



North Orange Continuing Education (NOCE) Facilities Master Plan

July 2020



NORTH ORANGE COUNTY
COMMUNITY COLLEGE DISTRICT



STUDENTS ON THE MAIN QUAD

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Fullerton College

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01 | Campus Vision

Embody a sustainable campus philosophy that features best practices and stewardship of the environment



Campus Vision

The North Orange County Continuing Education (NOCE) Facilities Master Plan will integrate transformative new projects to revitalize existing facilities and dramatically enhance the three main campus locations at Anaheim, Cypress Continuing Education Center Located at Cypress College, and Wilshire Continuing Education Center Located at Fullerton College. The goal of the plan is to create a range of spaces that improves the quality of the campus experience for students, while cultivating a greater sense of community and safety. By further enhancing campus life at its three campuses, the Facilities Master Plan will create more gathering, collaboration and study spaces where students, faculty, staff and members of the campus community can intersect. The parking areas on the NOCE Anaheim campus will see improvements to safety and ADA accessibility, both vital aspects of the Facilities Master Plan vision.

These new spaces will integrate a wider variety of food options and other student resources to provide comfortable and accessible amenities. The campuses will continue to epitomize innovation and excellence in their academic programs, while transforming the indoor and outdoor spaces that support them.

FACILITIES MASTER PLAN GOALS:

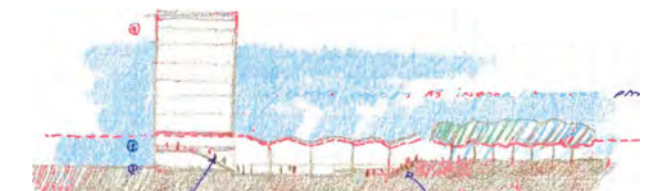
- Shape new campus gateways to strengthen campus identity and wayfinding
- Increase the visibility of academic and associated student programs to the community
- Shape the interior and exterior environments to strengthen collaboration and interaction
- Address common campus and community interests by creating a safer environment for pedestrians, public transit and bicycle riders
- Foster a sense of community by linking programs with adjacent campus and community assets by using pedestrian promenades and crosswalks
- Embody a sustainable campus philosophy that features best practices and stewardship of the environment

SCOPE & PURPOSE:

The NOCE Facilities Master Plan is a high level physical planning framework to prioritize future decision-making regarding campus architecture and site development projects over the next ten years and beyond. As such, it characterizes key issues of the campus' capacity to accommodate a wide range of programs over time, including

but not limited to issues of capacity, desired program adjacencies, environmental stewardship, accessibility and place-making. The FMP characterizes development opportunities as Opportunity Sites. Each has the capacity to accommodate the anticipated programs and growth, as well as an approach to improve and better integrate the surrounding framework of circulation and open space.

This Master Plan articulates development concepts that will be incorporated into the next design phases of each project. It is not formally prescriptive, nor is it limited to new buildings. Rather, the majority of the Opportunity Sites creatively leverage existing buildings and site infrastructure. While many of the ideas represent important and binding principles about building placement and adjacency, the 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.



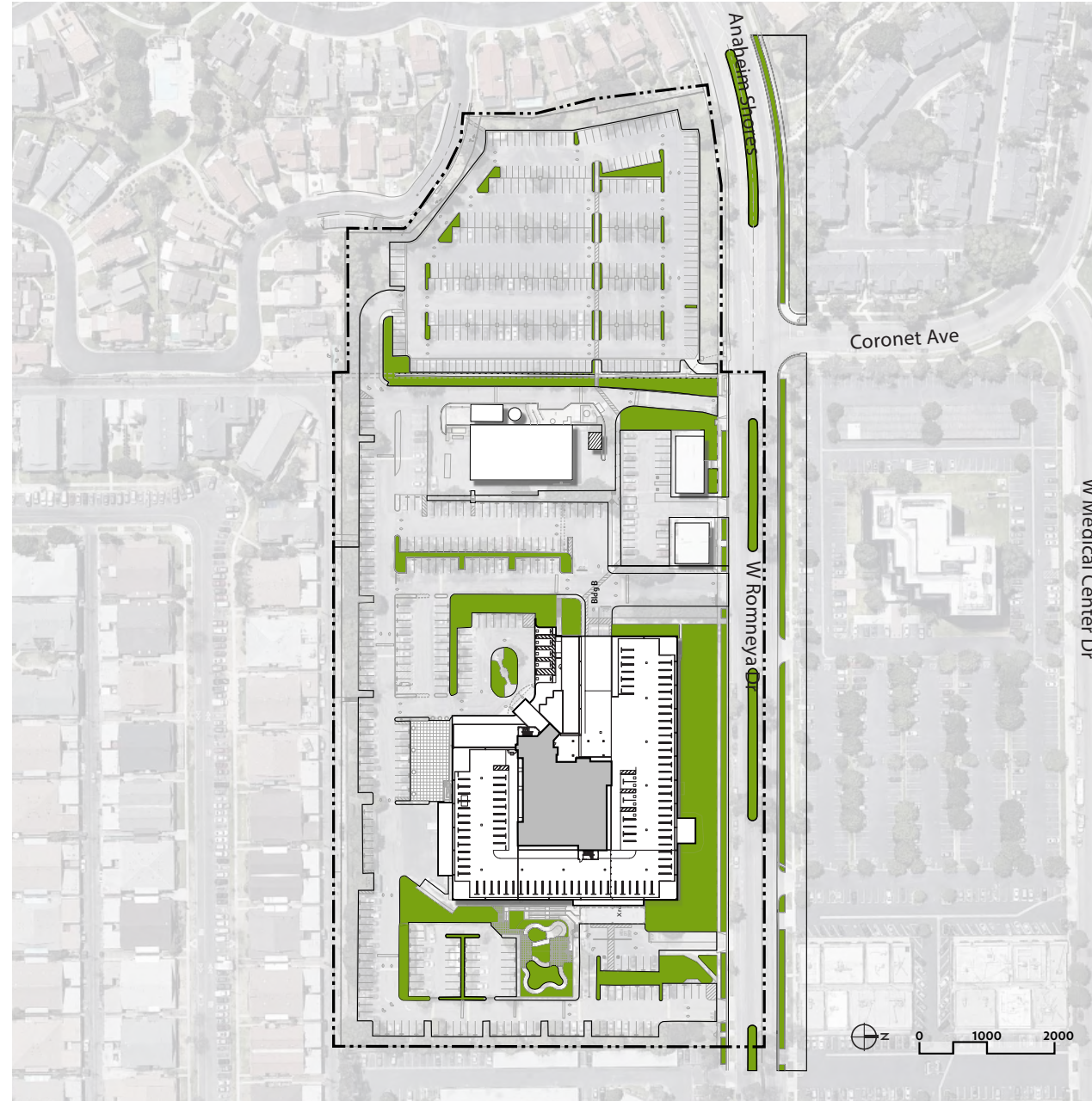
CONCEPT DEVELOPMENT SKETCH

02 | Context: Analysis & Challenges

Context: Analysis & Challenges

The subsequent analysis of the existing campus is based upon:

- EFMP Team Observations
- Information provided by District and College students, faculty, and staff including Facilities staff, and other key stakeholders
- 2011 Facilities Master Plan Analysis

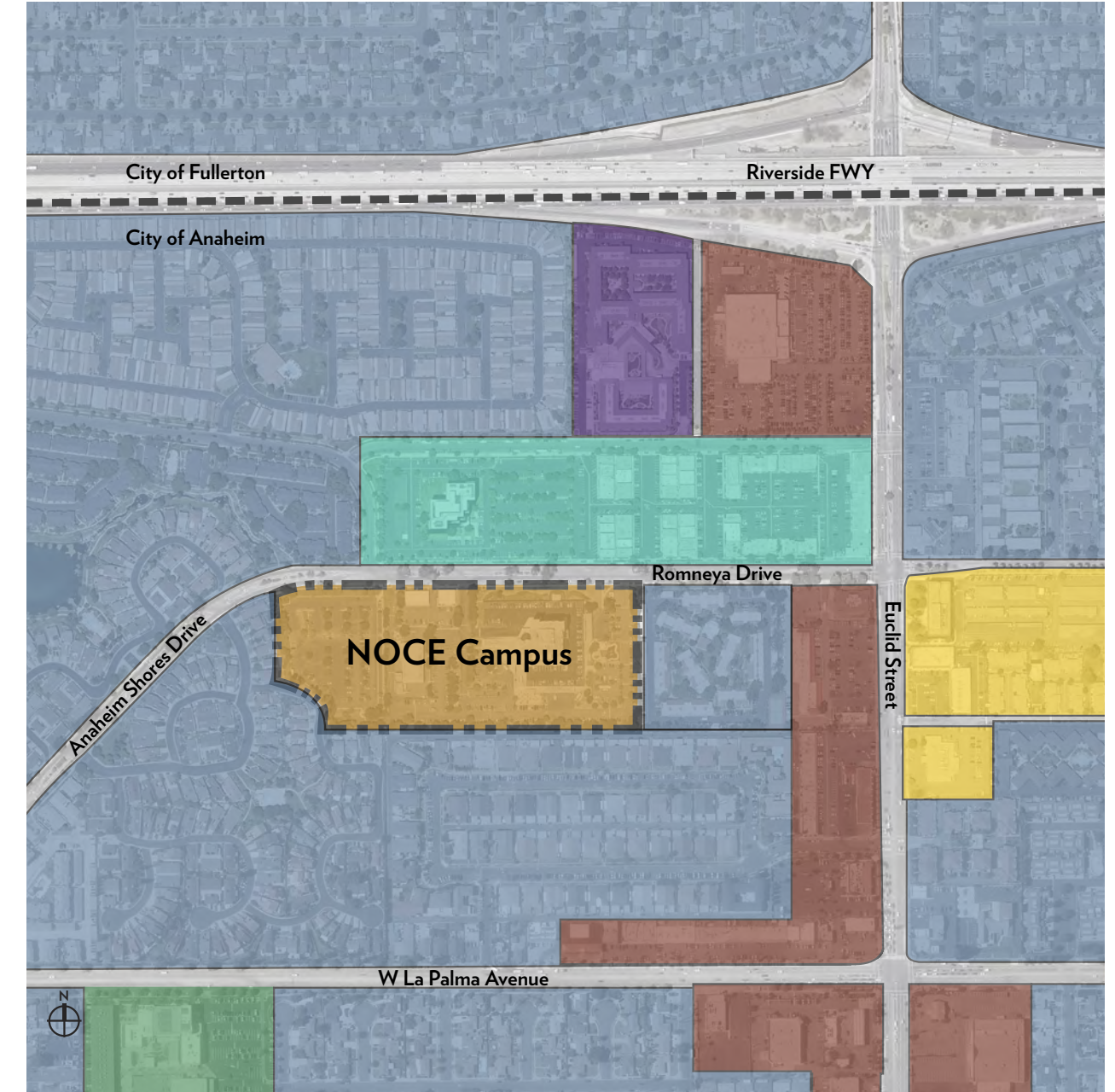


EXISTING CAMPUS MAP

LEGEND

- NOCE Campus
- Residential Zone
- Commercial
- Office Zone
- Industrial Zone
- Public Land
- Mixed-use Zone
- City Limit

--- Campus Boundary



LOCAL LAND USE

CAMPUS LIFE

The NOCE Anaheim campus lacks sufficient public social and activity spaces. The quality of campus life will benefit from additional areas on campus that encourage student-to-student and student-to-faculty interaction.

Desired Spaces to Promote Campus Life Include:

- Study and social space
- Student affinity spaces (i.e. - LGBTQ+, DREAMers, etc.)
- Campus community space for students convenient healthy and affordable food Options
- Places with ample shade to study or lounge
- Student resources and amenities



Lack of Study Space



Lack of Social Space



Limited Food Options



Lack of Shade and Outdoor Comfortable Space

EXISTING CAMPUS CHALLENGES

less than **8%** of the site surface area is landscape

less than **3%** of the site surface area is programmable

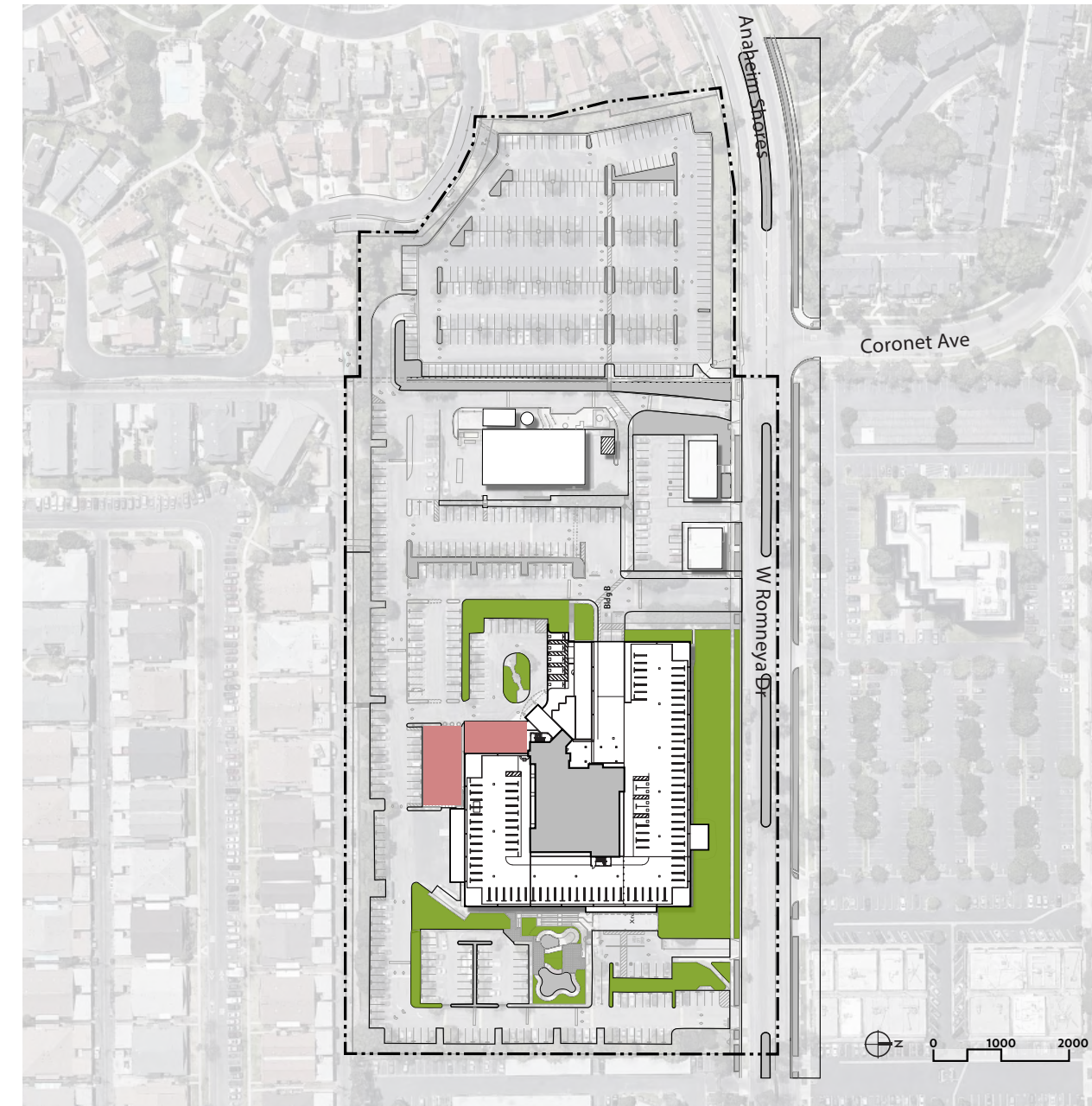
The NOCE Anaheim campus lacks landscaped areas for beautification and as usable open space for activities. Less than 8% of the existing campus is landscaped. Less than 3% of that area is usable by programmable functions.

The District is currently in the planning process of enhancing the campus landscape, which will begin to transform the exterior campus experience.

LEGEND

- Campus Life Program Spaces
- Landscape Areas

--- Campus Boundary



EXISTING CAMPUS LIFE ZONES

MOBILITY & ACCESS

The NOCE Anaheim campus grounds consist primarily of surface parking, being over 50% of the site coverage. Vehicular and pedestrian circulation conflict in several locations, including the main entrance off W. Romneya Drive. Deconflicting of vehicular and pedestrian circulation will transform the site into more of a traditional campus experience.

Existing Mobility Challenges Include:

- Parking lot security and accessibility enhancements, including lighting enhancements
- Conflict between vehicular and pedestrian circulation



Lack of Shaded Surface Parking



Underutilized Western Parking Lot



Upper Parking Deck in Need of Repair



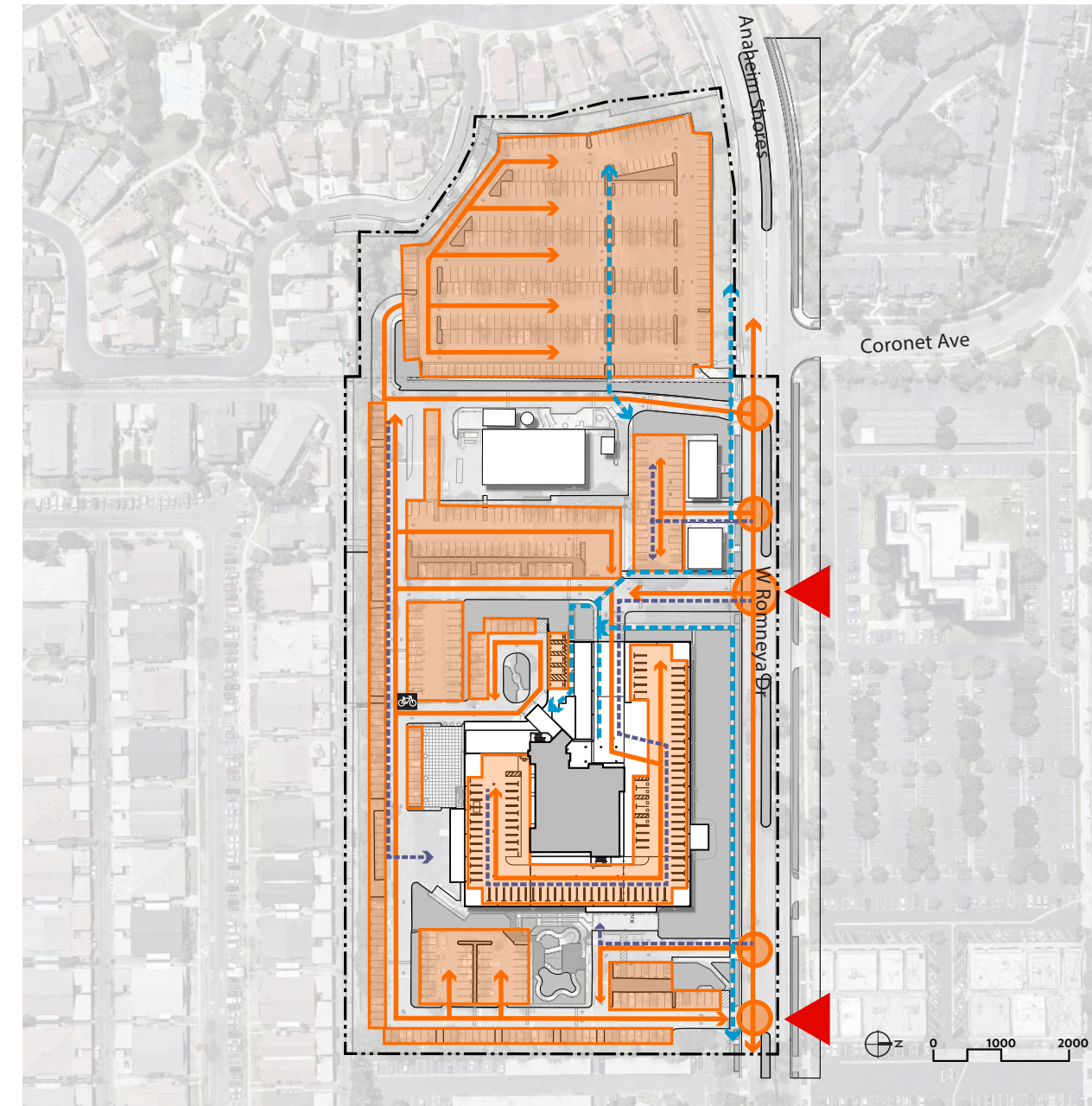
Conflict of Vehicular and Pedestrian Circulation

EXISTING CAMPUS CHALLENGES

over **50%** of campus area is surface parking
total number of parking spaces: **746**

LEGEND

- Existing Parking Area
- Existing Vehicular Circulation
- Service Vehicle Circulation
- Campus Boundary
- Campus Entry
- Pedestrian Circulation
- Existing Entrance



EXISTING VEHICULAR AND PEDESTRIAN CIRCULATION

IDENTITY

Strong campus identity would occur at multiple scales, from community and street presence to building entries to localized branding and wayfinding. The Anaheim campus having one of the tallest buildings in the area with visibility from the 91 Freeway, has potential of momentous NOCE visibility- in addition to the District NOCCCD visibility.

Existing Campus Identity Challenges Include:

- Not a strong presence at campus community perimeter
- Lack of perimeter signage that denotes "NOCE"
- Lack of signage and wayfinding clarity throughout the building and site



Opportunity to Enhance Campus Identity at Perimeter



Lack of Perimeter Signage That denotes "NOCE"

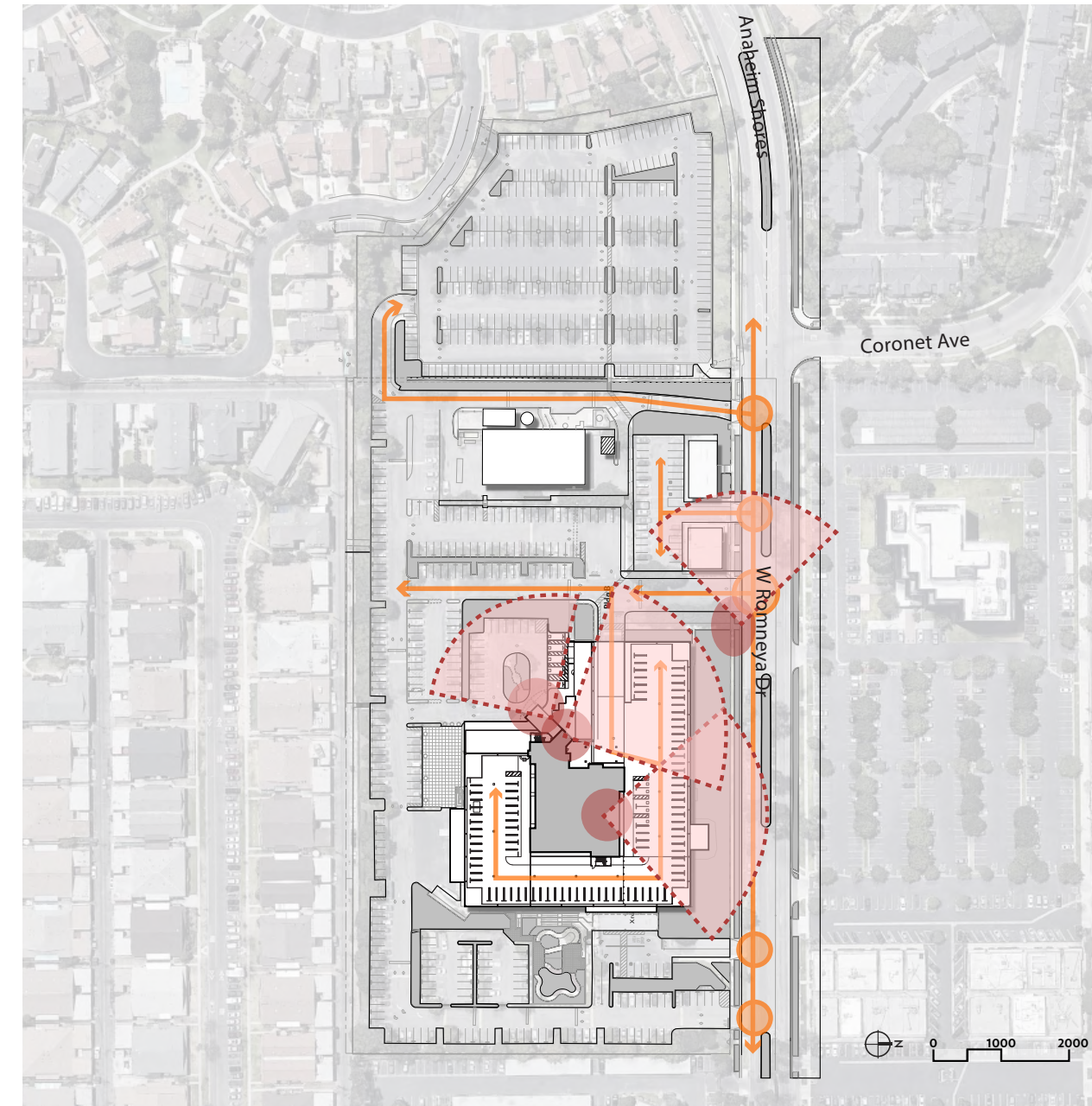


Unclear Building Entrance



Lack of Signage and Wayfinding Throughout the Campus

EXISTING CAMPUS CHALLENGES



EXISTING SIGNAGE AND WAYFINDING

CAMPUS & COMMUNITY PARTNERSHIPS

The campus currently has a number of community partners, both on and off campus. These relationships enhance student and campus experience, as well as assist in solving student basic need gaps. There is a desire to continue to grow and expand these partnerships as appropriate.



Parenting Support Groups



Local High School Partners

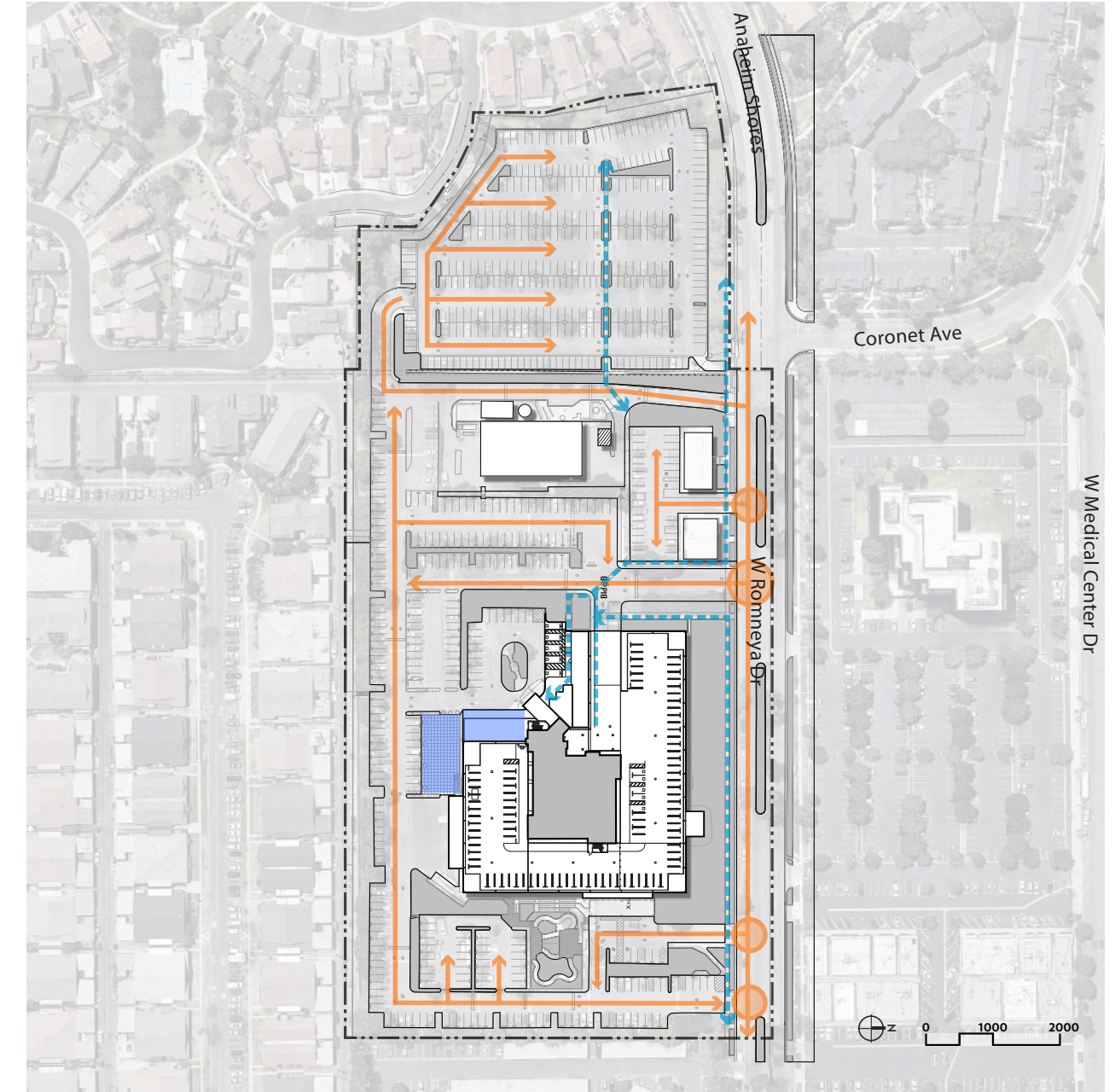


Local Career Technical Education (CTE) Partners



Food Pantry Partners

EXISTING CAMPUS CHALLENGES



EXISTING COMMUNITY SPACES & ACCESS

SUSTAINABILITY, RESILIENCY & STEWARDSHIP

Sustainable design, planning, and operations has been a priority for NOCE and the District for several years, however, there are opportunities to increase environmental stewardship.

Desire to Enhance Sustainability Practices Include:

- Continue to incorporate sustainable design into all campus projects
- Reduce building energy use
- Increase onsite renewable energy to offset energy use
- Enhance campus operations and maintenance to be more sustainable



Lack of Shade and Outdoor Comfortable Spaces



Desire to Increase Onsite Renewable Energy



Desire to Increase More Sustainable Options



Desire to Increase Electric Vehicle Charging Stations

EXISTING CAMPUS CHALLENGES

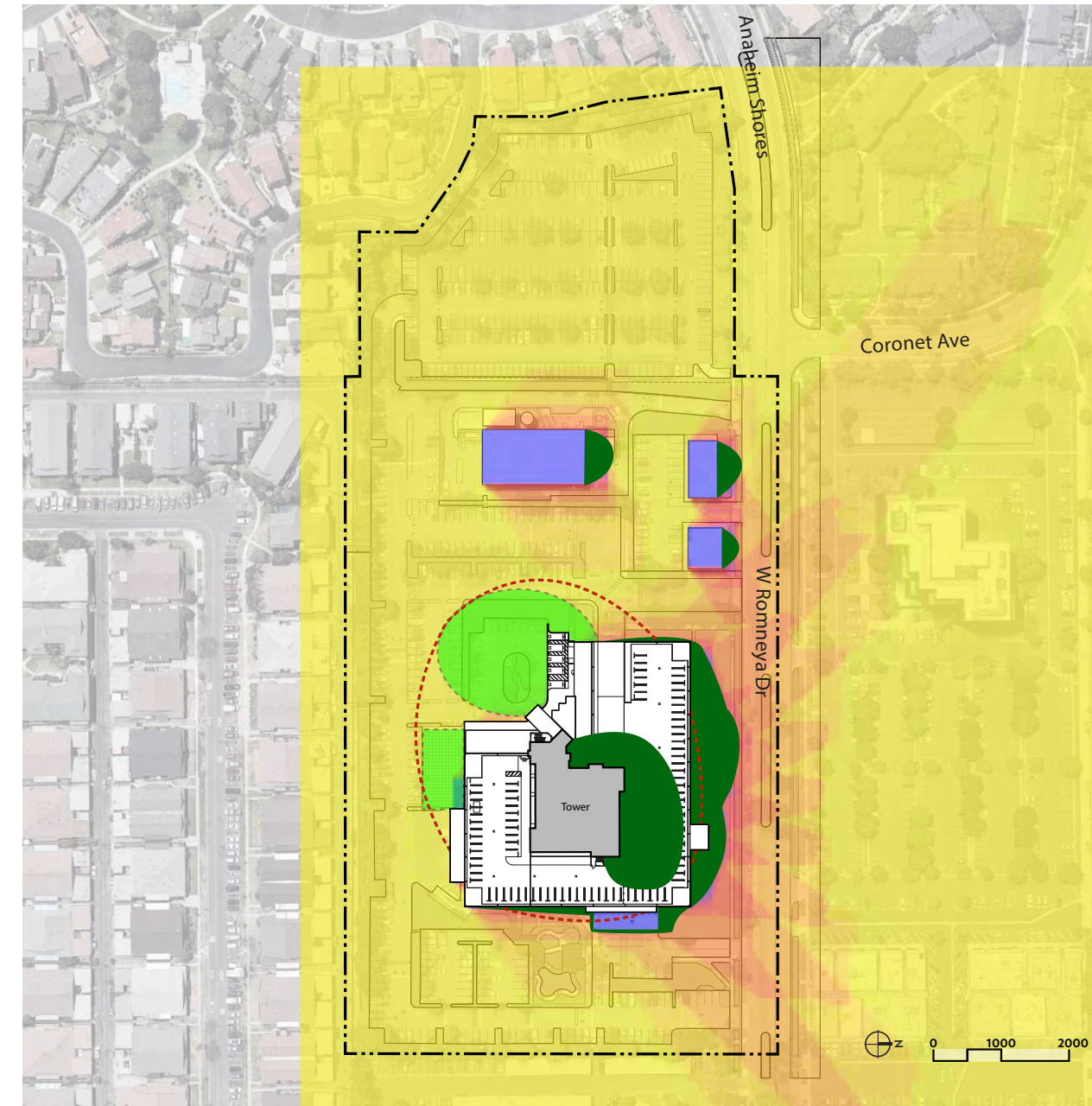
The NOCE Anaheim campus lacks shade to protect users from the intense sun and sufficient area to gather comfortably outdoors. The quality of the outdoor experience will increase with carefully planned shaded spaces.

Campus analysis of thermal comfort zones suggests the potential for better connections of path and place as a continuous shaded pedestrian movement network.

LEGEND

Existing Shaded Area	Potential Additional Shaded Area
Shaded Flow Connection	Campus Boundary

Hour 10 9 8 7 6 5 4 3 2 1 <0.00



EXISTING CAMPUS SUN, SHADE AND HEAT ANALYSIS

SAFETY & SECURITY

The COVID-19 pandemic and the increased number of mass-shootings have safety on top of many people's minds. It is imperative for students, faculty, and staff to feel safe coming to school and work.

Current Campus Safety Concerns Include:

- Desire to provide safety and health barriers at open transaction counters
- Parking lot security enhancements
- Dark areas on campus, particularly in and connecting to the west parking lot



No Security on L1 Lobby



Open Transaction Counters



Steep Ramp to L2 Lobby

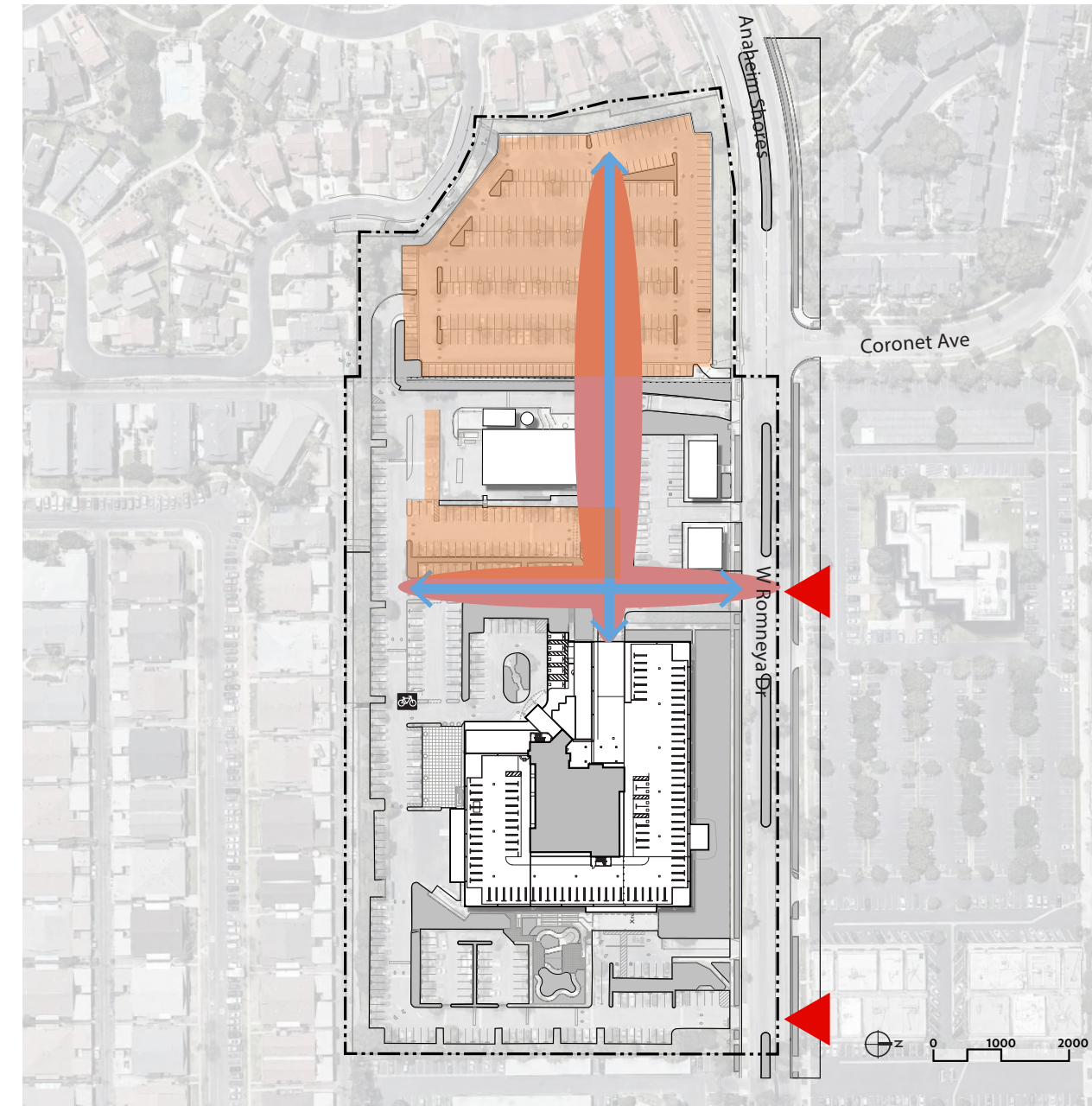


Nighttime Dark Areas Throughout Campus and Parking Lots

EXISTING CAMPUS CHALLENGES

LEGEND

- Existing West Parking Area
- Pedestrian Circulation
- Campus Boundary
- Potential Pedestrian Connection
- Existing Entrance



EXISTING MAIN PEDESTRIAN CIRCULATION PATHS

03

Strategies: Master Plan Concept

- Campus Life
- Mobility & Access
- Identity
- Campus & Community Partnerships
- Sustainability, Resiliency & Stewardship
- Safety & Security

CAMPUS LIFE

Recommended Strategies to Enhance Campus Life Include:

- Create a variety of spaces, scaled for students and faculty to study, socialize, and meet
- Provide a welcoming home for a variety of affinity spaces, gender neutral restrooms, and health services
- Integrate more private offices for faculty and adjunct faculty
- Expand behavioral health services
- Create more outdoor places with shading for thermal comfort

LEGEND

- Hardscape
- Green Area
- Potential Vehicular Circulation
- Campus Boundary

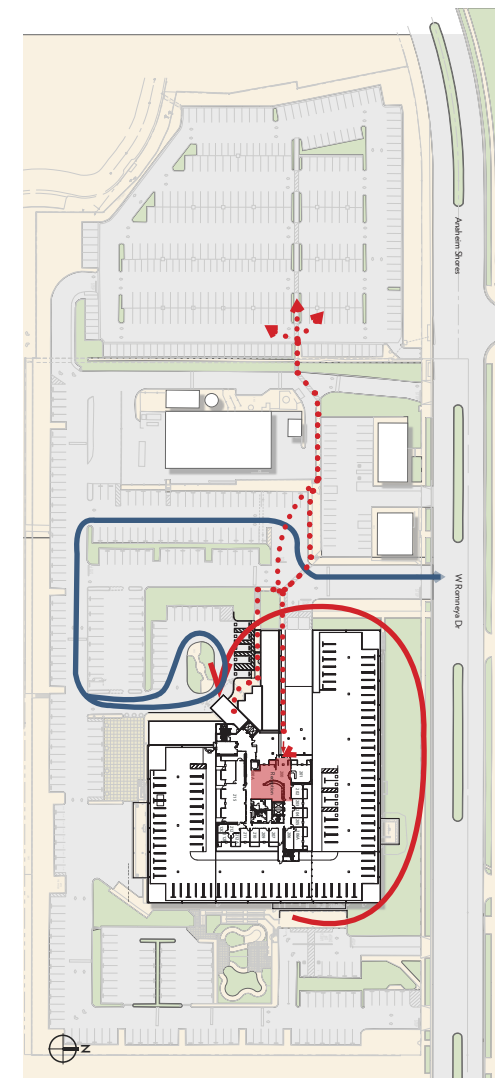


ACTIVE PEDESTRIAN CONNECTION

MOBILITY & ACCESS

Recommended Strategies to Enhance Mobility & Access Include:

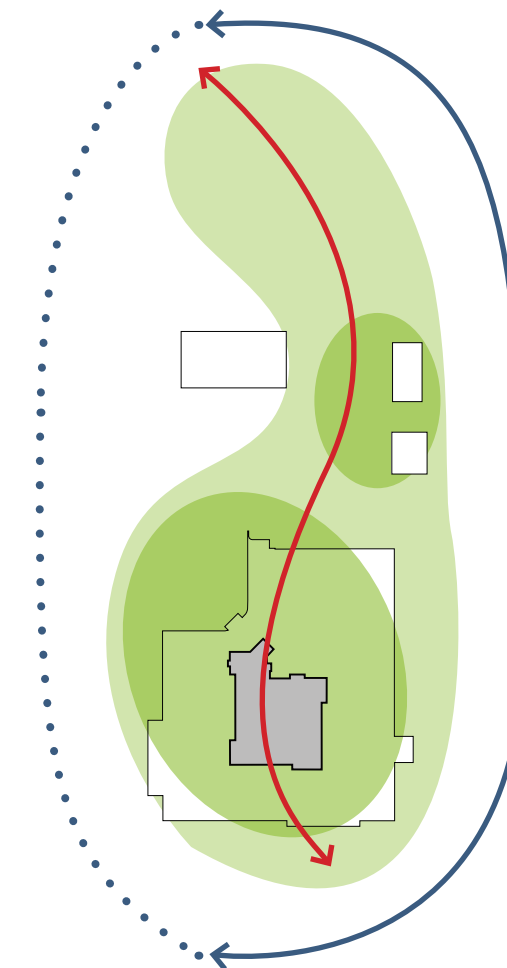
- Enhance parking ADA accessibility and safety (with lighting), particularly strengthening the connection to the west parking lot
- Create a larger and safer place for a centralized vehicular drop-off
- Separate student and staff entrances
- Renovate upper parking deck for needed repairs and create more outdoor usable spaces
- Eliminate vehicle circulation from level 1 entrance
- Provide more computer labs and opportunities for technology rentals
- Provide more places with WiFi and device charging



LEGEND

- Vehicular Circulation
- Pedestrian Circulation
- Circulation

Campus Circulation



Separate Pedestrian and Vehicular Connection

IDENTITY

Recommended Strategies to Enhance NOCE and District Identity Include:

- Enhance perimeter identity with central vehicular drop-off areas, new instructional building, and signage
- Enhance signage and wayfinding throughout the site
- Provide unique identity at each floor through graphics and wayfinding

LEGEND

- Hardscape
- Potential Front Door Drop-off Areas
- Green Area
- Potential Entrance
- Potential Vehicular Circulation
- Campus Boundary



CAMPUS EDGES AND ENTRIES

CAMPUS & COMMUNITY PARTNERSHIPS

Recommended Strategies to Enhance Partnerships Include:

- Create "Campus Heart Garden Amphitheater" for additional campus and community events
- Expand food service options
- The west parking lot can be available for community events, for instance, a farmer's market.

LEGEND

- Green Heart
- Hardscape
- Campus Boundary
- Potential Pedestrian Circulation
- Landscape Area



PROPOSED CAMPUS & COMMUNITY ENHANCED CONNECTIONS

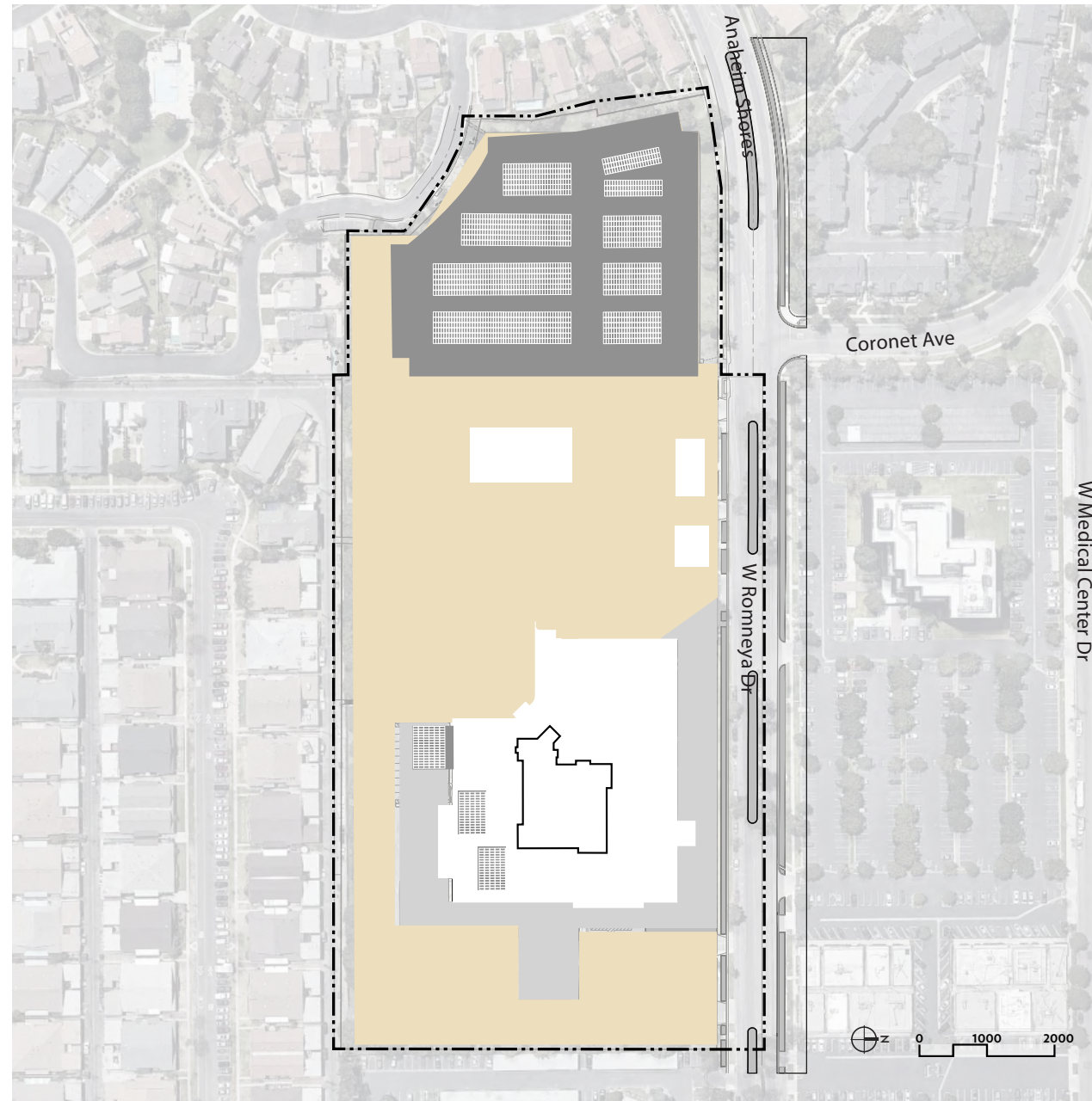
SUSTAINABILITY, RESILIENCY & STEWARDSHIP

Recommended Strategies to Enhance Sustainability Best Practices Include:

- Register campus on Sustainability Tracking, Assessment & Rating System (STARS)
- Create a campus Sustainability Plan (planning was underway in 2020)
- Continue and expand current sustainability construction measures by requiring 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
- Create more outdoor shaded spaces

LEGEND

- Parking with PV Panels
- Hardscape
- Campus Boundary

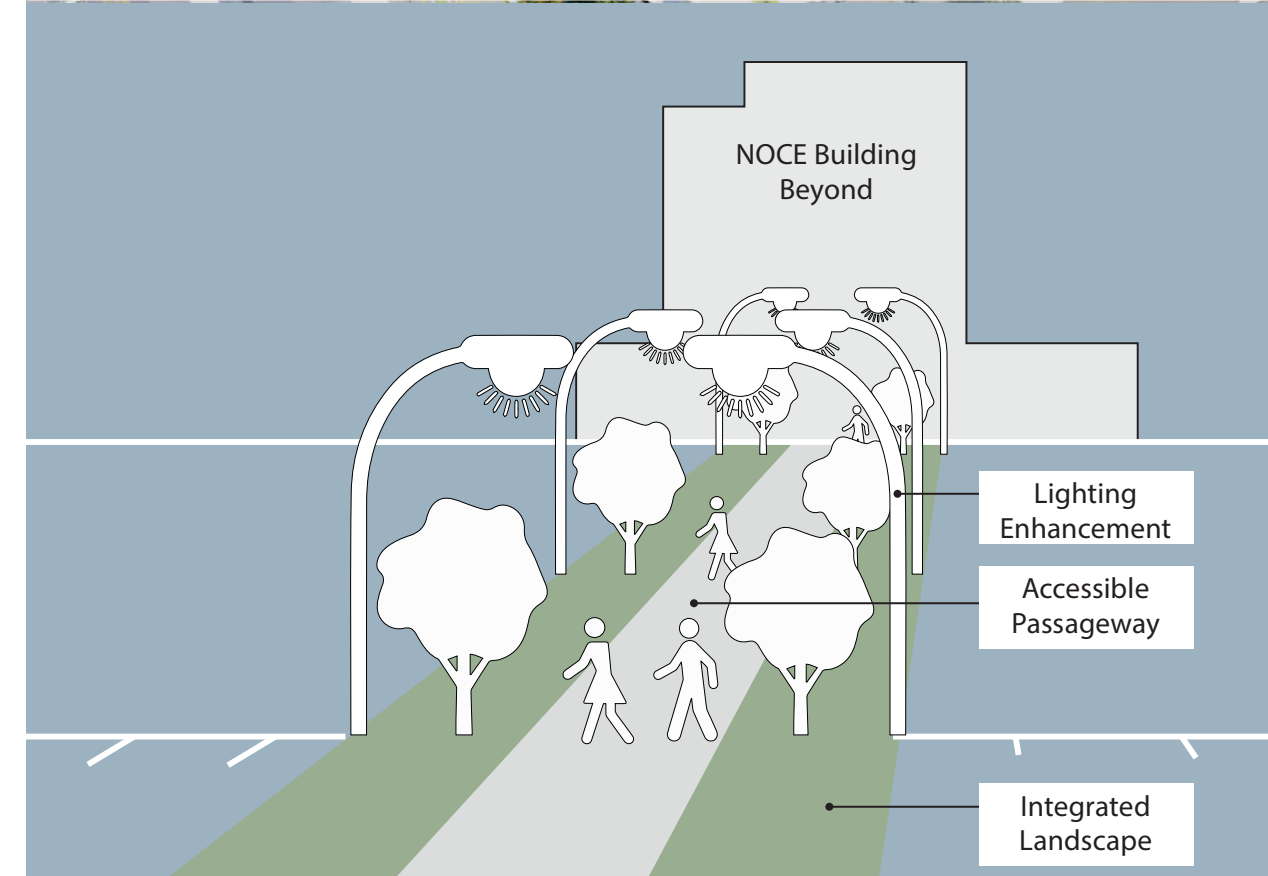


PROPOSED PARKING LOT AND OUTDOOR SPACE ENHANCEMENTS

SAFETY & SECURITY

Recommended Strategies to Enhance Campus Safety & Security Include:

- Enhance campus connections with ADA pathway upgrades and additional lighting
- Enhance parking lots (particularly west lot) for ADA accessibility and safety
- Provide safety and health barriers at open transaction counters



PROPOSED CENTRAL CAMPUS PROMENADE



04

Implementation: Opportunity Sites

Implementation: Opportunity Sites

FACILITIES MASTER PLAN IMPLEMENTATION OVERVIEW

The Opportunity Sites proposed in this Master Plan are designed to address each of the pressing needs identified on the three campuses. To be truly effective, these Opportunity Sites must improve campus life for students and faculty in key ways, while also providing the highest transformational value for the lowest capital investment.



FUTURE CAMPUS



NOCE ANAHEIM 3D AERIAL VIEW

PROPERTY ACQUISITION SITES

Property acquisition opportunities are not limited to those identified on this page.



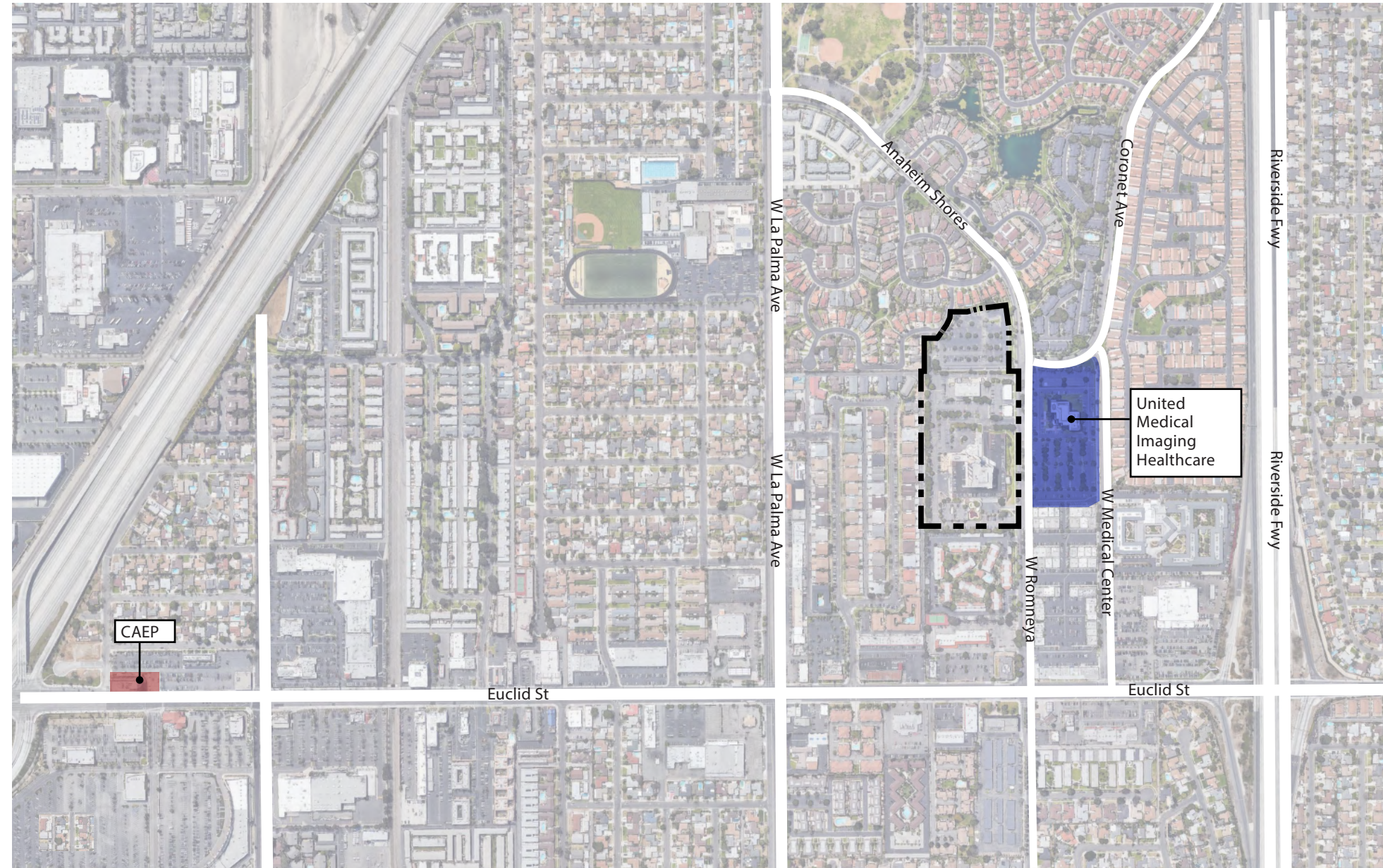
CALIFORNIA ADULT EDUCATION PROGRAM (CAEP)

The District currently leases space in this building for CAEP program offices. It is not a DSA accredited building so no students are able to use this building.






UNITED MEDICAL IMAGING HEALTHCARE

This building has been assessed and would require significant renovation in order to become an educational facility. The value this property may bring to the campus is the large surface parking immediately adjacent to campus. If this property is purchased, safety enhancements, such as a new pedestrian bridge, to the crossing



NOCE ANAHEIM CAMPUS 3D AERIAL VIEW

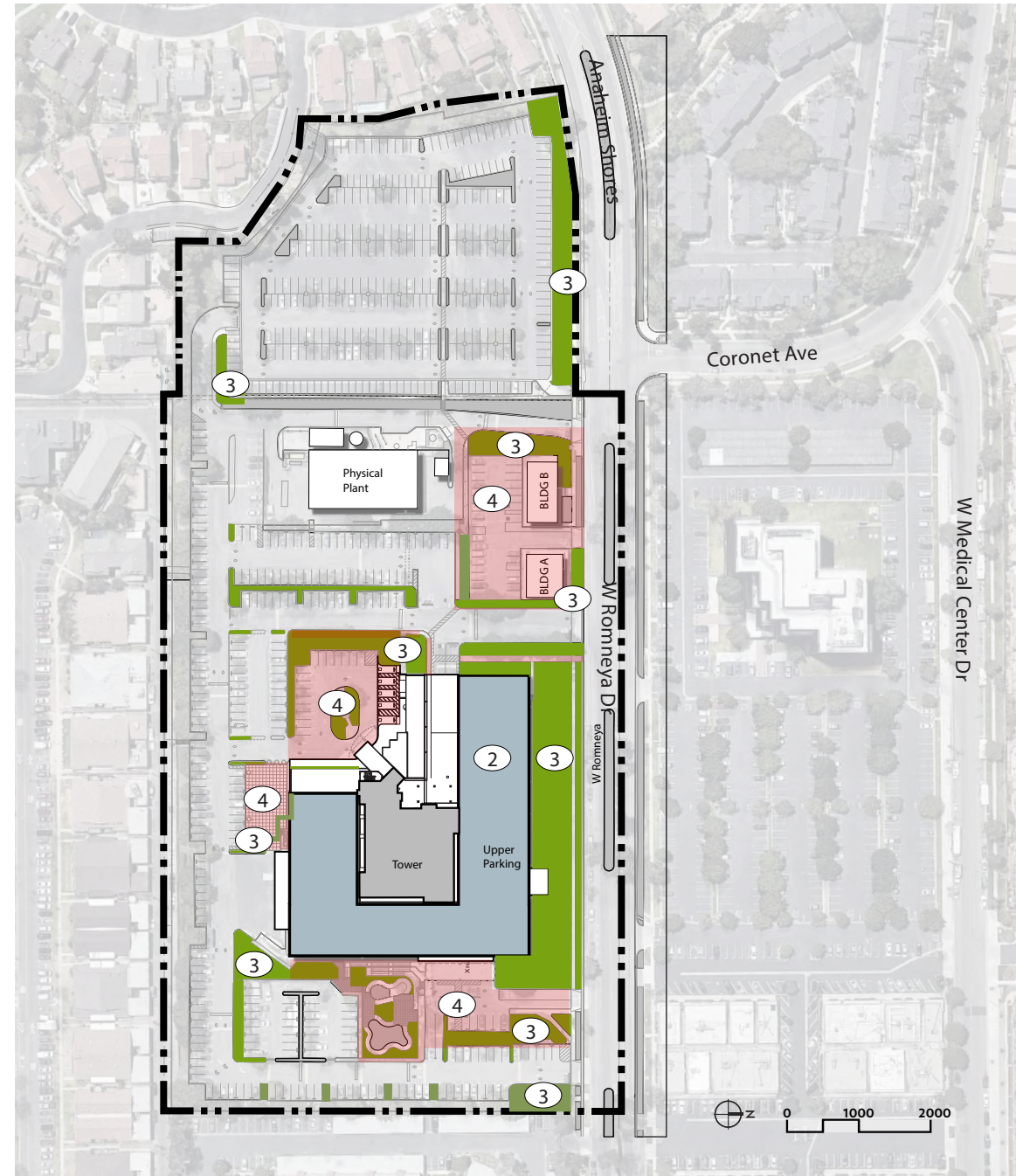
-  College Boundary
-  Property Acquisition Opportunity
-  Owned / Leased Property

CURRENT PLANNING PROJECTS

The projects shown on the map, along with those listed on the following page, include current major projects NOCE has been planning and implementing. Some projects are actively in design or construction, while others are in the queue. This new Master Plan confirms that these previously identified projects remain priorities for the College and District.

LEGEND

- Upper Deck Parking Repair
- Landscape Enhancements
- ADA Entrance Path Enhancements
- Campus Boundary



IN-CONSTRUCTION PROJECTS

1. **Network Refresh**
Campus-wide and District-wide infrastructure upgrades, including broader and faster WiFi and addressing wired, wireless, voice, and online learning technologies.

IN-PLANNING PROJECTS

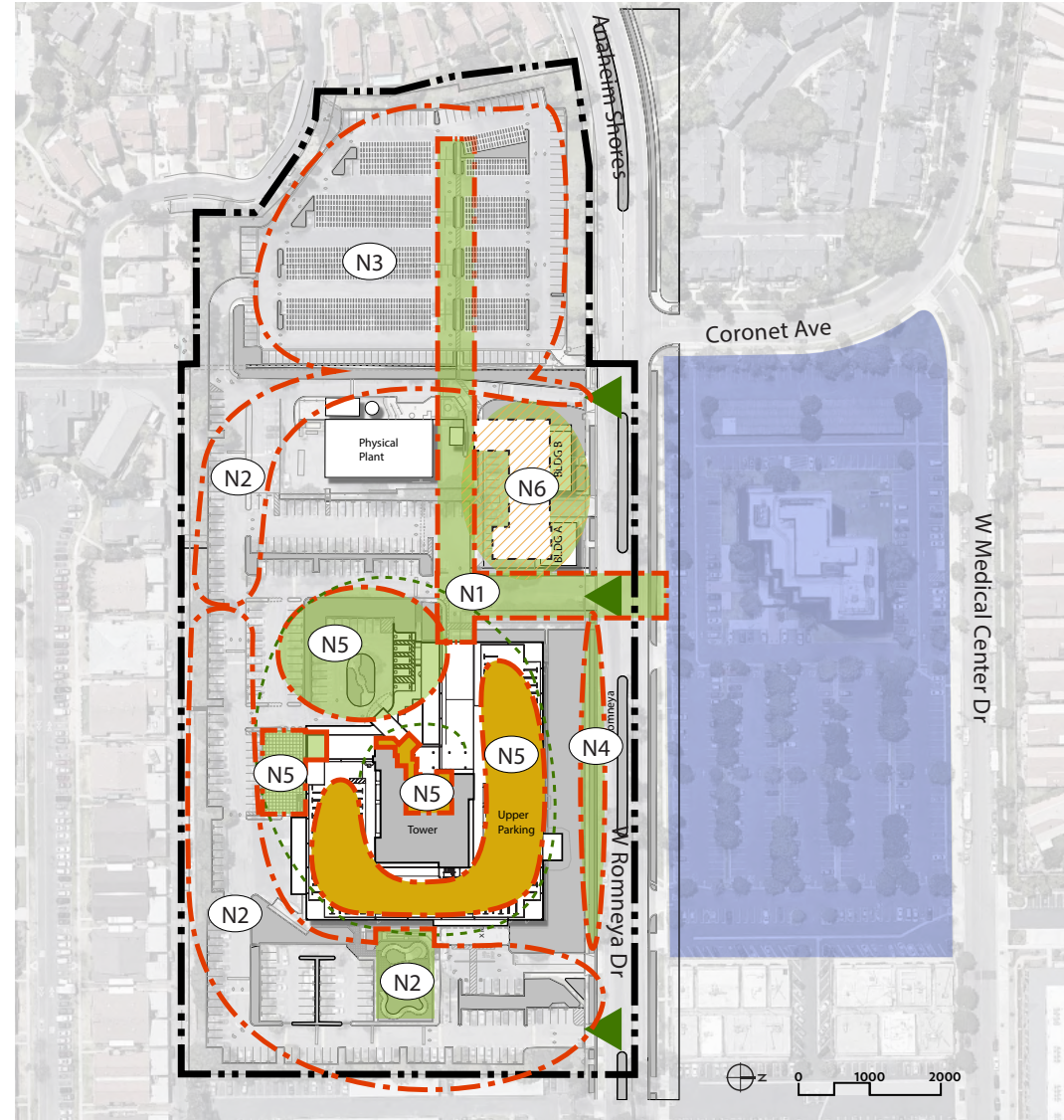
2. **Upper Deck Parking Repairs**
Maintenance of the parking deck including waterproofing and resurfacing.
3. **Landscape Enhancements**
Landscape replacement and enhancements along W. Romneya Drive and at parking medians.
4. **Accessible Entrance Path Enhancements**
ADA improvements throughout Anaheim grounds and tower interior. Includes enhanced pathway from W. Romneya Drive to tower Level 1 entrance.
5. **Signage Enhancements**
Interior and exterior signage improvements for directional and wayfinding clarity.

OPPORTUNITY SITES

The next era of campus facilities planning takes into consideration the reality of unforeseen challenges to implementation. Each project within the master plan framework has been established based on educational and facility needs, construction staging and sequencing considerations, and potential for funding opportunities while preserving the flexibility to accommodate future unforeseen implementation opportunities and challenges as they arise. The projects shown in orange in planning exhibits represent new building and existing building renovation opportunities. The areas shown in green represent new public realm opportunities. While the Master Plan does not identify specific priorities or establish a timeline, the new opportunities have been organized by construction cost to assist the District in determining the implementation schedule:

- Small Capital Projects are those less than \$2 million
- Medium Capital Projects are those ranging between \$2 – 30 million
- Large Capital Projects are those greater than \$30 million

Long-Range Projects, a fourth category, identifies aspirational projects which are important to the Master Plan but may not be feasible to implement by 2030; they are not defined by cost as that is a variable of time.



LEGEND

- Potential Project Sites
- Public Realm Potential Sites
- Long-Range Projects
- Potential Property Acquisitions
- Opportunity Sites
- New Entrance
- Campus Boundary

OPPORTUNITY SITES

SMALL CAP: < \$2 M

Pilot Projects: Campus-Wide Enhancements

- Signage Enhancements
- Tutoring Space
- Faculty Offices and Adjunct Faculty Shared Offices
- Content Creation Center
- Hallway Enhancements
- Social Justice Conference Room and Student Cultural Spaces
- Bike Lockers Enhancement
- Safety or Health Barrier at Open Counters
- Charging stations throughout the building
- Student Study Space
- Outdoor Leisure Seating

LARGE CAP: > \$30 M

N5. Upper Parking Deck & Entrance Renovations

- Parking deck demolition and reconstruction to make building weatherproof and structurally sound. The maintenance repairs and enhancements include garden spaces, enclosed spaces, and furniture with power; provide new food service options at Culinary Arts corner with connection to outdoor seating. Renovate interior at entrances to include new L1 / L2 connecting stair, new interior materials, and furniture with power.
- Campus Heart Amphitheater

MEDIUM CAP: \$2 M - \$30 M

N1. West Parking Pedestrian Connection

Pathway enhancements to better connect west parking lot and existing entry off W. Romneya Drive to include safety, lighting, and accessibility measures.

N2. Separate Vehicle & Pedestrian Zone Redesign

- Move main vehicular entrance to two separated entrances, east for staff and west for students.
- Children's Playground Converted to Surface Parking
 - ADA Upgrades
 - Lighting & Safety Upgrades

F3. Integrated Parking

Parking enhancements to integrate safety, accessibility, and sustainability measures.

N4. New Drop-off Areas

- Consolidated vehicle and bus drop-off area including new covered waiting area and bike storage.
- ADA Upgrades
 - Lighting & Safety Upgrades

LONG-RANGE PROJECTS

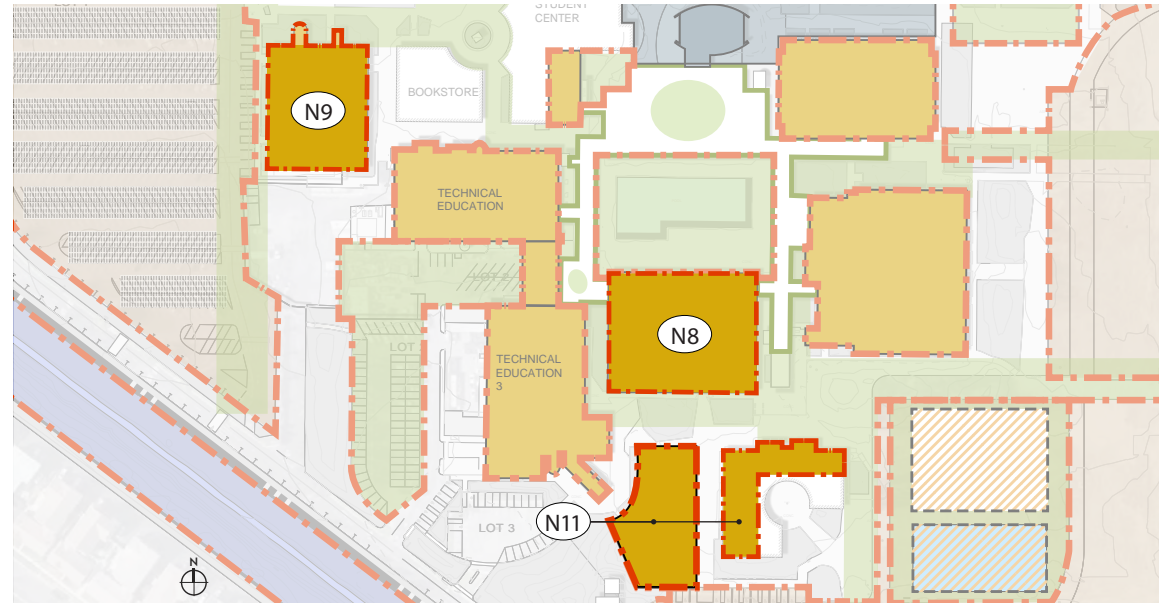
N6. New Mixed-Use Building

- Demolish two existing temporary buildings and develop new mixed-use building and CAEP offices, including new exterior children's play area.
- Front Garden
 - Faculty and Adjunct Faculty Offices

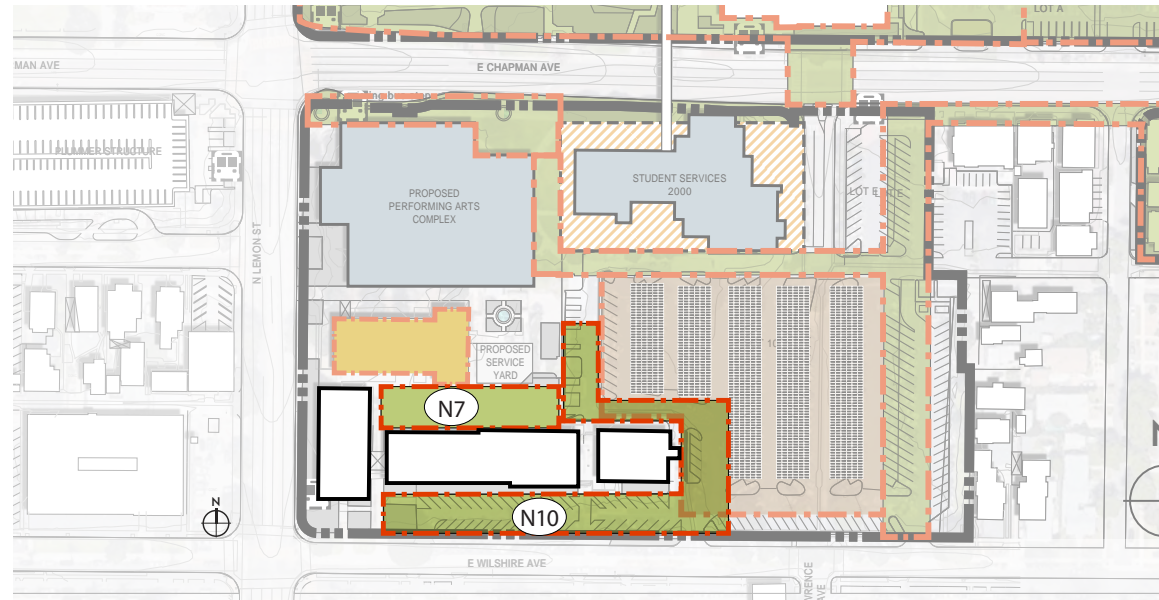
NOCE

Cypress Continuing Education Center Located at Cypress College

Wilshire Continuing Education Center Located at Fullerton College



Cypress Continuing Education Center Located at Cypress College



Wilshire Continuing Education Center Located at Fullerton College

LEGEND

- Potential Building Sites
- Public Realm Potential Sites
- In-Construction and In-Planning Projects
- Long-Range Projects
- Opportunity Sites

OPPORTUNITY SITES

SMALL CAP: < \$2 M

Campus-Wide Enhancements:

- Signage Enhancements

N7. Outdoor Education Garden Enhancements (Wilshire Continuing Education Center Located at Fullerton College)

- Outdoor Education Garden Enhancements
Exterior enhancements including new fence, paving, and furniture with power.
- New Children's Playground
 - Outdoor Study Space

MEDIUM CAP: \$2 M - \$30 M

N8. Tech 2 Instructional Space Utilization Study (Cypress Continuing Education Center Located at Cypress College)

Complete a space utilization study for the NOCE portion of the Tech 2 building at the Cypress campus, intended to explore ways to maximize instructional space and faculty/adjunct faculty office spaces without changing structural layout or massing of the building.

N9. Business Building Classrooms Renovation (Cypress Continuing Education Center Located at Cypress College)

- Building systems, interior materials, and furniture enhancements.
- Classrooms Renovation
 - Faculty/Adjunct Faculty Offices
 - Content Creation Center

N10. New Drop-off Area (Wilshire Continuing Education Center Located at Fullerton College)

- Consolidated vehicle drop-off area including new covered waiting area and bike storage.
- Front Door Landscape
 - ADA Upgrades
 - Lighting & Safety Upgrades
 - Traffic Study

LARGE CAP: > \$30 M

NONE

LONG-RANGE PROJECTS

N11. Cypress Continuing Education Center Located at Cypress College Expansion & Cypress Bistro Relocation

Expansions to accommodate both NOCE growth needs and relocation of Cypress Bistro and Culinary Arts program back to Cypress campus.

SMALL CAP: < \$2 M

**Pilot Projects:
Campus-Wide Enhancements**

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.

Pilot Project Prioritization:

The following Pilot Projects highlighted in red represent the NOCE campus's prioritization of which projects carry the greatest value. They apply to and should be implemented on all three NOCE campuses.

SIGNAGE ENHANCEMENTS

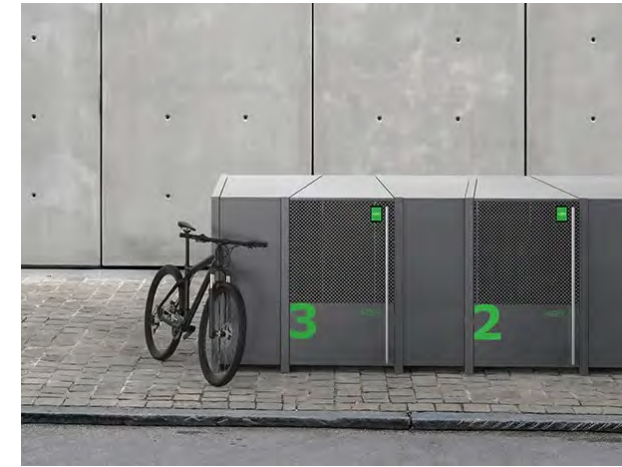
Additional signage, and replacement of temporary signage, at a variety of scales to address building and public realm identification and wayfinding.

The addition of temporary signage should be considered during the COVID-19 period, to direct people to revised queuing and six foot distance requirements.



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.



BIKE LOCKERS ENHANCEMENTS

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

FACULTY OFFICES & ADJUNCT FACULTY SHARED 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.



CONTENT CREATION 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 when needed.

SMALL CAP: < \$2 M

Pilot Projects:
Campus-Wide Enhancements



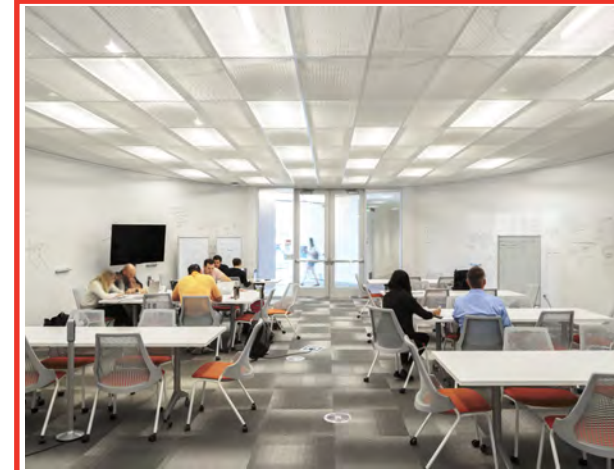
HALLWAY ENHANCEMENTS

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



SAFETY OR HEALTH BARRIERS AT OPEN COUNTERS

Addition of glass or plexi-glass barriers at transaction counters can provide better separation between those behind the counter and those they are serving.



STUDENT STUDY SPACES

Spaces that allow small groups to study and gather. These may be enclosed or open, and may include smart boards, or projection equipment.



OUTDOOR LEISURE SEATING

Exterior assembly spaces for campus events should be provided at a variety of scales around campus.

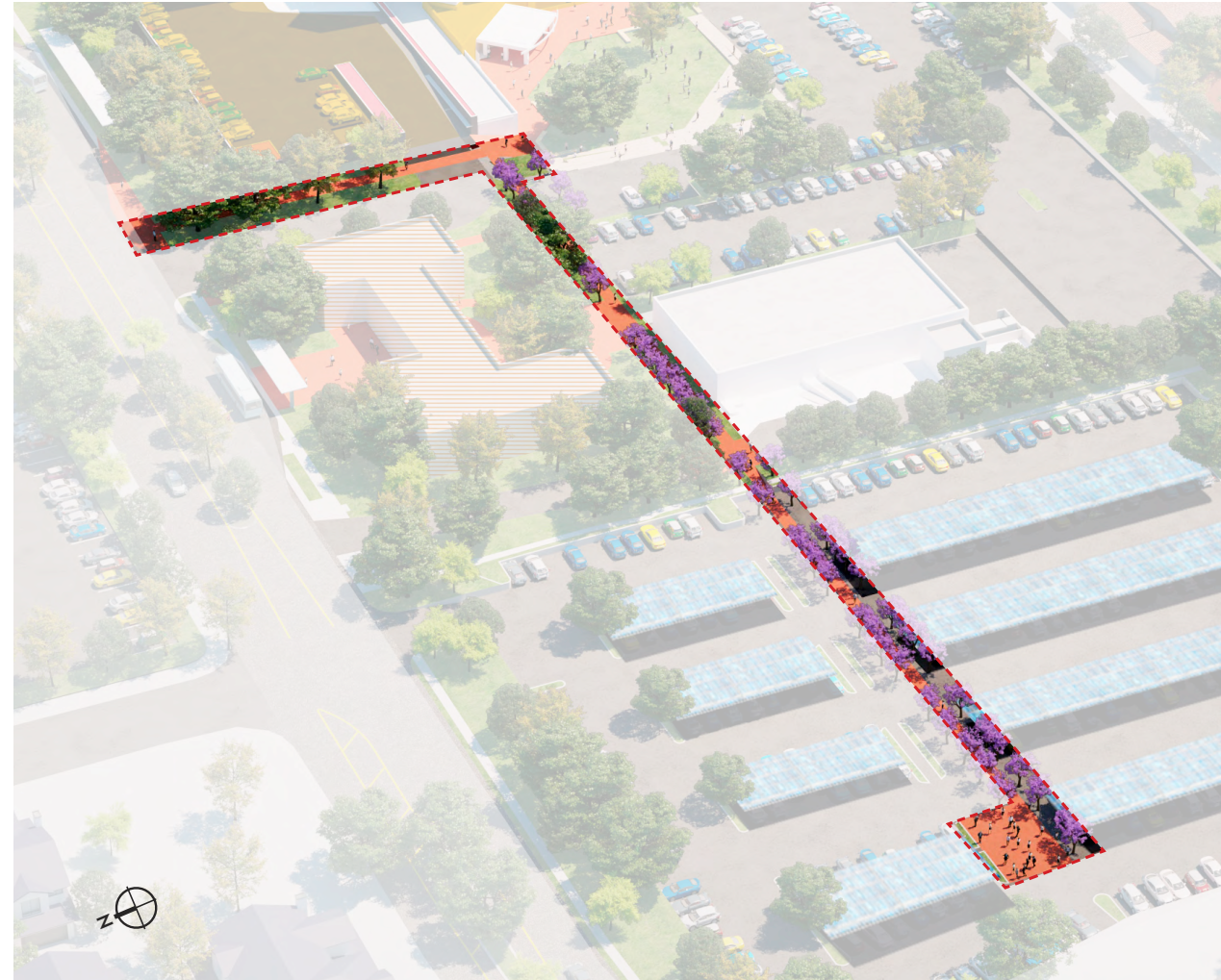


MEDIUM CAP: \$2 M - \$30 M

N1. West Parking Pedestrian Connection

Pathway enhancements to better connect west parking lot and existing entry off W. Romneya Drive to include safety, lighting, and accessibility measures.

The improvements are also to include additional landscape and shade trees, which should be coordinated with the District's current landscape improvement plans.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	0.63 acres
New Building Area	NA
Existing Building Renovation Area	NA
No. of Floors	NA



PRECEDENT IMAGE OF PROPOSED PARKING ENHANCEMENTS

MEDIUM CAP: \$2 M - \$30 M

N2. Vehicle & Pedestrian Zone Redesign

Move main vehicular entrance to two separated entrances, east for staff and west for students. Convert main entrance on level 1 to pedestrian only. The new Campus Heart Amphitheater (included in Opportunity N4) describes more specifics as to how the main entrance becomes more pedestrian-focused.

- Children's Playground Converted to Surface Parking
- ADA Upgrades
- Lighting & Safety Upgrades

Pedestrian safety and the creation of well-organized pedestrian zones should be a foundation of any busy college campus. The "flow" of the NOCE Anaheim campus will be greatly enhanced through the construction of properly-placed pedestrian connections in key areas with high foot traffic. Separating automobile flow from those areas will also ease concerns about safety. A detailed traffic study is recommended to better understand the demands and peak flow times in order to properly design the new vehicular entrances and routes.

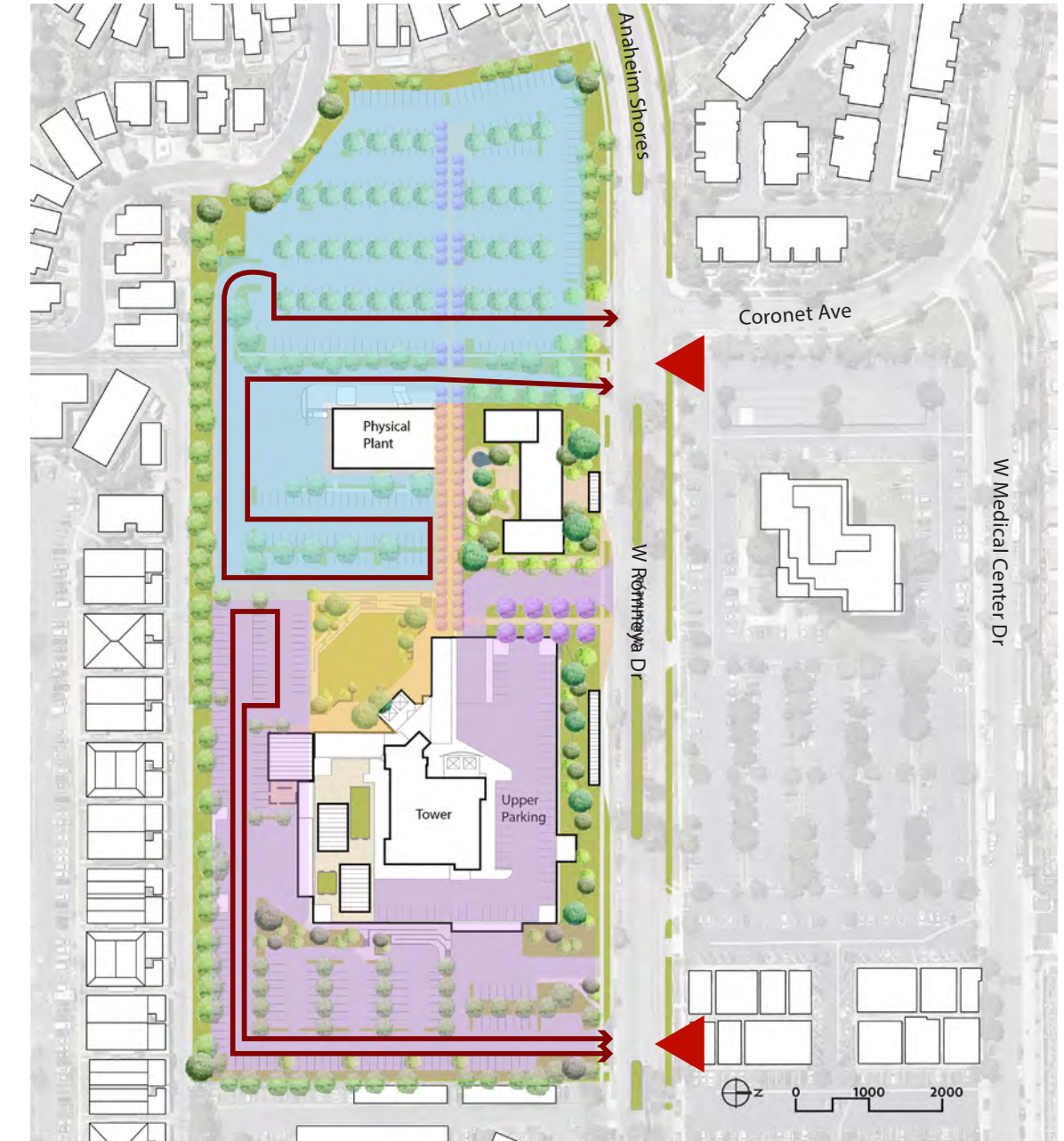


PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	4.48 acres
New Building Area	NA
Existing Building Renovation Area	NA
No. of Floors	NA

LEGEND

- Student Zone
- Pedestrian Zone
- Faculty/Staff Zone
- ◀ Vehicle Entrance
- Proposed New Vehicular Circulation



PROPOSED REORGANIZATION OF VEHICULAR CIRCULATION

MEDIUM CAP: \$2 M - \$30 M

N3. Integrated Parking
 Parking enhancements to integrate safety, accessibility, and sustainability measures.

Integrating solar energy into the campus infrastructure is a growing priority of the College and District. Select areas of the campus have been identified in order to make a significant positive imprint on the College's carbon footprint. One such project is the inclusion of PV solar panels and electric charging stations within the larger parking areas. Other parking enhancements include accessibility and safety pathway improvements, as well as additional lighting and landscape.

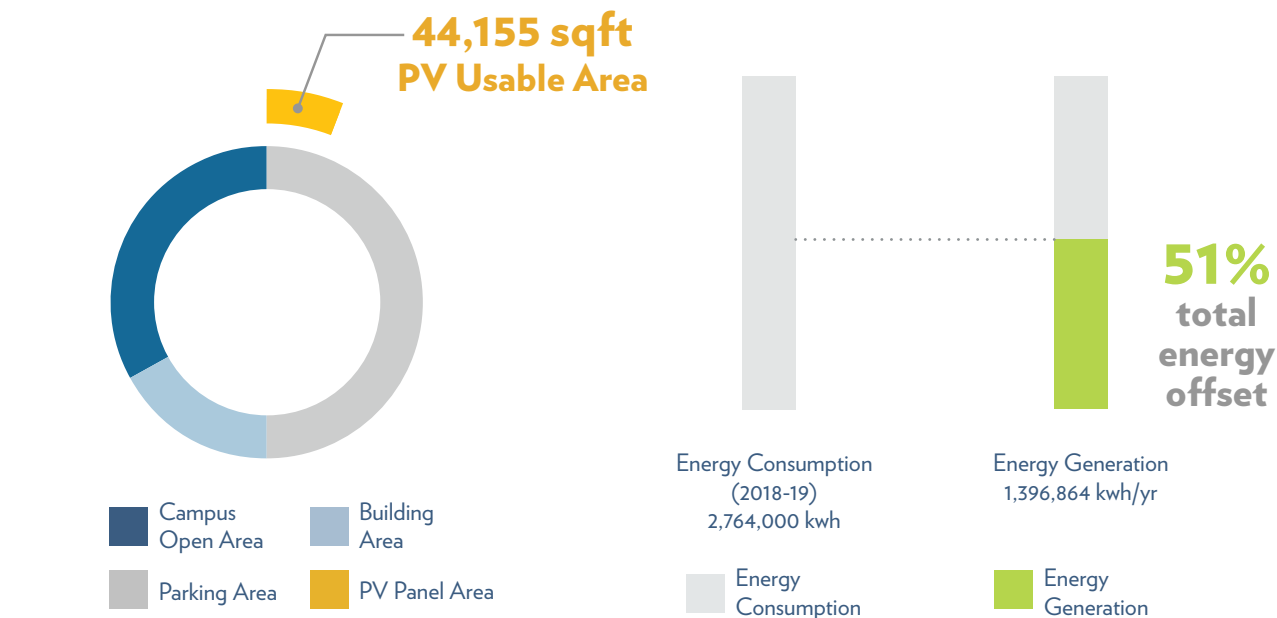


PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	PV West Parking: 44,155 sqft PV Shading: 6,092 sqft
New Building Area	NA
Existing Building Renovation Area	NA
No. of Floors	NA

West Parking Area (sqft)	110,387
PV Usable Area (sqft)	44,155
PV Capacity (kwh)	852
Energy Generation (kwh)/y	1,396,864
Energy Consumption (kwh) 2018-19	2,764,000
Energy Offset %	51

51% of campus annual energy use can be offset by photovoltaic (PV) canopy coverage of **40%** of campus west parking lot area



SAFETY, ACCESSIBILITY, AND SUSTAINABILITY INTEGRATED PARKING

MEDIUM CAP: \$2 M - \$30 M

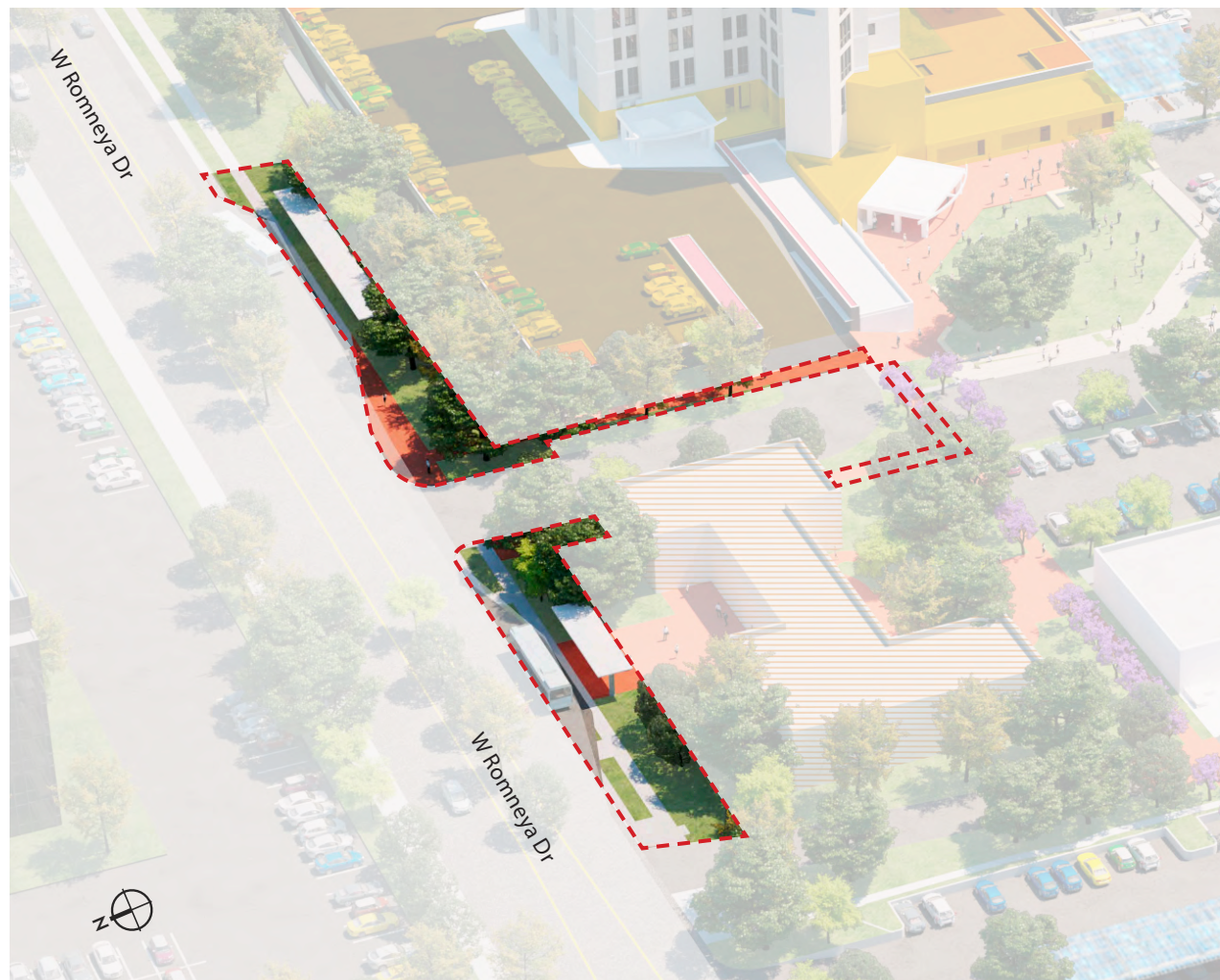
N4. New Drop-off Areas

Vehicle and bus drop-off areas including new covered waiting area and bike storage.

- ADA Upgrades
- Lighting & Safety Upgrades

The project includes accessible path enhancements from the drop-off areas to the level 1 entrance, and are to be coordinated with the District's current accessibility enhancement plans.

The new centralized drop-off areas will reduce the number of vehicles entering the site, reinforcing the goal of making the site more pedestrian friendly.

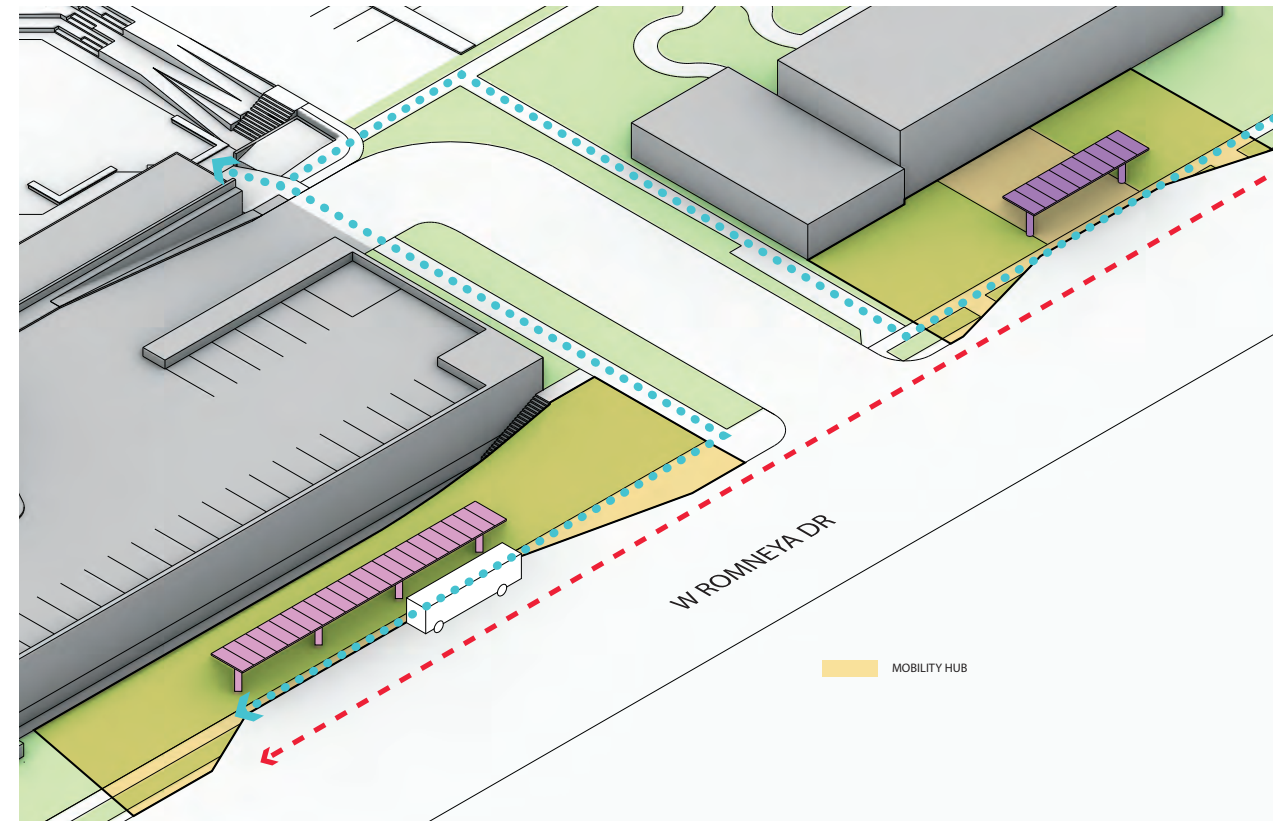


PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	0.35 acres
New Building Area	NA
Existing Building Renovation Area	NA
No. of Floors	NA

LEGEND

- ● Proposed New Drop-off ADA
- ● Pedestrian Circulation
- Proposed New Drop-off Vehicular Circulation



PROPOSED DROP-OFF AREA

LARGE CAP: > \$30 M

N5. Upper Parking Deck & Entrance Renovations

Parking deck demolition and reconstruction to make building weatherproof and structurally sound. The maintenance repairs and enhancements include garden spaces, enclosed spaces, and furniture. Renovate south patio with new covered canopy and furniture with power; provide new food service options at Culinary Arts corner with connection to outdoor seating. Renovate interior at entrances to include new L1 / L2 connecting stair, new interior materials, and furniture with power.

- Campus Heart Amphitheater

Additional aspects to the project include:

- Parking Deck Repairs & Enhancements
- New Campus Heart Amphitheater
- Outdoor Dining Enhancements with Additional Food Options and large shade canopy with photovoltaic (PV) panels for energy generation
- Upper parking deck repairs and enhancements, including creating an outdoor garden with shaded seating
- Student Resources Hub Including Level 1 & 2 Lobby Renovations with Connecting Stair
- Once the Bistro is relocated back to Cypress College, the vacant space can be converted to food service dedicated to NOCE

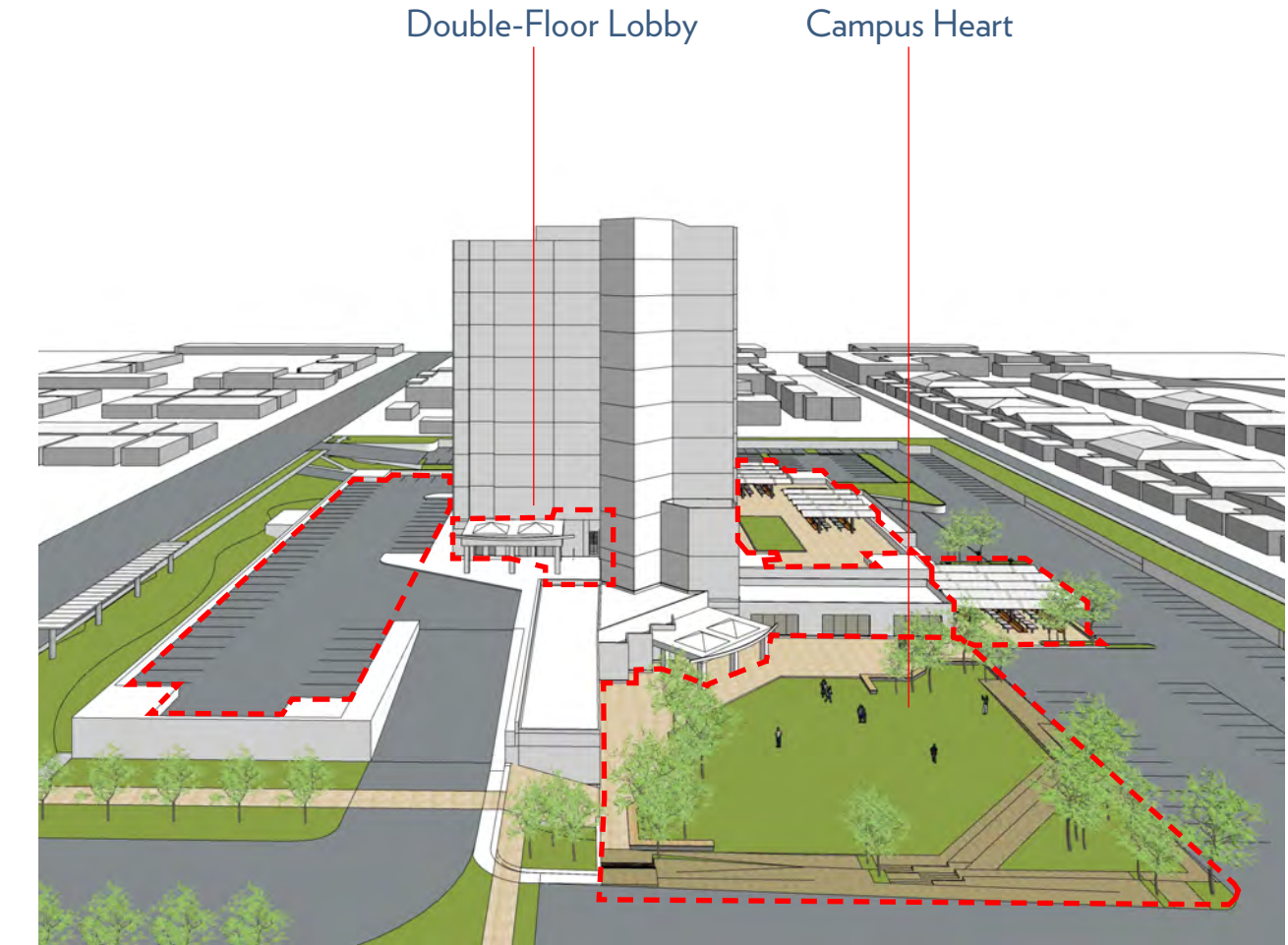


PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

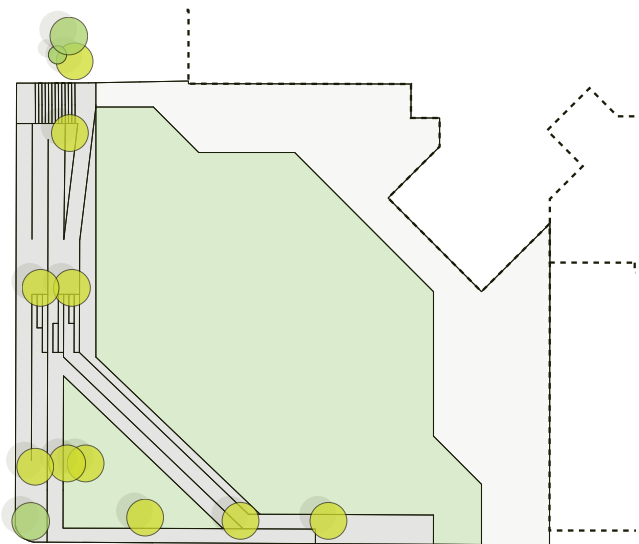
Proposed Opportunity Site	
Site Area	Campus Heart: 0.34 acres Upper Decking: 0.94 acres Student Hub: 0.17 acres Outdoor Dining: 0.09 acres
New Building Area	NA
Existing Building Renovation Area	Student Hub: 9,319 gsf
No. of Floors	2



EXISTING LEVEL 1 DROP-OFF & LOADING



PROPOSED ENHANCEMENT

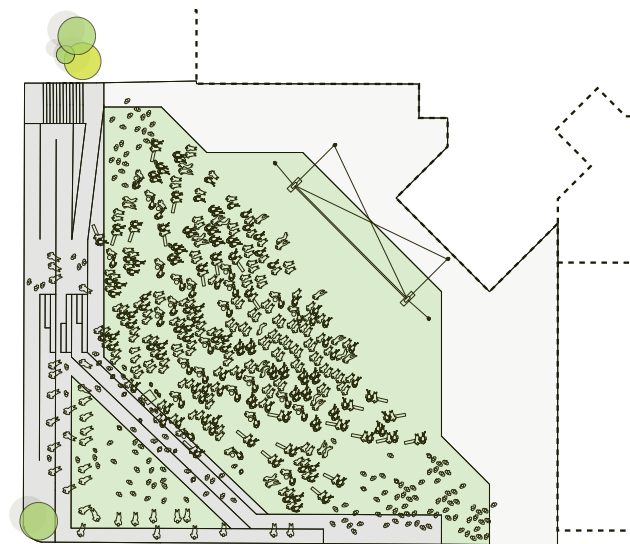


Total: 15,000 gsf
Proposed New Campus Heart Amphitheater

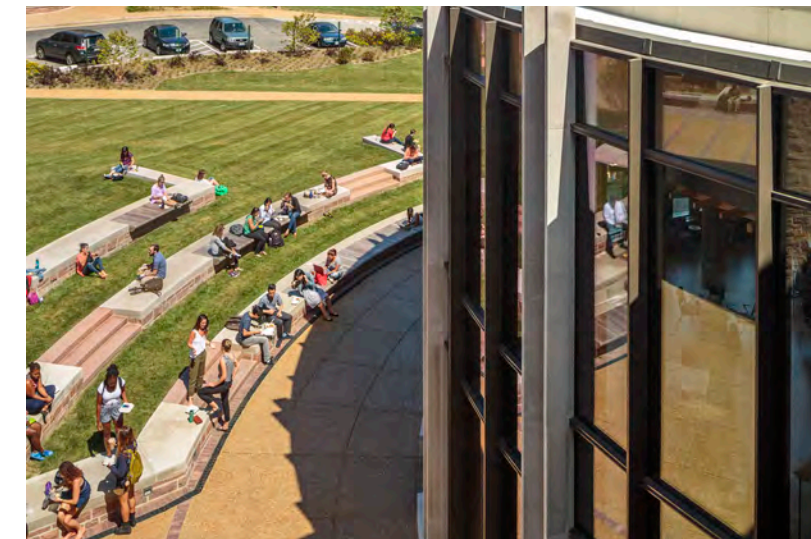
NEW CAMPUS HEART AMPHITHEATER

By removing the 19 parking spaces at the Level 1 entrance, the area can then be transformed into a social gathering space for students, faculty and the community to use. A grand quad provides ample space and flexibility for a variety of events and the natural topography allows the incorporation of amphitheater seating.

The diagrams and images shown on this and the subsequent page illustrate how NOCE and the District may use the space for a range of events.



Outdoor Movie: 900 - 1,500 people
Capacity Study B: Informal Social Gathering



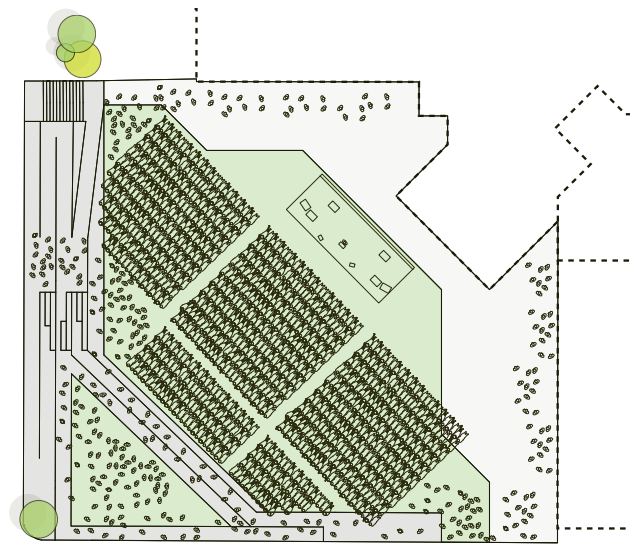
Precedent Image of Amphitheater Social Use



Food Trucks: 15 Food Trucks
Capacity Study A: Food Truck Festival



Precedent Image of Food Truck Festival



Formal Event: 800 - 1,100 people
Capacity Study C: Graduation or Other Formal Event



Precedent Image of Amphitheater as Graduation Ceremony

Student Resources Hub

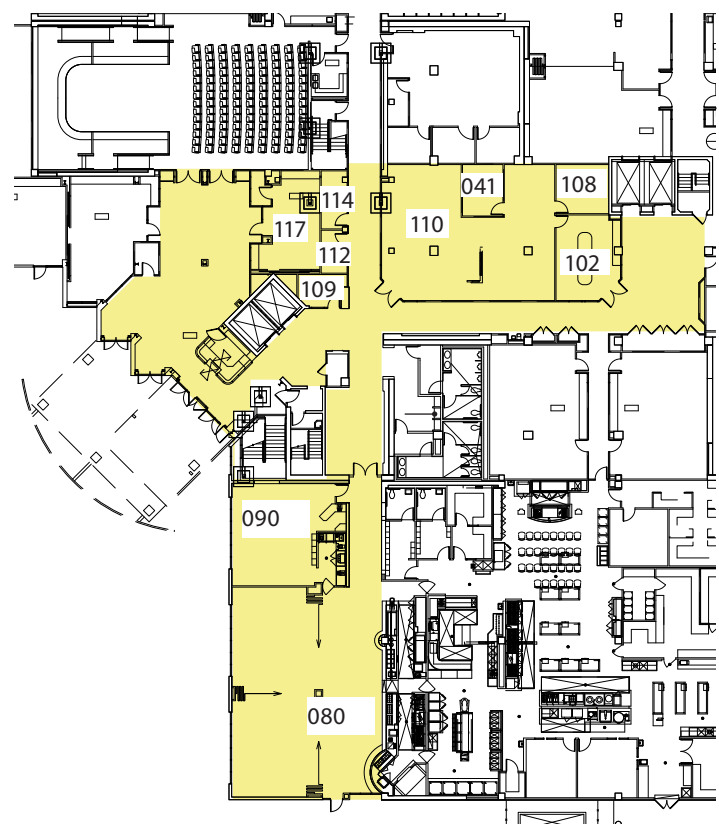
- Including Level 1 & 2 Lobby Renovations with Connecting Stair

A new consolidated and well organized Student Resources Hub will ensure students are able to locate and utilize the vital student services designed to support them. The current resources are distributed throughout the campus, making it difficult for students to optimize services and find the organizations they need. These new improvements enhance student engagement and overall student experience.

The hub connects to the New Campus Heart Amphitheater and Outdoor Dining Enhancements.

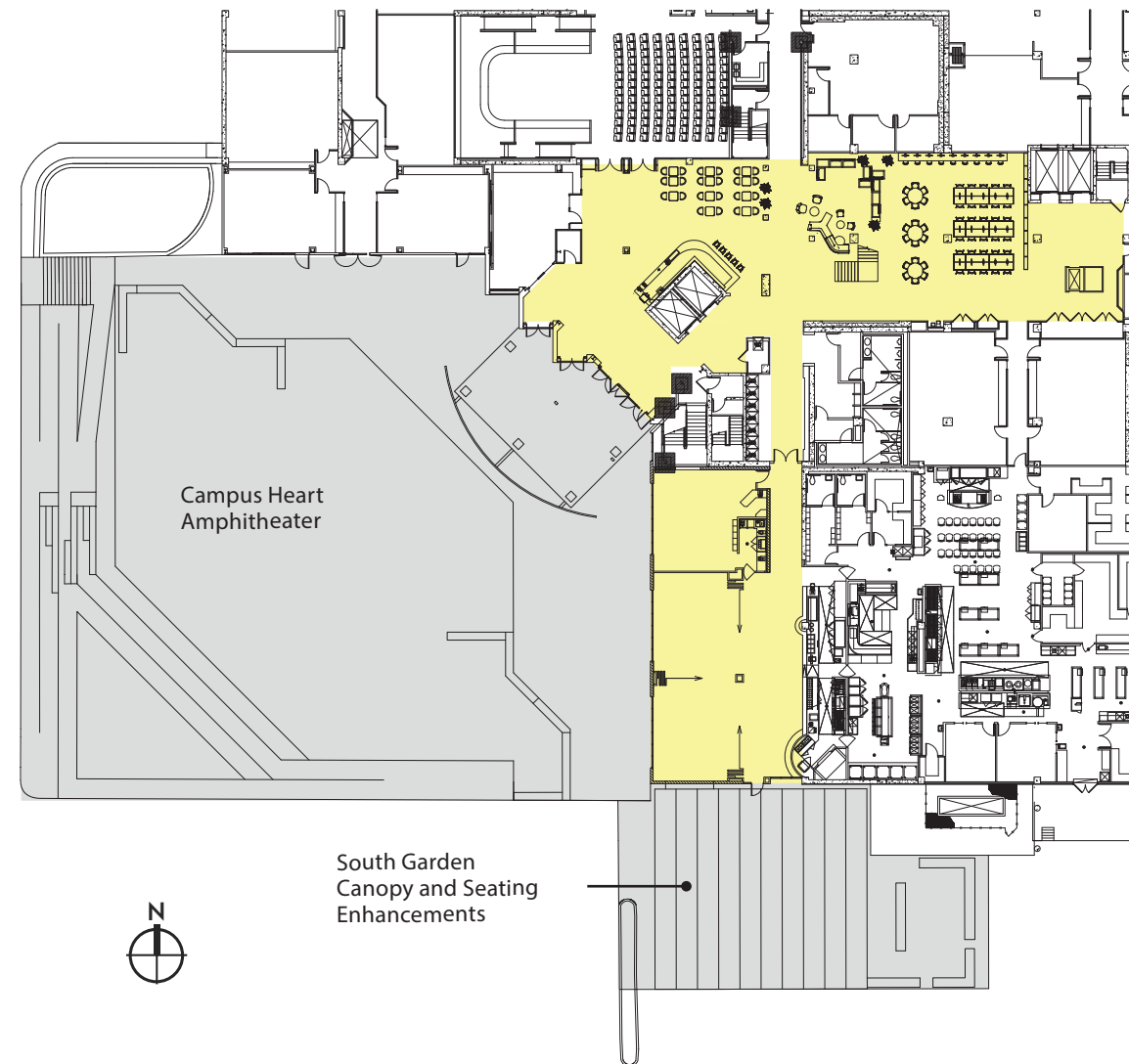
The recommendation is to demolish Rooms 41, 102, 108, 109, 110, 112, 114, and 117 to create a new Resources Hub with seating, technology and power.

Rooms 80 and 90 (along with the necessary support spaces) would be converted to food service dedicated to this Anaheim campus, once the Cypress Culinary Arts and Bistro are relocated back to Cypress College campus.



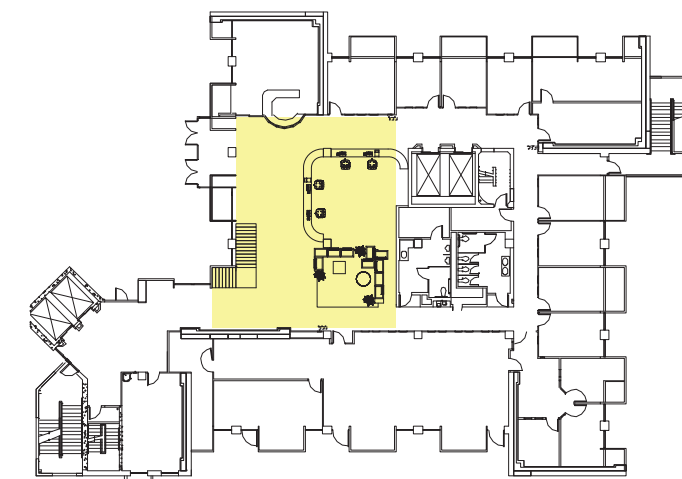
The Extent of Impacted Area

LEVEL 1 EXISTING PLAN



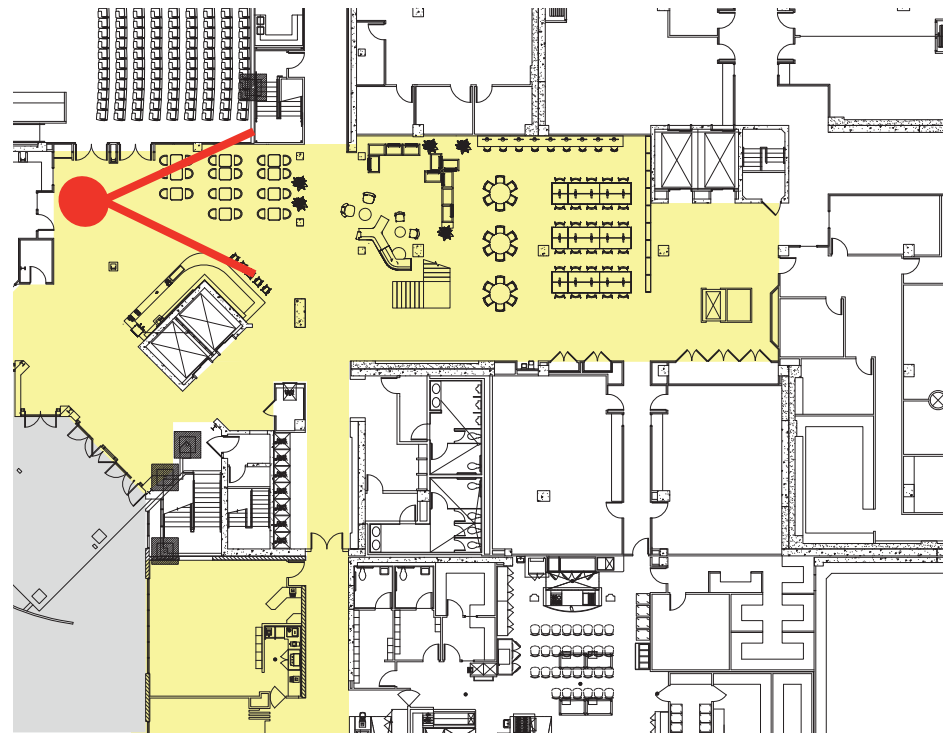
South Garden Canopy and Seating Enhancements

PROPOSED LEVEL 1



The Extent of Student Resources Hub

PROPOSED LEVEL 2



PROPOSED LEVEL 1



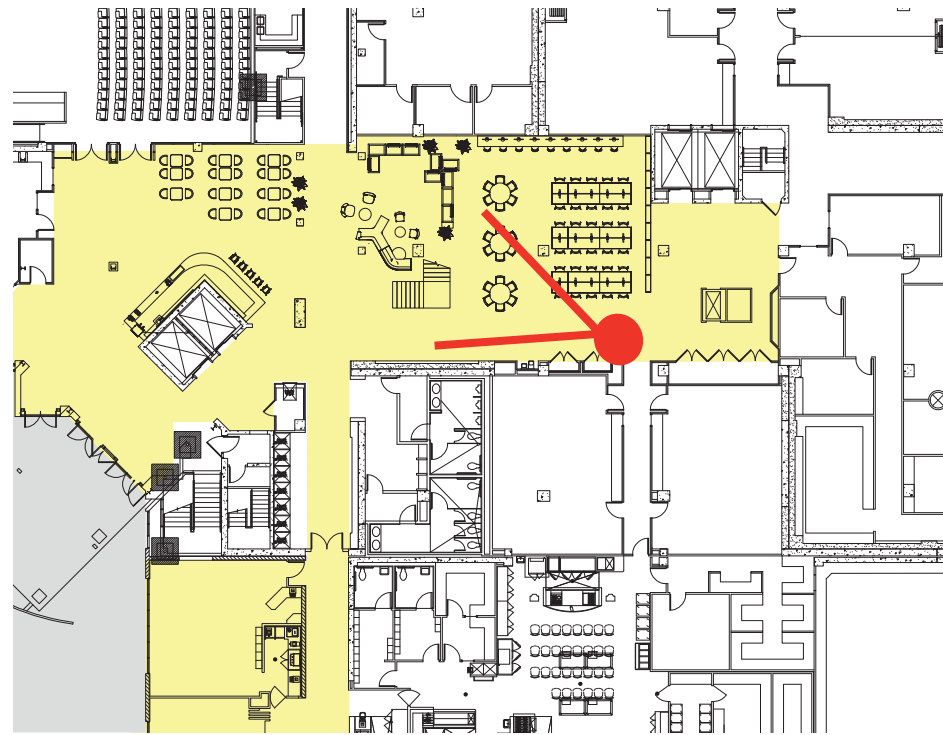
EXISTING LEVEL 1 BOARD ROOM



EXISTING LEVEL 1 ENTRY



PROPOSED LEVEL 1 STUDENT RESOURCES HUB: ENTRY AND LOBBY
Public spaces that enhance wayfinding and encourage social interaction.



PROPOSED LEVEL 1



EXISTING LEVEL 1 BOARD ROOM



EXISTING LEVEL 1 STUDENT CENTER



- 

Enhanced Interaction
- 

Elevated Student Experience
- 

Enhanced Circulation
- 

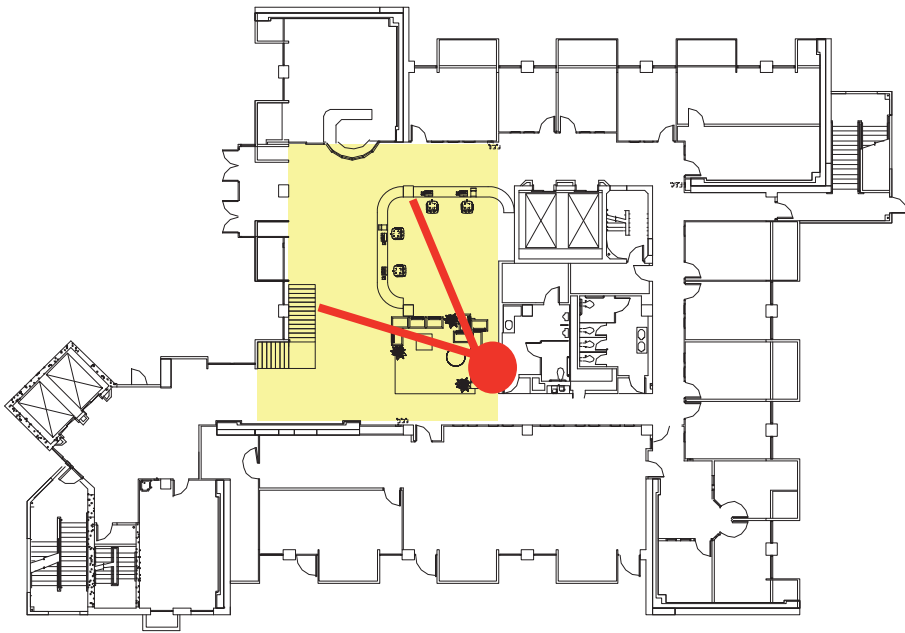
Campus Connectivity
- 

Healthy Environment
- 

Enhanced Wayfinding

PROPOSED LEVEL 1 STUDENT RESOURCES HUB: OPEN STUDY AREA WITH STAIR TO SECOND FLOOR

Places for informal study - to see and be seen.



PROPOSED LEVEL 2



EXISTING LEVEL 2 LOBBY



EXISTING LEVEL 2 LAB



-  Enhanced Interaction
-  Elevated Student Experience
-  Enhanced Circulation
-  Campus Connectivity
-  Healthy Environment
-  Enhanced Wayfinding

PROPOSED LEVEL 2 STUDENT RESOURCES HUB: LOBBY
 Enhancing the guest and community experience.

UPPER PARKING DECK ENHANCEMENTS

The existing raised parking deck that surrounds level two of the former hospital building is in need of significant repairs to address waterproofing failures. As part of this repair scope, the Facilities Master Plan recommends the transformation of this deck, from an exclusively parking program to a hybrid of parking and outdoor multi-purpose spaces and gardens. By reallocating parking spaces from the southern part of the upper deck, new outdoor community garden spaces can be integrated to further optimize outdoor space for study and social gathering. The east and north parking spaces will remain, as well as the access ramp, as currently configured.

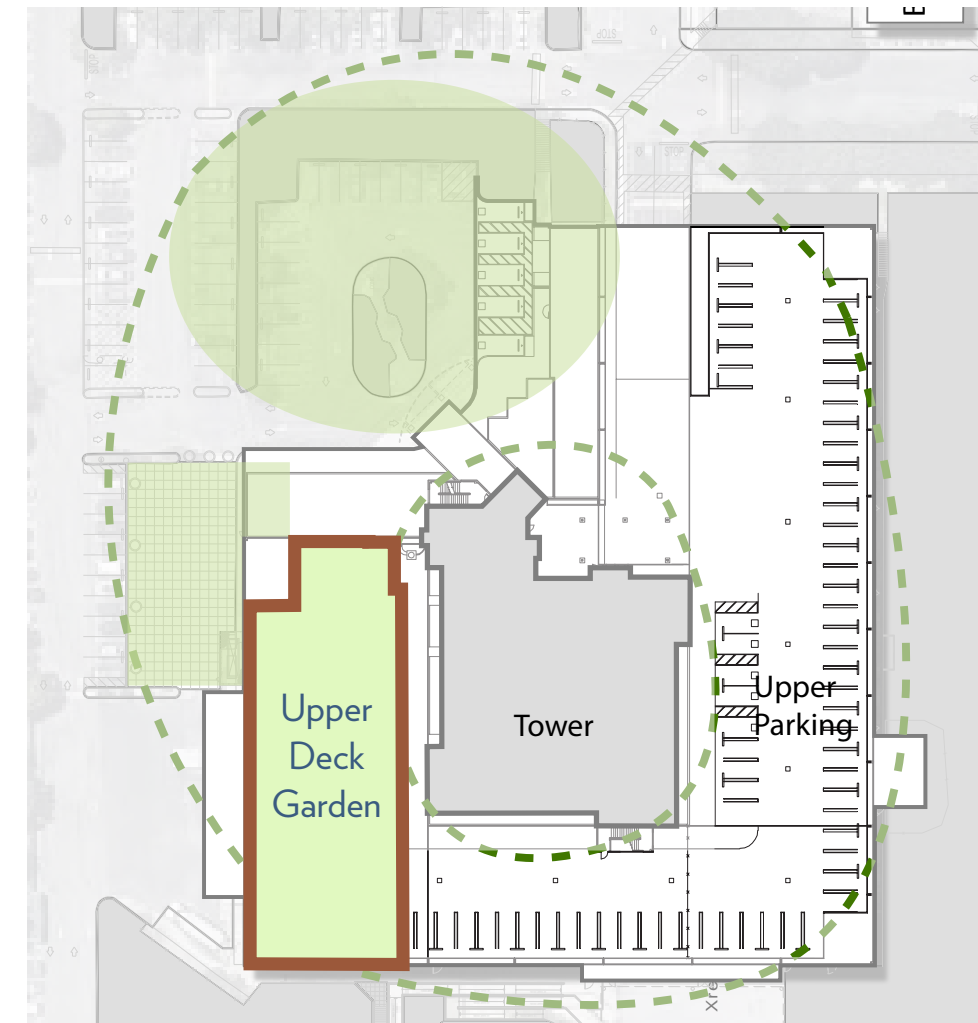


PRECEDENT IMAGE OF PODIUM DECK GARDEN

72 % Remains Surface Parking
+
28 % of the Upper Deck Parking
Converted to Open Outdoor Space-
Upper Deck Garden
(including Food Trucks Access)

No. of Parking Spaces Remaining: 64

No. of Parking Spaces Converted: 32



UPPER PARKING DECK PROPOSED ENHANCEMENT

Leverage opportunities for shade and comfort

EXISTING OUTDOOR SEATING

When surveyed, both students and faculty named lack of adequate food options and availability of proper seating as chief concerns with day-to-day student life.



PROPOSED SOUTH TERRACE GARDEN WITH ADDITIONAL FOOD OPTIONS

Renovations to the South Terrace Garden address the need for access to quality food and more spaces for studying and socializing. This gives reasons for students to stay on campus before, in-between, or following classes, and enhances the campus community.

It is recommended that the large canopy include photovoltaic (PV) panels to provide power to the outdoor furniture, and to further emphasize the significance of sustainability for the campus and District.

Expand the diversity of outdoor resources



LONG-RANGE PROJECTS

N6. New Mixed-Use Building

Demolish two existing temporary buildings and develop new mixed-use building and CAEP offices, including new exterior children’s play area.

- Front Garden
- Collaboration Classrooms
- Faculty and adjunct faculty offices
- LEED Silver Certification minimum

The new building will house facilities staff, and provide additional space to accommodate expanding programs. CAEP offices can move here to be collocated back on the Anaheim campus. If CAEP offices are moved into this new building, the District would be able to terminate the existing lease at a nearby location. A future programming phase will be needed to determine the exact departments and size and quantity of spaces for this building.

A garden with new children’s playground can be an opportunity for career education programs in early child development.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	0.74 acres
New Building Area	8,641 gsf
Existing Building Renovation Area	NA
No. of Floors	1



FLEXIBLE SPACES TO ACCOMMODATE A VARIETY OF USES

SMALL CAP: < \$2 M

- N7. Outdoor Education Garden Enhancements (Wilshire Continuing Education Center Located at Fullerton College)**
 Outdoor Education Garden Enhancements
 Exterior enhancements including new fence, paving, and furniture with power.
- New Children's Playground
 - Outdoor Study Space



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	0.198 acres
New Building Area	NA
Existing Building Renovation Area	NA
No. of Floors	NA



EXISTING WILSHIRE CENTER NORTH GARDEN

MEDIUM CAP: \$2 M - \$30 M

N8. Tech 2 Instructional Space Utilization Study (Cypress Continuing Education Center Located at Cypress College)

Complete a space utilization study for the NOCE portion of the Tech 2 building at the Cypress campus, intended to explore ways to maximize instructional space and faculty/adjunct faculty office spaces without changing structural layout or massing of the building.

The utilization study would be a fairly expeditious way to understand the specific needs of NOCE and the capacity of the space they inhabit within the building. The goal of the study is to confirm and define the scope of the project.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	0.61 acres
New Building Area	NA
Existing Building Renovation Area	26,591 gsf
No. of Floors	1



EXISTING TECH 2 BUILDING, CYPRESS COLLEGE

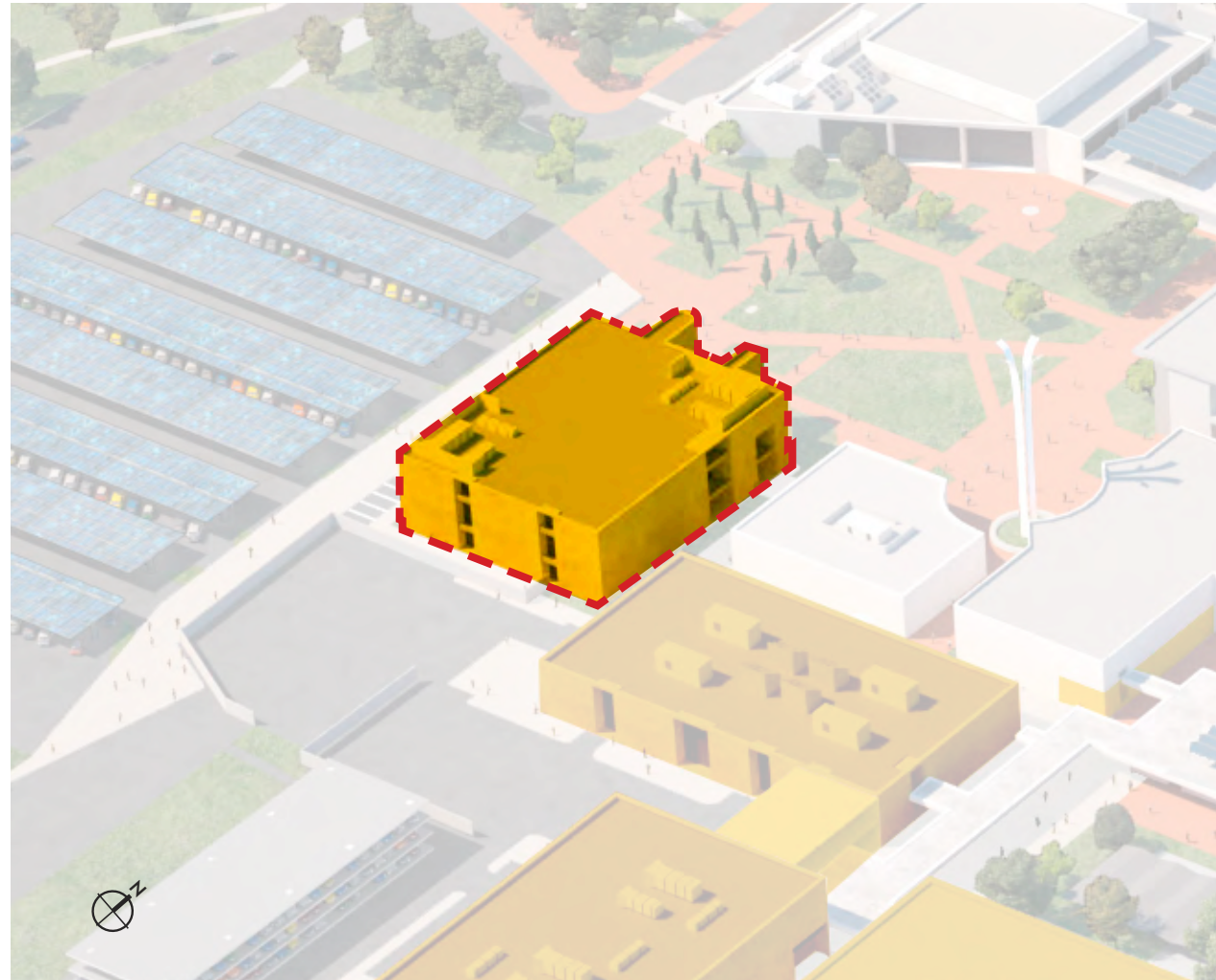
MEDIUM CAP: \$2 M - \$30 M

**N9. Business Building
Classrooms Renovation
(Cypress Continuing Education
Center Located at Cypress
College)**

Building systems, interior materials, and furniture enhancements.

- Classrooms Renovation
- Faculty/Adjunct Faculty Offices
- Content Creation Center

The Business Building is underutilized and could be a good opportunity for NOCE program expansion. Interior renovations would include new, flexible furniture, movable partitions as appropriate, new faculty and adjunct faculty offices, and shared conference rooms or Content Creation Centers.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	0.436 acres
New Building Area	NA
Existing Building Renovation Area	19,009 gsf
No. of Floors	1



PRECEDENT IMAGE OF COLLABORATION SPACE

MEDIUM CAP: \$2 M - \$30 M

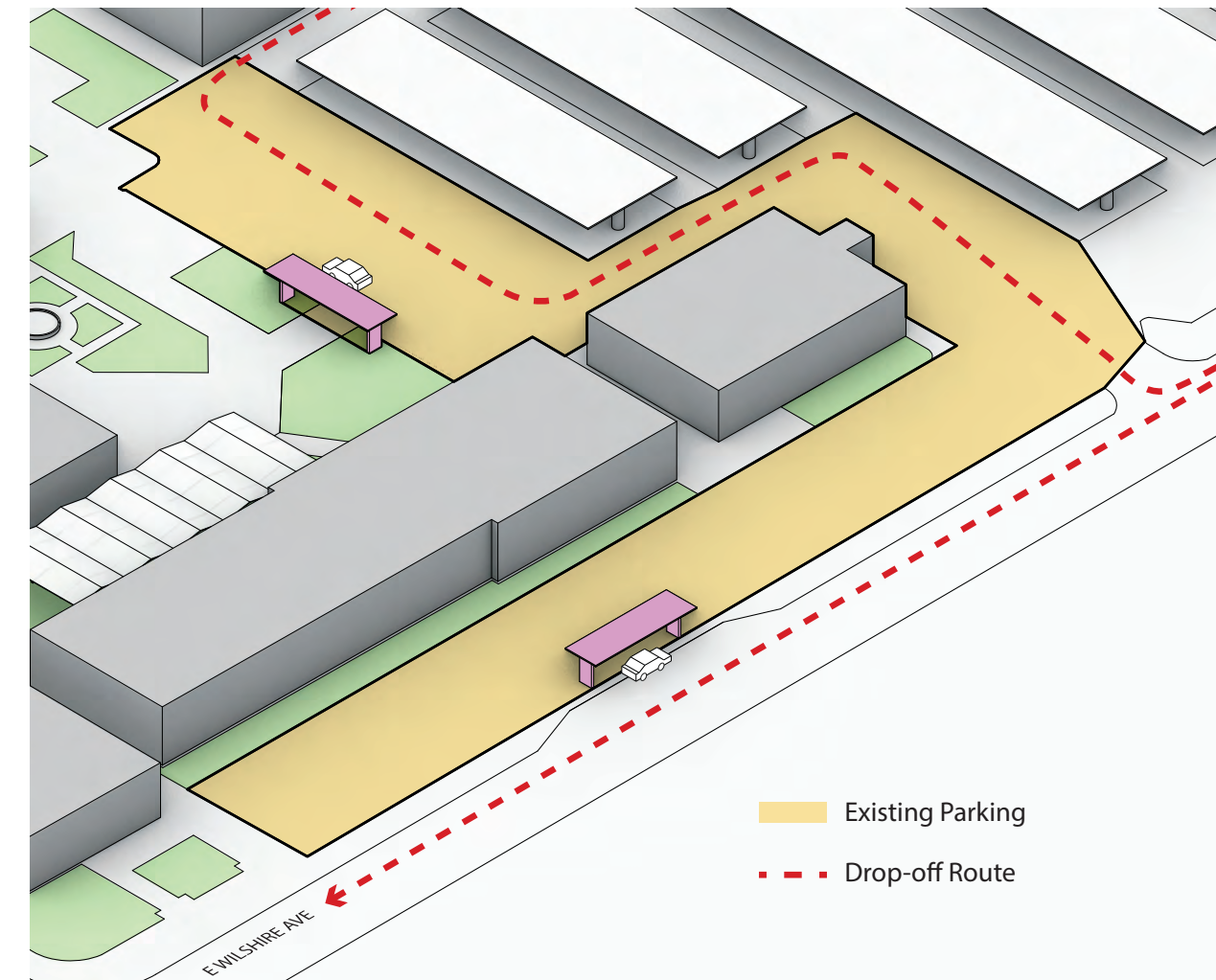
- N10. New Drop-off Area**
 (Wilshire Continuing Education Center Located at Fullerton College)
- Consolidated vehicle drop-off area including new covered waiting area and bike storage.
- Front Door Landscape
 - ADA Upgrades
 - Lighting & Safety Upgrades
 - Traffic Study

A traffic study is recommended to understand the traffic flow and peak demands, as well as review the parking layout to maximize efficiency.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	0.82 acres
New Building Area	NA
Existing Building Renovation Area	NA
No. of Floors	NA



PROPOSED DROP-OFF AREA

LONG-RANGE PROJECTS

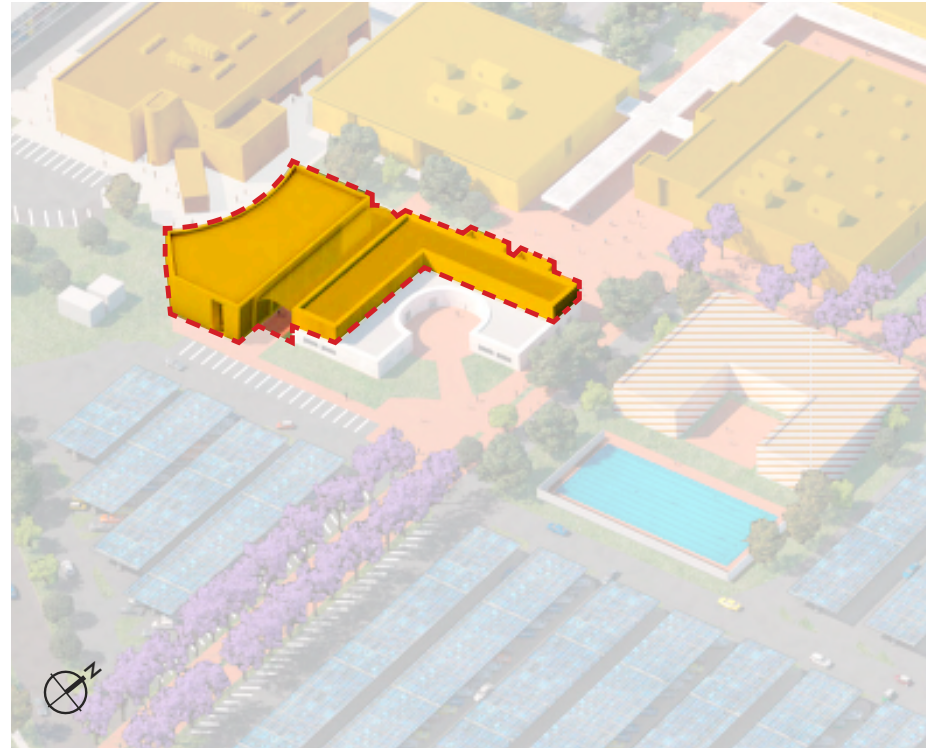
N11. Cypress Continuing Education Center Located at Cypress College Expansion & Cypress Bistro Relocation

Expansions to accommodate both NOCE growth needs and relocation of Cypress Bistro and Culinary Arts program back to Cypress campus.

Both NOCE and Cypress Bistro share common needs of additional space on the Cypress campus with a community-facing front door. Both of these programs, along with the new Aquatics Center, can create a new Community-Centered Hub at the southern part of campus. These new spaces will not only activate this part of campus but will also provide an opportunity to expand and enhance community partnerships.

Farm to Table concept is to be considered for the Cypress Bistro where fresh food can be grown on campus as part of the community garden(s).

Although the proposed Hub will reduce parking, Lot 4 is currently underutilized. The new Hub will activate the southern part of campus which in turn will redistribute the parking needs.



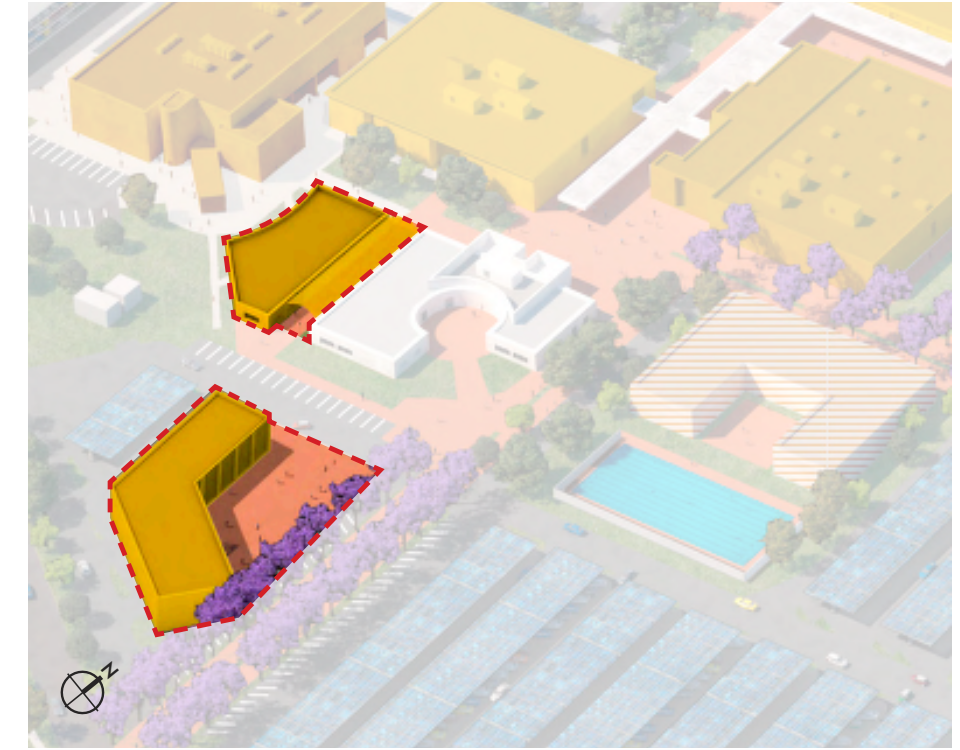
Option 1:
Second floor addition to the NOCE building, and two-story addition for Bistro and Culinary Arts program to the west.

Proposed Opportunity Site	
Site Area	0.41 acres
New Building Area	Addition: 9,500 gsf Culinary Arts & Bistro: 24,000 gsf
No. of Floors	Addition: 1 Culinary Arts & Bistro: 2



Option 2:
Second floor addition to the NOCE building, and two-story new building for Bistro and Culinary Arts program to the southeast.

Proposed Opportunity Site	
Site Area	1.094 acres
New Building Area	Addition: 9,500 gsf Culinary Arts & Bistro: 24,000 gsf
No. of Floors	Addition: 1 Culinary Arts & Bistro: 2



Option 3:
An adjacent one-story floor addition to the NOCE building, and two-story new building for Bistro and Culinary Arts program to the south.

Proposed Opportunity Site	
Site Area	Addition: 0.355 acres Culinary Arts & Bistro: 0.67 acres
New Building Area	Addition: 9,500 gsf Culinary Arts & Bistro: 24,000 gsf
No. of Floors	Addition: 1 Culinary Arts & Bistro: 2

