

Volume 2

Long Range Facilities Master Plan



Riverside City College
Riverside Community College District

March 2008

Steinberg Architects

MAAS
COMPANIES, INC.



LONG RANGE EDUCATIONAL & FACILITIES MASTER PLAN

RIVERSIDE CITY COLLEGE
RIVERSIDE COMMUNITY COLLEGE DISTRICT

March 2008

FINAL REPORT

VOLUME 1 Education Plan

VOLUME 2 Master Plan

Summary **1** Overview
Goals

Context **2** History
Location & Setting
Analysis
 Site/Buildings
 Landscape
 Signage

Facilities Master Plan **3** Facilities Plan
Landscape Plan
Regulating Plans
Horizon
Facilities Outline Program Summary

Guidelines **4** Architecture
Landscape
Sustainability
Signage

Acknowledgements **5**

Appendix **6**

FINAL REPORT

List of Figures

SECTION 2 - CONTEXT

FIGURE 2-1. Regional map of municipalities, RCCD campuses and program sites.	2-9
FIGURE 2-2. Area map of RCC campus and surroundings.	2-9
FIGURE 2-3. Regional map of Riverside parks and recreation facilities, destinations and activities.	2-10
FIGURE 2-4. Redevelopment and Specific Plans.	2-11
FIGURE 2-5. Adjacent Plans - Downtown Redevelopment and Magnolia Avenue Specific Plans.	2-11
FIGURE 2-6. Existing Site Plan - Existing campus buildings and neighboring uses.	2-13
FIGURE 2-7. Opportunities and Constraints - Various influences on campus.	2-18
FIGURE 2-8. Approximate campus walking radius diagram.	2-19
FIGURE 2-9. Zones - Main categories of use and their location on campus.	2-20
FIGURE 2-10. Vehicular Circulation - Vehicular and service circulation on campus.	2-21
FIGURE 2-11. Emergency Access - Primary and secondary access for emergency vehicles.	2-22
FIGURE 2-12. Parking - Campus lots for student and staff use.	2-23
FIGURE 2-13. Pedestrian Circulation - Primary and secondary pedestrian circulation, including bus and bicycle routes.	2-24
FIGURE 2-14. Organizing principle diagram defining the structure of the landscape.	2-27
FIGURE 2-15. Elevation map displaying the varied topographic elevations on campus.	2-28
FIGURE 2-16. Entry diagram showing vehicular and pedestrian entrances.	2-29
FIGURE 2-17. Public space diagram shows campus public spaces.	2-31
FIGURE 2-18. Public space diagram illustrates with photography the difference between public spaces.	2-30
FIGURE 2-19. Landscape elements diagram differentiates the distinct characters of the campus.	2-33
FIGURE 2-20. Vegetation diagram illustrates the typical vegetation typologies on campus.	2-35
FIGURE 2-21. Slope analysis of existing slope percentages.	2-36
FIGURE 2-22. Slope vegetation diagram illustrating the varied slope conditions.	2-37
FIGURE 2-23. Landscape surface diagram determining the types of existing surfaces.	2-38
FIGURE 2-24. Parking heat island diagram differentiates areas covered by trees versus hardscape.	2-39
FIGURE 2-25. Channel diagram showing the existing waterway and nature walk.	2-40
FIGURE 2-26. Vehicular Signage circulation on campus.	2-45
FIGURE 2-27. Campus parking lot types and signage location.	2-47
FIGURE 2-28. Pedestrian signage for circulation on campus.	2-49

SECTION 3 - FACILITIES MASTER PLAN

FIGURE 3-1. Conceptual framework diagram showing the existing forces on campus.	3-3
FIGURE 3-2. Diagram identifying unique campus topography.	3-4
FIGURE 3-3. Diagrammed location of the campus arroyo landscape.	3-4
FIGURE 3-4. Building defining edge relating to the existing residential grid.	3-5
FIGURE 3-5. Building as part of the landscape outlining the arroyo basin.	3-5
FIGURE 3-6. Horizon 1 - Campus Plan - Future build out.	3-7
FIGURE 3-7. Horizon 1 - Diagram identifying buildings to remain and be demolished.	3-9
FIGURE 3-8. Horizon 1 - Campus Master Plan.	3-10
FIGURE 3-9. Horizon 1 - Vehicle and maintenance circulation on campus.	3-11
FIGURE 3-10. Horizon 1 - Primary and secondary access for emergency vehicles.	3-12
FIGURE 3-11. Horizon 1 - Parking Structure and Surface Parking.	3-13
FIGURE 3-12. Horizon 1 - Pedestrian circulation on campus and bus stop location.	3-14
FIGURE 3-13. Horizon 1 - The Promenade, The Lawn, and Interpretive Walk.	3-15
FIGURE 3-14. Horizon 2 - Campus spaces accessible to the academic and public community.	3-16
FIGURE 3-15. Horizon 2 - Location of planting types that contribute to a formal, informal or recreational campus identity.	3-17
FIGURE 3-16. Horizon 2 - Heat Island diagram identifying campus zones which contribute to an excess of radiated heat.	3-18
FIGURE 3-17. Landscape Places diagrammatically shows the prominent campus zones for Horizon 1.	3-22
FIGURE 3-18. Landscape Plan locates the prominent landscapes within Horizon 1 illustrated plan.	3-23
FIGURE 3-19. Ceremonial Campus Entry.	3-26
FIGURE 3-20. Slopescape garden transects the hillside while creating retreats for visitors.	3-27
FIGURE 3-21. The City College's Formal Lawn.	3-28
FIGURE 3-22. The Campus Lawn provides a setting for formal gatherings with the Quadrangle in the background.	3-29
FIGURE 3-23. Courtyard and Plaza locations about the campus.	3-30
FIGURE 3-24. Courtyard enlargements illustrate the various forms and scales of the gathering spaces.	3-31

List of Figures

FIGURE 3-25. The campus's vast Slopescape	3-32
FIGURE 3-26. Slopescape garden transects the hillside while creating retreats for visitors	3-33
FIGURE 3-27. Arroyo extents	3-34
FIGURE 3-28. Slopescape garden transects the hillside while creating retreats for visitors	3-35
FIGURE 3-29. Riparian walk extents	3-36
FIGURE 3-30. Slopescape garden transects the hillside while creating retreats for visitors	3-37
FIGURE 3-31. The Promenade - an active campus thoroughfare	3-38
FIGURE 3-32. The promenade enlargement shows the dynamic backbone of the campus linking visitors to various public spaces	3-39
FIGURE 3-33. The Slopescape Garden celebrates a grand circulation between the athletic fields and Quadrangle	3-41
FIGURE 3-34. Cultural Center at the terminus of the Promenade creates flexible space for a variety of use	3-42
FIGURE 3-35. The Riparian Walk combines nature, exercise and escape from the daily campus activities	3-43
FIGURE 3-36. Horizon 2 Campus Aerial - Illustration of future campus buildings and landscape	3-45
FIGURE 3-37. Axonometric and Site Plan of new Student Services and Administration buildings	3-50
FIGURE 3-38. Axonometric and Site Plan of Landis renovation	3-51
FIGURE 3-39. Axonometric and Site Plan of renovated Science buildings	3-52
FIGURE 3-40. Axonometric and Site Plan of new Cosmetology building	3-53
FIGURE 3-41. Axonometric and Site Plan of new M&O buildings	3-54
FIGURE 3-42. Axonometric and Site Plan of new Automotive Technology and Applied Technology buildings	3-55
FIGURE 3-43. Axonometric and Site Plan of new five level parking structure	3-56
FIGURE 3-44. Axonometric and Site Plan of renovated Technology A building for Art and Ceramic programs	3-57
FIGURE 3-45. Axonometric and Site Plan of new band building	3-58
FIGURE 3-46. Axonometric and Site Plan of new music building as a Landis addition	3-59
FIGURE 3-47. Axonometric and Site Plan of renovated Huntley gymnasium	3-60
FIGURE 3-48. Axonometric and Site Plan of renovated CDC building	3-61
FIGURE 3-49. Axonometric and Site Plan of renovated Campus Police building	3-62
FIGURE 3-50. Site Plan of Athletic Drop off location for buses and vehicles	3-63
FIGURE 3-51. Site Plan of sustainably renovated Lots F and G	3-63
FIGURE 3-52. Site Plan of park at toe of slope and plaza at end of market	3-64
FIGURE 3-53. Site Plan of slope park addition in front of the Quadrangle	3-64

SECTION 4 - GUIDELINES

FIGURE 4-1. Planning Principles for Campus Development - Formal street scape versus Informal court spaces	4-2
FIGURE 4-2. Materials and Styles - Primary architectural materials and styles on campus	4-3
FIGURE 4-3. Horizon 1 planting diagram illustrates the ten landscape typologies	4-15
FIGURE 4-4. Horizon 1 site furnishing plan locates new and upgraded furniture on campus	4-29
FIGURE 4-5. Horizon 1 hardscape plan designating specific paving treatments for the campus	4-33
FIGURE 4-6. Horizon 1 irrigation plan showing distribution of irrigation methods and water sources	4-35
FIGURE 4-7. Horizon 1 sign location plan	4-48
FIGURE 4-8. Horizon 2 sign location plan	4-49

1

EXECUTIVE SUMMARY

OVERVIEW

The Master Plan for Riverside City College (RCC) creates a strong sequence of exterior and interior spaces that maintain a sense of place and identity for a highly regarded community institution. The plan highlights the campus' arroyo setting by celebrating the topography and developing building sites with respect to the environment. The facilities and landscape work to create a plan that reinforces the college's mission and will enable RCC to continue to be a destination for the community in the future and beyond.

Horizon 1 captures the vision and priorities for the campus as it reorganizes and grows. It includes a number of projects already underway at the college and implements future growth projects within the Conceptual Framework.

Horizon 2 was developed in response to the Master Planning Steering Committee's desire to see beyond the foreseen growth at the college. The issue of growth beyond projections surfaced during a number of the Master Planning Steering Committee workshops and Horizon 2 represents an idealized vision of the future campus within the Conceptual Framework.

While the drawings in the Master Plan appear specific, the forms are conceptual sketches which highlight the location and purpose of improvements. The final design of each site and facility project will take place as projects are funded and detailed programming occurs.

Mission

Riverside City College empowers a diverse community of learners towards individual achievement, success and lifelong learning by providing comprehensive services and innovative educational opportunities.

Visioning

- *Provide an equality of services throughout campus*
- *Create a variety of gathering spaces to promote a collegiate atmosphere*
- *Enhance and reinforce the identity of the institution to students, faculty staff and community*
- *Become a more environmentally conscious campus*



Historic photo of the Quadrangle building



Courtyard at the Quadrangle building before renovation



Campus circulation on Terracina by Landis Auditorium

OVERVIEW

PROCESS

In 2003 Riverside Community College District (RCCD) hired Steinberg Architects to prepare a Bond Master Plan to identify potential projects for the City Campus. Measure C passed successfully in March 2004, giving RCCD \$350 million in funds to develop and execute those projects.

On the eve of transitioning from a one college - three campus district, to a three college district, RCCD hired Steinberg Architects with the Maas Companies to prepare a Long Range Educational and Facilities Master Plan for the City Campus. Maas Companies with SGPA and MDA/Johnson Favaro with Stratus were hired to prepare Long Range Plans for the Moreno Valley and Norco campuses, respectively.

The Riverside City College Long Range Master Plan consists of two portions - the Education Master Plan and the Facilities Master Plan. The two plans are developed in concert and integrated to provide an idea of where the campus is currently and where it could be in the future. This plan will help the campus plan for the future growth of students, programs and the spaces needed to accommodate them. While the drawings in the Master Plan appear specific, the forms are conceptual sketches, which highlight the location and purpose of improvements. The final design of each site and facility project will take place as projects are funded and detailed programming occurs. This document provides a foundation document for the College to use in addressing current projects and supporting capital fund requests.

The process for the Riverside City College Long Range Plan began in February of 2007. The collaborative process incorporated information from the Master Planning Steering Committee, individual interviews with faculty, staff and students as well as regular updates with the District and community.

The Master Plan Steering Committee workshops were held on the following dates:

- April 5, 2007
- April 24, 2007
- May 22, 2007
- June 26, 2007
- July 17, 2007
- August 14, 2007
- September 11, 2007
- October 30, 2007

The participants in the process included:

- RCC Faculty
- RCC Student Services / Classified Staff
- ASRCC - Associated Students
- RCC Campus Maintenance / Operations
- RCC Campus Police / Safety
- Wood Streets Association
- Riverside City Planning Department
- Riverside City Fire Department

District update meetings were held on the following dates:

- March 19, 2007
- May 7, 2007
- August 20, 2007
- November 19, 2007
- January 7, 2008

Please see the Acknowledgements section for a complete list of participants.

The ten month process was divided into the following four phases:

- Mobilization
- Reconnaissance & Analysis
- Option Development
- Final Documentation

The Mobilization and Reconnaissance & Analysis phases closed with the issuance of a Preliminary Report in June 2007. The Preliminary Report included:

- Educational Internal/External Scans
- Site/Building Analysis
- Landscape Analysis
- Signage Analysis

The Preliminary Report formed a basis for the subsequent phases and its contents are included in the Analysis portion of this document.

The Option Development phase synthesized the information gathered in prior phases into possible plans for the campus. A conceptual framework for future development was created and potential projects generated in concert with the framework. The workshops during this period addressed

OVERVIEW



the priorities and locations of projects and organized them by horizon. With the horizons and projects developed on a conceptual level, guidelines for the campus were created and reviewed with the steering committee. These guidelines created a framework for the campus aesthetics with respect to the architecture, landscape and signage.

The Final Documentation phase concludes the master planning efforts and results in the creation of this document. The two volume document captures the master planning efforts and will serve as a living document as the campus continues to develop.

ADDITIONAL RECOMMENDATIONS

While not part of this plan, it is recommended that an infrastructure master plan be completed for Horizon 1 and Horizon 2. An infrastructure master plan will address the campus-wide electrical and data/telecommunication issues that have been identified throughout this process as well as address the necessary improvements to water (domestic, fire, irrigation), sewer and storm drain. It will give the college the knowledge and understanding of what is required to improve the overall physical performance of the campus

and define upgrades to existing buildings along with standards for new building which will allow the master plan vision to become a reality.

Information enclosed is intended for the sole benefit of Riverside City Campus and Riverside Community College District and is not intended to create any rights or benefits for any other parties.