

Meeting Date May 15, 2013 **Project #** 5004 012 000

Client Name Riverside Community College District

Project Name Moreno Valley College Comprehensive Master Plan (CMP)

From Sheryl Sterry, Sr. Educational Facilities Planner, HMC Architects

Attendees	Attendance (X)	Partial Attendance (P)	Organization
	Name	Title	
CMP Task Force:			
	X Cordell Briggs	Dean, Public Safety Education and Training	MVC BCTC
	X Roslynn Byous	Director/Faculty, Physician Assistant Program, Career Technical Education	Moreno Valley College
	X Mary Gallardo	Instructional Department Specialist, Public Safety Education and Training	MVC BCTC
		Norm Godin	Vice President of Business Services
	X Rebecca Loomis	Faculty, Anatomy/Physiology	Moreno Valley College
	X Tyrone Macedon Sr.	Associated Students of Moreno Valley College	Moreno Valley College
	X Debbi Renfrow	Faculty, Library Services	Moreno Valley College
	X Robin Steinback	Vice President of Academic Affairs	Moreno Valley College
	X Greg Sandoval	Vice President of Student Services	Moreno Valley College
	X Gustavo Segura	Coordinator, Instructional Media/Broadcast	Moreno Valley College
	X David Vakil	Dean of Instruction	Moreno Valley College
	X Charmaine Williams	Associated Students of Moreno Valley College	Moreno Valley College
	X Ann Yoshinaga	Director, Public Safety Education and Training	MVC BCTC
Planning Team:			
		Eva Conrad	Educational Planner
	X Brett Leavitt	Senior Project Designer	College Brain Trust
	X Deborah Shepley	Principal, Community College Practice Leader	HMC Architects
	X Sheryl Sterry	Senior Educational Facilities Planner	HMC Architects

DISCUSSION:

WELCOME AND INTRODUCTIONS:

- New CMP Task Force and Planning Team members were introduced.

PROCESS + TIMELINE

- The Comprehensive Master Plan process will follow these steps:
 - Discover
 - Analyze – current phase
 - Frame
 - Explore
 - Recommend
- Timeline – see attached MVC Comprehensive Master Plan Timeline, dated May 15, 2013.
 - The Planning Team will continue to work over the summer.
 - The sustainability workshop will be held during the week of August 26th.
 - Program interviews will be held during the week of September 16th.

MEASURES OF SUCCESS

- The Task Force affirmed the measures of success as edited by the Planning Team.
 - The CMP...
 - is a plan that we can't live without.
 - is forward thinking.
 - is obtainable and practical.
 - is understood and used.
 - is the result of a transparent, participatory, and well-communicated process.
 - has buy-in and reflects the desires of the college community.
 - leads to an institutional commitment to implement.
 - defines who we are and who we want to be for our community.
 - is focused on preparing students for the next stages of their lives.
 - plans for human and physical resources to meet the educational needs of students and the community.
 - provides a framework for site and facilities development.
 - addresses:
 - site and building infrastructure,
 - technologically accessibility,
 - emerging technology, and
 - future needs.
 - plans for flexible, functional facilities.
 - plans for pleasant and accessible learning and working environments.
 - provides spaces on campus that promote improved collaboration among faculty, staff, and students.
 - looks at and plans for future MVC students, especially with regard to their level of preparation.
 - is flexible to addresses changing needs and regulations.
- The Planning Team was asked for their measures of success and responded as follows.
 - The CMP...
 - is truly integrated and demonstrates linkages between the educational and facilities plans.
 - is participatory.
 - is resourceful, attainable, and realistic.
 - arises out of the college and community identity and opportunities.
 - fulfills the expectations of the college.

UPDATE ON CHAPTER 1: BACKGROUND

Robin Steinback presented the status:

- The Chapter 1 draft will soon be sent to the CMP Task Force for review and comment. It will be revised and shared with the entire college in the fall.
- Fall 2011 will be used as the baseline semester for enrollment projections.
- The Planning Team has been given the educational planning data and research reports on the future needs of the regional economy and will be preparing materials for the program interviews that will take place in the fall.

ANALYSIS OF EXISTING SITE AND FACILITIES:

Information and observations of the Planning Team were presented with a series of graphics that focus on different aspects of the facilities and their context. The presentation of each graphic was followed by a discussion with the Task Force to gather additional input and validate or correct the observations.

- Regional Context
The graphic highlights the Moreno Valley city boundaries, surrounding natural and recreational open space, highways, significant places: March Air Reserve Base and Inland Port, Moreno Valley civic center, hospitals, library, Ben Clark Training Center.

- Observations:
 - MVC is located in the city of Moreno Valley. Most of the city sits within a broad valley that is defined by open space and mountains to the north and west, including the Russell Mountains and the Lake Perris State Recreation Area that lies to the east of the campus.
 - MVC is not located close to freeways or major arterial streets, civic, and commercial centers.
 - MVC is located near the natural habitat of the hillside open space.
 - MVC provides training in law enforcement, fire technology, and EMS at the Ben Clark Training Center, which is a Riverside County owned facility on land that was surplused in the realignment of March Air Force Base.
- Discussion:
 - A graphic of the larger area, from which MVC draws its students, was requested. The Planning Team has received and will analyze the zip code data and determine the extent of this area. Many students live in the city of Perris, although portions of the city are outside the District's service area.
- Neighborhood Context

The graphic highlights the adjacent hillside open space and community trails, the water-related features (flood basin and storm drainage channels), main streets and campus entries, and residential neighborhoods, schools, parks, and commercial land uses.

 - Observations:
 - MVC is not close to freeways or major arterial streets. There is a need to consider traffic impacts to local streets.
 - MVC is adjacent to the community trails and natural hillside areas with the opportunities to connect and provide access to these amenities.
 - The Riverside County Flood Control and Water Conservation District has constructed and maintains the elaborate system of flood basins and drainage channels in the neighborhood. Stormwater management must be addressed as an integral part of future development. Flood prevention and the maintenance of water quality are major issues in this region and climate.
 - Discussion:
 - The Task Force members confirmed that drainage and flooding due to occasional heavy rains has been an issue on campus.
- Existing Campus

The graphic shows the entire campus, bracketed by foothills. The western, more developed portion of the campus is adjacent to the community and consists of driveways and parking lots, permanent and temporary facilities, landscaped areas and playfields. The eastern and less developed campus area contains cross country trails used for high school competitions, community trail connections, unpaved overflow parking, and the retention basin. The EMWD watertanks, are a visible symbol of the utility easements and underground site utilities that criss-cross the campus and will affect the placement of future development. The next graphic zooms in on the campus core and shows the campus areas that are leased to others (playground and Head Start facility).

 - Observations:
 - Existing development is clustered into one highly structured and two less structured groups of buildings that are separated by the driveways and parking lots.
 - The varied topography and geology of the campus will limit the buildable areas for future development.
 - Discussion:
 - Retention basin should be studied for its potential as an instructional and aesthetic amenity.
 - The Edmund C. Jaeger Desert Institute, which came into being through a private

family donation, has not been fully developed as intended. Since the faculty-in-charge retired, a new champion has not been found. The donors have not been pleased with this situation.

- Soccer field – confirm if they are under a joint use agreement with the city. MVC does not have a soccer team. The fields are under-sized with regard to collegiate standards. College sports clubs and individuals use the fields.
- A site to hold commencements (1500 people) is needed.
- Large indoor assembly space is not provided on campus.
- Grounds staffing is 3 FTE, with one unfilled position.
- A central meeting center would simplify the logistics of attending meetings.
- A faculty center. Need to promote collegiality among faculty. Currently non-existent, in part due to a lack of places for faculty to gather.
- Much of the recently built facilities (bookstore, lion's den, SAC, Dental Ed, CDC, Head Start) were not sited and designed in accordance with a facilities plan, but in reaction to an immediate need.

- Vehicular Circulation

The graphic highlights the campus entries, signalized intersections, stop signs, crosswalks, primary and secondary vehicular routes and drop-offs, bus routes and stops, service routes, emergency vehicle routes, bike parking, and parking stall counts.

- Observations:

- There are three vehicular entries, but the Cahuilla Drive entry only allows for right turns in and out.
- Lot B Drive is heavily used and separates the campus core from the main parking area.
- The existing 1188 campus parking stall count, at the generally accepted target of one stall for every five students, would support an unduplicated headcount of 5,940 students.
- Not all RTA bus line stop in the campus—many only stop on Lasselle Street.

- Discussion:

- Traffic on College Drive and Lot B Drive is often congested.
- Parking capacity is too low. Students were parking in the residential neighborhoods, so residents had the regulations changed and many were ticketed.
- The overflow parking lot is opened when needed, but it is not designed for accessibility.
- The parts of lots B and D that are farthest from the central campus are the last to fill.
- Due to the limitations of the Cahuilla Drive and Krameria Street entries, it seems like there is only one usable campus entry. These limitations also results in drivers entering on College Drive and using the campus roads to go to Lasselle Elementary School.
- The campus is not bicycle-friendly. Driveways are too narrow to accommodate both bicycles and cars and negotiating the campus entries is scary. Pedestrian paths are not appropriate for bicycle use. Only one bike rack is provided and its security is questionable, but it is often full. A bike lane that extends throughout campus, connects to public bike lanes, and leads to more secure bike storage points is needed.
- Informal drop offs:
 - Lot A in front of the Library and at the walkway to the stairs between the Library and Student Services. Middle College High School buses use this area. MCHS is currently in the Library, although relocating it to the Parkside Complex is being considered. Buses park in the yard north of

Mechanical Drive to wait for students.

- Parking for Head Start is in Lot B, forcing parents and children to cross Mountain Lion Drive.
- Lot F becomes congested with parents dropping off and picking up their children from the Child Development Center.
- Service and delivery vehicles often drive into Courdures Plaza leading to conflicts with pedestrian circulation.

- Pedestrian Circulation

The graphic shows the primary and secondary pedestrian routes, areas of student gathering.

- Observations:
 - Heavy pedestrian and vehicular circulation cross along Lot B Drive.
 - Pedestrians walk through parking lots to travel between separate clusters of buildings.
 - The number of trees help to shade the parking lots.
 - The main campus core has a strong geometry and inward focus.
 - Building entrances are often difficult to find.
 - Many outdoor spaces that are adjacent to buildings are not well-connected to the indoor space.
 - More shaded seating is needed and the existing areas are heavily used.
- Discussion:
 - The pedestrian links between the campus building clusters are weak, such as through the parking lots to the Dental Education Center and the Child Development Center.
 - Many pedestrians cross Lot B Drive and its often heavy vehicular flow. The stop sign is not positioned well in relation to the crosswalk at the east end of Lot B Drive.
 - The path from parking lot A to the stairs between the Library and Student Services is a primary pedestrian route.
 - Other campus student gathering spots are:
 - Under the bridge between the Library and Student Services.
 - The patio to the northeast of the Humanities Building
 - At the shaded entry stair landing outside the third floor entrance to the Humanities Building
 - Some events are held in the northern corner of Courdures Plaza next to the Library.
 - The narrow, canyon-like areas around many buildings are not very visible. Smoking, which is prohibited on campus, and other inappropriate behavior has been known to occur in these areas.
 - The smoke-free campus policy has been in place for some time, but is disregarded by some. People smoke in back of the Library and the Humanities Building.

- Development History

The graphic indicates the decade during which the campus facilities were built.

- Observations by the Planning Team:
 - All of the buildings are relatively new
 - No major remodels are recorded.
 - Most of the permanent buildings were built when the campus was established.
- Discussion:
 - The graphic will be revised to show development in 5-year increments to reflect the grouping of construction projects. Humanities (1996) and the Bookstore (1998) was built after the other 1990s era buildings. Prior to 1998, the bookstore

was in the Library.

- The Administration Building, the Child Development Center, and the Student Activities Center were built in the early 2000s. Most of the Parkside Complex was built in the late 2000s.
- In fall 2011, the Lion's Den was renovated and the covered patio was added.

- Projects in Planning

The graphic shows the facilities projects that have been considered to date.

- Student Academic Services Building (under construction)
- Network Operations Center
- Library Learning Center
- Health Science Center
- Warehouse
- Center for Human Performance
- Amphitheater and parking lot

- Discussion:

- All planned projects will be reviewed in the CMP process.
- The Final Project Proposal (FPP) to the state for the Library Learning Center has been updated and resubmitted to the State Chancellor's Office. The reason for this, was to keep the project in line for future state funding. Once approved, the FPP conceptual diagram will be revisited and adjusted during the design phase.
- The Health Science Center FPP has been set aside and will likely be replaced with a new Science Building as the next priority after the Library Learning Center.
- Although promoted by the city, the amphitheater is no longer being planned. Use as a music venue was strongly opposed by the nearby residential neighborhoods.
- The College needs an outdoor event space for large gatherings.

- Campus Zoning

The graphic highlights the zoning of main functional categories, including administration offices, student services and activities, library, instructional, child development center, service, and space leased to others.

- Observations by the Planning Team:

- The student services and activities and library spaces are distributed throughout the campus.

- Discussion:

- The administration offices in the SAS should be smaller and the instructional space should be bigger.
- The student services offices in the Humanities Building and Library (Veterans Center) should be smaller.
- Building 4 is a classroom and Building 7 is a student services office (nurses).
- Building 11 houses the Professional Development Center, and administrative function.
- There is a library space in the Dental Education Center.

- MVC at the Ben Clark Training Center

March AFB was realigned in 1996 to become March Air Reserve Base, surplusing about 4,400 acres of land. The Ben Clark Training Center is situated on 365 acres of the surplus land that was conveyed to Riverside County. The BCTC is managed by the Riverside County Sheriff and Fire Departments, which, along with MVC, Cal Fire and other entities, provide public safety training. MVC leases office and instructional space from the County. The graphics show the offices housed in converted military administration and housing facilities, the modular and temporary instructional buildings, and the fire technology training center and state-of-the-art fire arms range and scenario

village. MVC programs taught at the BCTC are the EMS program, the Law Enforcement program, and the Fire Technology program.

- Observations by the Planning Team:
 - The facilities, including those leased by MVC, either are temporary and modular instructional buildings or office buildings that date back to the time with this area was a non-commissioned officer school at March AFB.
- Discussion:
 - Riverside County plans to build permanent instructional buildings soon.
 - MVC rents instructional space from Riverside County by half-day increments.
 - Photos of the EMS instructional space will be included in the CMP documentation.

NEXT STEPS

- Update analysis graphics based on the discussion
- Conduct additional analysis (including landscape)
- Analyze trends and planning data
- Develop implications for planning
- Sustainability visioning workshop (August)
- Campus Interviews (September)

We are proceeding based on the above information. If there are any omissions or if any corrections are needed, please bring them to our attention in the next few days.

Submitted by,



Sheryl Sterry, Senior Educational Facilities Planner
HMC Architects

By College
Nick Connell, Benedetta Del Vecchio, Mikaela Klein, Brett Leavitt, HMC Architects

Attachments The items discussed in this meeting refer to the following associated documents:
CMP Timeline, dated May 15, 2013

File MM-MI
L:\Projects\5004 Riverside CCD\012-MVC CMP\05-MM\01. MI\MM-MVCCMP_2013-05-15_Analysis.docx