

Meeting Date December 6, 2013 **Project #** 5004 012 000

Client Name Riverside Community College District

Project Name Moreno Valley College
Comprehensive Master Plan (CMP)

From HMC Architects

Attendees	Attendance (X) Name	Partial Attendance (P) Title	Organization
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Planning Committee:

	Anna Marie Amezquita	Faculty, English	Moreno Valley College
	Rosslynn Byous	Director/Faculty, Physician Assistant Program, Career Technical Education	Moreno Valley College
X	Chris Carlson	Chief of Staff and Facilities Development	RCCD
	Michelle Dawson	City Manager	City of Moreno Valley
	Bart Doering	Construction, Facilities Planning + Development	RCCD
	Mary Gallardo	Instructional Department Specialist, Public Safety Education and Training	MVC BCTC
X	Norm Godin	Vice President of Business Services	Moreno Valley College
	Ronald Johnson	Associated Students of Moreno Valley College	Moreno Valley College
X	Susan Lauda	Classified Staff, Academic Affairs	Moreno Valley College
	Rebecca Loomis	Faculty, Anatomy/Physiology	Moreno Valley College
	Tyrone Macedon Sr.	Associated Students of Moreno Valley College	Moreno Valley College
X	Sandra Mayo	President	Moreno Valley College
X	Debbi Renfrow	Faculty, Library Services	Moreno Valley College
X	Sheila Pisa	Faculty, Mathematics	Moreno Valley College
X	Robin Steinback	Vice President of Academic Affairs	Moreno Valley College
	Greg Sandoval	Vice President of Student Services	Moreno Valley College
X	Leslie Salas for Greg Sandoval	Administrative Assistant to Vice President	Moreno Valley College
	Gustavo Segura	Coordinator, Instructional Media/Broadcast	Moreno Valley College
X	Salvador Soto	Counselor	Moreno Valley College
X	Cid Tenpas	Dean, Technology + Instructional Support Services	Moreno Valley College
X	Laurens Thurman	Consultant, Construction, Facilities Planning + Development	RCCD
X	David Vakil	Dean of Instruction	Moreno Valley College
X	Christopher Whiteside	Dean, Public Safety Education and Training	MVC BCTC
	Ann Yoshinaga	Director, Public Safety Education and Training	MVC BCTC

Planning Team:

X	Rafael Cobian	Senior Transportation Engineer	Fehr & Peers
	Eva Conrad	Educational Planner	College Brain Trust
	David Gales	Director, California Office	WaveGuide Technology
X	Megan Horn	Associate	AHBE Landscape Architects
X	Brett Leavitt	Senior Project Designer	HMC Architects
X	Deborah Shepley	Principal, Higher Education Practice Leader	HMC Architects
	Sheryl Sterry	Senior Educational Facilities Planner	HMC Architects
X	Benedetta Del Vecchio	Education Facilities Planning Leader	HMC Architects

DISCUSSION:**TIMELINE + PROCESS:**

- The overall CMP project timeline was reviewed.
 - The project is currently in Step 4: Explore
 - The CMP project is on track according to the project schedule.
 - The next CMP committee meeting is scheduled for February 21, 2014.

EDUCATIONAL PLANNING:

The following two chapters were drafted, reviewed by the Master Plan Committee, and revised based on feedback. These chapters were distributed for college-wide review at the end of November. Feedback from the college-wide review was due December 6th. This feedback will be used to create Draft #3 which will be posted on the master plan website.

- **Chapter 1 – Background**

Summary of the national, state, and local context in which the CMP is being developed

- Draft #1 reviewed by Master Planning Committee and revised
- Draft #2 distributed for college-wide review
- Feedback due December 6th

- **Chapter 2 – Profile of the College's Community and Students**

Analysis of data that lead to a projection of the college's growth over the next decade and the identification of key factors to be considered in planning

- Draft #1 reviewed by Master Planning Committee and revised
- Draft #2 distributed for college-wide review
- Feedback due December 6th

- **Chapter 3 Programs and Services**

Description of the college's academic programs and student services

- Draft #1 and #2 reviewed by program/service faculty and staff
- Draft #3 distributed for college-wide review and revised
- Draft #4 posted on website
- Comments due December 15th

FACILITIES PLANNING

- **Planning Data Analysis**

- Review of Master Plan Horizons
- Review of Planning Data
 - Space Inventory Analysis
 - Master Plan Space Needs
 - Summary of space needs by space type

- **Preliminary Options**

- The planning team presented a summary of the campus opportunities and constraints.
 - Site
 - The topography + geology are significant factors.
 - Open spaces are underutilized; not related to the natural surroundings.
 - Outdoor and indoor spaces are not well-connected.
 - Circulation
 - College Drive is the one primary campus gateway.
 - Parking is currently at 97% utilization during peak demand.
 - Pedestrians cross primary vehicular routes to navigate the campus.
 - Zoning
 - Functional zoning is not clearly organized.
 - Buildings clusters are disconnected.
 - Space Needs
 - Additional space is needed to accommodate the projected growth.
- The existing zoning was shown and the committee noted that the instructional areas need to include part of the Student Academic Services (SAS) building and the Early Childhood Education Center (ECEC). The planning team will modify the existing zoning diagram to reflect these comments.
- A proposed demolition plan highlighted the temporary buildings that will be removed as part of the CMP. The committee would like the planning team to highlight not only the demolition of the existing temporary buildings, but also the modular buildings which will be eventually demolished.

- **Development Concepts**

- HMC presented the development concepts that formed the basis for further development:
 - Contextualism
 - Hill Town precedent
 - Convergence
- HMC presented the Proposed Zoning
 - The new zones will consolidate and clarify the spatial organization of campus programs.
 - The student services zone will surround the existing “core” and expand to the south, creating a new campus edge as a part of a redefined entry sequence
 - The instructional zone will overlap with buildings in the new student services zone in certain crucial spaces.
 - The support zone will be developed along the back edge of the campus along the hillside.
 - The overlap of the athletic zone with the instructional zone and student services zone highlights how the Kinesiology Building will connect many functions. The athletic zone will be developed on the south side of the campus.
 - The proposed zoning creates ribbons or striations that encompass pockets for open space that could be programmed on a gradient from more urban (formal and structured) to more naturalized (informal).

- Proposed Pedestrian Circulation
 - Open spaces will progress towards the hillside, from an urban character to a natural one, from formal to informal.
 - The connections between these new spaces will be designed to support a variety of activities. The placement of the proposed new buildings and open areas will acknowledge and frame the views to the hills.

- A new vehicular circulation route was proposed and the committee supported the new concept:
 - The primary entrance to the campus will continue be off Lasselle Street at College Drive.
 - The primary circulation will shift to the edge of the campus, near the route of West Campus Road and Mountain Lion Drive, which will reduce pedestrian-vehicular conflicts, and will connect to a new south roundabout at Krameria Street.
 - The existing termination of College Drive will be maintained and improved, mainly supporting passenger loading for cars and public transit and pedestrian/bike circulation.
 - To address the parking need, surface lots are maximized and a new parking structure is recommended, adjacent to the main entrance (3 levels, 600 spaces).
 - Parking will be distributed around the campus with the addition of a new larger lot where the Lion's Lot is currently located. The lot will be terraced into the sloping terrain.
 - **Discussion**
 - Some concerns were expressed regarding the location of the parking structure as the first impression upon arriving to the campus.
 - The group discussed how a parking structure can be designed to be aesthetically pleasing.
 - The committee agreed that the proposed location worked well and should be developed further.
 - The potential acquisition property to the north of the proposed parking structure was mentioned. If possible, this would help to 'square out' the structure and improve efficiency.
 - **ACTION:** *College to investigate*
 - The jog at the roundabout near Krameria Street was discussed as a potential concern.
 - **ACTION:** *The Planning Team will develop further*
 - The committee would like to see a secondary campus entry/exit developed.
 - **ACTION:** *The Planning Team will develop further explore the possibility of a new entrance on Grande Vista Drive, through the residential neighborhood.*
 - It was noted that pedestrian connections were needed on the east side of the campus.
 - The committee was supportive of developing an amphitheater that integrates into the natural hillside slopes.

- **Option 1**
 - This option proposed the following:
 - Demolition of all portable buildings, the Head Start building, and the SAC
 - New parking structure accessible from the main loop
 - New LLC building close to a new drop-off
 - New Kinesiology Building on the east side of the “new core”
 - The new Science Building placed in line with the SAS and Humanities building
 - Repurpose the vacated space in existing buildings
 - **Discussion**
 - There was a concern that there was not enough growth shown in this option.
 - The committee did not favor the proposed location for the Warehouse Building and was concerned about the long distance to the campus core. A new location will be explored.

- **Option 2**
 - This option suggested the following:
 - Demolition of all portable buildings, the Head Start building, the SAC, the Lion’s Den and the Bookstore
 - New parking structure accessible from the College Drive main loop
 - New LLC Building shifted to be in the location of the current Lion’s Den and Bookstore
 - New Kinesiology Building on the east side of the “new core”
 - The new Science Building placed in line with the SAS and Humanities building
 - Repurpose the vacated space in existing buildings
 - **Discussion**
 - The committee supported the location of the LLC building as the bridge between the north and south core, the student services and the instructional zones.
 - The committee did not favor the location of the Kinesiology Building on the southwest corner of the new open space (the Lab), and suggested flipping it with the new Instructional Building.
 - Food service could be moved into the new SAS building. This will be explored further.
 - The committee did not favor the location of the Warehouse Building and was concerned with the long distance to the campus core. A new location will be explored.
 - Option 2 was preferred and will be developed further.

- **Option 2 Development**
 - Option 2 will be developed to incorporate the following:
 - Reconsider the placement of the Kinesiology Building and a second instructional building.
 - Improve the connection between the Kinesiology Building and the athletic fields.
 - Develop recommendations for secondary effects, including the food service and bookstore functions.

- **Horizons**

- It was suggested that this CMP consider 3 horizons. Horizons 1 and 2 as previously discussed, along with Horizon 3, which would represent the campus build-out.
- Horizon 3 would include:
 - Dental Education Center incorporated into a new Allied Health Building
 - Community Center with a large venue for functions and performances

NEXT STEPS

- Meeting with the City of Moreno Valley – January 15, 2014
- Flex Day Presentation – February 7, 2014
- CMP Committee Meeting #6 – February 21, 2014

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,

Deborah Shepley, Principal
HMC Architects

Distribution: By College
Sheryl Sterry, Jim Wurst, HMC Architects
David Gales, Scott Walker, WaveGuide

Attachments The items discussed in this meeting refer to the following associated documents:
CMP Integrated Timeline, dated December 6, 2013
December 6, 2013 CMP Committee Meeting Slide Presentation

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MORENO VALLEY COLLEGE
Comprehensive Master Plan Integrated Timeline
 12/08/2013

