Rowan-Cabarrus Community College
North Campus Master Plan Update
Owner's Project Requirements
February 26, 2021

1. **General Description**
   1.1. This is an update to the North Campus Master Plan. The last complete update was commissioned in 2007, and was developed by Yates, Chreitzburg, Hughes Architects (YCH). YCH updated the Site Plan element of that Master Plan in 2013.

2. **Project Elements**
   2.1. Site – identify and document terrain and streams, document existing and possible vehicle and pedestrian pathways.
   2.2. Buildings – identify locations for future buildings and features.
   2.3. Utilities – outline existing and potential pathways for power, data, potable water, irrigation water, sewer, storm water, and natural gas.

3. **General Project Requirements**
   3.1. Owner Directives
       3.1.1. The Project will be designed using the November 2020 RCCC Design Manual, which shall be included by reference in the Design Contract.
       3.1.2. The design should be organized such that it could be accomplished within an occupied campus.
   3.2. Guiding Principals
       3.2.1. Renew the existing core of the campus.
       3.2.2. Ensure a pedestrian safe and multimodal campus.
       3.2.3. Cultivate a sense of place and arrival.
       3.2.4. Implements sustainable strategies and preserve natural spaces.
       3.2.5. Maximize existing buildable space.
       3.2.6. Plan for future enrollment.
   3.3. Approvals
       3.3.1. City of Salisbury is the Authority Having Jurisdiction (AHJ) and will issue development approval for any site plans.
       3.3.2. Other Permits as required by AHJ.
       3.3.3. As an informal project (under $500,000) the project will not require involvement of the State Construction Office requirements, however the following will be required:
           3.3.3.1. Use of standard RCCC Design Services Contract.
   3.4. Standards
       3.4.1. Provide a comprehensive master plan for the College's North Campus. A model example of this approach is Appalachian State University's Master Plan 2025.
       3.4.2. Design the Master Plan to comply with WELL Building Standard Ver. 2. Through consultation with the Owner, the Designer will be responsible identifying the applicable Optimizations which will be applied to any projects executed under the Master Plan. Designer will be responsible for compliance, ensuring design meets identified requirements, securing necessary data, filling out score cards.

    3.5. Drawing Requirements:

        3.5.1. Comply with RCCC Design Manual

4. **Site**

    4.1. Topography

        4.1.1. Ensure site plan respects the existing topography of the site. Minimize the amount of cut and fill required by future development.

    4.2. Natural Areas

        4.2.1. Ensure the plan respects the natural areas of the campus, including wooded areas, streams, and delineated wetlands.

        4.2.2. Mitigate elements of the existing site plan that are detrimental to the environment (ie. add stormwater detention for large impervious areas that may currently be flowing unimpeded).

    4.3. Campus Layout

        4.3.1. Consider the placement of the "Front Door" to the campus. Ensure the following are factored:

            4.3.1.1. NCDOT and City of Salisbury future roadway development plans;

            4.3.1.2. Future Land Use Plans for the City of Salisbury and Rowan County

            4.3.1.3. Convenient access to major arterial roadways

        4.3.2. Take Public Safety and Site Security into account:

            4.3.2.1. Apply Crime Prevention Through Environmental Design (CPTED) principals into the site plan and other elements.

            4.3.2.2. Factor Emergency Ingress/Egress to/from the campus into site plan and other elements.

5. **Buildings**

    5.1. Space Program

Space	Area	Notes
Existing Buildings		
Building 100	40,898 SF	1 story with mechanical mezzanines, built 1963. Classrooms, offices.
Building 200	57,451 SF	2 stories, built 2000. Classrooms, labs, offices.
Building 300	37,713 SF	3 stories, built 1968. Classrooms, offices.
Building 400	40,756 SF	2 stories, built 2008. Classrooms, PT labs, offices.
Building 500	44,146 SF	2 stories, built 1976. Classrooms, labs, offices, cafeteria, library, auditorium.
Building 600	69,693 SF	2 stories, built 1976 & expanded 2015. Classrooms, labs, offices.

Building 700	8,987 SF	1 story, built 1980s. Classrooms, labs, offices.
Building 800	5,000 SF	1 story, built 1985. Maintenance shop, offices.
Burn Building	3723 SF	2 story, masonry structure built 2015 for live fire training
Modular	1848 SF	1 story, double width modular 1995. Classroom, office.
Fire Training Tower	3,081 SF	5 story, masonry structure built 2020 for simulated fire training.
Building 810	3,000 SF	1 story, built 1980s. Maintenance storage.
Planned Buildings		
Technology Building		
Technology Building	50,000 SF	1 story, some high bay areas. Classrooms, labs, offices for STEAM education.
Automotive Building	33,000 SF	1 story, high bays with access doors. Classrooms, labs, offices.
Career & College Promise Building	18,000 SF	Classrooms, administrative offices, cafetorium, multipurpose space, CTE resource center.
Decontamination Station	3,900 SF	Changing rooms, showers, laundry, associated spaces.
Fire Training Restroom Pavilion	1,000 SF	Open training pavilion with restrooms
Future Functions		
New Student Center	20,000 SF	
Large Auditorium	10,000 SF	Approximately 1,200 seats.
Meeting / Conference Space	10,000 SF	
Physical Education Space	30,000 SF	

5.2. Exterior Design Aesthetic
    5.2.1. Building envelope will be designed to integrate with the mid-century modern design aesthetic of the North Campus.
    5.2.2. Building will be rectilinear in shape with flat roofs.

6. Utilities
    6.1. Stormwater

6.1.1.Retention/Detention shall be factored into all projects and existing elements when being upgraded

6.1.2.Improvement of the streams and wetlands on the site should be a priority.

6.2. Electrical Power

6.2.1.Investigate the potential, and conceptualize the infrastructure to support a college owned micro-grid for the campus.

6.2.2.Build redundancy into the electrical utility plan

6.3. Potable Water

6.3.1.Build redundancy into the potable water plan

6.4. Sewers

6.4.1.Factor sewer drainage into all plans, preferable through gravity systems

6.5. Irrigation Water

6.6. Natural Gas

6.7. Data and Network Infrastructure

Rowan-Cabarrus Community College
Update to the North Campus Master Plan
Thought Starter Questions
February, 26, 2021

1. **Thought Starter I:** List high priority goals for improvement that Rowan-Cabarrus should address in the master planning process at North Campus. Consider needs such as building updates and renovations, safety, and accessibility in the categories below. What barriers to success exist? Add information as necessary. Categories to consider include: Academic, Administrative, Student Recreation, Dining, Support Services, Outdoor/Open Spaces, and Technology. Should we consider housing? Should we consider athletics?

2. **Thought Starter II:** What campus improvements might help with enrolling, recruiting, and retention of students, of faculty, of staff? Think about what creates an inclusive, innovative, and diverse environment.

3. **Thought Starter III:** Think of memorable college or university campuses you have visited in the past. What do you think makes those campuses memorable? What physical characteristics create an identity and sense of place on campus? List any campus and describe the shortcomings and successes you observed. Are there elements that could improve the look and feel of our campus? A defined entry gateway? A signature architectural element? (Clocktower?) Place defining elements (Sculpture?).

4. **Thought Starter IV:** Think of the geographic layout of North Campus and our other campus. Are there preferred locations for current or future educational programs? Are there adjacencies with other programs which would improve the student experience? Are there properties or locations that you think we should acquire to meet the needs of our communities, partners, students, etc.?

5. **Thought Starter V:** What are the top priorities for transportation in and around the campus? Consider the list below and add information and suggestions for improvement as required. Categories to consider include: pedestrian safety/accessibility; clarity/accessibility of transportation routes; improvements to campus entrances; parking availability and access; intersection improvement; wayfinding and orientation; lighting and beautification; improvements to transit; and cycling routes, bike parking and safety.

6. **Thought Starter VI:** Consider what sustainability means. Do the spaces on campus reflect this value? What are the top priorities for furthering sustainability goals? Consider the following: green spaces, infrastructure, and/or buildings; developing campus-wide sustainability guidelines; reducing energy consumption and lowering the carbon footprint to approach carbon neutrality; on-campus agriculture and locally grown food; greater availability of mass-transit/reducing automobile reliance; rainwater harvesting, filtration and recycling technologies; using interactive information technology to measure, benchmark, and share performance goals (energy use, etc.); and engaging the local community.