

**Rowan-Cabarrus Community College**  
**South Campus Master Plan Update**  
**Owner's Project Requirements**  
2/26/2021

**1. General Description**

- 1.1. This is an update to the South Campus Master Plan. The last complete update was commissioned in 2016, and was developed by Yates, Chreitzburg, Hughes Architects (YCH).

**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 Concord is the Authority Having Jurisdiction (AHJ) and will issue development approval for any site plans. It is anticipated that the Master Plan resulting from this effort will be submitted to the City of Concord for their review and approval after adoption by the College's Board of Trustees.
- 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 South Campus. A model example of this approach is Appalachian State University's Master Plan 2025.

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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 Version November 2020.

**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 historical wetlands.

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 Concord future roadway development plans,
- 4.3.1.2. Future Land Use Plans for the City of Concord and Cabarrus County,
- 4.3.1.3. Convenient access to major arterial roadways.
- 4.3.1.4. Impact of Trinity Church Road bisecting the campus as expansion extends to the east side of the street.

4.3.2. Public Safety and Site Security

- 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 1000	43,426 SF	3 stories, main entrance, classrooms, offices, learning resource center
Building 2000	41,469 SF	3 stories, classrooms, offices
Building 3000	41,512 SF	3 stories, classrooms, labs, offices, cafeteria

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Building 8000	3,750 SF	1 story, maintenance shop
Modular classrooms (four bldgs.)	748 SF each	1 story, modular classroom
Tactical Training Center	7,487 SF	Prop lab for training law enforcement & first responders
<b>Planned Buildings</b>		
Building 4000	70,000 SF	3 story, Public Safety training center, large conference space, classrooms, offices, Emergency Operations Center
Building 6000	50,000 SF	3 story, classrooms, offices
Building 7000	50,000 SF	3 story, technical classrooms, labs, offices
Central Engineering Plant	10,000 SF	Offices, Mechanical Rooms, Electrical Rooms
Building 9000	40,000 SF	Engineering programs
Building TBD	40,000 SF	Classrooms, office
Building TBD	40,000 SF	Classrooms, office
<b>Future Functions</b>		
Building TBD		
Building TBD		

5.2. Exterior Design Aesthetic

5.2.1. Building envelopes will be designed to integrate with the late 20<sup>th</sup> century modern design aesthetic of the South Campus buildings.

5.2.2. Building will be rectilinear in shape with flat roofs.

5.3. Integrated Functions

5.3.1. An Emergency Operations Center should be incorporated into the plan and identified in a building which provides appropriate security, resiliency, power, and water for use by the College during emergencies.

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**6. Utilities**

6.1. Stormwater

6.1.1.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

6.4. Irrigation Water

6.4.1.Investigate possible harvesting storm water run off for landscape irrigation.

6.5. Natural Gas

6.6. Data and Network Infrastructure





# North Campus Master Plan

*Existing/Future*



YATES ■ CHREITZBERG ■ HUGHES

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