

An aerial, isometric rendering of the Fullerton College campus and its surrounding urban environment. The campus features a large stadium with a blue roof, several green athletic fields, a swimming pool, and various academic buildings. The surrounding area is filled with residential houses and streets. A vertical blue line runs through the center of the image.

Fullerton College Facilities Master Plan

July 2020



NORTH ORANGE COUNTY
COMMUNITY COLLEGE DISTRICT



STUDENTS ON THE MAIN QUAD

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Fullerton College

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01 | Campus Vision



Campus Vision

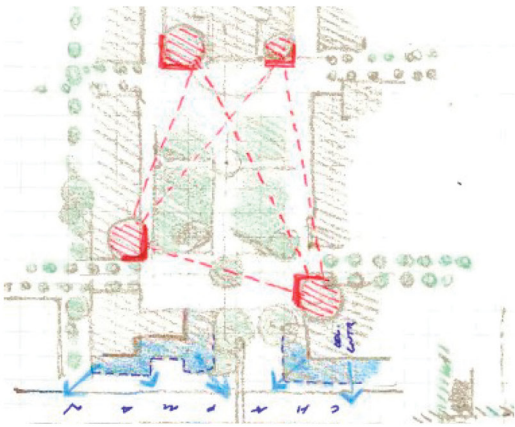
The Fullerton College campus is poised to dramatically reshape student life and community-serving programs on its campus in the coming decade. A campus gateway will frame East Chapman Avenue with a new Welcome Center and Performing Arts district along the campus’ southern perimeter. Providing critical student-serving programs for student government, clubs, Veterans and other organizations and resources are key elements of a vibrant co-curricular college experience. The Facilities Master Plan will also connect existing and proposed campus programs and spaces throughout its 83-acre campus with enhanced parking capacity, pedestrian promenades, plazas and gardens. The plan will create a vastly improved wayfinding network, while creating more accessible spaces where students, faculty, staff and members of the community can meet and engage with one another. The FMP acknowledges that many student groups are scattered throughout various points around campus. By providing more centralized hubs with desired programmatic adjacencies, the Fullerton College campus will foster a greater sense of community and institutional identity.

FACILITIES MASTER PLAN GOALS:

- Shape new campus gateways to strengthen campus identity, wayfinding and safety along the campus perimeter
- Enhance the visibility of academic and associated student programs to the community
- Extend views and pathways to and from the historic campus central quad
- Respect and celebrate the unique heritage and historically significant structures
- Anticipate key strategic assets and utilization of land off campus, including increasing campus parking capacity
- Shape buildings, campus open spaces and interstitial environments to promote collaboration and interaction
- Address common campus and community interests by creating a safe environment for pedestrians, public transit and bicycle riders
- Foster a sense of community by linking campus programs with pedestrian promenades and crosswalks to adjacent campus and community assets
- Embody a sustainable campus philosophy that features best practices and stewardship of the environment

SCOPE & PURPOSE:

The Fullerton Facilities Master Plan is a high level physical planning framework document to help prioritize future decision-making regarding campus architecture and site development projects over the next ten years and beyond. As such, it characterizes key issues of the campus’s capacity to accommodate a wide range of programs over time, including but not limited to issues of capacity, desired program adjacencies, environmental stewardship, accessibility and place-making. This document is not a detailed assessment of individual buildings and their associated systems and furniture upgrades.



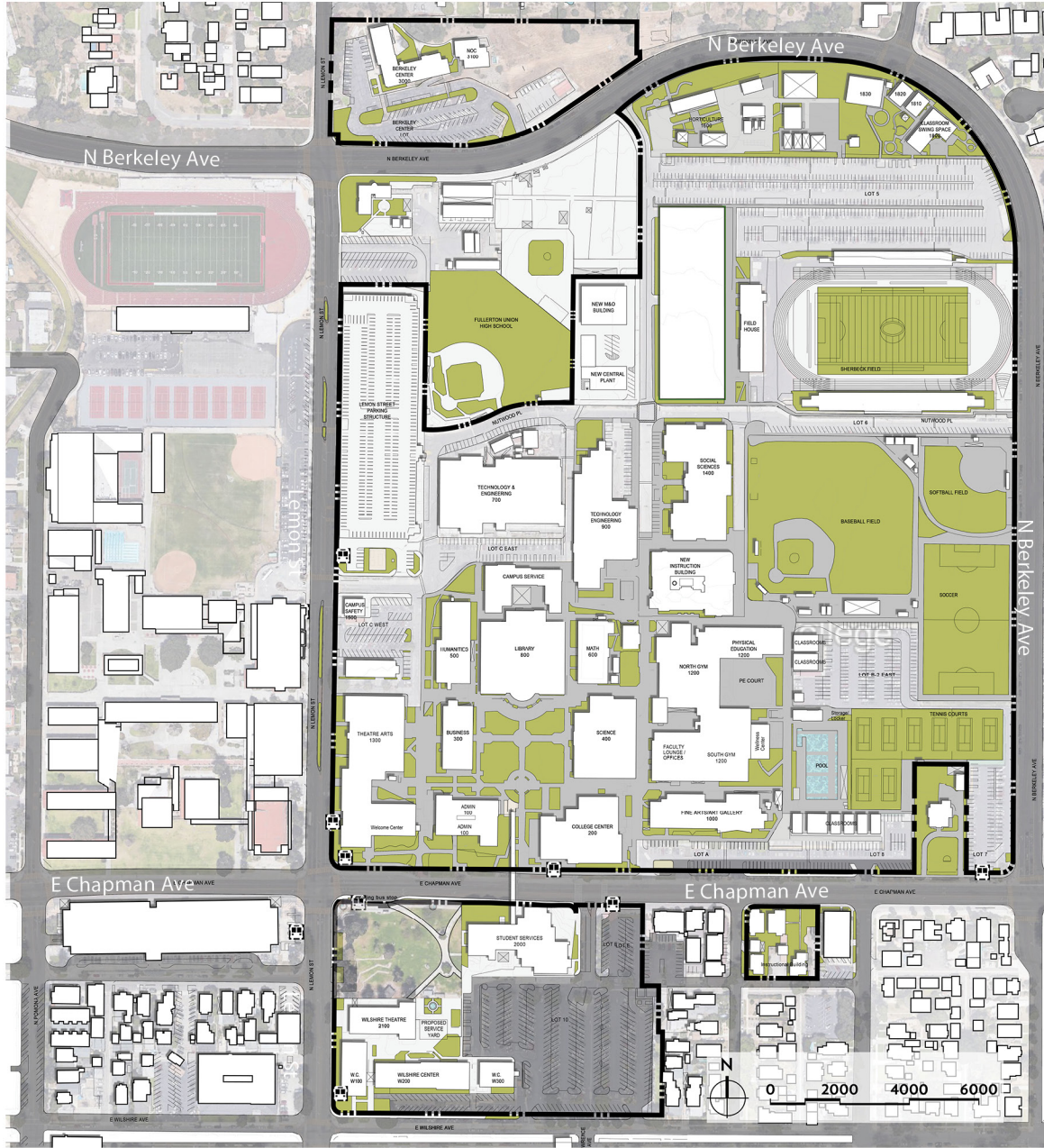
CONCEPT DEVELOPMENT SKETCH

02 | Context: Analysis & Challenges

Context: Analysis & Challenges

The subsequent analysis of the existing campus is based upon:

- EFMP Team Observations
- Information provided by District and College students, faculty, and staff including Facilities staff, and other key stakeholders
- 2011 Facilities Master Plan Analysis



EXISTING CAMPUS MAP

LEGEND

Fullerton College	Residential Zone
Commercial	Educational Facilities
Industrial Zone	District Property
Other	Historic Property
Community Improvement District	
Central Business District	
Campus Boundary	



LOCAL LAND USE

CAMPUS LIFE

Spaces on campus such as the dining hall, library seating, and green quad all provide pleasant spots for students to study and socialize, however, it is not uncommon for all seats to be filled. Student amenities are dispersed around campus and are often difficult to find. Providing additional places to touch down will give students more reasons to stay on campus longer and will enhance their experiences while there. By collocating student services to a prominent part of campus, students will likely use the services more frequently.

Desired Spaces to Promote Campus Life Include:

- Study and social space
- Student affinity spaces (i.e. - LGBTQ+, DREAMers, etc.)
- Co-curricular campus spaces (students, organizations, clubs, etc.)
- More campus community spaces (keep students on campus)
- Convenient Healthy and Affordable Food Options
- Places with ample shade to study or lounge
- Consolidated student amenities



Limited Food Options



Underutilized Outdoor Dining Spaces

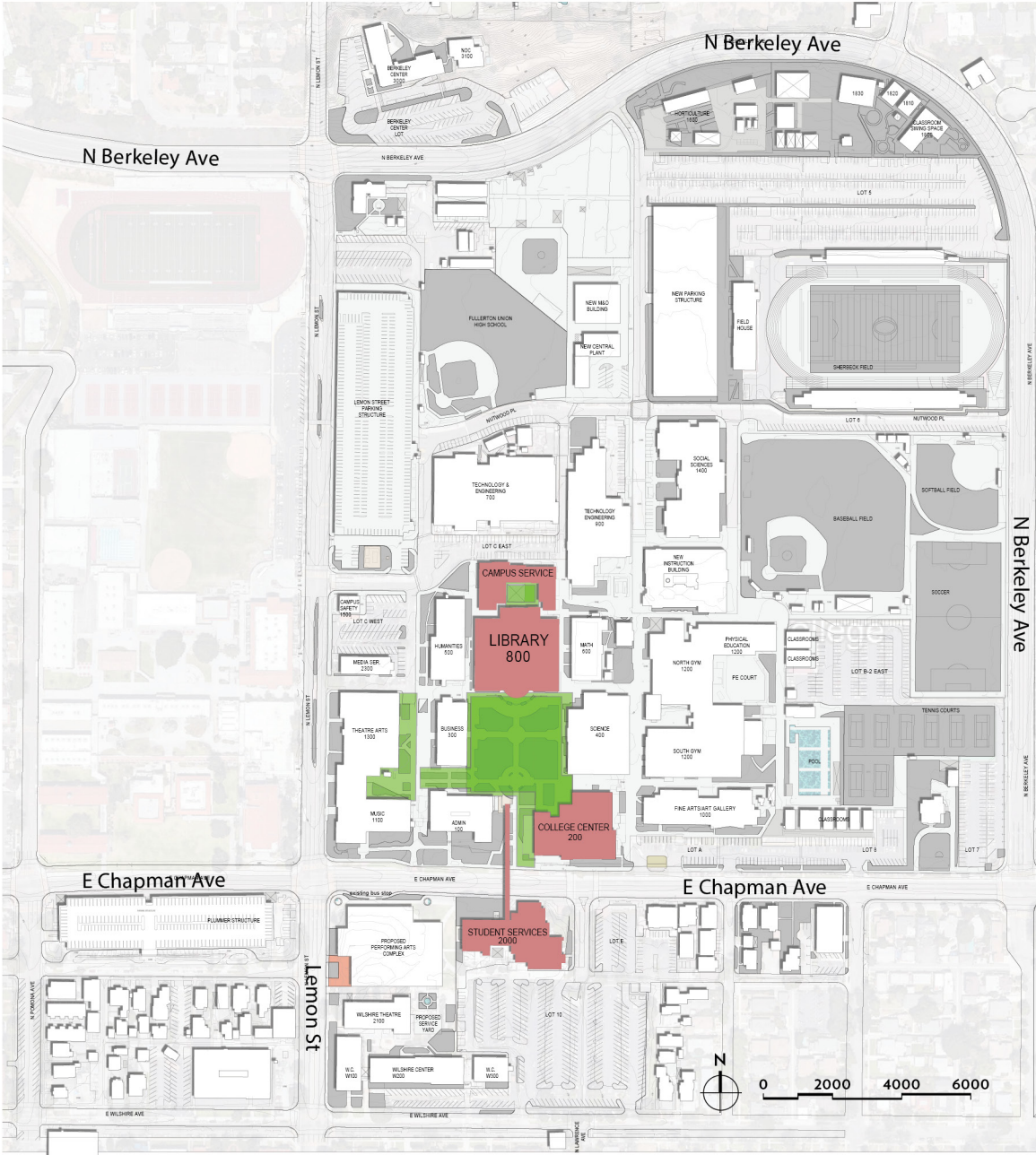


Lack of Affinity Spaces



Lack of Shade and Comfortable Outdoor Spaces

EXISTING CAMPUS CHALLENGES



EXISTING CAMPUS LIFE ZONE

MOBILITY & ACCESS

Existing Campus Challenges Include:

- Lack of parking
- Congested and unorganized area for vehicular drop-offs
- Conflict between vehicular and pedestrian circulation
- Limited access for online or remote classes
- Limited access to technology
- Desire for parking lot security improvements, including lighting enhancements



Need for Centralized Area for Drop-offs



Insufficient Parking



Conflicting Vehicular and Pedestrian Circulation



Limited Access to Technology

EXISTING CAMPUS CHALLENGES

LEGEND

- Existing Parking Area

Traffic Light

Bus Stop

Bicycle Route

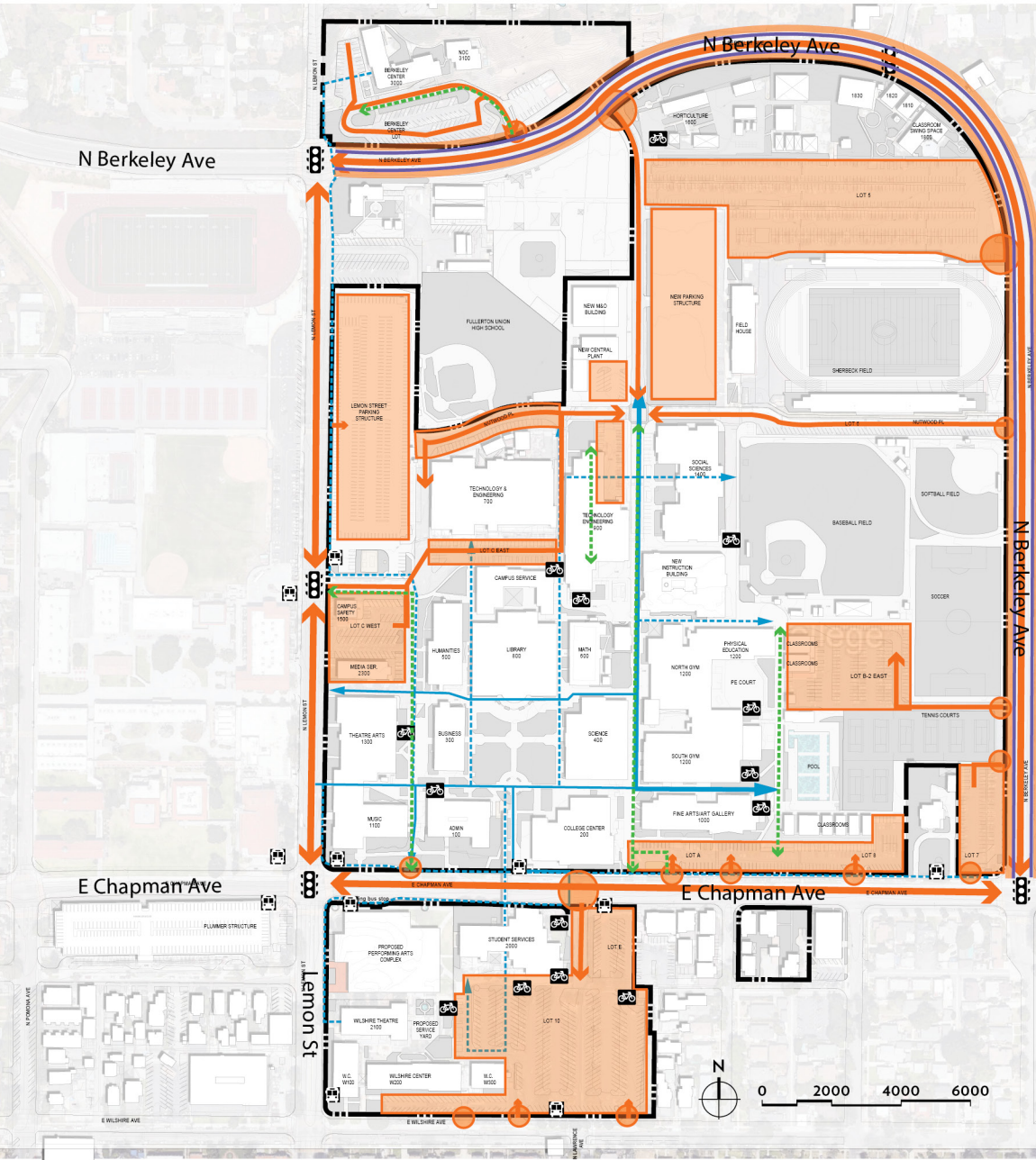
Service Vehicle Circulation
- Campus Entry

Bicycle Rack

Existing Vehicular Circulation

Pedestrian Circulation

Campus Boundary



EXISTING VEHICULAR AND PEDESTRIAN CIRCULATION

IDENTITY

Existing Campus Challenges Include:

- Lack of a strong campus or gateway entrance that reinforces institutional identity
- Lack of signage and wayfinding clarity throughout campus
- Abundant use of temporary signage



No Clear Front Door



Temporary Signage



Main Entrance Marquee

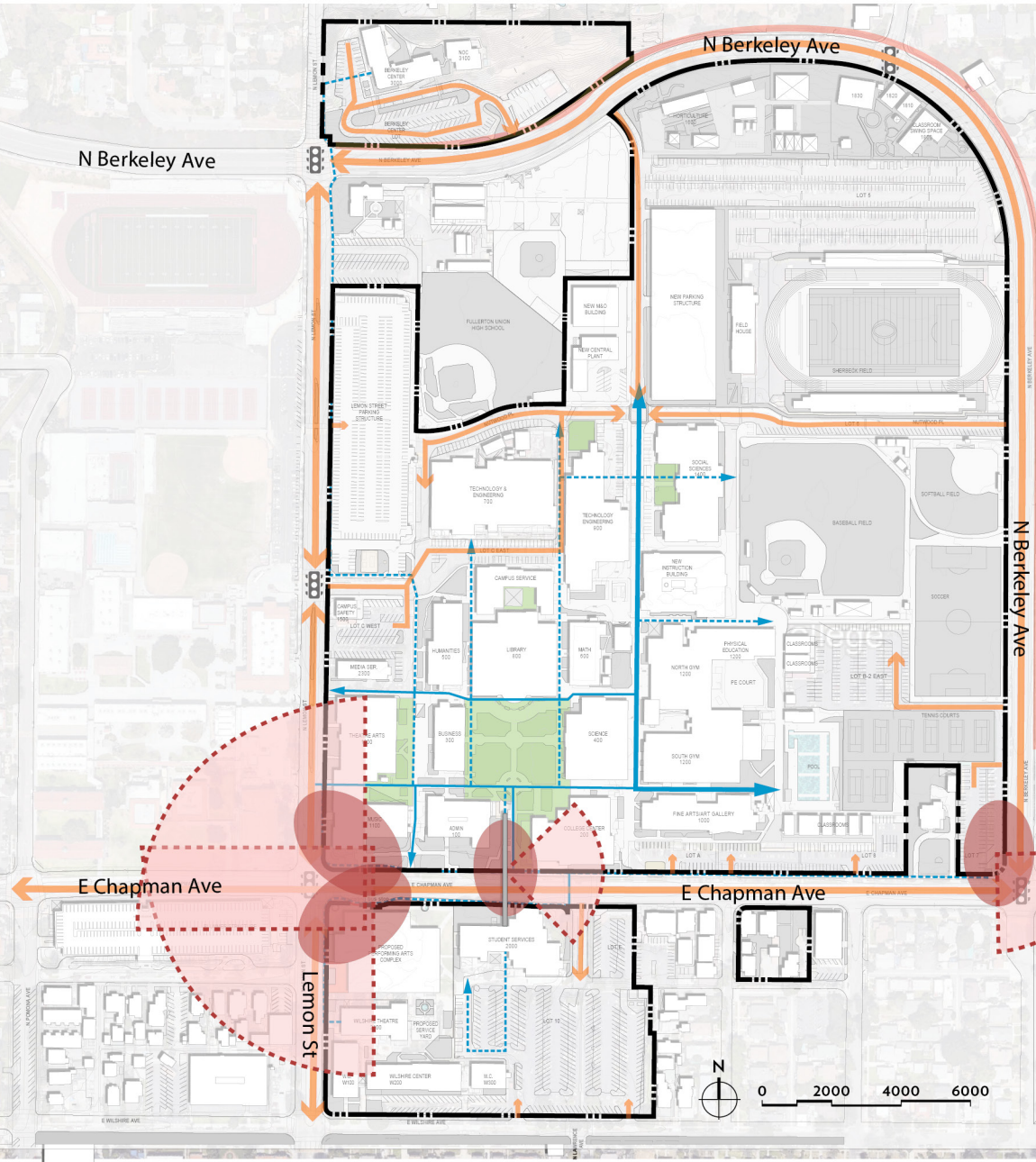


Inconsistent Signage Graphics

EXISTING CAMPUS CHALLENGES

LEGEND

- Existing Signage Location
- Visibility by Pedestrian
- Public Gathering Area
- Existing Vehicular Circulation
- Pedestrian Circulation
- Campus Boundary



EXISTING MAJOR SIGNAGE LOCATION

CAMPUS & COMMUNITY PARTNERSHIPS

The campus currently has a number of community partners, both on and off campus. These relationships enhance the student and campus experience, as well as assist in solving student basic need gaps, providing opportunities for student internships, and inviting the community to share in campus events and performances. There is a desire to continue to grow and expand these partnerships as appropriate.



OCTA Partner: Providing Free Bus Pass for Students



Shared Parking Use Agreements with the City



Expanding Food Options



Providing Food Pantry and Other Basic Needs

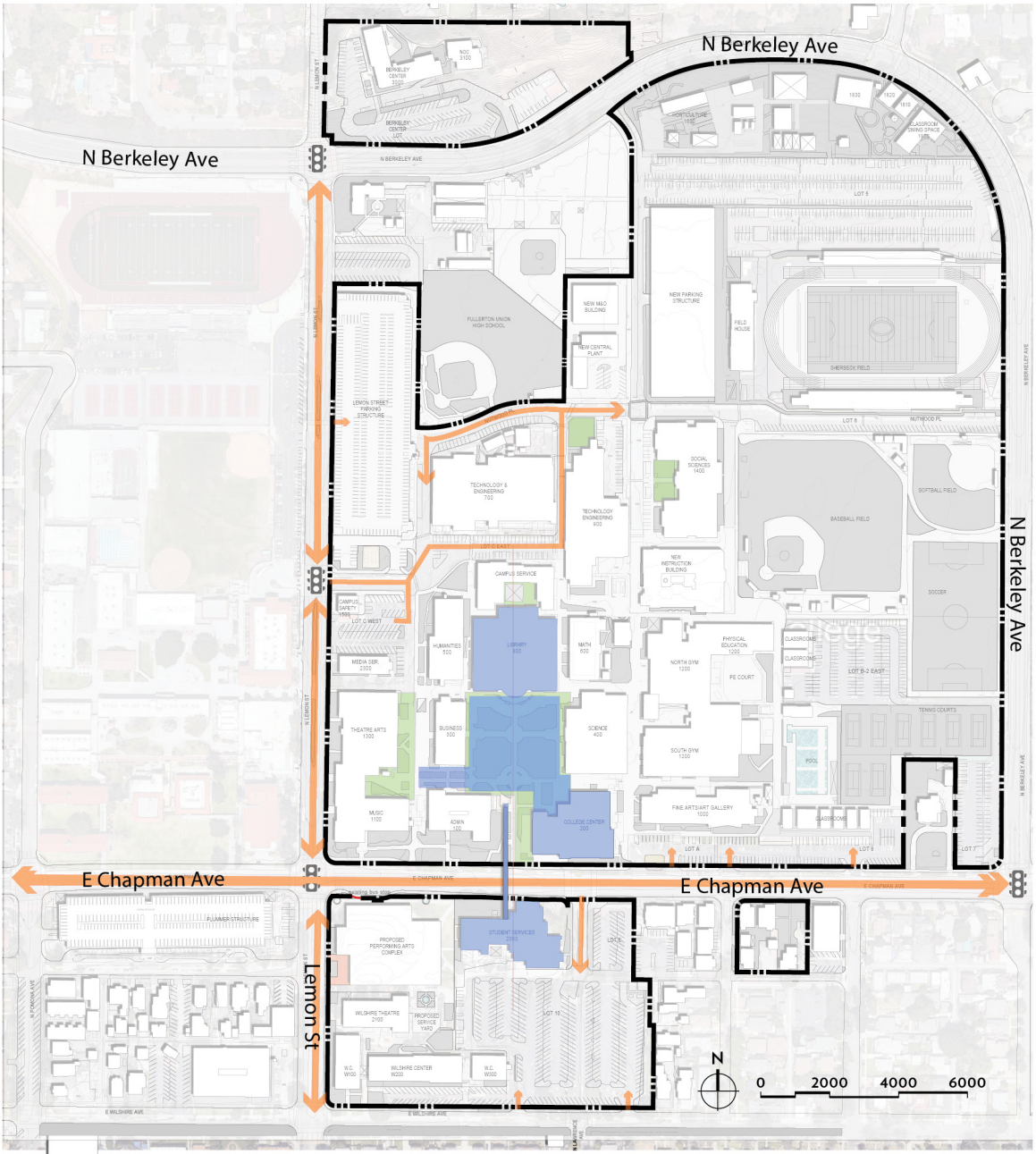
EXISTING CAMPUS CHALLENGES

LEGEND

Community Shared Service

Existing Vehicular Circulation

Campus Boundary



EXISTING CAMPUS & COMMUNITY CONNECTION

SUSTAINABILITY, RESILIENCY & STEWARDSHIP

Sustainable design, planning, and operations has been a priority for Fullerton and the District for several years, however, there are opportunities to increase environmental stewardship.

Desire to Enhance Sustainability Practices Include:

- Continue to incorporate sustainable design into all campus projects
- Reduce building energy use
- Increase onsite renewable energy to offset energy use
- Enhance campus operations and maintenance to be more sustainable



Lack of Shade and Comfortable Outdoor Spaces



Increase Onsite Renewable Energy



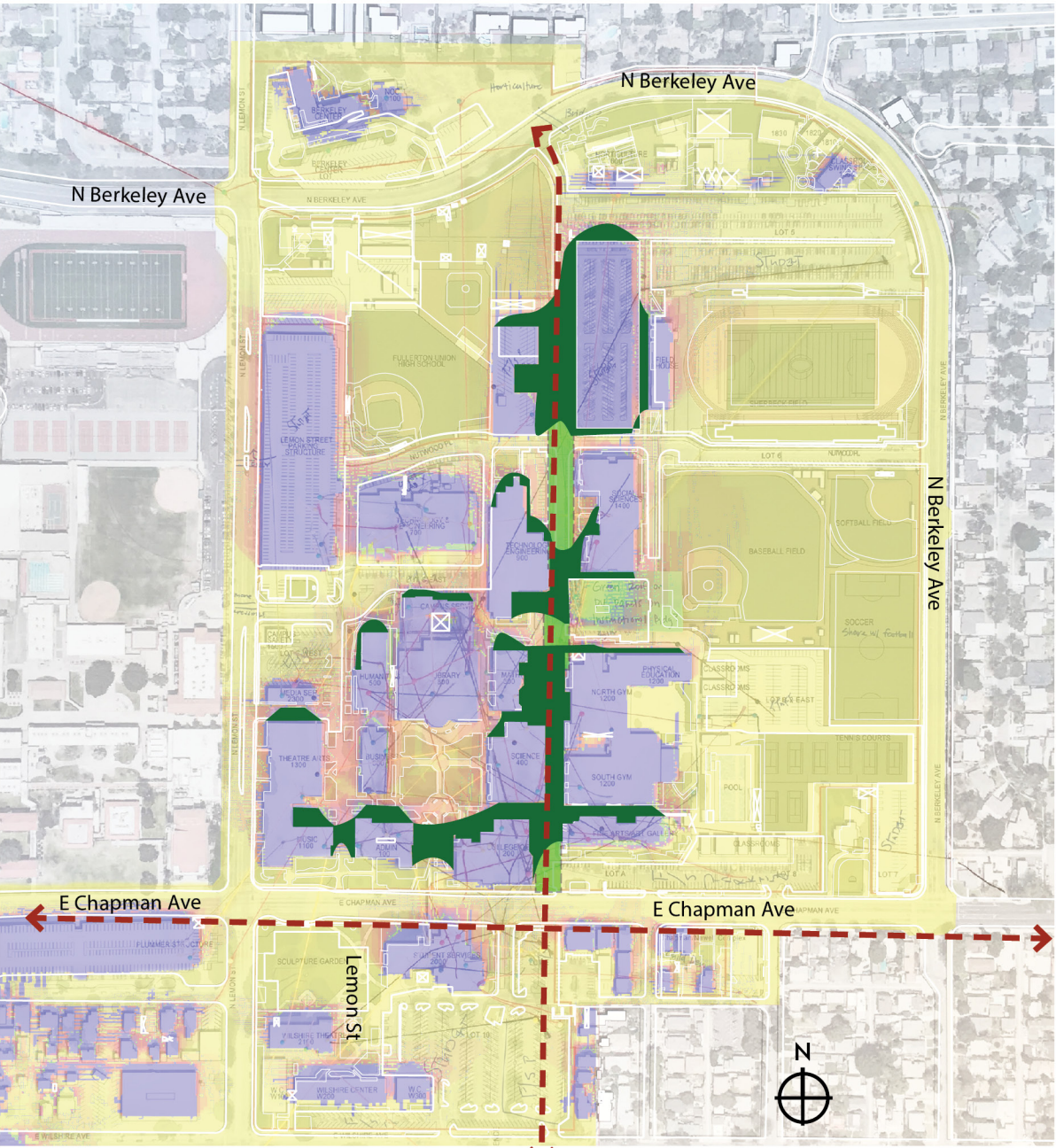
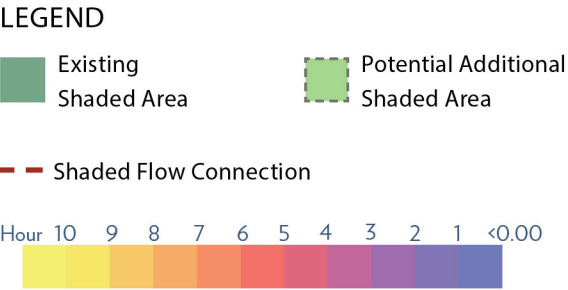
Incorporate More Sustainable Operations



Increase Electric Vehicle Charging Stations

EXISTING CAMPUS CHALLENGES

Campus analysis of thermal comfort zones suggests the potential for better connections of path and place as a continuous shaded pedestrian movement network.



EXISTING CAMPUS SUN, SHADE AND HEAT ANALYSIS

SAFETY & SECURITY

The COVID-19 pandemic and the increased number of mass-shootings have safety on top of many people’s minds. It is imperative for students, faculty, and staff to feel safe coming to school and work.

Current Campus Safety Concerns Include:

- Parking lot security enhancements
- Dark areas on campus
- Conflict between vehicular and pedestrian circulation
- Pedestrian crossing of Chapman Avenue and Berkeley Avenue



Conflicting Vehicular & Pedestrian Circulation



Nighttime Dark Areas Throughout Campus and Parking Lots



Crossing Chapman Avenue



Accommodating Multi-Modal Transportation

EXISTING CAMPUS CHALLENGES

LEGEND

Existing Parking Area

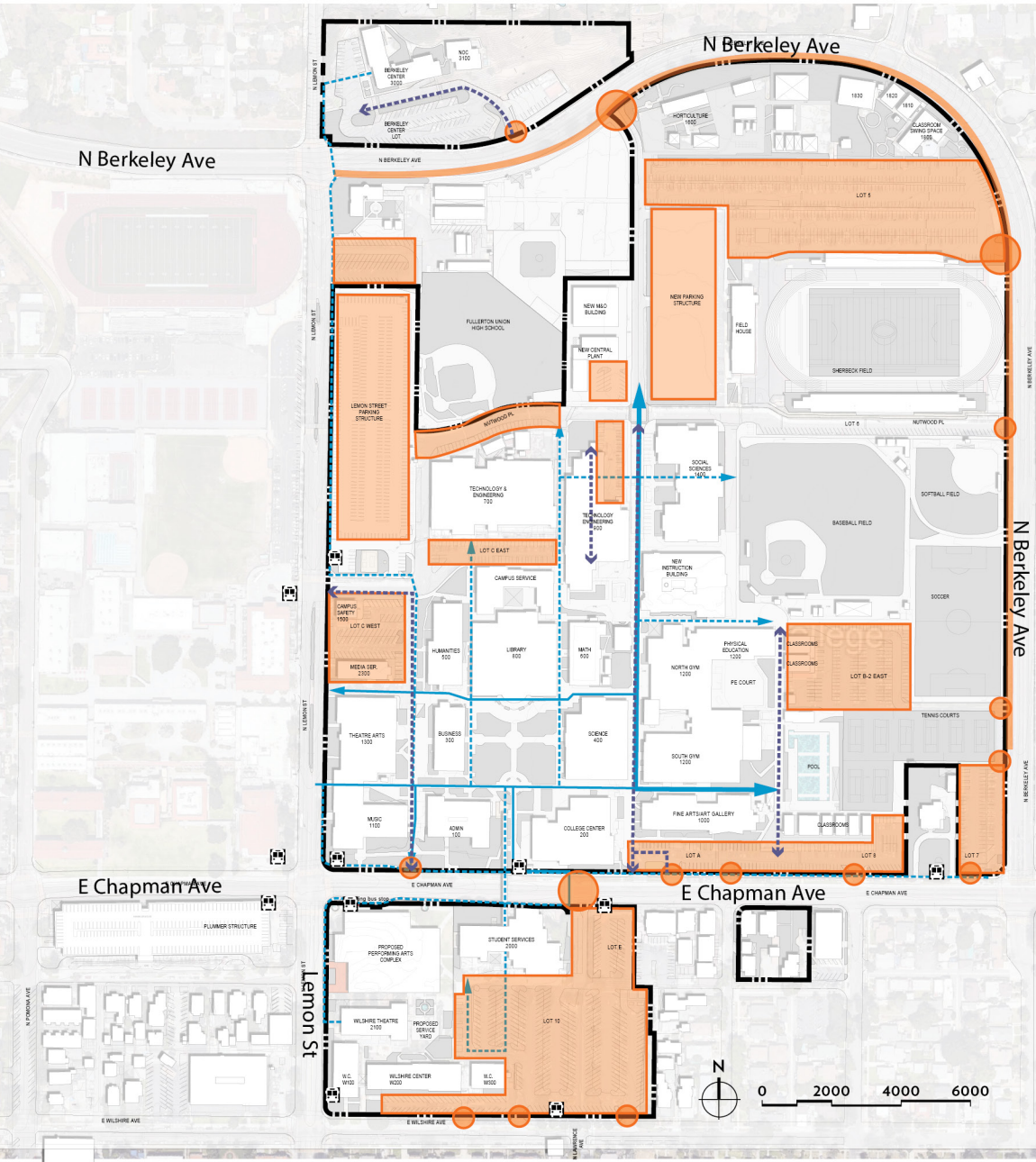
Pedestrian Circulation

Bus Stop

Campus Entry

Existing Vehicular Circulation

Campus Boundary



EXISTING POINTS OF VEHICULAR AND PEDESTRIAN CIRCULATION CROSSINGS

03

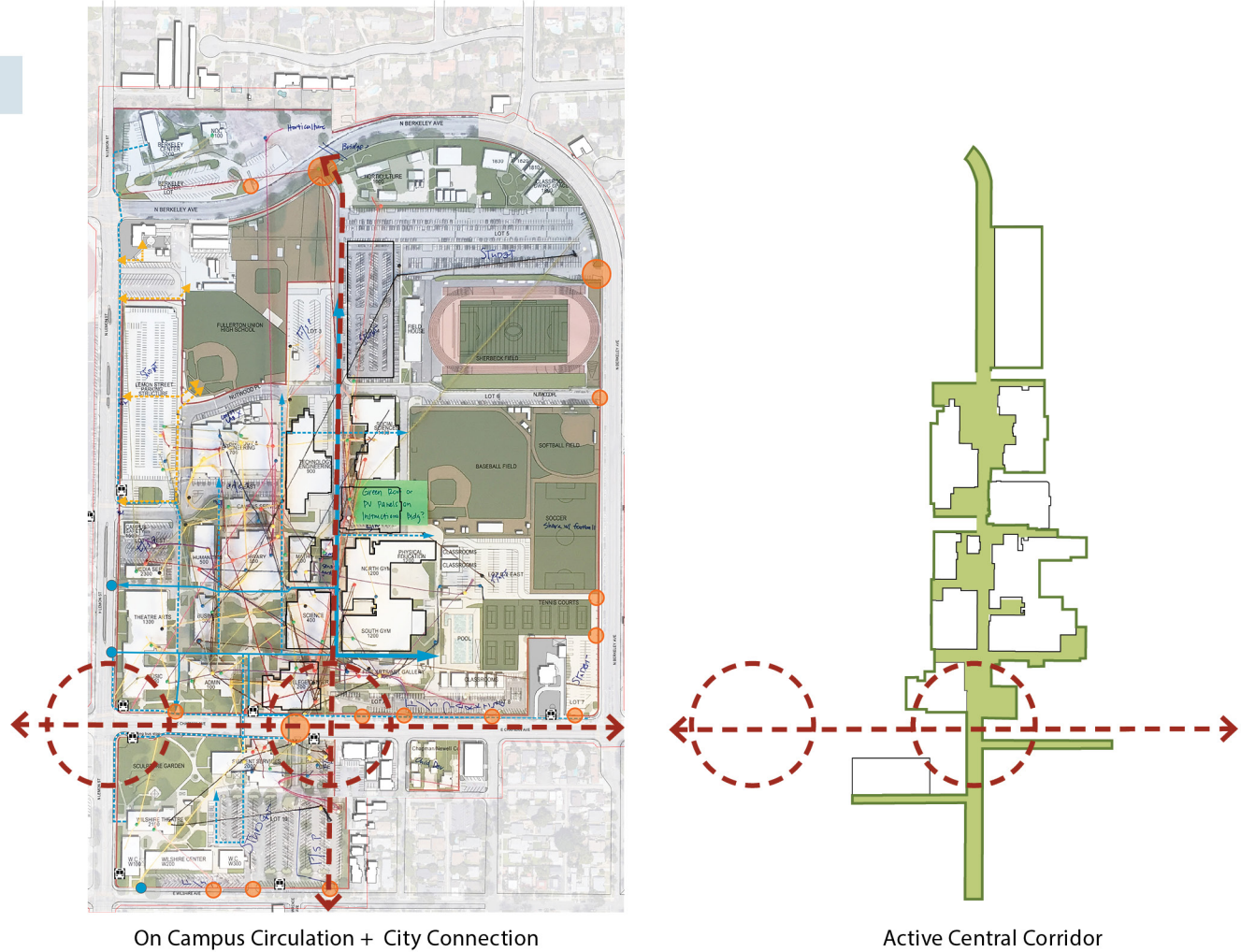
Strategies: Master Plan Concepts

- Campus Life
- Mobility & Access
- Identity
- Campus & Community Partnerships
- Sustainability, Resiliency & Stewardship
- Safety & Security

CAMPUS LIFE

Recommended Strategies to Enhance Campus Life Include:

- Create a variety of spaces, scaled for students and faculty to study, socialize, and meet
- Provide a welcoming home for a variety of affinity spaces, gender neutral restrooms, health services, etc.
- Integrate more private offices for faculty and adjunct faculty
- Create more outdoor places with thermal comfort
- Expand behavioral health services
- Strengthen campus connectivity between departments and campus precincts
- Create “spines” of interaction within campus and along Chapman Avenue, referred to as Campus Spine and City Spine



CAMPUS AND CITY ACTIVATED SPINES

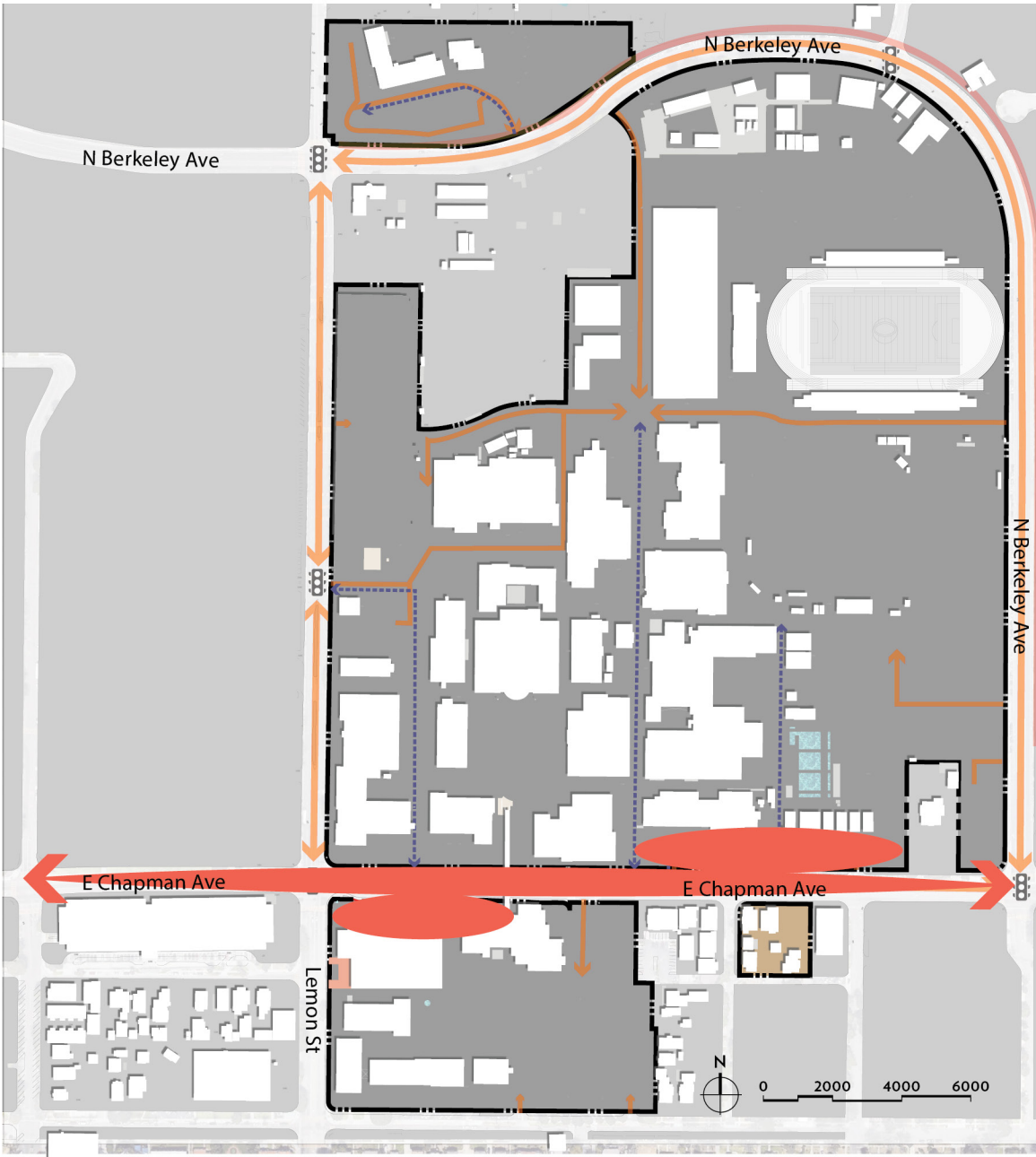
MOBILITY & ACCESS

Recommended Strategies to Enhance Mobility & Access Include:

- Expand parking capacity and enhance parking spaces with upgrades for ADA accessibility and safety (with lighting etc.)
- Create two Mobility Hubs on north and south sides of Chapman Avenue, to provide centralized areas for vehicular drop-offs
- Provide more computer labs and opportunities for technology rentals
- Provide more places with WiFi and outlet access

LEGEND

- Potential Mobility Hub Zone Along Chapman
- Service Vehicle Circulation
- Existing Vehicular Circulation
- Campus Boundary



PROPOSED MOBILITY ENHANCEMENTS

IDENTITY

Recommended Strategies to Enhance Campus Identity Include:

- Create a strong campus entry off Chapman Avenue by creating new Mobility Hubs and community-serving programs along Chapman Ave
- Enhance signage and wayfinding throughout the campus

LEGEND

- Existing Signage Location
- Existing Vehicular Circulation
- Service Vehicle Circulation
- Mobility Hubs
- Public Gathering Area
- College Boundary



PROPOSED AREAS OF ENHANCED CAMPUS IDENTITY

CAMPUS & COMMUNITY PARTNERSHIPS

Recommended Strategies to Enhance Community Partnerships Include:

- Strengthen city interface along Chapman Avenue with new Mobility Hubs and new urban buildings

LEGEND

- Campus-Community Edge
- Campus Pedestrian Zone
- Campus and City Axes
- Campus Boundary



PROPOSED CAMPUS & COMMUNITY ENHANCED CONNECTIONS

SUSTAINABILITY, RESILIENCY & STEWARDSHIP

Recommended Strategies to Enhance Sustainability Best Practices Include:

- Register campus on Sustainability Tracking, Assessment & Rating System (STARS)
- Create a campus Sustainability Plan (effort is currently in process)
- Continue to expand current sustainability construction measures by requiring medium and large renovation and new construction projects to meet minimum LEED Silver Certification requirements
- Install PV solar panels and more electric charging stations at parking lots

LEGEND

Parking with PV Panels

Campus

Campus Pedestrian Zone

Campus Boundary



PROPOSED PARKING LOT ENHANCEMENTS

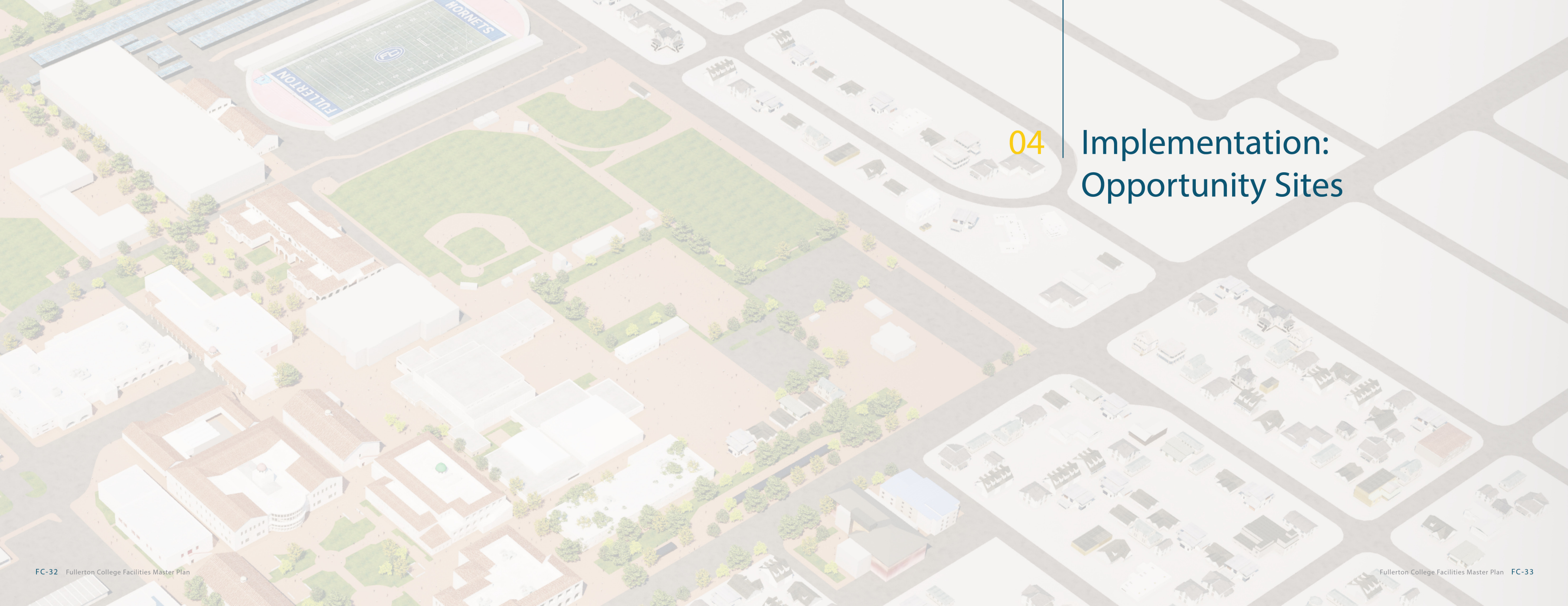
SAFETY & SECURITY

Recommended Strategies to Enhance Safety & Security Include:

- Enhance campus connections with ADA pathway upgrades and additional lighting
- Enhance parking lots for ADA accessibility and safety



PROPOSED PATHWAY ENHANCEMENTS



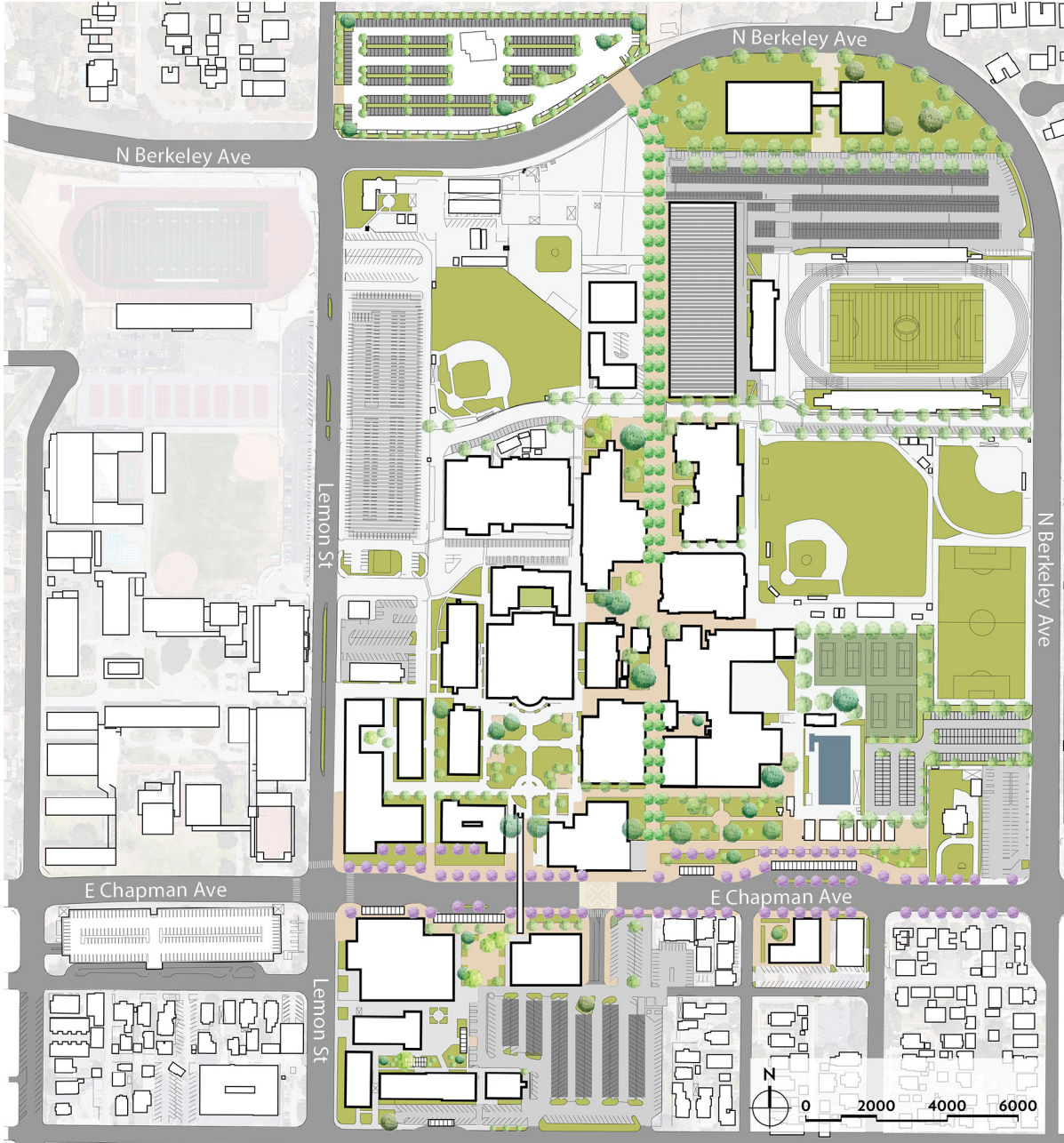
04

Implementation: Opportunity Sites

Implementation: Opportunity Sites

FACILITIES MASTER PLAN IMPLEMENTATION OVERVIEW

Building upon current planning initiatives and key themes identified within this new master plan, the implementation Opportunity Sites demonstrate our project recommendations to carry Fullerton College through the next ten years of planning, and beyond. The opportunities embody the established vision including aspirations that may not be obtainable within the ten-year master plan; those projects are identified as Long Range Projects. The Master Plan has been established as a flexible framework, allowing the College and District to prioritize and implement elements based on future emerging fiscal and logistical priorities.



FUTURE CAMPUS PLAN



FULLERTON COLLEGE 3D AERIAL VIEW

PROPERTY ACQUISITION SITES

A priority for the College and District is to assist in providing solutions for campus parking challenges. One strategy is to lease or purchase neighboring properties for additional surface parking. Property acquisition opportunities are not limited to those properties identified on this page.



RETAIL CENTER SOUTH OF CHAPMAN

Purchasing and redeveloping the retail center south of Chapman Avenue would strengthen the Campus Spine, and help to reenvision the buildings and programs that front Chapman Avenue.



PLUMMER AUDITORIUM PARKING

City-owned parking garage - Fullerton College currently has a shared agreement for use by college parking permit holders.



PARKING LOT ADJACENT TO WALGREENS

This land was recently leased by the District to alleviate some of the parking issues at Fullerton College. Those with a campus parking permit can park here and take a shuttle bus to the campus. Additional neighboring properties should be considered for purchase as they become available, for continued response to campus parking needs.



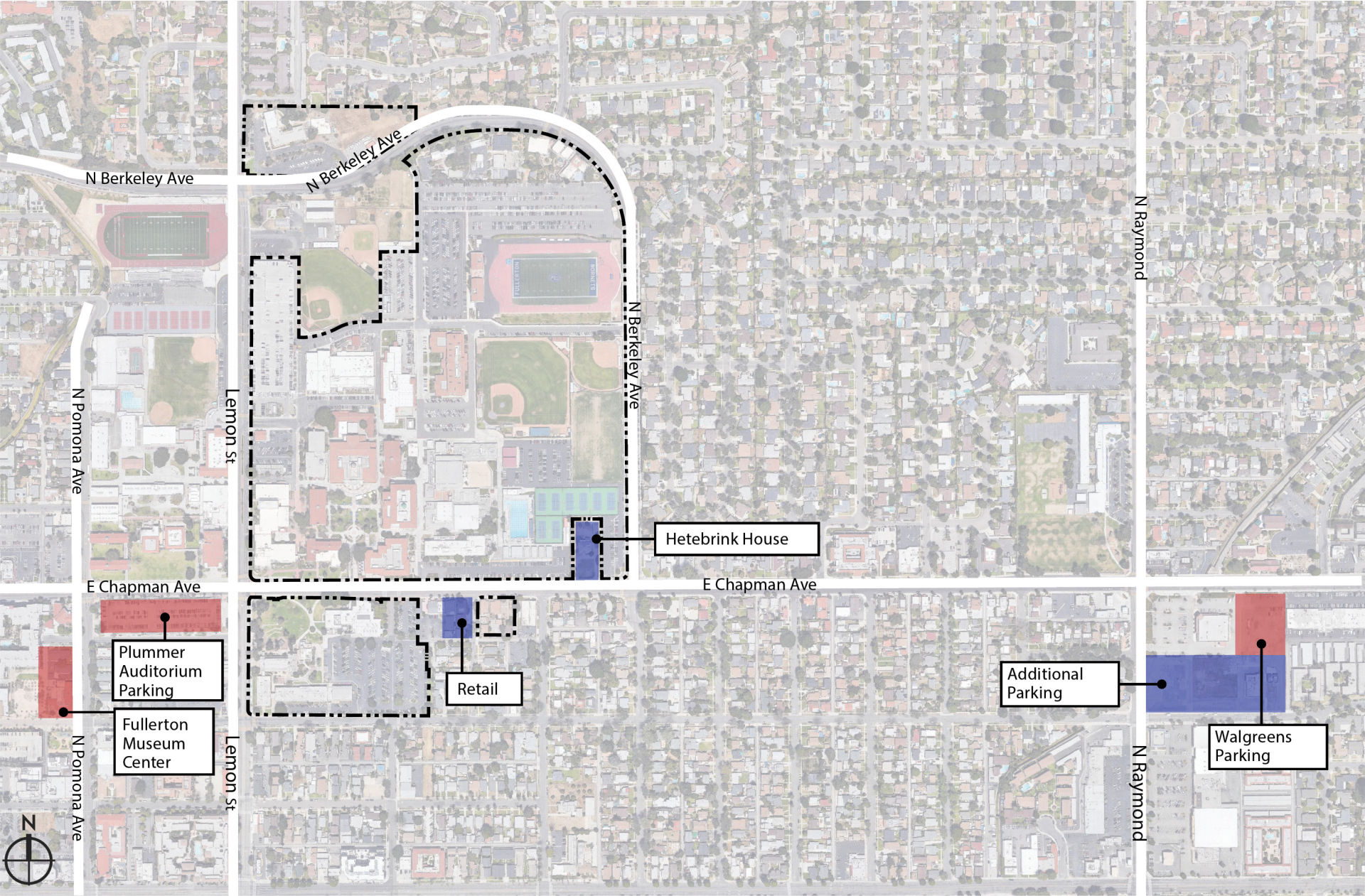
FULLERTON MUSEUM CENTER

Fullerton College currently owns this property and leases / loans it to the City to house the museum. There is an opportunity to either reallocate the space back to Fullerton for instructional or other needs, or to sell / give the City the property. Options should be considered so that the space utilization is maximized.



HETEBRINK HOUSE

This is a historically significant house and would need to be preserved. Possible programs to relocate here include the Fullerton College Foundation or Alumni Association.



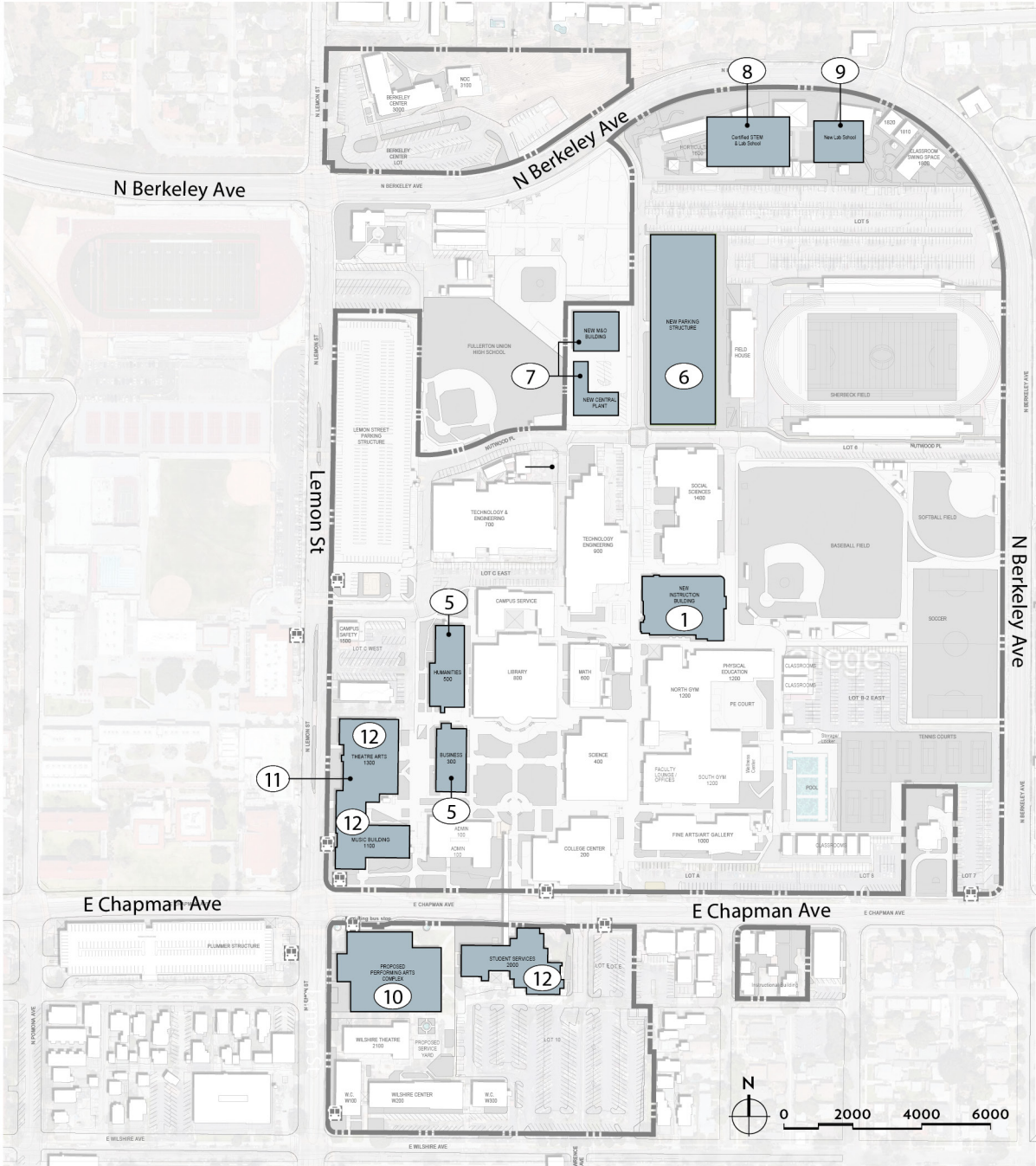
MAP OF ADJACENT PROPERTIES: CURRENT OR POTENTIAL FOR FUTURE LEASE / OWNERSHIP

CURRENT PLANNING PROJECTS

The projects shown in blue on the map, along with those listed on the following page, include current major projects Fullerton College has been planning and implementing. Some projects are actively in design or construction, while others are in the queue. This new Master Plan confirms that these previously identified projects remain priorities for the College and District.

LEGEND

In-Construction & In-Planning Projects



IN-CONSTRUCTION PROJECTS

- 1. New Instructional Building**
The building will accommodate more than 40 classrooms and the division office services including staff offices.
- 2. Central Plant Expansion**
Addition to Central Plant building to upgrade campus infrastructure.
- 3. Network Refresh**
Campus-wide and District-wide infrastructure upgrades, including broader and faster WiFi and addressing wired, wireless, voice, and video networks.
- 4. Infrastructure Improvements**
Includes new sewer lines and other infrastructure preparation for 300 and 500 Building renovations.

IN-CONSTRUCTION PROJECTS

- 5. Renovation of 300 and 500 Buildings**
Total renovation of Buildings 300 and 500, including historic consideration of Building 300. The renovated buildings will contain general classrooms, CIS laboratories, ACT laboratories, photography laboratories, Dean and faculty offices, shared laboratories, and a lecture hall.
- 6. New Parking Structure or Other Parking Solutions**
Add 840 parking spaces by building a new parking structure, purchasing or leasing adjacent surface parking lots, or by another solution.
- 7. New Maintenance & Operations (M&O) Building, Central Plant Expansion, and Thermal Energy Storage (TES)**
Project includes the replacement and expansion of the existing central plant to accommodate three 600-ton high-efficiency water chillers and cooling towers.

IN-PLANNING PROJECTS CONTINUED

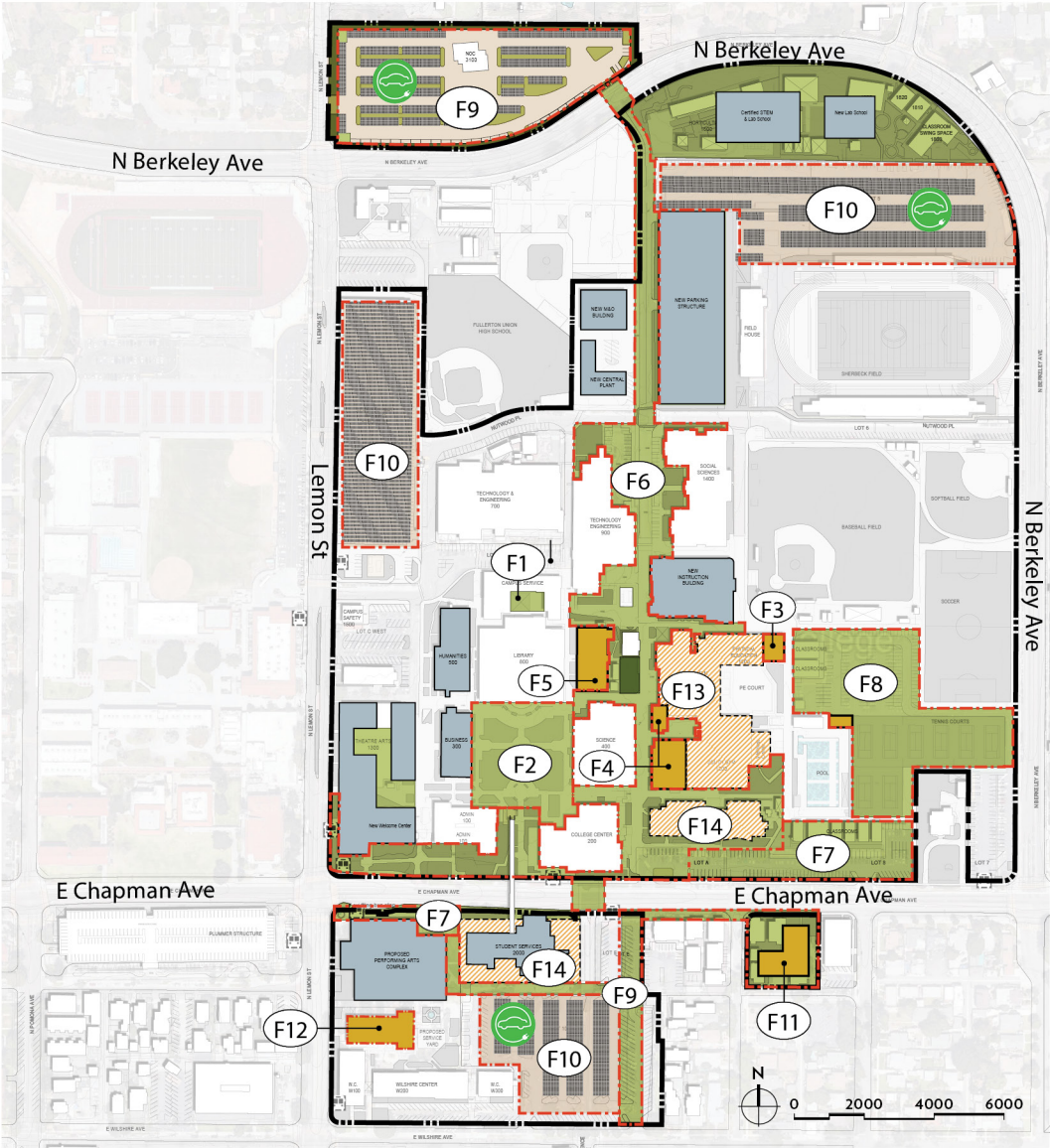
- 8. New STEM Vocational Center**
New building to house and replace temporary buildings for Horticulture, includes renaming and expanding the program to include other STEM programs.
- 9. New CDES Lab School Building**
New building to house and replace temporary buildings for Lab School.
- 10. New Performing Arts Complex**
New gateway building on the corner of Chapman Avenue and Lemon Street for a new performing arts center for music and drama programs. Includes classrooms, offices, study rooms, and support spaces.
- 11. New Welcome Center**
New gateway building on the corner of Chapman Avenue and Lemon Street to house visitor information and Student Services, such as Social Justice Conference Room and Student Cultural Spaces.
- 12. Demolition of Buildings 1100, 1300, and 2000**
In order to accommodate space for the Welcome Center, buildings 1100 and 1300 will need to be demolished. Once the Welcome Center is built to relocate the Student Services programs, Building 2000 will be demolished.
- 13. Sherbeck Field Enhancements**
The addition of bleacher seating and stadium lighting.
- 14. Accessibility Enhancements**
Implementing accessibility improvements throughout campus, such as ramps, lifts, handrails, or restroom accessories.
- 15. Mass Communications & Security Systems Upgrades**
Campus-wide and District-wide upgrades to security and alarm systems.

OPPORTUNITY SITES

Each project within the master plan framework has been established based on educational and facility needs, construction staging and sequencing considerations, and potential for funding opportunities. The projects preserve the flexibility to accommodate future unforeseen implementation opportunities and challenges as they arise. The projects shown in orange represent new building and existing building renovation opportunities. The areas shown in green represent new public realm opportunities. While the Master Plan does not identify specific priorities or establish a timeline, the new opportunities have been organized by construction costs to assist the District in determining the implementation schedule:

- Small Capital Projects are those less than \$2 million
- Medium Capital Projects are those ranging between \$2 – 30 million
- Large Capital Projects are those greater than \$30 million

Long-Range Projects, a fourth category, identifies aspirational projects which are important to the Master Plan but may not be feasible to implement by 2030; they are not defined by cost as that is a variable of time.



LEGEND

- | | | | | |
|--|------------------------------|---------------------|---------------------------------|------------------------------------|
| Potential Building Sites | Public Realm Potential Sites | PV Panels | Potential Property Acquisitions | Electric Vehicle Charging Stations |
| In-Construction and In-Planning Projects | Parking | Long-Range Projects | Opportunity Sites | |

OPPORTUNITY SITES

SMALL CAP: < \$2 M

Pilot Projects: Campus-Wide Enhancements

- Signage Enhancements
- Outdoor Leisure Seating
- Outdoor Study Spaces
- Faculty Offices and Adjunct Faculty Shared Offices
- Content Creation Center
- Constellation Classroom
- Social Justice Conference Room and Student Cultural Spaces
- Bike Lockers Enhancement
- Art Installation

F1. North Library Historic Courtyard Renovation

- Exterior enhancements including paving and electrified furniture.
- Shading and Seating Renovation
- Grab & Go (Starbucks)

F2. Quad Seating & Shading

- Additional Seating and Shade Trees for Better Thermal Comfort

F3. Strength Lab Renovation

- Better space utilization and new equipment

F4. Faculty Lounge & Health Center Renovation

- Partial building renovation to provide building systems, lighting,

MEDIUM CAP: \$2 M - \$30 M

F5. Math 600 Building Renovation

- Building systems, interior materials, and furniture enhancements.
- Classrooms Renovation
- Faculty Offices
- Content Creation Center

F6. North Campus Spine

F7. New Mobility Hubs

- Two new hubs, on either side of E. Chapman Avenue, to provide consolidated vehicle, bus, and ride share drop-off areas including new covered waiting areas and bike storage.
- Front Door Landscape
- ADA Upgrades
- Lighting & Safety Upgrades

MEDIUM CAP CONTINUED: \$2 M - \$30 M

F8. New Lockers & Showers & Parking Improvements

- New locker and shower rooms at pool, and parking enhancements to include safer parking drive entrance, accessibility, lighting, and sustainability measures

F9. Surface Parking Expansion

- Demolish 3000 Building and convert to additional surface parking
- PV Panels
- ADA Upgrades
- Lighting & Safety Upgrades

F10. Integrated Parking

- Parking enhancements to integrate safety, accessibility, and sustainability measures

F11. Veterans Resource Center (VRC) / Instructional / Student Resources

- Relocate / demolish four houses and develop new building to include VRC, Health Services, Student Resources, and Instructional Programs
- Additional Surface Parking

F12. Wilshire Theater 2100 Renovation

- Building systems, interior materials, and furniture enhancements
- Theater Renovation
- Faculty Offices
- Content Creation Center
- ADA upgrades

LARGE CAP: > \$30 M

None

LONG-RANGE PROJECTS

F13. Demo & New Gym 1200 Building

- Demolish existing building and develop new Gym.

F14. New Fine Arts South of Chapman

- Demolish existing Fine Arts 1000 building and develop new Fine Arts building South of E. Chapman Avenue.
- New Landscape Visual Connection with new Performing Arts Complex and the Quad

SMALL CAP: < \$2 M

Pilot Projects: Campus-Wide Enhancements

A key strategic opportunity in the Master Plan approach is identifying project initiatives that have a low capital investment cost (Low Cap) and high transformational value. These are projects that can be executed early in the development process and typically do not have significant impacts, if any, on existing building or site systems, such as structural, mechanical or civil infrastructure conditions. We have identified a range of projects that fall into this category.

The importance of Pilot Projects is that they can bring visible and near term value to the campus community, prior to the inception of mid-cap and large-cap project initiatives. They also provide early evidence of how effective certain initiatives are compared to others.

Pilot Project Prioritization:

The following Pilot Projects highlighted in red represent the Fullerton campus's prioritization of which projects carry the greatest value.



SIGNAGE ENHANCEMENTS

Additional signage, and replacement of temporary signage, at a variety of scales to address building and public realm identification and wayfinding.



OUTDOOR LEISURE SEATING

Exterior assembly spaces for campus events should be provided at a variety of scales around campus.



OUTDOOR STUDY SPACES

Outdoor quiet areas that can accommodate small groups for studying. They can include power and WiFi access, and shade.



FACULTY AND ADJUNCT FACULTY
SHARED OFFICES

Offices for full or part-time faculty that are touch-down spaces, not assigned to individuals but instead can be reserved or used on a first-come, first served basis. Individual assigned lockers should be provided nearby for faculty to store their materials between office use.



CREATIVE CONTENT CENTER

Workshop-type spaces where faculty can film and create content for classes, for both live and online classes. The spaces are shared and can be reserved by faculty, adjunct faculty, and staff.

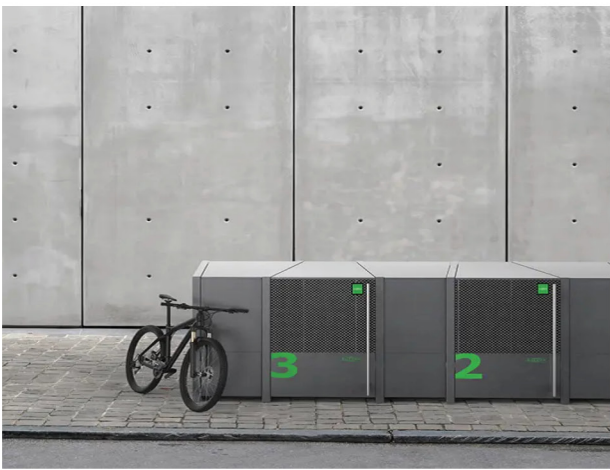
SMALL CAP: < \$2 M

Pilot Projects:
Campus-Wide Enhancements



**SOCIAL JUSTICE CONFERENCE ROOM
AND STUDENT CULTURAL SPACES**

Reservable conference room that can be used by faculty, staff, students, or student groups- with integrated technology as well as lighting and thermal controls. Imagery on the walls should be reflective of the diverse and inclusive community as a reminder of the importance of these values. In addition to the shared conference room, adjacent individual spaces are to be provided for each cultural group to have their own designated safe space.



BIKE LOCKERS ENHANCEMENT

Addition of bike lockers to provide security and weather protection, which will encourage bike use.



ART INSTALLATION

Student and public art integration at various scales and locations around campus; this may include paintings, photography, murals, sculptures, and any medium appropriate for the space. Specialty lighting and potential for vandalism should be carefully considered when selecting and locating the artwork.



GENDER NEUTRAL RESTROOM

Convert existing restrooms into gender neutral restrooms to promote inclusivity. Provide them in multiple locations around campus. Provide feminine products in all restrooms to accommodate transgender people, in addition to women.



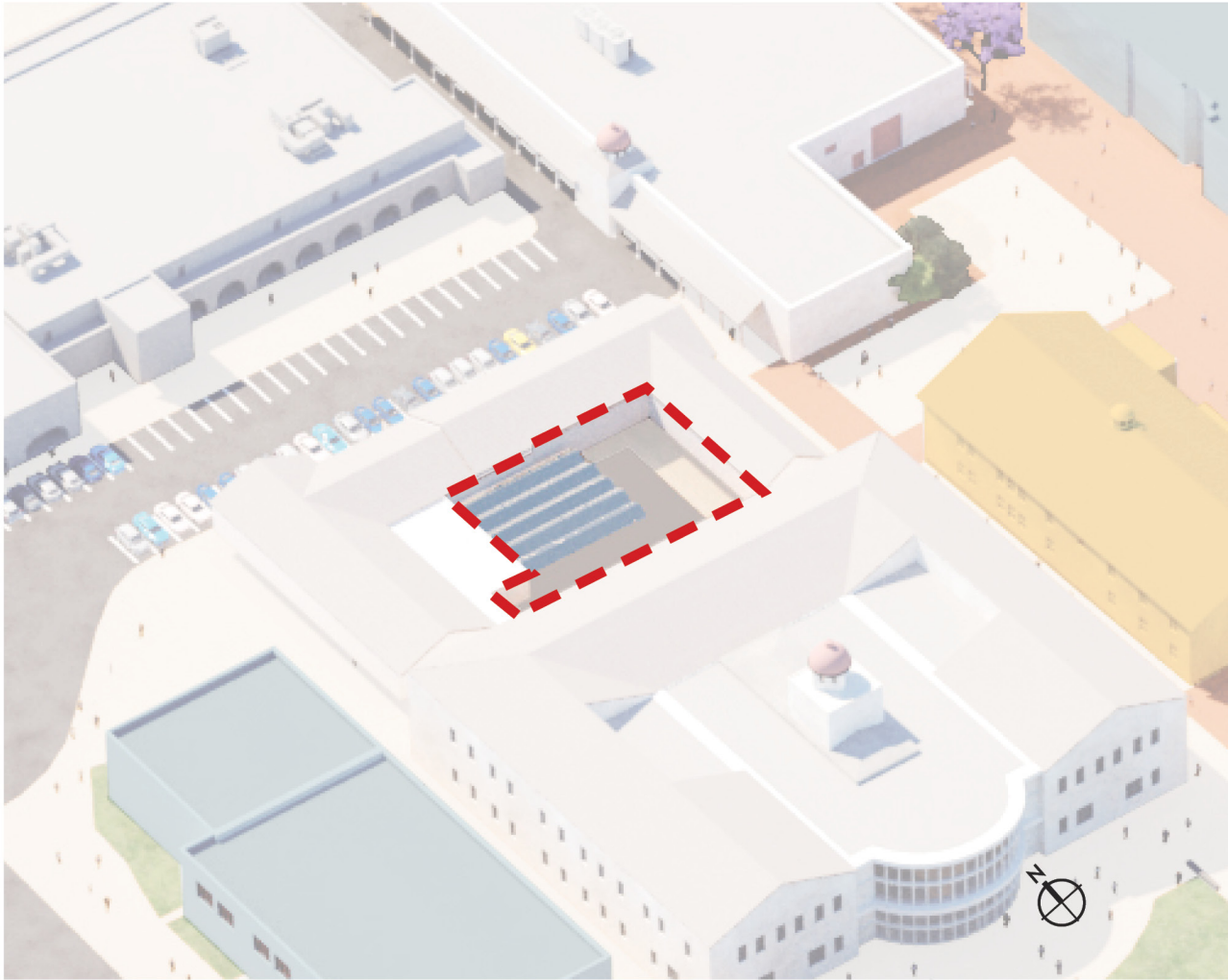
CONSTELLATION CLASSROOM

A high-tech classroom with a Meyer Sound Constellation System that provides acoustic enhancements at various scales. It may accommodate small study groups and larger performances or rehearsals.

SMALL CAP: < \$2 M

- F1. North Library Historic Courtyard Renovation
- Exterior enhancements including paving and furniture with power.
- Shading and Seating Renovation
 - Grab & Go (Starbucks)

The addition of new outdoor furniture, access to power and WiFi, increased shade, and expanded food options will dramatically transform the value of this courtyard as a social hub. Opportunities to optimize study or social space, will help fill a need for increased capacity for community spaces on campus. Fullerton College is currently in the process of engaging Starbucks as a community partner to provide coffee and grab & go food options as part of this project.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	0.9 acres
New Building Area	NA
Existing Building Renovation Area	NA
No. of Floors	NA



PRECEDENT IMAGE OF OUTDOOR CAFE SEATING

SMALL CAP: < \$2 M

F2. Quad Seating & Shading

- Additional Seating and Shade Trees for Better Thermal Comfort

The Central Quad is one of the most regarded places on campus, however it is often very hot and uncomfortable during many times of the year. It is recommended to increase seating and shade in order to provide more thermally comfortable places to linger.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	1.29 acre
New Building Area	NA
Existing Building Renovation Area	NA
No. of Floors	NA



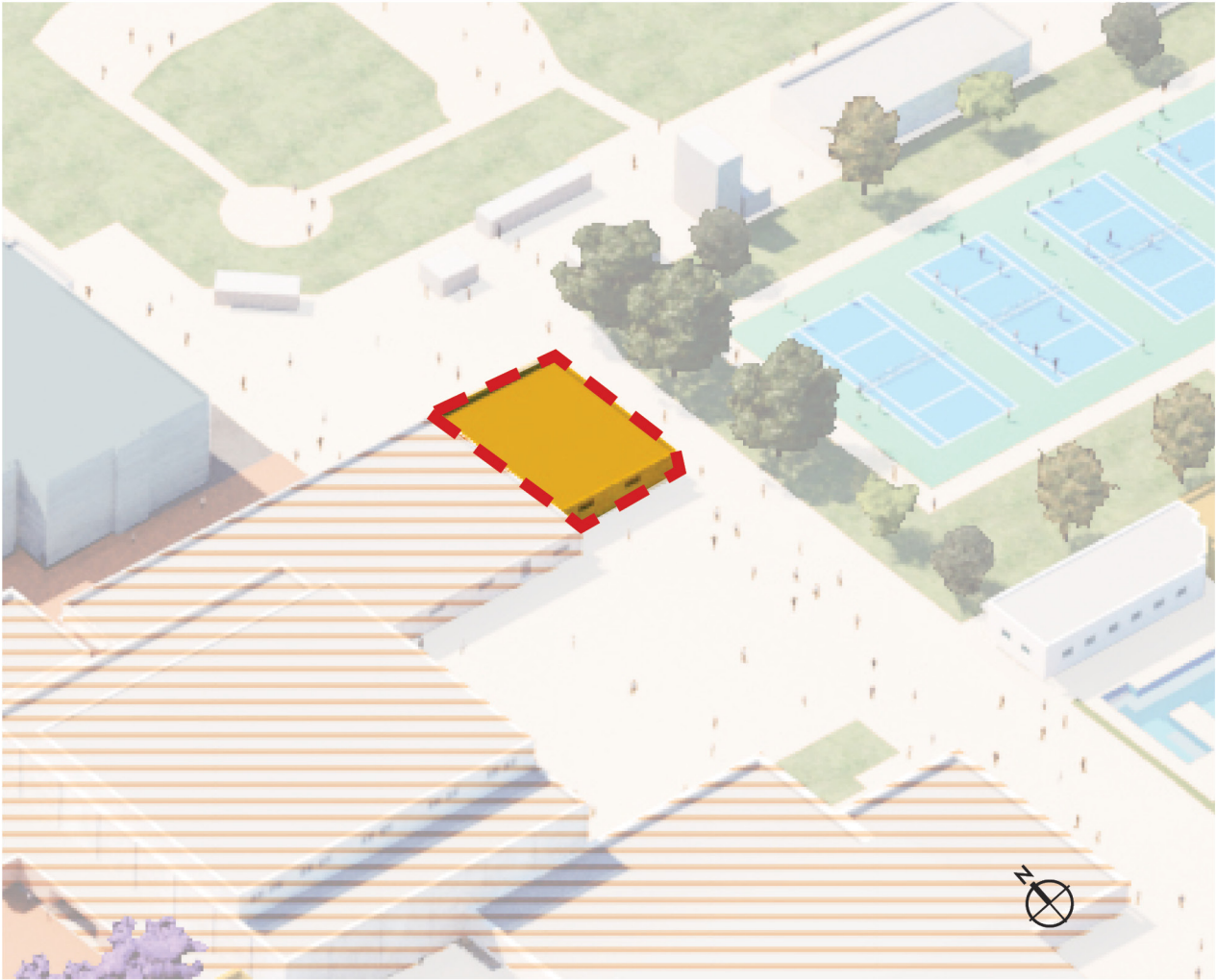
EXISTING QUAD WITH SHADE

SMALL CAP: < \$2 M

F3. Strength Lab Renovation
Better space utilization and new equipment

The Strength Lab within 1200 Gym Building is in need of improvements, including redesign for better space efficiency, new furniture, lighting, and equipment.

Proposed Opportunity Site	
Site Area	NA
New Building Area	NA
Existing Building Renovation Area	3,243 gsf
No. of Floors	NA



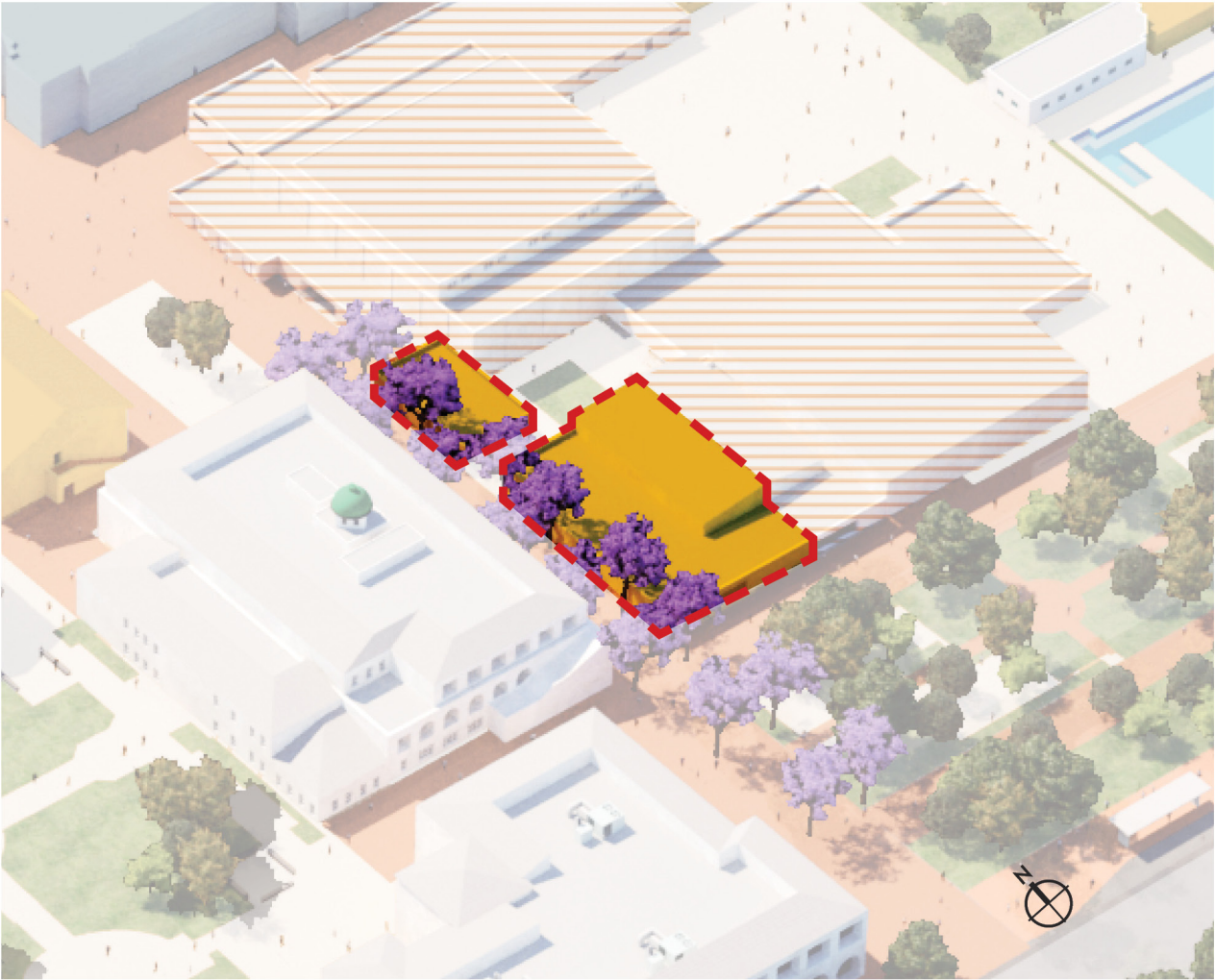
PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

SMALL CAP: < \$2 M

F4. Faculty Lounge & Health Center Renovation
Partial building renovation to provide building systems, lighting, interior materials, and furniture enhancements

The Faculty Lounge and Health Center within the 1200 Gym Building are in need of renovations including new furniture and lighting. Once the Health Center moves to the new Veterans Resource Center (VRC), the space will be vacant and will need to be renovated for its new function (to be determined).

Proposed Opportunity Site	
Site Area	NA
New Building Area	NA
Existing Building Renovation Area	7,395 gsf
No. of Floors	NA



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

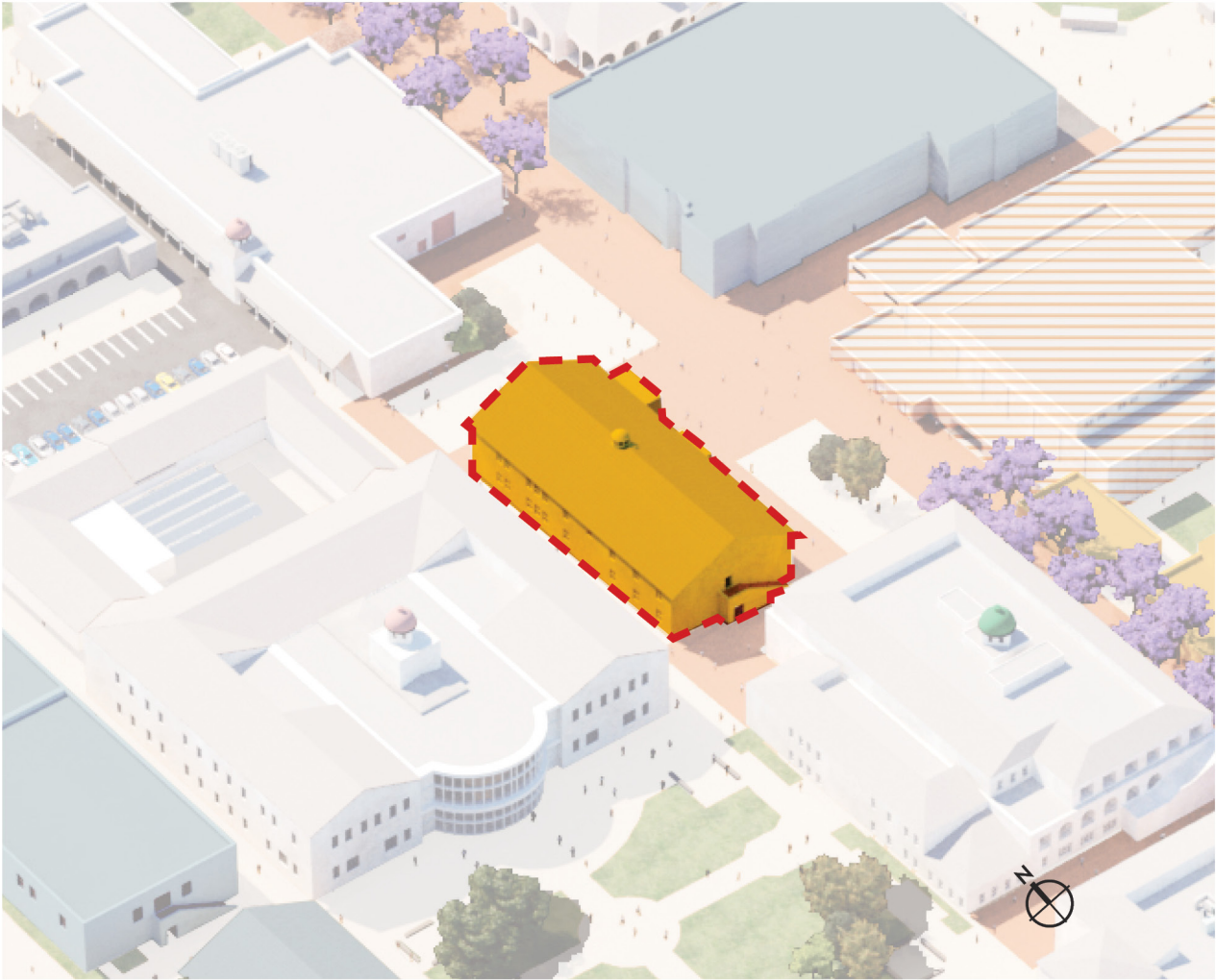
MEDIUM CAP: \$2 M - \$30 M

F5. Math 600 Building Renovation

Building systems, interior materials, and furniture enhancements.

- Classrooms Renovation
- Faculty Offices
- Content Creation Center

As the College’s Mathematics and Computer facility, the 600 Building has become programmatically inflexible and outdated. The building and its systems compromise the ability of the faculty to teach effectively within the field’s emerging pedagogies. In order to help bring the 600 building into the 21st century, the renovation of the facility will include better integrated technology, faculty resources and furniture that enhance the learning/teaching experiences and provide greater flexibility for the future.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	11,507 sf
New Building Area	NA
Existing Building Renovation Area	23,014 gsf
No. of Floors	2

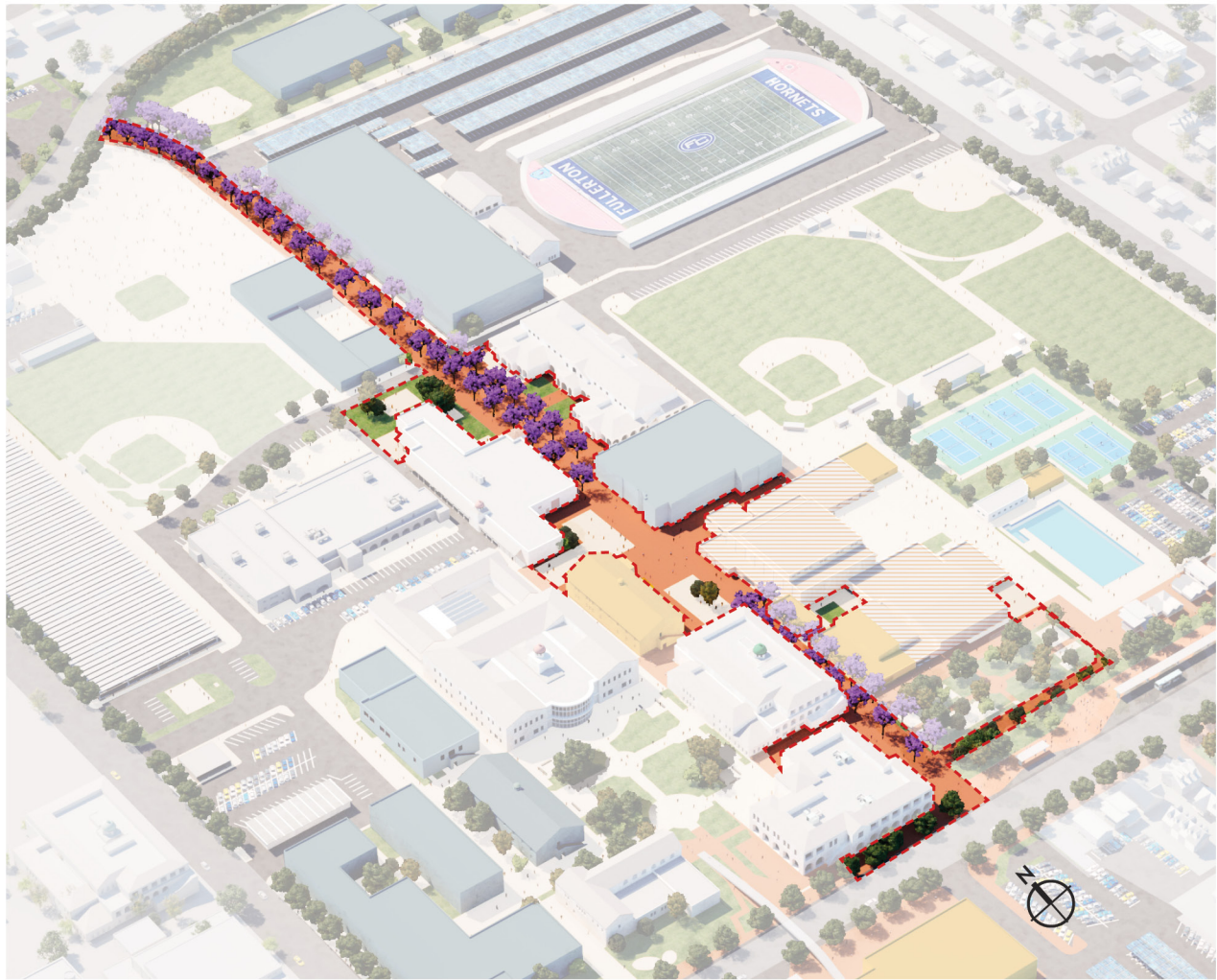


PRECEDENT IMAGES OF FLEXIBLE CLASSROOMS

MEDIUM CAP: \$2 M - \$30 M

F6. North Campus Spine

The Campus Spine public realm enhancement starts from Chapman Avenue along the south to Berkeley Avenue at the north. This pathway is heavily used but currently is the “backdoor” to many of the buildings along it. New paving, outdoor seating with power, lighting, and the addition of landscape including large shade trees, will transform this path into a pedestrian-oriented space. The alcoves can be developed into themed gardens. Artwork from the current Sculpture Garden can be relocated along the Campus Spine in preparation for construction of the new Performing Arts Complex.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	5.0 acres
New Building Area	NA
Existing Building Renovation Area	NA
No. of Floors	NA



PRECEDENT IMAGE OF CAMPUS SPINE



EXISTING CAMPUS SPINE LOOKING NORTH FROM CHAPMAN AVENUE: DAY Transform wayfinding at campus edges.



PROPOSED CAMPUS SPINE LOOKING NORTH FROM CHAPMAN AVENUE: DAY
A new pedestrian gateway marks the southern campus perimeter.



EXISTING CAMPUS SPINE LOOKING NORTH FROM CHAPMAN AVENUE: NIGHT Enhance safety at campus edges.



PROPOSED CAMPUS SPINE LOOKING NORTH FROM CHAPMAN AVENUE: NIGHT
Enhanced lighting creates daytime and nighttime campus life.

MEDIUM CAP: \$2 M - \$30 M

- F7. New Mobility Hubs
- Two new hubs, on either side of E. Chapman Avenue, to provide consolidated vehicle, bus, and bike drop-off areas including new covered waiting areas and bike storage.
- Front Door Landscape
 - ADA Upgrades
 - Lighting & Safety Upgrades

Vehicular circulation on the Fullerton Campus has placed excessive amounts of pressure on the campus mobility infrastructure and wayfinding. As a result of the combination of a commuter-focused student body and the resident car culture of Southern California, too many cars are moving through areas filled with high volumes of students and faculty. This has created unorganized areas for vehicular drop-off and conflicts between vehicular and pedestrian circulation, particularly to the south of the parking structure entrance. Existing public transit needs to be better integrated into the circulation framework to better serve the campus community and enhance the quality of life. This project, along with others along Chapman Avenue, will provide a more pedestrian and community-focused streetscape, which is being referred to as the City Spine.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	2.22 acres
New Building Area	NA
Existing Building Renovation Area	NA
No. of Floors	NA

Bus and vehicle drop-off areas should be consolidated and relocated to the new Mobility Hubs on Chapman Avenue. The hubs would accommodate vehicles, bikes, and other modes of transportation, as well as provide shade canopies for those waiting. The Mobility Hub north of Chapman Avenue will create a front door to the campus and new Campus Spine. A traffic study is recommended in order to understand the loads and peak times, to inform the design and sizing of the hubs.



PRECEDENT IMAGE OF PROPOSED MOBILITY HUBS ON BOTH SIDES OF CHAPMAN AVENUE

MEDIUM CAP: \$2 M - \$30 M

F8. New Lockers & Showers & Parking Improvements
New locker and shower rooms at pool, and parking enhancements to include safer parking drive entrance, accessibility, lighting, and sustainability measures

The quality of athletic facilities is a key priority for Fullerton College. This includes the safety and ease of access to and from the fields and courts, both as a pedestrian and driver. Improvements to the entry drive to Staff Parking Lot B-2 East is narrow with restricted visibility. It is recommended to relocate the tennis courts to the north and re-configure the parking lot to the south and east, closer to the entry drive off North Berkeley Avenue. This change would include safety and security enhancements, such as improved wayfinding and lighting. Modernizing and expanding pool locker rooms and showers are also needed in this vicinity.



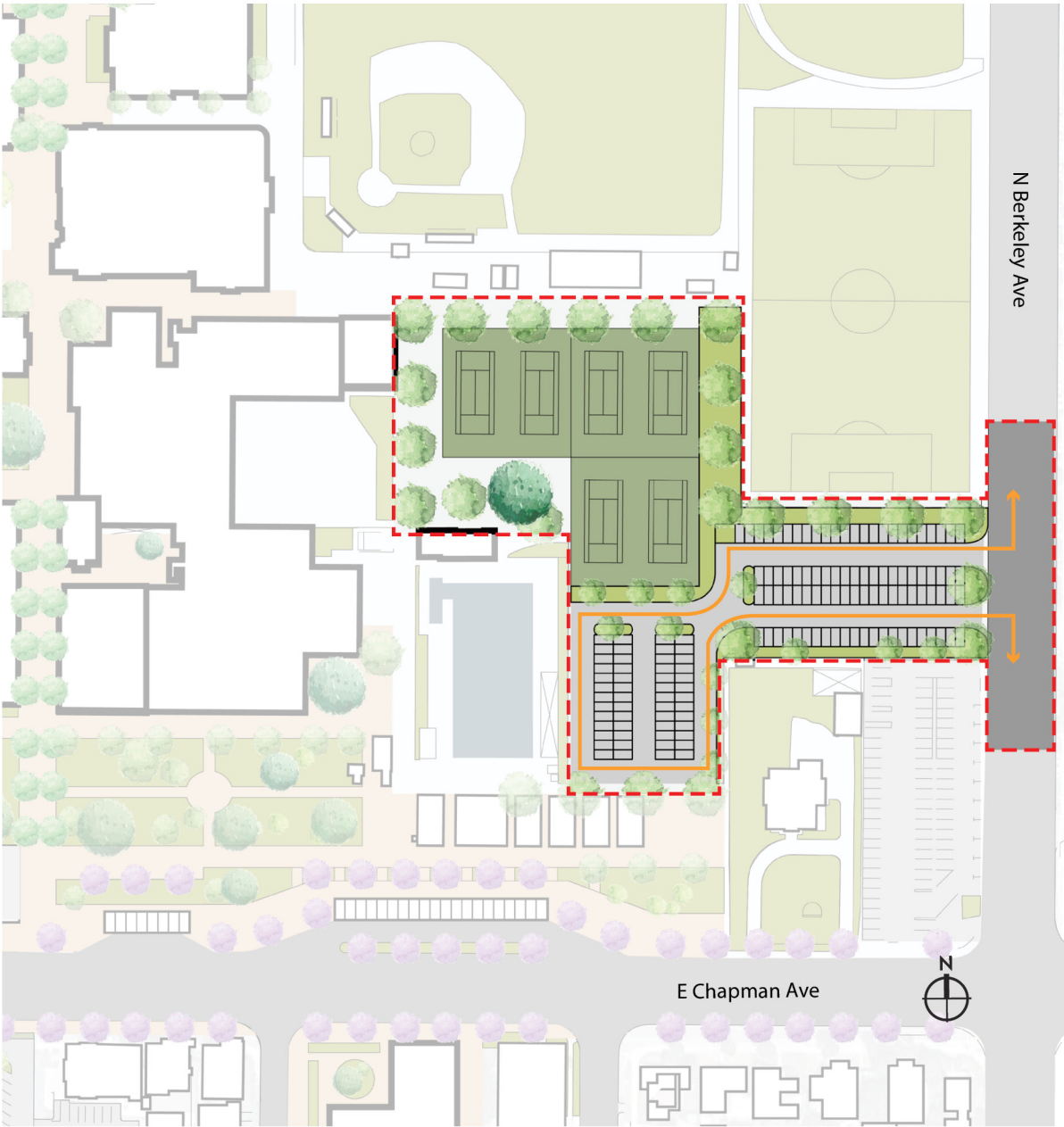
PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	3.01 acres
New Building Area	1,695 gsf
Existing Building Renovation Area	NA
No. of Floors	1

LEGEND

Proposed New

Vehicular Circulation



PROPOSED REDESIGN OF STAFF PARKING AND TENNIS COURTS

MEDIUM CAP: \$2 M - \$30 M

- F9. Surface Parking Expansion
- Demolish 3000 Building and convert to additional surface parking
- PV Panels
 - ADA Upgrades
 - Lighting & Safety Upgrades

With the relocation of facilities staff to the new Maintenance & Operations (M&O) building, the 3000 building will be underutilized and can be demolished. The site can then be reconfigured to maximize surface parking, a much needed commodity on campus.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	4.23 acres
New Building Area	NA
Existing Building Renovation Area	NA
No. of Floors	NA



PRECEDENT IMAGE OF PROPOSED PARKING ENHANCEMENTS

MEDIUM CAP: \$2 M - \$30 M

F10. Integrated Parking
Parking enhancements to integrate safety, accessibility, and sustainability measures

Integrating solar energy into the campus infrastructure is a growing priority of the College and District. Select areas of the campus have been identified in order to make a significant positive imprint on the College’s carbon footprint. One such project is the inclusion of PV solar panels and electric charging stations within the larger parking areas. Other parking enhancements include accessibility and safety pathway improvements, as well as additional lighting and landscape.

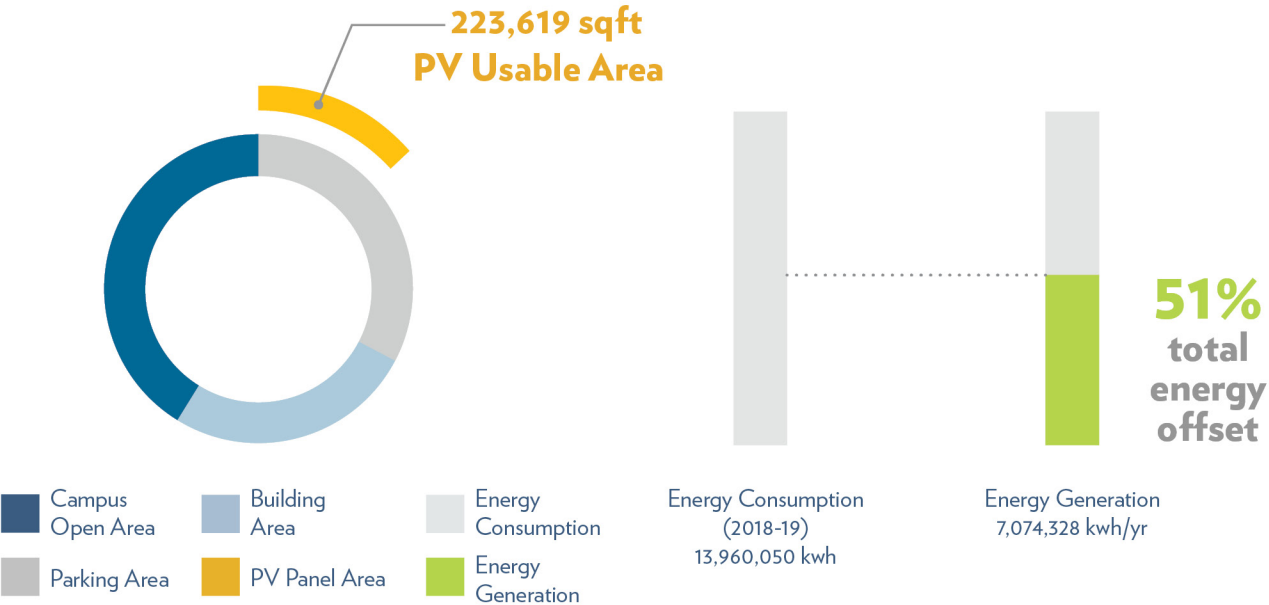


PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	12.83 acres
New Building Area	NA
Existing Building Renovation Area	NA
No. of Floors	NA

West Parking Area (sqft)	559,048
PV Usable Area (sqft)	223,619
PV Capacity (kwh)	4,314
Energy Generation (kwh)/y	7,074,328
Energy Consumption (kwh) 2018-19	13,960,050
Energy Offset %	51

51% of campus annual energy use can be offset by photovoltaic (PV) canopy coverage of 40% of campus parking lot areas



PRECEDENT IMAGE OF SAFETY, ACCESSIBILITY, AND SUSTAINABILITY INTEGRATED PARKING

MEDIUM CAP: \$2 M - \$30 M

F11. Veterans Resource Center (VRC) / Instructional / Student Resources
Relocate / demolish four houses and develop new building to include VRC, Health Services, Student Resources, and Instructional Programs

- Additional Surface Parking

Veterans currently have a small space on campus to call their own, and would greatly benefit from a larger space with an outdoor space. Health Services is in need for much larger space and also would benefit from relocating to this new building. New surface parking is to be maximized towards the south part of the site. Other opportunities for this project may include Student Resources and Instructional Programs.

The new development will enhance the urban landscape along Chapman Avenue, strengthening the City Spine. Public realm improvements include new paving, outdoor furniture, shade trees, lighting, and Chapman Avenue crossing enhancements.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	1.14 acres
New Building Area	30,000 gsf
Existing Building Renovation Area	NA
No. of Floors	2



EXISTING VETERANS CAMPUS SUPPORT

MEDIUM CAP: \$2 M - \$30 M

- F12. Wilshire Theater 2100
Renovation
Building systems, interior materials, and furniture enhancements
- Theater Renovation
 - Faculty Offices
 - Content Creation Center
 - ADA upgrades

Renovation of the building interior is to include building systems upgrades, new furniture and finishes, lighting enhancements, ADA enhancements, and better space utilization. If they can be accommodated, there is a desire to add classrooms and faculty offices to the building. It is registered as a historic building so careful exterior preservation will be a critical component.

Fullerton College and NOCE Wilshire Center will be able to reserve the theater, classrooms and other spaces within the building as needed. This can help relieve some of the space pressures NOCE currently has at this facility. Additional consideration may be given to the broader community as to whether they will be able to reserve the spaces as well.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	0.254 acres
New Building Area	NA
Existing Building Renovation Area	22,158 gsf
No. of Floors	2

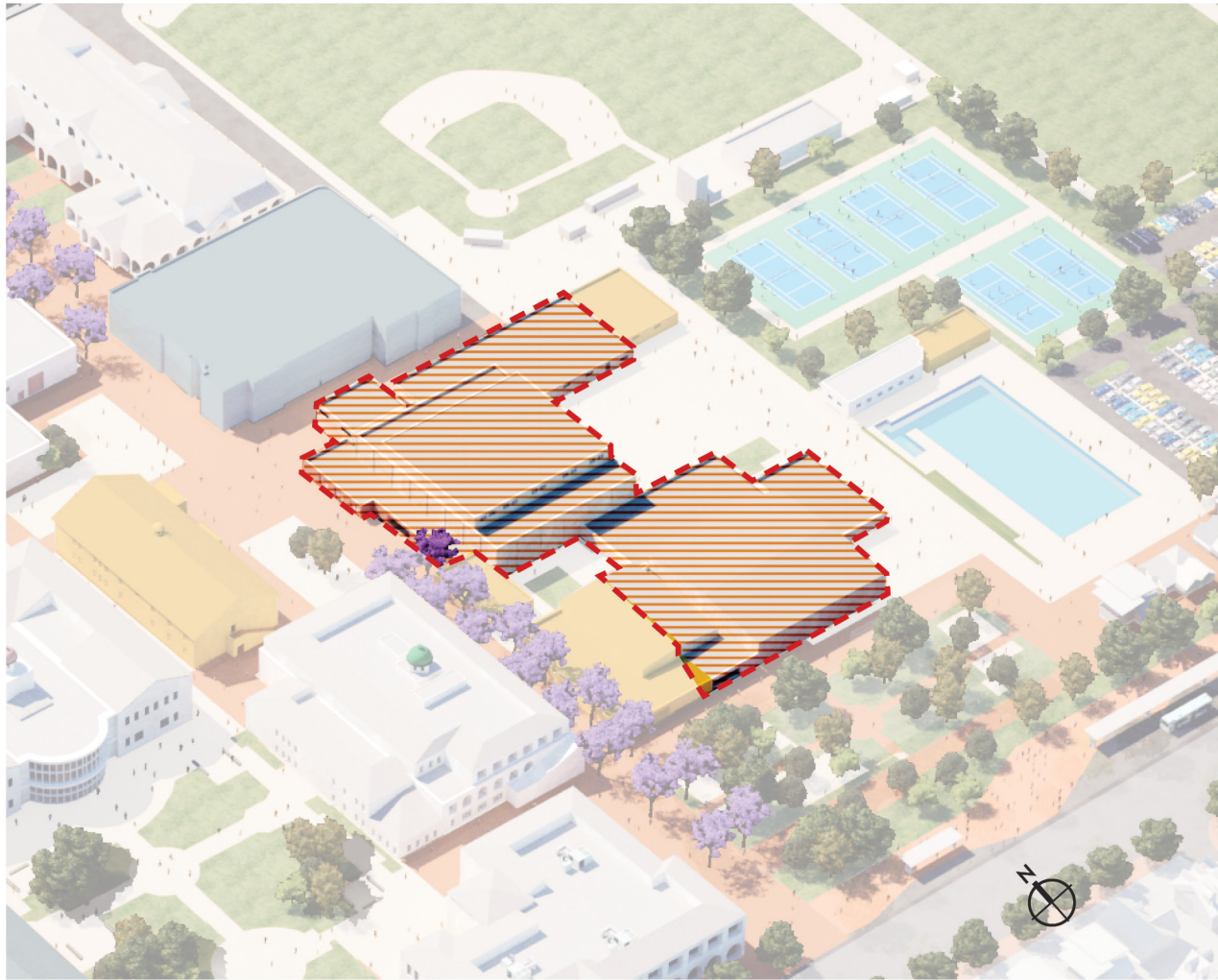


PRECEDENT IMAGE OF A TIERED THEATER

LONG-RANGE PROJECTS

F13. Demo & New Gym 1200 Building
Demolish existing building and develop new Gym.

Despite recent modest renovations to the building, there are still some fundamental space organizational challenges throughout the building. Long term, the building should be demolished and build a new building with the same program in its place. The new building will allow opportunities for better space planning and therefore better space utilization.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	1.57 acres
New Building Area	NA
Existing Building Renovation Area	140,617 gsf
No. of Floors	2



EXISTING ATHLETICS PROGRAM

LONG-RANGE PROJECTS

- F14. New Fine Arts South of Chapman
- Demolish existing Fine Arts 1000 building and develop new Fine Arts building South of E. Chapman Avenue.
- New Landscape Visual Connection with new Performing Arts Complex and the Quad

The 2000 Building is programmatically out of date and its physical condition is very poor. After the relocation of Student Services, and associated student amenities, to the new centrally located Welcome Center located at the corner of Chapman Avenue and Lemon Street, the building will be mostly vacant. The building should be demolished and a new Fine Arts building built in its place. This will give the Fine Arts program its desired adjacency to the future Performing Arts district, showcasing community and arts spaces as a vital creative part of a campus and community district. The design of the new arts district development can incorporate an outdoor plaza and garden to connect the new buildings, provide an outdoor community gathering space, and enhance the City Spine along Chapman Avenue.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	1.16 acres
New Building Area	48,000 gsf
Existing Building Renovation Area	NA
No. of Floors	2



EXISTING FINE ARTS PROGRAM

