

# Del Mar College Southside Master Plan

## Phase 1

### Vision for Southside

The Del Mar College Board of Regents first envisioned a southside campus in 2009, and by 2012 the concept was a key component of the College's Strategic Plan. In 2014, district voters approved \$1.8 million to develop a southside campus master plan for 96 acres of undeveloped land the College owns at the intersection of Yorktown Boulevard and Rodd Field Road.

The Board is proposing a bond election on Nov. 8, 2016, to provide \$139 million for construction of the first phase of the southside campus.

### Campus Planning Progress

Building on that original vision and incorporating the feedback and inspiration from the community, including several hundred-area taxpayers, high school, middle school and Del Mar students, faculty and staff, the Houston-based Gensler design firm completed the campus master plan. The Board accepted that Master Plan in June 2016.

### Southside Campus Signature Programs

Each Del Mar campus (East, West and southside) would have specialized signature programs. The new campus, specifically, would offer instructional and laboratory space for:

- Architecture
- Biotechnology
- Culinary Arts
- Engineering
- Hospitality and Tourism Management
- Science, Technology, Engineering, and Mathematics (STEM) emphasis

Del Mar's Architecture Transfer and Drafting Technology programs have seen a 69% enrollment increase in the past five years. The Engineering Transfer program enrollment has doubled in the past five years. The Coastal Bend job growth projection for this industry is 19% by 2025. Regional job growth in the Culinary Arts industry is projected to increase by 17% in 2025.

## Frequently Asked Questions

### What would be the focus for initial phase buildings at the southside campus?

The campus facilities would include general classroom buildings, student support services and specialized facilities for signature programs.

### Does the College's current enrollment indicate a need for more facilities?

Del Mar has already exceeded the Texas Higher Education Coordinating Board's 2025 credit enrollment projections by more than 5%. In 2014-2015, the College served 24,253 individual students in credit, workforce and continuing education courses. On average, those students enrolled in two semesters or two separate certification programs. Workforce and continuing education enrollments grew 76.6% in the past five years.

### Why does the College need a presence in this area?

Current enrollment data indicate that 40+% of Del Mar students live south of South Padre Island Drive. The explosion of new homes and apartments in that area represents several thousand additional college-age residents who could benefit from Del Mar credit and noncredit courses each year.

### Would the proposed campus offer basic college courses?

Yes. All Del Mar campuses will offer core courses for liberal arts and transfer students, developmental education, Adult Basic Education, English as a Second Language and Early College or Dual Credit programs that allow students to earn college credits while in high school.

### Would the southside programs duplicate those already offered on other Del Mar campuses?

Signature programs at the existing campuses would not be duplicated. The East Campus will continue to offer instructional and laboratory space for:

- Fine Arts and Performing Arts
- Natural Sciences
- Business

The West Campus will continue to offer instructional and laboratory space for:

- Health Sciences
- Occupational Programs
- Technical Programs
- Public Safety

### How will the southside location enhance transfer opportunities for Del Mar students?

Located approximately 15 minutes from Texas A&M University-Corpus Christi and 30 minutes from Texas A&M University-Kingsville, the southside location provides an opportunity for closer transfer articulation programs and collaboration with those institutions.

## What would be the student capacity of the southside campus?

Current plans call for the first building phase to serve 3,000-6,000 students. City demographics indicate southside population grew by 4,600 in the college-enrollment age range in the past five years.

## Is this the best location for a new campus?

The rapidly growing southside of Corpus Christi includes more than a dozen elementary, middle and high schools in the Corpus Christi, Flour Bluff and London Independent School Districts. CCISD reports an aggressive growth projection of 2,000 additional students in the next five years.

## Why didn't the 2014 Capital Improvement Program meet the College's current needs?

In 2012, the College identified more than \$397 million in total facilities needs. In the 2014 bond election, District voters approved \$157 million for critical repairs and new construction on the East and West Campuses, leaving significant needs unmet.

## What about improvements to the existing Del Mar East and West Campuses? Are there other unmet needs identified by Del Mar College?

Both the East Campus and West Campus are undergoing improvements at the present time. On the East Campus, facilities are being upgraded for core courses and transfer programs. Dedicated space for workforce development and occupational training is being expanded on the West Campus. Voter-approved bonds funded these improvements in 2014.

## Will the southside campus benefit the neighboring homeowners?

The location for the southside campus will provide students and neighbors convenient parking across the street from the City's Bill Witt Park and the existing baseball, softball and soccer fields.

## How is transportation access being planned for the campus?

As part of the master planning process, the College is coordinating with the Regional Transportation Authority to plan future bus service to the campus. The campus is also slated to have multiple hike and bike trails that would link to community pathways in the neighborhood.

## How will the College address traffic and parking concerns at the southside campus location?

College planners are coordinating with the City of Corpus Christi to ensure these issues are being addressed. Based on City traffic-pattern research, widening of Rodd Field Road is already planned to include four traffic lanes, a bike lane and a central turn lane. Plans include removing the curve and make other improvements to the intersection of Yorktown Boulevard and Rodd Field Road.

## How about drainage?

The southside location is outside the 100-year flood plain map as designated by the Federal Emergency Management Administration, based on 2015 data. The plans for the first phase of construction call for significant surface parking. Phases II and III would include multi-level parking garages.

## Why not just add more facilities to an existing campus?

The College will break ground soon on a \$44 million General Academic and Music Complex for the East Campus to expand signature programs and replace 50-year old buildings that don't fit current needs. Plans for a \$14.5 million Workforce Development Center will expand occupational and career training on the West Campus, along with an \$8 million expansion for the Emerging Technology complex currently in development. College district taxpayers already funded these improvements to existing campuses through the 2014 Capital Improvement Bond program

## Isn't distance learning replacing the need for brick-and-mortar classrooms and laboratories?

Distance learning is a major focus for our students. Del Mar College was named Third Best Online Community College in Texas for 2015-2016 by the Accredited Schools Online Organization. The traditional community college student benefits from the personal attention he or she receives in the classroom. Many Del Mar students choose to take most of their classes on campus and may augment their schedule with an online class or two to complete their degree plans faster.

## Does the southside campus plan include on-campus housing for students?

Not currently. The neighborhood has many single and multi-family housing units to choose from. This could change over time as enrollment grows.

## How can the College finance new facilities?

Texas community colleges receive no state or federal funding to build or maintain campus buildings and grounds. Funding for new facilities requires ad valorem tax bonds approved by College District residents. The College has lowered its property tax rate each for four years.

## When could the southside campus be ready to serve students?

The initial phase of the southside campus would take 3-5 years to develop infrastructure and build the facilities.

## How will the College manage this campus' personnel and operations?

Initially, faculty may be offered the opportunity to teach at more than one campus. As the campuses grow, increased enrollment would yield tuition and state instructional funding for operational costs.

## Will building this campus mean an increase in student tuition and fees?

The College has maintained the same tuition and fee rate since 2014 with no plans to increase next year. Student tuition and fees are dedicated to pay part of the cost of instruction while the district taxpayers must fund buildings and maintenance.

## Is Del Mar College financially sound to propose a bond election now?

Standard & Poor's Ratings Services has assigned Del Mar College a rating of "AA" and views the outlook for that rating as "stable." Fitch Ratings assigned Del Mar College a rating of "AA+" on limited tax refunding bonds and outstanding limited tax bonds and views the outlook for that rating as "stable."

## Is the College managing recent bond investment responsibly?

The College has maximized the funds made available by District's taxpayers. From 2011-2015, the College saved taxpayers \$6.5 million by strategically refinancing existing bond debt. In March 2016, an additional \$1.5 million in savings was achieved through refinancing existing debt.

The 2003 bond program was completed on time and on budget and transformed the West Campus to offer cutting-edge health sciences, public safety, occupational and technical education programs.

## Does this campus have an official name?

No. The official name of the campus will be determined only after planning is completed and initial funding is secured. Until then, the project is being referred to as the "southside campus."

## How does Del Mar College benefit the Coastal Bend community?

- Del Mar College has educated more than 800,000 students through credit and noncredit programs since 1935. Some 55,000 have earned degrees and certificates preparing them for employment or university transfer.
- According to 2013 state data, the median income for Del Mar College graduates with a business, professional, technical or occupational degree was \$57,221 the first year after they graduate.
- Within two years of high school graduation, more than half of all graduates from Carroll, King, Miller, Moody and Ray, Calallen, Flour Bluff, Tuloso-Midway and West Oso High Schools collectively enroll in Del Mar College.
- Nine out of ten Del Mar College students come from Nueces County and most stay in the Coastal Bend to live and work after graduation.
- The total economic impact of Del Mar College operations, student productivity and spending was more than \$715 million. For every \$1 of public funds invested in Del Mar College, District taxpayers receive \$3.20 in cumulative value, according to research conducted by Economic Modeling Specialists International in 2014.