

FACILITIES MASTER PLAN UPDATE

2008

LOS ANGELES SOUTHWEST COLLEGE

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INTRODUCTION

MASTER PLAN OVERVIEW

In 2003, the Los Angeles Southwest College created a Facilities Master Plan to establish a near and long-term vision for expansion and improvements on the campus. The Facilities Master Plan proposes a variety of new and improved academic, student support and athletic facilities as well as landscape improvements consistent with the goals and academic mission of the College. The Facilities Master Plan calls for removing a large number of temporary structures from the campus, renovating existing buildings and constructing new educational and support facilities. It physically places and incorporates proposed improvements outlined in the 2001 and 2003 Proposition A and AA Bond measures. The Facilities Master Plan proposes major site and open space improvements to enhance campus character and support student interaction. It also proposes to create a sense of community within the campus and to provide a welcoming place for the community. This document provides an update of the goals and guidelines of the original facilities master plan and incorporates changes to the Long Range Plan so that it reflects current conditions. In addition, in conjunction with the findings of the Education Master Plan, it identifies opportunities for future growth.

THE COLLEGE HISTORY AND IDENTITY

Los Angeles Southwest College was founded in 1965 and is one of the nine campuses that make up the Los Angeles Community College District. The campus opened in 1967 in temporary bungalows, moving into permanent facilities ten years later. The College offers both credit and non-credit courses. Its mission is to provide quality, accessible and affordable educational opportunities to serve the community. The

approximate 72 acre campus is located in Unincorporated Los Angeles County. The College serves a diverse community made up of mainly Hispanics/Latinos (68.54 percent). Blacks/African Americans make up 24.44 percent of the population, and Asians and Whites represent a smaller portion of the overall population.

THE SETTING

The campus is bounded by Imperial Highway to the north, Western Avenue to the west, the Glen Anderson Freeway (I-105) to the south, and Normandie Avenue to the east. Regional access to the campus is provided by the nearby Glen Anderson Freeway (I-105), the San Diego Freeway (I-405) to the west and the Harbor Freeway (I-110) to the east. The campus is located within relatively close proximity to the Los Angeles

Aerial View: Los Angeles Southwest Campus



LACCD Prop A/AA Website

International Airport (LAX). Adjacent land uses are primarily residential with some larger retail and commercial properties located directly west of the campus along Western Avenue. Much of the local community is made up of residential properties such as small scale bungalows and low density apartments. Today, the physical college campus remains internally focused with most of the buildings located around a central core; however, campus identification and access have been greatly improved.

STATE FUNDING

To achieve the stated academic and development goals found in the College master plan, a review of the current Space Inventory, the Five-Year Construction Plan, capacity load ratios, and existing project proposals is necessary to make informed capital outlay decisions.

Cox Building – Theater



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State funding of community college facilities is subject to an application process that is part of the statewide

annual Capital Outlay Plan. Districts first submit Initial Project Proposals (IPPs), concept papers that provide information about the type of projects proposed for state funding and their costs. If funds are available and the projects are meritorious, the Chancellor's Office directs the college district to submit Final Project Proposals (FPPs). Project proposals are reviewed in the context of the district's Five-Year Construction Plan and requirements, standards and guidelines outlined in the Education Code and State guidelines and regulations.

The Space Inventory provides verification of current facilities gross and assignable square feet. This data is used for evaluating, planning and administering all facilities. In addition, the Space Inventory supplies basic information used in calculating state funding for capital outlay projects (IPP/FPP) and maintenance & operations. It also informs the Five-Year Construction Plan and allows the College or District to project future facility needs.

The Five-Year Construction Plan compares the capacity of facilities to the demands created by the actual and projected enrollment of a college to derive the capacity load. The capacity load helps the Chancellor's office to determine eligibility for funding facilities over a five-year period. The plan is submitted to the State Chancellor's Office each year and includes the following five components:

- Educational plan statements
- Inventory of existing space
- Enrollments
- FTE instructional staff
- Proposed facility projects

The Five-Year Construction Plan serves as the foundation for capital outlay funding applications. The plan delineates the capacity to load ratios for five categories of space defined in Title V of the California

Administrative Code: lecture, laboratory, office, library, and audio-visual/TV. The capacity to load ratio is expressed as a percent. It is the product of the calculated capacity of a category of space divided by the actual (or projected) usage. Ratios above 100% indicate an excess of space; ratios below 100% indicate a deficiency of space.

According to the existing Five-Year Construction Plan, LASC maintains a surplus of assignable square feet based on standards presented in Title V guidelines of the education code. In 2009, the projected capacity to load ratio in the Classroom category will be 125 percent; Laboratory capacity to load ratio will be 168 percent; Office capacity to load ratio will be 295 percent; Library capacity to load ratio will be 170 percent; and AV/TV, Radio capacity to load ratio will be 47 percent. In this case, it is unlikely that the College would receive State funding for facilities in the near future, unless improvements are made to the capacity to load ratio on campus.

LASC is a small college which continuously places limits on its efficiency. The College is also at the center of an economically disadvantage service area. In order to be an effective educational institutional that provides a viable path to personal and economic success, the College must look to provide additional services to its constituency. The space needed to provide these additional services continues to be a challenge to campus efficiencies.

As presented in the Education Master Plan the College faces a number of challenges. To adequately respond the College has begun to implement a number of initiatives. As the impacts of these initiatives begin to be realized the Space Inventory will begin to more accurately reflect what is occurring on campus.

The capital outlay process is a system that is perpetuated through a series of annual submissions at different times of the year, each focusing on separate components. The capital outlay process can take five to seven years from initial planning to project occupancy when seeking state funding. This timeframe may be shortened if local funding is available and the institution is not seeking state funding.

LOCAL FUNDING

Local funding made available through the passage of ballot measures allows for the long-term capitalization of construction and renovation of campus facilities. With the approval of voters, school districts, including community college districts, can issue general obligation bonds that are paid for out of property taxes. Over the past several years, the LACCD District, including the LASC campus has been funded in this manner through Propositions A and AA. Facilities projects funded through local bonds are required to secure approval from the Division of State Architect's Office to assure structural safety, fire/ life safety and accessibility.

RELATIONSHIP TO PROPOSITIONS A AND AA

In 2001 and 2003, the voters in Los Angeles County passed Propositions A and AA for the Los Angeles

Student Services Center



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Community College District to address significant facilities needs at the nine college campuses.

Prior to the implementation of these bond programs, the Los Angeles Southwest College campus contained just four major buildings, the Cox Building which included a Theatre, the Lecture Lab Building, the Technology Education Building and the Physical Education Building. There were also several temporary buildings on the campus. At the corner of Imperial Highway and Western Avenues, a gas station occupied the prominent northwest edge of the site.

Physical Education Center



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In 2003, the Los Angeles Southwest College completed a Facilities Master Plan. The plan incorporated the College's vision and the mandates of Propositions A and AA bonds which included significant alterations to the campus. The alterations comprised of site improvements, infrastructure upgrades, and construction of new buildings and renovations of existing buildings, acquisition of new furnishings and equipment, and upgrades to campus accessibility and

fire life safety systems. Since then, most non-construction related temporary and obsolete buildings have been removed or demolished and new buildings have either been constructed or are in the planning or construction stages. These projects include the following:

- Student Services Building
- Child Development Center (completed)
- Campus Entry Sequence & Pedestrian Paths
- Student gathering spaces and landscaping
- Maintenance & Operations Building and Central Plant (completed)
- Student Services Activity Center (includes a food court)
- Outdoor Amphitheatre
- New Athletic Fields and Bleachers
- Exercise Paths, Tennis Courts
- Field House
- Parking Structure and Surface Parking Lots
- Middle College High School Building and Pool

With the exception of the Middle College High School Building which is estimated to be completed in late 2009, and the Tennis Courts which will be completed at a later date, all other projects will be completed by the end of 2008 or early 2009.

GOALS AND THEMES

GOALS

The 2003 Los Angeles Southwest College Facilities Master Plan identifies the following goals as aims and desires for the facilities on campus:

- Establish a welcoming image for LASC
- Provide a collegial campus environment

- Cultivate the college's relationship with the community
- Provide leadership in educational programs to support student needs

The Los Angeles Southwest College continues to support these goals as it implements the Facilities Master Plan. The manifestation of these goals is evident in the many new building and landscape projects under construction on campus. For example, the goal to establish a welcoming image for the College has been achieved by the addition of a new arrival plaza; Provide a collegial campus environment has been achieved as students, through the new plazas and courtyards that are becoming gathering spaces fostering campus communication; and Cultivate the college's relationship with the community and Provide leadership in educational programs are being achieved by the construction of Middle College High School and Pool, an LAUSD/LASC joint use facility.

Overall visibility and recognition of the campus within the community has been enhanced by removing the gas station at the corner of Western Avenue and Imperial Highway and replacing it with landscape and signage identifying the College.

RECURRING THEMES

Inherent in the goals set forth in the 2003 Facilities Master Plan, recurring themes were identified. These themes include improving the campus image, maintaining the campus community, increasing college partnerships with the community, and enhancing the educational program. The recurring themes and goals acknowledge that the educational endeavors of the College are the primary forces in shaping campus facilities. In support of these goals

and themes, the College is being physically enhanced and refreshed.

Palm Court

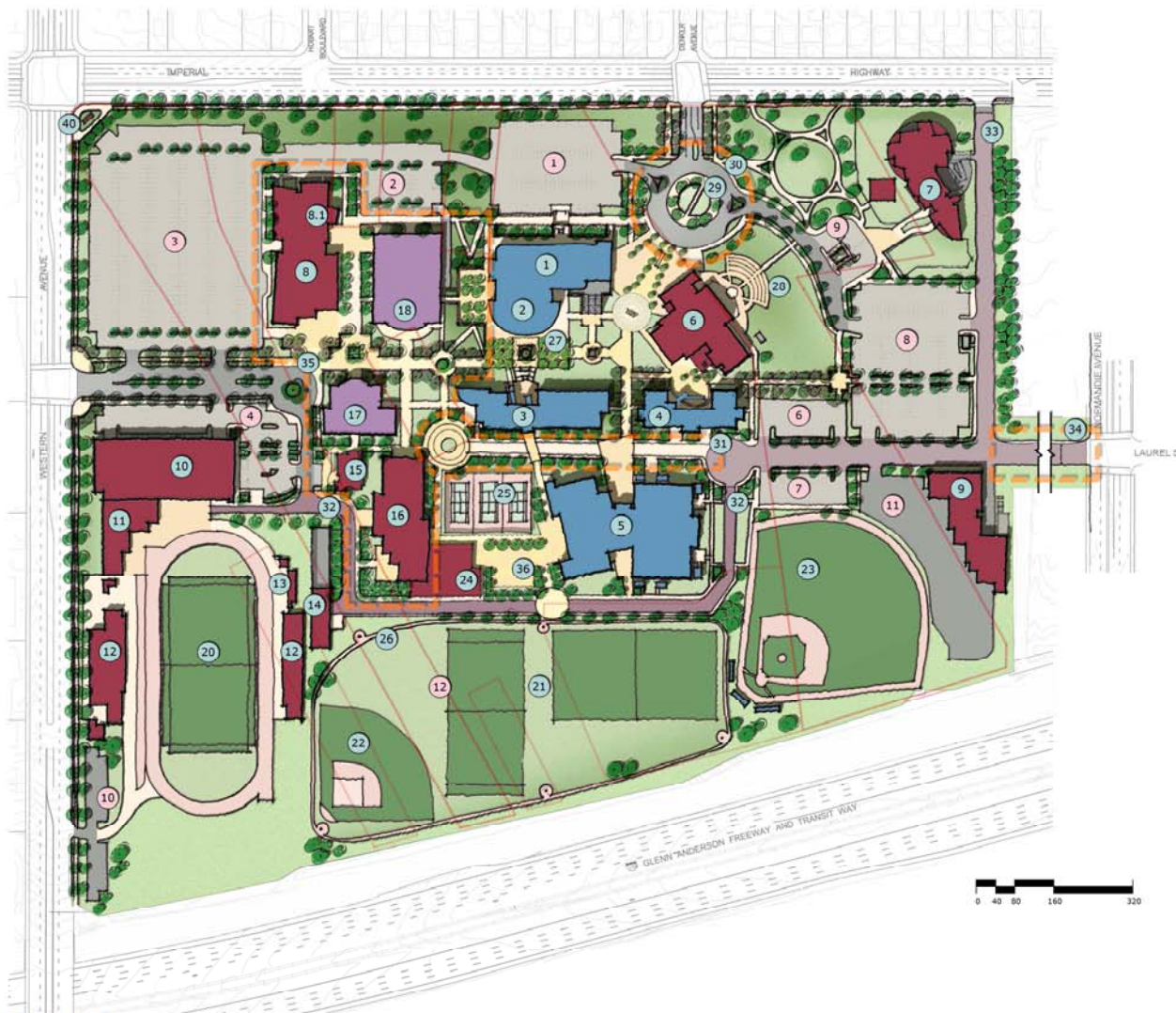


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The 2003 Facilities Master Plan themes and goals continue to be valid today. They support the creation of a campus with a sense of place where students, faculty, staff and the community are comfortable in the environment and proud of their association with Los Angeles Southwest College.

LONG TERM CAMPUS PLAN

The two diagrams on the following pages consist of the Updated LASC Long-Term Campus Plan. The plan identifies existing buildings, buildings funded through Proposition A and AA, future building sites, and earthquake fault line building setbacks.



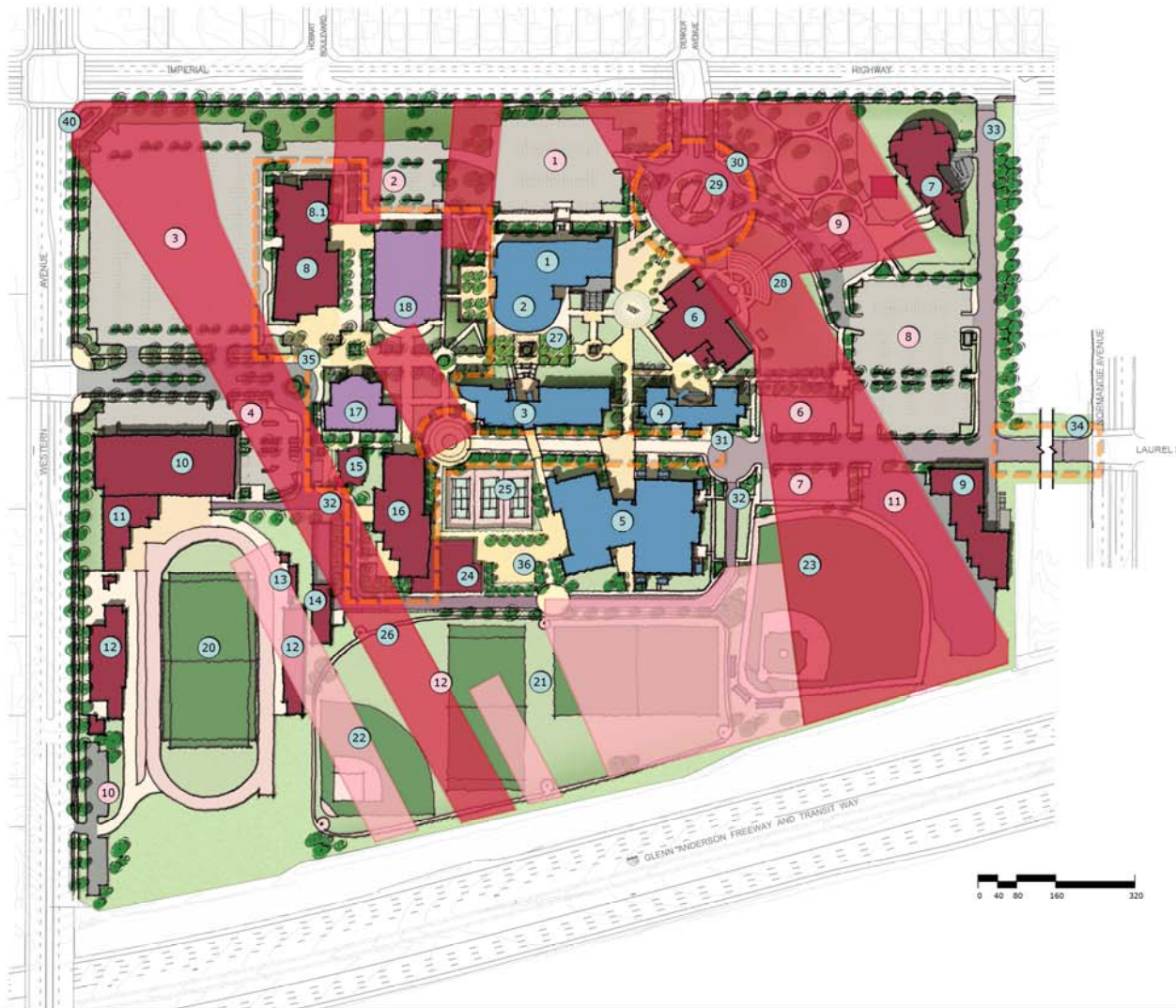
LONG TERM CAMPUS PLAN

- EXISTING BUILDINGS
- PROP A/AA CONSTRUCTION
- FUTURE BUILDING SITES
- NEW SITE WORK
- FAULT LINE SETBACKS

- 1) COX BUILDING (RENOVATION)
- 2) THEATER (RENOVATION)
- 3) LECTURE LAB BUILDING (RENOVATION)
- 4) TECHNOLOGY EDUCATION BUILDING (RENOVATION)
- 5) THOMAS G. LARKIN PHYSICAL EDUCATION BUILDING
- 6) STUDENT SERVICES/ EDUCATION BUILDING (2006)*
- 7) CHILD DEVELOPMENT CENTER/ CLASSROOM BUILDING (2007)*
- 8) STUDENT SERVICES/ACTIVITIES CENTER (2008)*
- 8.1) FOOD COURT
- 9) MAINTENANCE/ OPERATIONS-SHIPPING / RECEIVING (2008)*
- 10) PARKING STRUCTURE (2008)*
- 11) FIELD HOUSE (2008)*
- 12) BLEACHERS (2008)*
- 13) GENERAL USE RESTROOMS & CONCESSIONS (2008)*
- 14) CENTRAL PLANT (2009)*
- 15) CAMPUS POLICE STATION (2009)*
- 16) MIDDLE COLLEGE HIGH SCHOOL (2009)*
- 17) FUTURE BUILDING SITE- VISUAL, COMMUNICATION & PERFORMING ARTS TRAINING COMPLEX
- 18) FUTURE BUILDING SITE- CAREER & APPLIED TECHNOLOGIES BUILDING
- 20) STADIUM (2008)*
- 21) FOOTBALL/ SOCCER PRACTICE FIELDS (NEW)
- 22) SOFTBALL FIELD (NEW)
- 23) DENNIS GILBERT BASEBALL FIELD
- 24) COVERED 25 METER POOL (NEW)
- 25) TENNIS COURTS (NEW)
- 26) EXERCISE PATH (NEW)
- 27) PALM COURT (NEW)
- 28) INFORMAL OUTDOOR AMPHITHEATER (NEW)
- 29) THOMAS G. LARKIN GARDEN (NEW)
- 30) TRAFFIC CIRCLE (NEW)
- 31) PEDESTRIAN/ CART ACCESS (NEW)
- 32) LIMITED ACCESS ROAD
- 33) LIMITED ACCESS ROAD
- 34) LIMITED ACCESS ROADWAY TO NORMANDIE (NEW)
- 35) LANDSCAPE AND SITE WORK (NEW)
- 36) PLAZA (NEW)
- 40) CAMPUS MARQUEE SIGN

* YEAR OF CONSTRUCTION COMPLETION

PARKING LOTS	# SPACES
1) INTERIM PARKING LOT	44
2) GENERAL USE PARKING	507
3) GENERAL USE PARKING	
4) GENERAL USE PARKING LOT (90 + PARKING STRUCTURE)	37
6) GENERAL USE PARKING LOT	205
7) GENERAL USE PARKING LOT	13
8) INTERIM PARKING LOT	30
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10) STADIUM STAFF PARKING LOT	158
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12) EVENT OVERFLOW PARKING	



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- EARTHQUAKE FAULT LINE BUILDING SETBACK
- UNEVALUATED AREA FOR POTENTIAL FAULTS

LOS ANGELES SOUTHWEST COLLEGE FACILITIES MASTER PLAN

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PLAN AND FRAMEWORK

SITE CONSIDERATIONS

Geotechnical investigations have revealed earthquake fault line building set backs and unevaluated areas for potential earthquake faults (see Long Term Campus Plan, pg. 7). The identification of these fault line building set backs as well as the lack of space within the campus boundaries has limited the development of new building sites on the campus.

Site Work – Western Ave. & Glenn Anderson Fwy.



LACCD Prop A/AA Website

Despite the site considerations, the Long Term Campus Plan identifies two future building sites on the remaining campus land. Once these buildings are constructed, no more space will be available to add facilities within the campus footprint. In the future, the College may choose to look off site for additional space, and consider the possibility of using existing off site venues to supplement the facilities on campus. Locating some college facilities off campus, may facilitate new

opportunities for learning, and provide a signal of outreach to the community.

GUIDELINES AND IMPLEMENTATION

BUILDING SITING AND MASSING

The Los Angeles Southwest College 2003 Facilities Master Plan provides guidelines for the strategic location of highly visible public use spaces, physical building massing and the fabric of new facilities, and development of signature open space elements. It suggests that the college establish a visible presence along Imperial Highway, adherence to sustainable design practices, and establishment of a hierarchy of campus open spaces. The guidelines also call for circulation corridors at building edges, a rethinking of building entrances to face major pedestrian corridors and campus quads, and smooth transitions between interior and exterior spaces.

Within site limitations, the College is successful in adhering to building Siting and Massing guidelines and new buildings of similar scale and massing have been identified and strategically located. The College has constructed a new Child Development Center and created a new entry to the site off Imperial Highway, creating a visible presence along that route. New roads, pedestrian paths and landscaped courtyards are being constructed connecting existing and new buildings and providing transitions between indoor and outdoor spaces. At present there are two entrances/exits for the campus. They are the main entrance located on Imperial Highway and a secondary entrance located on Western Avenue. A third future entrance, which would enable access from Normandie Avenue, is planned once the land has been acquired.

ARCHITECTURAL CHARACTER

The 2003 Facilities Master Plan prescribes buildings of two to three stories, designed with interesting building elevations that highlight vertical and horizontal lines. It suggests the use of (bris-soleil) south facing windows for sun shading to create visually interesting elevations. To complement the modernist design, the plan suggests that banks of windows be treated as glazing rather than “punched openings” and the use of clean uncomplicated details and a unified color palette to create cohesive campus character. The new buildings on campus are being planned in accordance with the architectural design guidelines of scale, color and glazing patterns described in the 2003 Facilities Master Plan creating a synthesized look and uniform image, rather than a campus of individual stand alone buildings.

Physical Education Center & Pool



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LANDSCAPE ARCHITECTURAL CHARACTER

The 2003 Facilities Master Plan creates distinct landscaped pathways, courtyards and plazas using low maintenance plantings and lighting to accentuate

vehicular and pedestrian circulation. It identifies the functional need for informal seating and the use of fountains with low water usage. Although the campus landscape is not yet complete, the newly recently paved courtyards and landscaped areas are already successful in connecting and softening the lines of the modernist buildings, enhancing the use of pedestrian gathering spaces and circulation routes.

Lecture Lab Building



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SAFETY AND SECURITY

In addition to the mandatory new and upgraded fire life safety systems required by DSA, in order to protect the property, assets, students faculty and visitors, in 2004 the Los Angeles Southwest College commissioned an electronic Security Master Plan to provide the campus with specifications for access control, CCTV, intrusion detection and emergency callbox stations. The Security Master Plan also identifies natural surveillance guidelines such as those identified in the Crime Prevention Through Environmental Design (CPTED) principals, to be considered in design and campus operations to enhance campus safety. The environmental considerations call for establishing design guidelines to achieve clear lines of site and use lighting and landscaping, window placement, buffer zones and boundaries to supplement electronic systems. The plan also calls for the installation of consistent and standardized equipment to be used in conjunction with campus operational processes.

INFORMATION TECHNOLOGY

In 2004, The Los Angeles Southwest College also commissioned an Information Technology Master Plan to identify future technology needs of the campus and to enrich technological capabilities. A key component of this plan addresses the design and implementation of smart classrooms and specialized laboratories while recognizing the challenges related to technological and organizational change and the need for adaptability and flexibility. The Technology Master Plan identifies the infrastructure requirements, design criteria and equipment specifications necessary to support curriculum and classroom applications. Specifically, it focuses on the following systems and supporting infrastructure: Voice, Data, Video/CATV, Wireless,

Inter/Intra building cabling, paging Intercom, and audiovisual and stand alone Sound Systems.

SUSTAINABLE PLANNING, DESIGN AND BUILDING PRACTICES

The Los Angeles Community College District Board of Trustees mandates the use of sustainable building practices for its campuses: "As directed by the Los Angeles Community College District's Board of Trustees, all new buildings that are at least half funded with Proposition A and AA Bond monies will be green buildings, built to LEED™ certification standards. LEED™ stands for 'leadership in Energy and Environmental Design,' and is a national rating system developed by the U.S. Green Buildings Council to provide a benchmark for the design, construction, and operation of green buildings."

Child Development Center



e7 Architectural Studio

To date, the College has completed one new LEED™ building, a Child Development Center. A new LEED™ certified Maintenance and Operations Building will also be completed shortly; all other buildings in

design and construction on campus will be LEED™ certified adhering to the LACCD Board of Trustees' policy on sustainability. In addition, as part of its commitment to energy education, the Los Angeles Community College District is creating a sustainable development curriculum that integrates classes, green building education and certificates.

The strong emphasis on campus sustainability is aimed at creating buildings that have a low impact on the environment, provide good indoor environmental air quality for students, staff and faculty, and create long term energy savings.

LASC Campus Under Construction



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OPPORTUNITIES AND CHALLENGES

Based upon the goals, themes and guidelines set forth in the 2003 Facilities Master Plan, the Los Angeles Southwest College building program is creating a campus with a strong identity and "sense of place" that welcomes the community. The College is

undertaking an ambitious and challenging building program that at times tests daily campus operations. Admirably the College has used the challenge of limited space and unfavorable site conditions to its advantage. The result is the creation of a tightly knit facility with clear vehicular and pedestrian circulation.

Despite site constraints, the 2008 Long Term Campus Plan identifies two future building sites. One of the future buildings has been identified as the Career and Applied Technologies Building. This building may include programs in Business, Nursing and Allied Health, Computer Technologies, Logistics and Transportation, and Environmental Technology, potentially taking advantage of the District's goal to utilize on-campus examples of sustainable building technology and practices as learning tools. The Career and Applied Technologies Building is planned to be a three story 40,000 square foot new construction project with approximately 13,500 square feet per floor. The other future building has been identified as the Visual, Communications and Performing Arts Complex which may include programs in Media Technology, Music, Drama and Stage Technology. The Visual, Communications and Performing Arts Complex is planned as a two story 30,000 square foot building with approximately 15,000 square feet per floor.

SUMMARY AND CONCLUSION

This document provides an update to the goals and guidelines of the 2003 Facilities Master Plan and incorporates physical changes to the Long Term Plan that reflect current conditions and identify future opportunities. In addition, as suggested in the accompanying Education Master Plan, it makes further recommendations for adjustments to facilities for today and in the future as follows:

- Design spaces for flexibility. In other words, create space that has the ability to change without substantial renovation; accommodating teaching and learning styles of today and in the future.
- Design adequately sized classrooms to support lecture and laboratory classes.
- Create large open classroom spaces with the ability to be configured in clusters.
- Create mini Student Success Centers or computer based labs, in each classroom building to provide on-line and face-to-face tutoring.
- Create a signage system that identifies buildings and interior spaces as well promotes campus way-finding. This is necessary even on a small campus of close knit buildings.
- Involve users in planning and implementation of space, especially interior space.
- Upgrade existing space to improve access.

At the completion of the new and retrofitted infrastructure, site work, buildings and landscaping projects outlined in the 2003 Facilities Master Plan and the Updated Long Term Campus Plan, the College will be equipped with state of the art facilities that will greatly enhance the educational opportunities of the students, faculty and staff of the Los Angeles Southwest College.

Site Work for Future Building



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