

**Los Angeles Community College District  
East Los Angeles College Facility Master Plan Update  
(Fall 2019)**

## **Los Angeles Community College District**

### **East Los Angeles College Facility Master Plan Update**

#### **Introduction**

This is the latest in a series of updates to the East Los Angeles College Facility Master Plan. The purpose of this update to the Facilities Master Plan (hereinafter referred to as the 2019 Master Plan Update) is to:

- Coordinate facilities with programming and enrollment needs;
- Optimize building utilization and capacity load ratios and maximize student engagement; and
- Balance planning with funding availability.

The 2019 Master Plan Update involves construction of three new buildings, renovation/upgrade of two facilities, demolition of numerous smaller, obsolete buildings to accommodate the new buildings, and the elimination of some previously-approved (but unbuilt) buildings. Overall, the campus building square footage would decrease by 61,689 square feet (sf) as compared to previously approved plans. The change would help to right-size the campus facilities to educational needs and demands.

The new construction, in conjunction with demolition activities, would not increase the overall campus square footage beyond what has been previously approved or have any direct effect on campus enrollment or employment.

#### **Background**

A Facilities Master Plan was adopted for East Los Angeles College in 2002. The Facilities Master Plan was subsequently revised in 2004, 2008, 2009, 2013, and 2015. Analysis under the California Environmental Quality Act (CEQA) was completed for each of these iterations: 2002 Environmental Impact Report (EIR), 2004 Addendum, 2008 Addendum, 2009 Supplemental EIR (SEIR), 2013 Addendum, and 2015 Addendum.

#### **2019 Master Plan Update**

As noted above, the 2019 Master Plan Update includes the following changes (also shown in Table 1):

- Construction of a new 51,538 square-foot (sf) Nursing, Allied Health, and Public Service building on the H8 site. In conjunction with this construction, the following buildings would be used for swing space and then demolished: G9 Nursing Building, and bungalows F9-101, F9-102, F9-103, F9-104, F9-105, F9-106, F9-107, F9-108, F9-109, F9-110, F9-111, F9-112, F9-113, A4, A6-101, A6-102, A6-103, A6-104, A6-105, and C2-113 (totaling 36,025 sf). Further, the following previously approved building will no longer be constructed: Public Safety building (47,344 sf). Finally, the previously approved renovation of the offsite 1055 Corporate Center Drive building for the Nursing / Allied Health program (57,822 sf) will not occur. In total, 87,369 sf of campus building will no longer exist or be planned as a result of the 2019 Master Plan Update (\*this total does not include the 57,822 sf previously planned for renovation at 1055 Corporate Center Drive because the building will still exist).

- Construction of new 37,800 sf Maintenance & Operations buildings. In conjunction with this construction, the following buildings would be demolished: K9A, K9B, H9, D7A, Stadium Lot Storage building, and seventeen maintenance and operations storage containers. In total, the buildings to be demolished amount to 27,540 sf that will no longer exist as a result of the 2019 Master Plan Update.
- Construction of a new 119,538 sf Kinesiology, Wellness and Athletics Center building and adjacent athletic fields (i.e., reconfigured soccer/multi-purpose field, new softball field, accompanying bleachers with seating for approximately 1,000 at the softball field and 1,500 at the soccer/multipurpose field, and a new sound system). In conjunction with this construction, the following buildings would be demolished: Men's Gymnasium C1, Women's Gymnasium E9, and bungalows C2 101-112 and C2 121-130. In total, the buildings to be demolished amount to 97,834 sf that will no longer exist as a result of the 2019 Master Plan Update.
- Upgrade of the Central Plant facility equipment. This would entail expanding the capacity of the Central Plant to adequately and efficiently supply the cooling and heating needs of the campus. The new equipment may increase building size up to 3,200 sf.
- Renovation of the G3 Auditorium and B5 Weingart Stadium to make ADA and AV/IT upgrades (no building expansion).

No other revisions to Master Plan are proposed. The 2019 Master Plan Update does not affect previously-projected campus enrollment or employment.

Exhibits 1, 2, and 3 show maps of: (1) the existing Master Plan, (2) proposed changes, and (3) the proposed Master Plan after the proposed revisions are implemented.

**TABLE 1  
2019 FACILITY MASTER PLAN UPDATE PROJECTS**

<b>TABLE 1: SUMMARY OF PROPOSED CHANGES</b>		
<b>Facility</b>	<b>2015 Facilities Master Plan Update</b>	<b>2019 Facilities Master Plan Update</b>
	<b>Existing / Previously Approved GSF</b>	<b>Proposed GSF</b>
<b>NEW FACILITIES</b>		
New Nursing / Allied Health / Public Service Building	---	51,538
New Maintenance & Operations Buildings	---	37,800
New Kinesiology, Wellness and Athletic Center (KWAC)	---	119,538
Central Plant (New Equipment)	3,520	6,720
G3 Auditorium (renovation)	52,739	no change
<b>Total New GSF Proposed</b>		<b>212,076</b>
<b>REMOVED FOR NEW NURSING / ALLIED HEALTH / PUBLIC SERVICE BUILDING</b>		
Public Safety Building (No Longer Proposed)	47,344	-47,344
Nursing / Allied Health Building (Renovation of 1055 Corporate Center Drive No Longer Proposed)*	57,822	----
G9 Nursing Building (demo)	19,327	-19,327
F9-101 Bungalow (demo)	960	-960
F9-102 Bungalow (demo)	960	-960
F9-103 Bungalow (demo)	960	-960
F9-104 Bungalow (demo)	960	-960
F9-105 Bungalow (demo)	960	-960
F9-106 Bungalow (demo)	960	-960
F9-107 Bungalow (demo)	960	-960
F9-108 Bungalow (demo)	960	-960
F9-109 Bungalow (demo)	960	-960
F9-110 Bungalow (demo)	960	-960
F9-111 Bungalow (demo)	1,400	-1,400
F9-112 Bungalow (demo)	1,400	-1,400
F9-113 Bungalow (demo)	500	-500
A4 Bungalow (demo)	2,064	-2,064
A6-101 Bungalow (demo)	950	-950
A6-102 Bungalow (demo)	950	-950
A6-103 Bungalow (demo)	950	-950
A6-104 Bungalow (demo)	950	-950
A6-105 Bungalow (demo)	950	-950
C2-113 Bungalow (demo)	984	-984
<b>Subtotal Removed</b>		<b>-87,369</b>
<b>REMOVED FOR NEW MAINTENANCE &amp; OPERATIONS BUILDINGS</b>		
K9A (demo)	5,040	-5,040
K9B (demo)	1,920	-1,920
H9 (demo)	9,906	-9,906
D7A (demo)	1,580	-1,580
Stadium Lot Storage (demo)	4,950	-4,950
M&O Storage Containers (17 total) (demo)	4,144	-4,144
<b>Subtotal Removed</b>		<b>-27,540</b>

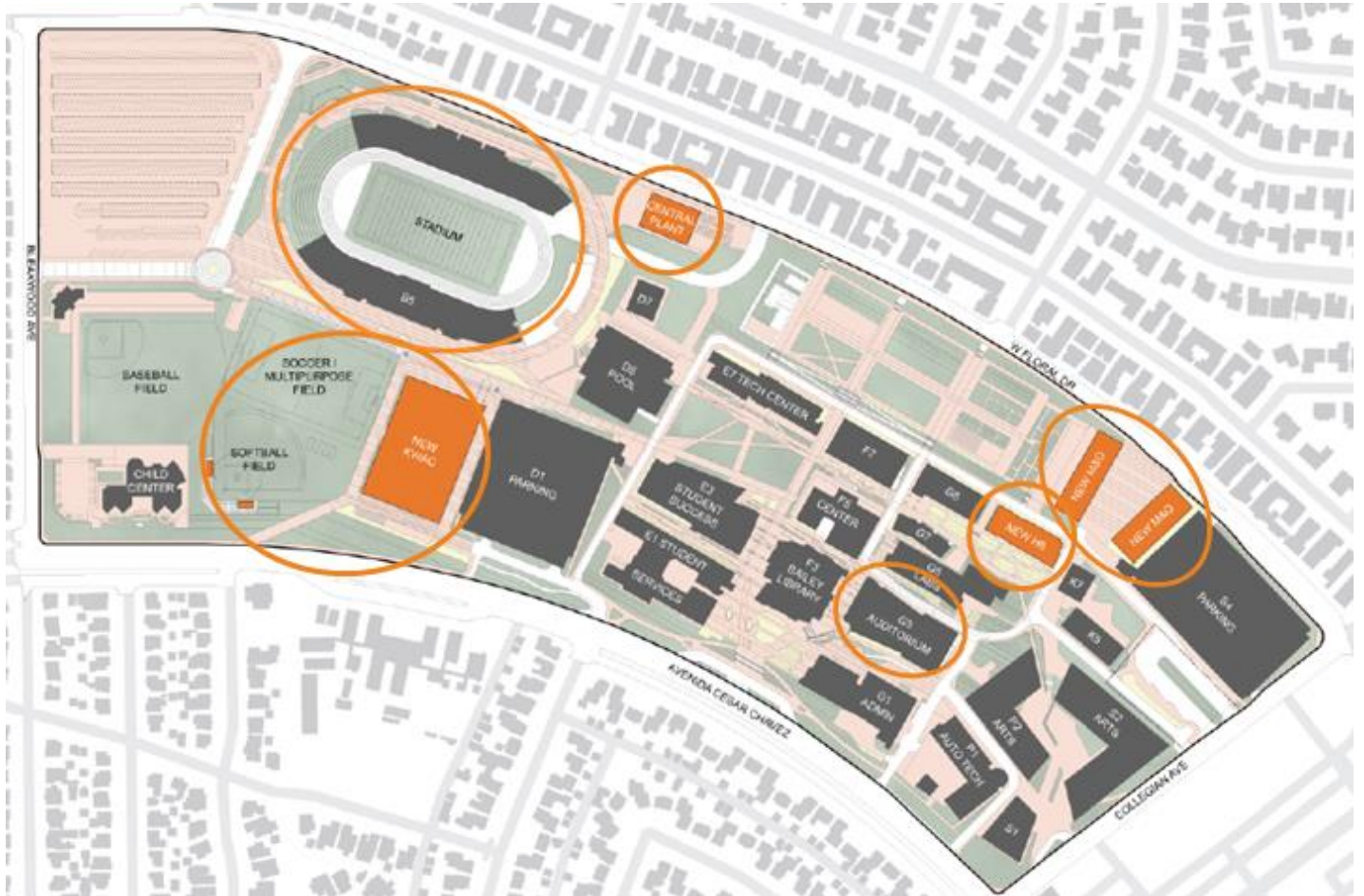
**TABLE 1: SUMMARY OF PROPOSED CHANGES**

Facility	2015 Facilities Master Plan Update	2019 Facilities Master Plan Update
	Existing / Previously Approved GSF	Proposed GSF
<b>REMOVED FOR NEW KINESIOLOGY, WELLNESS AND ATHLETICS CENTER BUILDING</b>		
Men's Gymnasium C1 (demo)	37,892	-37,892
Women's Gymnasium E9 (demo)	32,753	-32,753
Bungalows C2 101-112, C2 121-130 (demo)	27,189	-27,189
	<b>Subtotal Removed</b>	<b>-97,834</b>
	<b>Total New</b>	<b>212,076</b>
	<b>Total Removed</b>	<b>-212,743</b>
	<b>TOTAL</b>	<b>-667</b>
<b>SOURCE: Stir Architecture, 2019.</b>		

**Exhibit 1: Existing Master Plan Map (2015 Master Plan Update)**



**Exhibit 2: Proposed Changes to Master Plan Map**





### Exhibit 3: Proposed Master Plan Map





The new buildings would comply with the LACCD Sustainability Standards. Leadership in Energy and Environmental Design (LEED™) is a green building rating system that contains prerequisites and credits in five areas: (1) environmentally sensitive site planning; (2) water conservation; (3) energy efficiency; (4) conservation of materials and resources; and (5) indoor air quality. The LACCD requires that new buildings and major renovations be minimally LEED “certified.”

### Enrollment

The 2019 Master Plan Update does not propose any changes to enrollment. Further, the changes to campus buildings would not affect student enrollment capacity.

### Pedestrian Circulation/Accessibility

The 2019 Master Plan Update does not include any changes to vehicular access or parking. Pedestrian access to the campus would also remain the same. Fire and police department access is provided to the campus from surrounding roadways and pathways and is not changed by the Master Plan Update.

### Exterior Lighting

Exterior lighting would be provided to illuminate entrances and provide adequate site lighting to enhance pedestrian wayfinding, circulation, and security. Lighting would be designed to fit the architecture of the area, would be compatible with the existing night lighting of adjacent uses, and would incorporate cut-off features to reduce light trespass.

### Utilities

The new buildings would require connections to existing utilities within and adjacent to the campus, including water (domestic and irrigation), chilled water, sewer, storm drains and water quality treatment facilities, electric, natural gas, and telecommunications. No new or expanded off-site utility infrastructure is required to serve the new buildings.

### Construction Activities

The expansion of the Central Plant is scheduled to begin in November 2021 and be completed in December 2022. Construction of the new Nursing, Allied Health, and Public Service Building is anticipated to begin in August 2022 and be completed in October 2023. The new Kinesiology, Wellness, and Athletics Center (KWAC) is scheduled to begin construction in December 2022 and be completed in March 2025. Construction of the Maintenance and Operations Buildings are anticipated to begin in January 2023 and be completed in March 2025.

### Summary

The 2019 Master Plan Update includes the construction and demolition of multiple buildings and the elimination of previously planned buildings. No other changes are proposed by the 2019 Master Plan Update.