

Los Angeles Community College District
Los Angeles Mission College Facility Master Plan Update
(June 2018)

Los Angeles Community College District

Los Angeles Mission College Facility Master Plan Update (June 2018)

Introduction

This is the latest in a series of updates to the Los Angeles Mission College Facility Master Plan. The purpose of this update to the Facilities Master Plan (hereinafter referred to as the 2018 Master Plan Update) is to:

- Change the deferred status of the Student Services Building;
- Maintain alignment with the College Strategic Master Plan & Educational Master Plan
- Optimize building utilization ratios and maximize student engagement;
- Balance planning with funding availability;
- Plan through 2024.

The 2018 Master Plan Update re-activates the Student Services building on the campus at a site in the northwest quadrant of the intersection of Pasha Street and Eldridge Avenue (Site). The 2018 Master Plan Update does not change previously-projected LAMC campus enrollment of 15,000 students.

Background

A Facilities Master Plan was adopted for Los Angeles Mission College in 2007. The Facilities Master Plan was subsequently revised in 2009 and again in 2014. Analysis under the California Environmental Quality Act (CEQA) was completed for each of these iterations.

The 2007 Facilities Master Plan approved a 2-level (39,000 square foot [sf]) Student Services building at the Site, with a land area of 84,014 sf. The 2009 Facilities Master Plan contemplated a 3-level (55,000 sf) Student Services building at the Site and with the same land area. The 2014 Facility Master Plan Update deferred construction of the Student Services building.

2018 Master Plan Update

As noted above, the 2018 Master Plan Update re-activates construction of the previously approved, and then subsequently deferred, Student Services building on the campus.

The new Student Services building contemplated by this 2018 Master Plan Update would be 3-levels and 64,000 sf, representing an increase of 9,000 sf compared to a version of the same building approved in the 2009 Facilities Master Plan.

No other revisions to previous Master Plan documents are proposed, and the status of Master Plan projects presented in Table 1 remains the same. The 2018 Master Plan Update does not involve any changes to the projected campus enrollment, which was anticipated to be 15,000 students in the 2007 and 2009 Master Plans and in the environmental documentation for the 2014 Facility Master Plan Update. The previously approved dry-bed arroyo between the Student Services building and Eldridge Avenue will be constructed concurrently with the Student Services building; however, no changes to this feature are proposed in the 2018 Master Plan Update. Exhibits 1 and 2 show a map of the campus and the proposed changes.

The new Student Services building will serve as a new gateway building for the Main Campus with a new public entry along Eldridge Avenue. The building will house campus student services and administrative functions that are currently dispersed throughout the campus, including admission and records; financial aid; bursar; assessment and orientation; services for disabled, veteran and international students; human resources; and the College President's office.

TABLE 1
STATUS OF 2014 FACILITY MASTER PLAN UPDATE PROJECTS

Project	Size/Description	Status Change Since 2014
Media Arts (Arts, Media and Performance)	53,400 sf (3 levels)	Construction completed in 2017
Modular Plant/Fuel Cell	Utility infrastructure and equipment	Construction to be initiated in May 2018 and completed September 2019
New Plant Facilities Building	25,000 sf (2-levels)	No change (deferred)
Student Services Building	55,000 sf (3-levels)	64,000 sf (3-levels)
West-of-Hubbard Property (former Nursery Property)	20,000 sf (1-level)	No change (deferred)
Athletic Fields	Approximately 13 acres added to the East Campus	No change (deferred)
Pedestrian Access Improvements	Approximately 0.3-mile pathway between the East Campus and Parking Structure A on the Main Campus	No change (deferred)
Traffic Mitigation	Various intersection improvements and a Neighborhood Traffic Management Plan	No change (pending)

Building Design

As described above, the new Student Services building would be 3-levels and approximately 64,000 sf. The conceptual site plan is presented on Exhibit 3, conceptual building elevations are presented on Exhibits 4a and 4b, and conceptual renderings are presented on Exhibit 5. The building would be approximately 46-feet 6-inches high at the top of parapet. Exterior building materials would primarily consist of concrete, steel, stucco, and glazed windows.

Exhibit 1: Existing / Previously Approved Conditions



- | | | |
|-----------------------------|--------------------------------------|-----------------------------|
| 1 Child Development Center | 6 Collaborative Studies | 12 Parking Structure A |
| 2 Central Plant | 7 Campus Services | 13 Amphitheatre |
| 3 Family & Consumer Studies | 9 Library / Learning Resource Center | 14 West-of-Hubbard Property |
| 4 Media Arts | 10 Campus Center | 15 Existing Arroyos |
| 5 Temporary Portables | 11 Instructional / Administration | 16 Dry-Bed Arroyos |

Exhibit 2: Proposed Conditions



- | | | |
|-----------------------------|--------------------------------------|--------------------|
| 1 Child Development Center | 9 Library / Learning Resource Center | 16 Dry-Bed Arroyos |
| 2 Central Plant | 10 Campus Center | |
| 3 Family & Consumer Studies | 11 Instructional / Administration | |
| 4 Media Arts | 12 Parking Structure A | |
| 5 Student Services | 13 Amphitheatre | |
| 6 Collaborative Studies | 14 West-of-Hubbard Property | |
| 7 Campus Services | 15 Existing Arroyos | |

Exhibit 3: Conceptual Site Plan

Exhibit 4a: Conceptual Building Elevations

Exhibit 4b: Conceptual Building Elevations

Exhibit 5: Conceptual Building Renderings



ARRIVAL ENTRY PLAZA

STUDENT SERVICES

LOS ANGELES MISSION COLLEGE

LAMC

LOS ANGELES COMMUNITY COLLEGE DISTRICT
MISSION COLLEGE STUDENT SERVICES CENTER
STYLAR, CALIFORNIA



FTR International Inc.
CONSULTANTS

nbbj

The new Student Services building 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”. The Student Services building has been designed to attempt to achieve a minimum LEED™ Gold for New Construction rating. Further, per the LACCD Sustainability Standards for new construction, the energy performance goals for the building would be 20 percent over Title 24 requirements. Additionally, at least 15 percent of the building’s energy use would be supplemented by renewable energy (a minimum of 10 percent from on-site sources).

Pedestrian Circulation/Accessibility

The new Student Services building does not include vehicular access or parking; there are existing parking facilities in the vicinity of the Site, including Parking Structure A to the east and on-street parking along Eldridge Avenue. Pedestrian access to the Site would be provided from new pathways that would connect to existing sidewalks/pathways surrounding the Site to the north, south (along Eldridge Avenue) and east. The Site is also easily accessible for individuals walking to/from Parking Structure A. Fire department access is provided to the Site from surrounding roadways and pathways.

Landscape and Exterior Lighting

Implementation of the new Student Services building would require the removal of existing trees located at the Site; however, the landscape design for the Student Services building would consist of various species of trees, shrubs and groundcover. Additionally, the previously approved dry-bed arroyo south of the Site (between the new Student Services building and Eldridge Avenue) would be installed concurrently with the Student Services building. In addition to the storm water management function this would serve, the dry-bed arroyo would provide a visual design feature and physical link between the Site and other features on campus.

Exterior lighting would be provided to illuminate entrances and provide adequate site lighting to enhance pedestrian wayfinding and circulation. 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 Student Services building would require connections to existing utilities within and adjacent to the Site including water (domestic and irrigation), chilled water (from the new Central Plant), sewer, storm drains and water quality treatment facilities, electric, natural gas, and telecommunications. In addition to connecting to existing utilities, project implementation would involve some limited demolition (removal) of utility infrastructure located within the Site. No new or expanded off-site utility infrastructure is required to serve the Student Services building.

A dry-well storm water management system has been installed in the undeveloped area south of the Site. During storm events, storm water is diverted from the 24-inch storm drain line east of the Site to the dry- well system and is then released into the soil. The dry-bed arroyo to be installed would provide pre-treatment for storm water runoff before entering the storm drain system, and would provide storm water flow control. The dry-well and dry-bed arroyo systems have been designed/sized to also accommodate runoff from the Site in a developed condition.

Construction Activities

Construction of the Student Services building is anticipated to begin in June 2020, be complete by June 2022 (construction duration of approximately 24 months), and be operational for the fall semester 2022. Construction would be preceded by the removal of existing portable structures in the fall of 2019; existing classroom programs and the Sheriff's Station operations would be relocated to other spaces on campus.

Generalized construction phasing is as follows; note that some construction activities would overlap:

- Site preparation (2 weeks);
- Excavation and export of soils (1 month);
- Underground Infrastructure trenching (2 weeks);
- Building construction (22 months); and
- Paving (6 weeks).

Construction of the Student Services building would require common construction equipment as identified in the Previous Environmental Documentation, no pile driving or blasting is required. Earth-moving activities (grading/excavation) would extend approximately 16 feet deep to accommodate the required removal and preparation of the underlying soils for foundation design and associated building construction, and would require export of approximately 8,000 cy of soil. Excavation and soil export would occur over a period of 4 weeks. Heavy truck trips would occur during removal of portable structures from the site, for export of demolished asphalt (1,500 cubic yards [cy]), for export of soil, during trenching and building construction (for building transport of building materials), and during paving (concrete trucks). The highest number of daily truck trips would occur during grading/excavation. Assuming use of 16 cy trucks, soil export would require approximately 500 total truck trips over this 4-week period, resulting in approximately 25 round-truck-trips per weekday.

In addition to the identified construction areas, a staging area is needed to receive, lay down, and prepare materials for use during construction. Construction staging would occur in the area south of the Student Services building site along Eldridge Avenue. Construction workers would park in Parking Structure A or would use surface street parking on Eldridge Avenue.

Summary

The Student Services building was previously approved in earlier versions of the Facilities Master Plan. The building was then temporarily deferred in a Master Plan Update in 2014. The 2018 Master Plan Update re-activates construction of the Student Services building on the Site

and increases the size of the building by 9,000 sf. No other changes are proposed by the 2018 Master Plan Update.