

# Los Angeles Southwest College Facilities Master Plan



SEPTEMBER 2003

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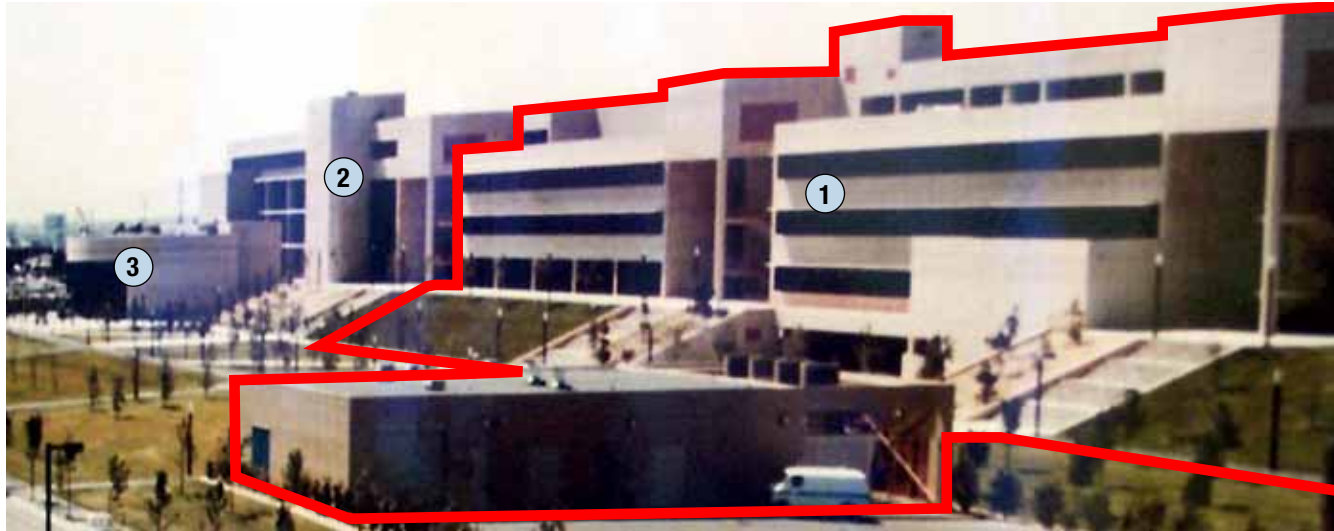
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## **CONTRIBUTORS**



#### **i-1 Cox Building**

About two thirds of the college's earlier educational facilities **(1)** built in 1977, was demolished in 1994 due to the discovery of geological fault lines on campus. A portion of the facility, the Cox Building **(2)** and adjacent theater **(3)**, remain.

## **APPENDIX**

*Bound separately*

<b>Section 1</b>	Schedule, Project Directory, and Basic Scope of Services	
<b>Section 2</b>	Campus Meeting - Initiation	13 December 2001
<b>Section 3</b>	Work Session #1 - Goals and Resources	18-19 March 2002
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<b>Section 8</b>	Inventory	6 September 2002
<b>Section 9</b>	Final Tables	September 2003
<b>Section 10</b>	CD ROM - <i>Limited Distribution</i>	September 2003
	Electronic files of report, appendix, and exhibits	



# 1

# Purpose and Program

## MASTER PLAN OVERVIEW THE COLLEGE - HISTORY AND IDENTITY THE SETTING

## THE PROGRAM HOW THIS PLAN RELATES TO PROP A AND AA

### MASTER PLAN OVERVIEW

The Los Angeles Southwest College Facilities Master Plan establishes a near- and long-term vision for expansion and improvements at the 63.7-acre college campus in southwest Los Angeles County. It proposes a variety of new and improved academic, student support facilities, athletic facilities, and landscape improvements consistent with the goals and academic mission of the college. The master plan accommodates growth from the current 5,200 full time equivalent (FTE) students, which equates to over 7,300 actual (head-count) students, to an 8,000 FTE student population in the near-term and a 12,000 FTE student body in the long-term on the campus with the potential for off-campus programs.

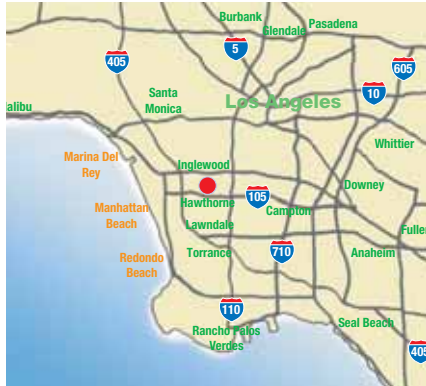
The master plan calls for removing a large number of temporary structures, renovating several existing buildings on campus, and constructing nine major new educational and support facilities. It incorporates the proposed improvements outlined in the 2001 Proposition A (Prop A) and 2003 Proposition AA (Prop AA) Bond measures. The plan also proposes major landscape and open space improvements to enhance campus character and to support student interaction and sense of community.

### THE COLLEGE – HISTORY AND IDENTITY

Founded in 1965, Los Angeles Southwest College is one of nine campuses that make up the Los Angeles Community College District. Emphasizing a quality liberal arts transfer curriculum, the college opened in 1967 in temporary bungalows on the

campus, moving into permanent facilities ten years later. Offering credit and non-credit courses, the college's mission is to provide quality, accessible, and affordable educational opportunities and service to its community. Los Angeles Southwest College also endeavors to provide dynamic interface with local business and industry.

Los Angeles Southwest College serves a diverse community. Currently, African-Americans make up 72% of the student body. Hispanics make up the second largest group at nearly 25%. The Hispanic share of the student body is expected to grow steadily for the foreseeable future. The median age of the college's student is 28, with a higher percentage of females than males. Many students work, and the college population is evenly divided between those who attend day and night classes.



## 1-1 Context

*One of Los Angeles's nine community colleges, Los Angeles Southwest College serves the southwest region of Los Angeles County.*

Los Angeles Southwest College also serves as home for Middle College High School, part of the Los Angeles Unified School District. The high school offers courses to students in all four years of high school in bungalows slated to be demolished as part of this master plan. In the future, the high school plans to place junior- and senior-level students at the college, sharing space with the college and allowing students to participate in college-level courses.

## THE SETTING

Los Angeles Southwest College is located in the southwest area of Los Angeles in the center of unincorporated Los Angeles County. The college site is approximately square, bounded by Imperial Highway and Western Avenue – two major arterial roadways – on its north and west edges respectively. The south edge is bounded by the 105 Freeway, a depressed roadway at a significantly lower grade than the campus. The east edge is bounded by the St. Francis Cabrini church property. There is a gas station located prominently at the northwest edge of the site. The college is interested in acquiring the property to enhance the college's visibility, to allow for campus signage, and to provide additional parking.

Adjacent land uses are primarily residential, with some big box retail directly west of the campus along Western Avenue. The residential properties are small-scale bungalows and apartments.

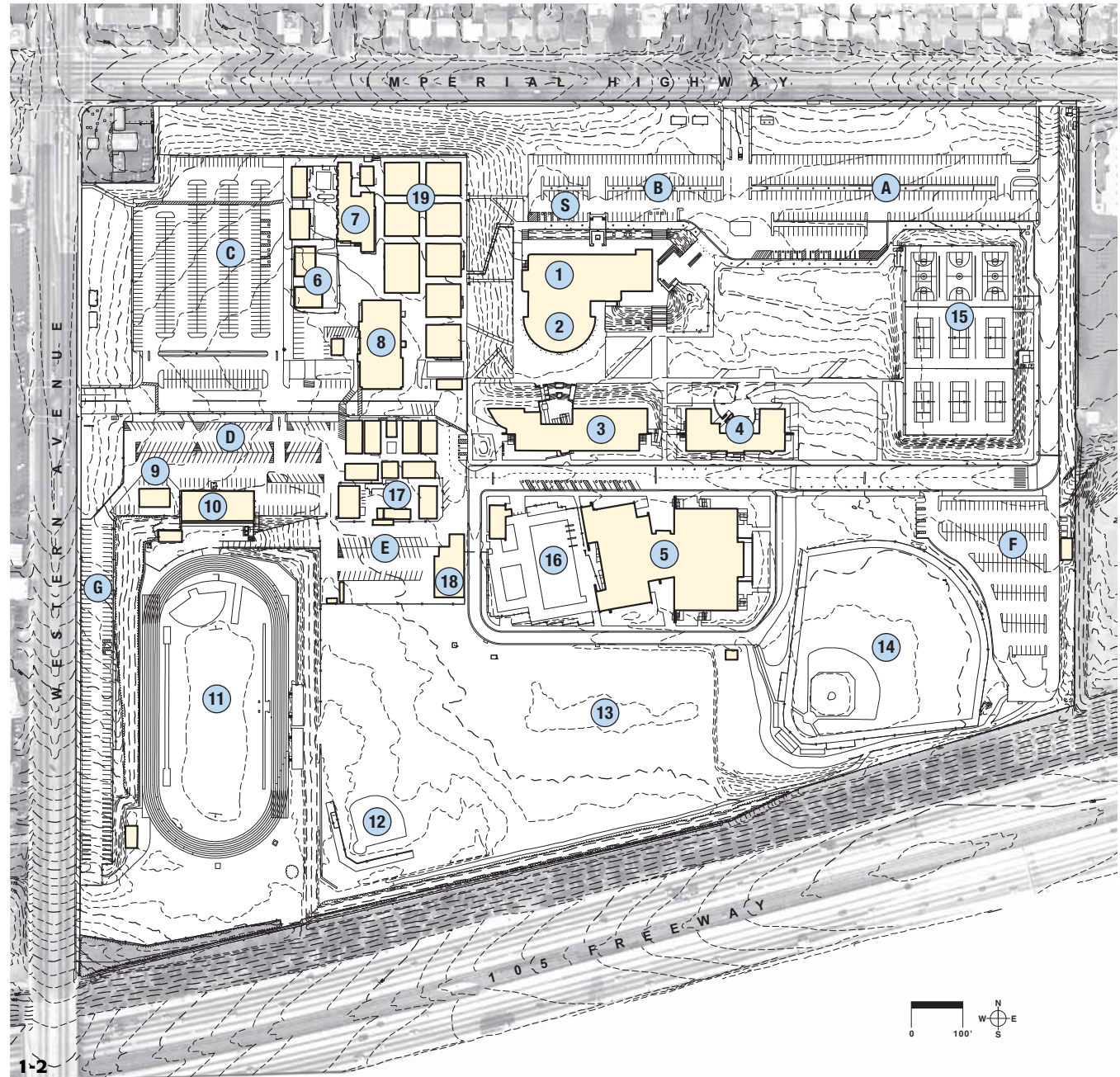
Since the campus buildings and open space are essentially wrapped with parking uses and set back from the street, the college campus is internalized and does not readily connect to its surroundings. The lack of visibility and connection to the surrounding community is emphasized by grade changes on significant portions of all edges of the campus – the north, west and east edges all slope significantly down into the campus. The south edge drops significantly away from the campus down to the freeway.

## 1-2 Place Names Existing

Bound by major roadways on three sides, the Los Angeles Southwest College campus consists of four major buildings (1-5); numerous temporary structures (6-10 & 17-19); and recreation facilities (11-16).

### LEGEND

1. Cox Building
2. Theater
3. Lecture Lab Building
4. Technology Education Building
5. Thomas G. Lakin Physical Education Building
6. Child Development Center
7. Book Store
8. Admissions / Financial Aid
9. Campus Police Station
10. Field House
11. Stadium - Football + Track
12. Softball Field
13. Practice Fields
14. Dennis Gilbert Baseball Field
15. Basketball / Tennis Courts
16. Pool
17. Plant Facilities
18. Receiving
19. Middle College High School
- A-F General Parking
- S Staff Parking



Classification	Number		
<b>Classroom Facilities</b>	<b>100</b>		
Classroom Facilities	110		
Classroom Service	115		
<b>Laboratory Facilities</b>	<b>200</b>		
Class Laboratory	210	Individual Study Laboratory	230
Class Laboratory Service	215	Individual Study Laboratory Service	235
Special Class Laboratory	220	Non-Class Laboratory	250
Special Class Laboratory Service	225	Non-Class Laboratory Service	255
<b>Office Facilities</b>	<b>300</b>		
Office	310	Conference Room (Office Related)	350
Office Service	315	Conference Room Service (Office-Related)	255
<b>Study Facilities</b>	<b>400</b>		
Reading/Study Room	410	Processing Room	440
Stack	420	Study Service	455
Open Stack Reading Room	430		
<b>Special Use Facilities</b>	<b>500</b>		
Armory	510	Clinic-Service (Non-health Professions)	545
Armory Service	515	Demonstration	550
Athletic/Physical Education	520	Demonstration Service	555
Athletic Facilities- Spectator Seating	523	Field Service Facility	560
Athletic/Physical Education Service	525	Animal Quarters	570
Audio/Visual, Radio, TV	530	Animal Quarters Service	575
Audio/Visual, Radio, TV Service	535	Greenhouse	580
Clinic Student Care (Non-health Professions)	540	Other	590
<b>General Use Facilities</b>	<b>600</b>		
Assembly	610	Merchandising Facility	660
Assembly Service	615	Merchandising Facility Service	665
Exhibition	620	Recreation	670
Exhibition Service	625	Recreation Service	675
Food Facilities	630	Meeting Room	680
Food Facilities Service	635	Meeting Room Service	685
Lounge	650	Locker Room	690
Lounge Service	655		
<b>Supporting</b>	<b>700</b>		
Data Processing/Computer	710	Vehicle Storage Facility	740
Data Processing/Computer Service	715	Vehicle Storage Facility Service	745
Shop	720	Central Food Storage	750
Shop Service	725	Central Laundry	760
Storage	730	Central Utility Plant	770
Storage Service	735		
<b>Health Care</b>	<b>800</b>		
Not included as not present at LASC			
<b>Residential</b>	<b>900</b>		
Not included as not present at LASC			
<b>Facilities Out of Service</b>	<b>000</b>		
Inactive Area	050	Unfinished Area	070
Alteration or Conversion Area	060		060
Unfinished Area			

**1-3 Room Use Categories**  
*The California Community College Commission establishes the facility classifications for use by community colleges. The classifications tie directly to the Analysis of Space Needs table found on page 1.5.*

**Source:**  
 Space Inventory Handbook, California Community Colleges, date unknown



#### 1-4 Analysis of Space Needs

The table provides a comparative analysis of program need to the anticipated supply of facilities in the near- and long-term. Based on projected needs for educational facilities, Los Angeles Southwest College is, and is projected to be, under-subscribed in general use facilities and over-subscribed in classrooms, offices, and special use facilities. Detailed programming of existing and future facilities will serve to further narrow these differences.

##### Source:

Los Angeles Southwest College, 2003  
Kaku Associates, 2003  
Sasaki, 2003  
MGT, October 2002 (Inventory)

##### Notes:

- <sup>1</sup> Student Enrollment  
Daytime only 51.5%  
Daytime and evening 30.0%  
Evening only 18.5%
- <sup>2</sup> Includes instructional and non instructional staff
- <sup>3</sup> Based on California Standards
- <sup>4</sup> Class Laboratories projected numbers based on current education practices at LASC
- <sup>5</sup> Assume 50% mix each of technical and vocational
- <sup>6</sup> FTE = Full time equivalent
- <sup>7</sup> Student FTE:HC = 0.73
- <sup>8</sup> HC = Headcount
- <sup>9</sup> All Staff FTE:HC = 0.73

		2001	Near-Term Goal	Long-Term Goal
<b>POPULATION</b>				
<b>Student</b> <sup>1</sup>	FTE <sup>6,7</sup>	5,200	8,000	12,000
	HC <sup>8</sup>	7,100	11,000	16,400
<b>Instructional and Statutory Staff</b>	FTE <sup>6</sup>	124	191	286
<b>All Staff</b> <sup>2</sup>	FTE <sup>9</sup>	270	350	450
	HC <sup>8</sup>	370	480	610
<b>FACILITIES PROGRAM</b>				
<b>Classrooms</b> <sup>3</sup>	Existing ASF	48,000	48,000	48,500
	Changes to Existing ASF	0	(5,400)	0
	New ASF	0	16,700	0
	Demolition ASF	0	(16,200)	0
	<b>Projected Need in ASF</b>	<b>20,600</b>	<b>31,700</b>	<b>47,500</b>
	Excess (Deficit) - rounded	27,000	11,000	1,000
<b>Class Laboratories</b> <sup>3,4,5</sup>	Existing ASF	52,000	52,000	67,400
	Changes to Existing ASF	0	0	0
	New ASF	0	20,100	23,000
	Demolition ASF	0	(4,700)	0
	<b>Projected Need in ASF</b>	<b>44,000</b>	<b>67,800</b>	<b>101,600</b>
	Excess (Deficit) - rounded	8,000	0	(11,000)
<b>Offices</b>	Existing ASF	57,000	57,000	59,100
	Changes to Existing ASF	0	0	0
	New ASF	0	27,500	0
	Demolition ASF	0	(25,400)	0
	<b>Projected Need in ASF</b>	<b>17,400</b>	<b>26,700</b>	<b>40,100</b>
	Excess (Deficit) - rounded	40,000	32,000	19,000
<b>Study Facilities</b>	Existing ASF	19,000	19,000	19,000
	Changes to Existing ASF	0	5,400	0
	New ASF	0	0	25,000
	Demolition ASF	0	0	0
	<b>Projected Need in ASF</b>	<b>21,400</b>	<b>30,900</b>	<b>44,400</b>
	Excess (Deficit) - rounded	(2,000)	(7,000)	0
<b>Special Use Facilities</b>	Existing ASF	63,000	63,000	98,800
	Changes to Existing ASF	0	0	0
	New ASF	0	42,700	1,600
	Demolition ASF	0	(6,900)	0
	<b>Projected Need in ASF</b>	<b>64,000</b>	<b>75,200</b>	<b>91,200</b>
	Excess (Deficit) - rounded	(1,000)	24,000	9,000
<b>General Use Facilities</b>	Existing ASF	15,000	15,000	53,000
	Changes to Existing ASF	0	0	0
	New ASF	0	43,000	34,000
	Demolition ASF	0	(5,000)	0
	<b>Projected Need in ASF</b>	<b>52,200</b>	<b>80,000</b>	<b>120,000</b>
	Excess (Deficit) - rounded	(37,000)	(27,000)	(33,000)
<b>Support Facilities</b>	Existing ASF	23,000	23,000	27,200
	Changes to Existing ASF	0	0	0
	New ASF	0	15,500	0
	Demolition ASF	0	(11,300)	0
	<b>Projected Need in ASF</b>	<b>14,220</b>	<b>19,890</b>	<b>19,890</b>
	Excess (Deficit) - rounded	9,000	7,000	7,000
<b>SUMMARY OF ALL FACILITIES</b>				
	Existing ASF	277,000	277,000	373,000
	Changes to Existing ASF	0	0	0
	New ASF	0	165,500	83,600
	Demolition ASF	0	(69,500)	0
	<b>Projected Need in ASF</b>	<b>233,800</b>	<b>332,200</b>	<b>464,700</b>
	Excess (Deficit) - rounded	43,000	41,000	(8,000)

1-4

		2001	Near-Term Goal	Long-Term Goal
<b>POPULATION</b>				
<b>Student</b> <sup>1</sup>	FTE <sup>6,7</sup> HC <sup>8</sup>	5,200 7,100	8,000 11,000	12,000 16,400
<b>Instructional and Statutory Staff</b>	FTE <sup>6</sup>	124	191	286
<b>All Staff</b> <sup>2</sup>	FTE <sup>9</sup> HC <sup>8</sup>	270 370	350 480	450 610
<b>PARKING SPACES</b>				
Spaces Provided		1,306	1,610 <sup>10,11</sup>	2,270 <sup>10,11</sup>
<b>Projected Need in Spaces</b>				
LASC Students		901	1,089	1,624
LASC Faculty and Staff		405	378	516
Middle College High School		0	30	30
Child Development		0	40	40
<b>Total Need</b>		<b>1,306</b>	<b>1,537</b>	<b>2,210</b>
Excess (Deficit) - rounded		0	70	60

1-5

**Source:**  
Los Angeles Southwest College, 2003  
Kaku Associates, 2003  
Sasaki, 2003  
MGT, October 2002 (Inventory)

**Notes:**  
1 Student Enrollment  
Daytime only 51.5%  
Daytime and evening 30.0%  
Evening only 18.5%  
2 Includes instructional and non instructional staff  
6 FTE = Full time equivalent  
7 Student FTE:HC = 0.73  
8 HC = Headcount  
9 All Staff FTE:HC = 0.73  
10 Net parking after demolition and new construction  
11 Excludes event overflow parking

## 1-5 Analysis of Parking Needs

*Proposed parking improvements will keep pace with the projected parking demand for the day-to-day use of the college. This analysis excludes the event parking needs of the stadium.*

## THE PROGRAM

Los Angeles Southwest College Facilities Master Plan reflects a program based on student projections, a more learner- and community-centered educational model, and the California Community College Commission standards and guidelines. It considers existing buildings to remain and their flexibility to accommodate new program. It also, incorporates and refines the 2001 Proposition A Bond Authorization Facilities Project List (discussed below).

### Student Enrollment Projections

The Los Angeles Southwest College Master Plan accommodates the needs of student growth at two targeted levels of enrollment projected beyond its Fall 2001 enrollment of 5,200 full time equivalent (FTE) students. The first, **near-term**, targets the student FTE at 8,000. The second, **long-term**, sets a student FTE target of 12,000. These student

FTE levels reflect on-campus enrollment. Off-campus programs would be additional.

Using these targets, the master plan identifies the program needed for faculty, staff, facilities, and parking. The master plan purposely does not associate years with the near- and long-term targets because it is difficult to predict when such targets might be reached.

### Learner and community centered institution

The master plan uses national trends relating to changing student demographics, instructional technology, and integrated and collaborative learning environments to project program facilities needs. To facilitate the transition to a more learner and community-centered institution, the College Master Plan proposes:

- Redesigning existing classrooms and labs to support technology mediated learning

- Creation of a Learning Support Center to enhance learning in all academic and technical program areas
- Establishment of an Integrated Technology Center to augment and expand existing technical/vocational program offerings and to foster business/industry collaboration
- Construction of signage and new buildings to heighten the college's visibility and its educational and service link with the community

### California Community College Commission

The Master Plan also uses standards and guidelines from the California Community College Commission to determine the types and amount of campus facilities for the student population.



## 1-6 Program to Plan

*The master planning process analyzed program need, translating this into the facilities master plan. The process included numerous reviews with faculty, staff, students, and the community.*



### HOW THIS PLAN RELATES TO PROP A AND AA

On April 10, 2001, the voters of Los Angeles County approved Proposition A (Prop A), a historic \$1.245 billion bond measure designed to implement a capital improvement program for the colleges within the Los Angeles Community College District. To allow for completion of additional facilities in each college's master plans not funded by Prop A, District voters approved a second, \$980 million bond measure, Proposition AA (Prop AA), on May 20, 2003.

In order to implement the bond measures, the District formed a District Citizens' Oversight Committee and nine local college oversight committees. Los Angeles Southwest College worked with their oversight committee, the Shared Governance Facilities Planning

and Review Committee, and the community-at-large throughout the planning process.

The facilities projects list financed with the proceeds of the District's general obligation bonds includes:

- Site improvements, modernizing existing facilities, and constructing additional new facilities, for the purpose of expanding instructional programs to meet future educational demands of District students
- Acquisition of furnishings and equipment for all modernization, renovation, improvement, and/or new construction project components
- Installation and/or upgrade of emergency lighting, fire alarm, and security systems; roadway, walkway, grounds, parking lot, and entrance improvements
- Signage for safety and public information

- Modernization and/or construction of new restrooms
- Development and implementation of facilities master plans and related requirements such as environmental impact reports and soils testing
- Demolition of temporary and/or obsolete facilities
- Relocation and/or acquisition of temporary facilities during the modernization, renovation, improvement and/or new construction of project components as necessary to maintain educational programs in operation during construction
- Acquisition of land



## 1-7 Modernization and New Construction

*Prop A and AA funding will be vital to the replacement of the temporary buildings on the west side of the campus.*

### Los Angeles Southwest College

Prop A allocates \$111 million, and Prop AA \$65 million, to address significant facility needs for Los Angeles Southwest College. The master plan incorporates and refines the programs included in the bond issues, listed below:

- Education/technology
- Student services/activities
- Student food services
- Conferencing
- Arts
- Recreation and sports
- Parking - surface and structured
- Maintenance and operations
- Roadways, walkways, and grounds

The master plan incorporates the program improvements with modernization and new construction. It refines and prioritizes the list based on identified programming needs, land availability for development based on an extensive seismic study of the campus, an

emphasis on permanent improvements rather than temporary space, and revised cost estimates for improvements within available funding.

Refer to Chapters 3 and 4 for the specific projects included in the long- and near-term, respectively.

# 2

## Goals and Site

### RECURRING THEMES GOALS SITE CONSIDERATIONS

The Los Angeles Southwest College Facilities Master Plan builds upon recurring themes and expressed goals relating to the long-term vision and direction for the college. The master plan proposed improvements consider and respond to existing site characteristics and constraints.

#### RECURRING THEMES

Gathered from discussions with a variety of resource groups on campus, the following recurring themes express commonly held points of view and desires for the campus and its facilities. These recurring themes guide the goals and the conceptual framework for campus improvements.

#### Campus Image

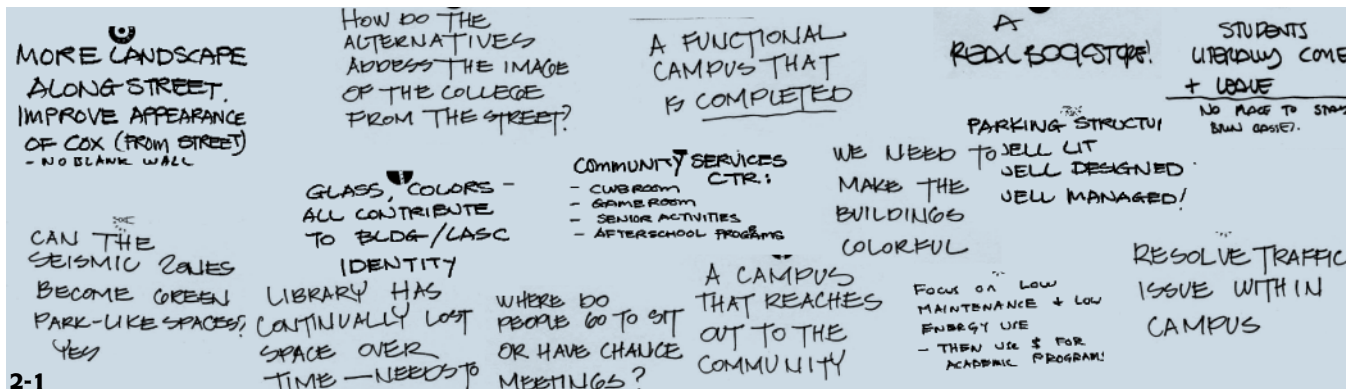
**The college campus should have a positive and inviting image for both students and the broader community.**

- Improve the image of the college to increase enrollment
- Enhance the visibility of the campus
- Improve the image of the college as viewed from Western and Imperial
- Place buildings along Imperial Highway
- Use signage at the intersection of Imperial and Western and at other prominent locations to announce events/activities that are occurring on campus
- Design a new face for the Cox Building to welcome visitors to the campus and building
- Improve campus landscaping
- Apply a color palette to existing and new buildings

#### Functional and Complete Campus

**Campus facilities should comprehensively enhance, support, and sustain the educational and associated activities of the college.**

- Provide classrooms that are properly sized and designed
- Emphasize quality and longevity in new buildings
- Provide a variety of outdoor spaces within the center of campus
- Provide storage on campus
- Emphasize “green” development for future improvements
- Provide infrastructure improvements that are goal oriented and include energy management
- Provide safety and security



## 2-1 Campus Comments

The master planning process recorded comments from the campus community on notecards. The notecard technique was used to develop the recurring themes and to record opinions on the alternative concepts for the campus's future character.

### Campus Community

**Campus facilities should include gathering, meeting, and assembly spaces – both indoor and outdoor – to foster interaction and a sense of community on campus.**

- Provide seating inside and outside buildings for gathering between classes
- Provide faculty, staff, and students with both common and separate meeting spaces
- Provide places for studying, eating, socializing, and “chance encounters”
- Provide outdoor spaces for interaction with food service nearby
- Provide functional indoor and outdoor assembly spaces
- Provide a designated site for graduation ceremonies
- Expand and enhance performing arts facilities

### College and Community

**The college should clarify its role in relation to the immediate educational needs of the citizens in the surrounding community. This would include providing educational opportunities, services, and recreational activities.**

- Reach out and expose the community to the college's educational and training opportunities
- Use facilities and functions to attract people to the campus from the surrounding community
- Provide meeting spaces for the college community
- Consider satellite sites as a means to reach out to the broader community and attract potential students

### Educational Program

**The College should develop an educational strategy, identifying its future academic direction and program offerings.**

- Address the future direction for educational programs, in addition to the physical campus
- Identify what the college wants to be and for whom
- Offer courses that students want and need
- Consider establishing an educational specialty
- Make full use of the facilities mid-day in addition to the scheduled “impact” periods (morning and evening)
- Consider weekend classes to maximize utilization of facilities
- Make further use of technology in the classroom
- Centralize related programs and services for efficiencies and clarity of access by users



## 2-2 Campus Worksession

*The master planning process included work sessions with the faculty, staff, and students, open meetings with the community-at-large, and meetings with the college's oversight committee and the college's shared governance committee.*



### GOALS

The goals of the Los Angeles Southwest College Facilities Master Plan express the ultimate aims and desires for the college and its campus.

#### **Establish a Welcoming Image for Los Angeles Southwest College**

Site and program new buildings and other improvement to enhance the college's image for welcoming students. Carefully design, locate, and organize campus facilities and open spaces, including entrances, buildings, recreational facilities, circulation elements, and signage.

#### **Provide a Collegial Campus Environment**

Site and program new buildings and other improvements to enhance the campus's functional and collegial environment in support of the college's educational goals and educational master plan. Address the functionality of buildings in relation to open space and pedestrian ways, forming an overall cohesive learning environment for faculty, staff, and students. Locate the educational campus core adjacent to support uses such as parking facilities, recreational uses, and campus entrances.

#### **Cultivate the College's Relationship with the Community**

Provide programs and facilities that attract students from the college's surrounding community, foster education, enhance community development, and provide opportunities for employment development.

#### **Provide Leadership in Educational Programs to Support Student Needs**

Provide an enriching environment with a variety of learning experiences to support students in achieving their educational and vocational goals. Focus college programs on current and future student needs and enrollment growth within college resources.



## SITE CONSIDERATIONS

Currently, Los Angeles Southwest College campus consists of four major buildings connected to a central pedestrian core in the middle of the campus. The campus core is constricted due to roads that tend to divide the campus. The students lack a central focus or hub on the campus.

The existing buildings are between two to five stories in height. The Cox building, with five floors, is the tallest. The rest of the campus consists of athletic fields, parking lots, temporary bungalows slated for removal, and landscaped areas along the two arterial roadways.

Numerous fault lines on campus are major determinants of the proposed building and open space patterns for the campus. Extensive geotechnical investigations took place during the master planning process to best inform the college on the location of new facilities and open space.

Occupied buildings may not be located within identified earthquake fault lines and associated setbacks. The seismic constraints, coupled with the existing and planned buildings, limit the areas where new buildings may be placed on site. Other site considerations include vehicular access points now provided from Imperial Highway and Western Avenue.

Two major buildings, the Student Services/Education Center and the Child Development Center/Classroom Building (see Section 3), are under design with their locations and configurations already established.

The following diagrams illustrate these and other considerations for preparation of the master plan.

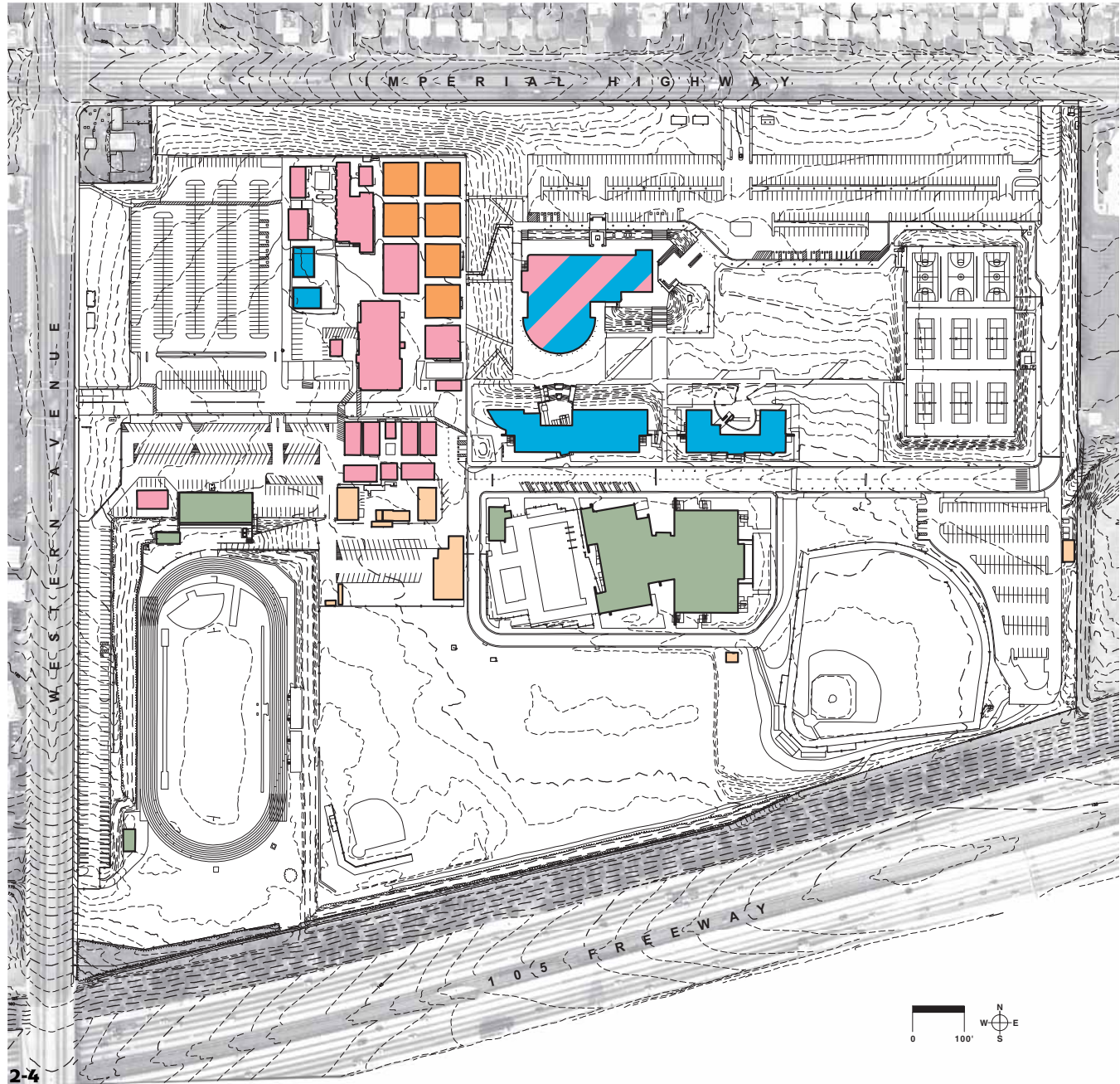
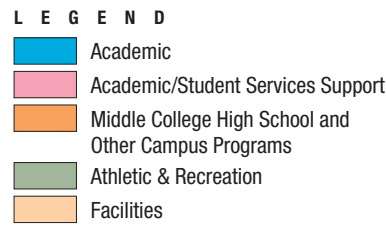
## 2-3 Site Considerations

*While the Cox building is the tallest building on campus, the bungalows dominate the campus's character. An intensive geotechnical investigation of earthquake faults informs the master plan siting of new facilities.*

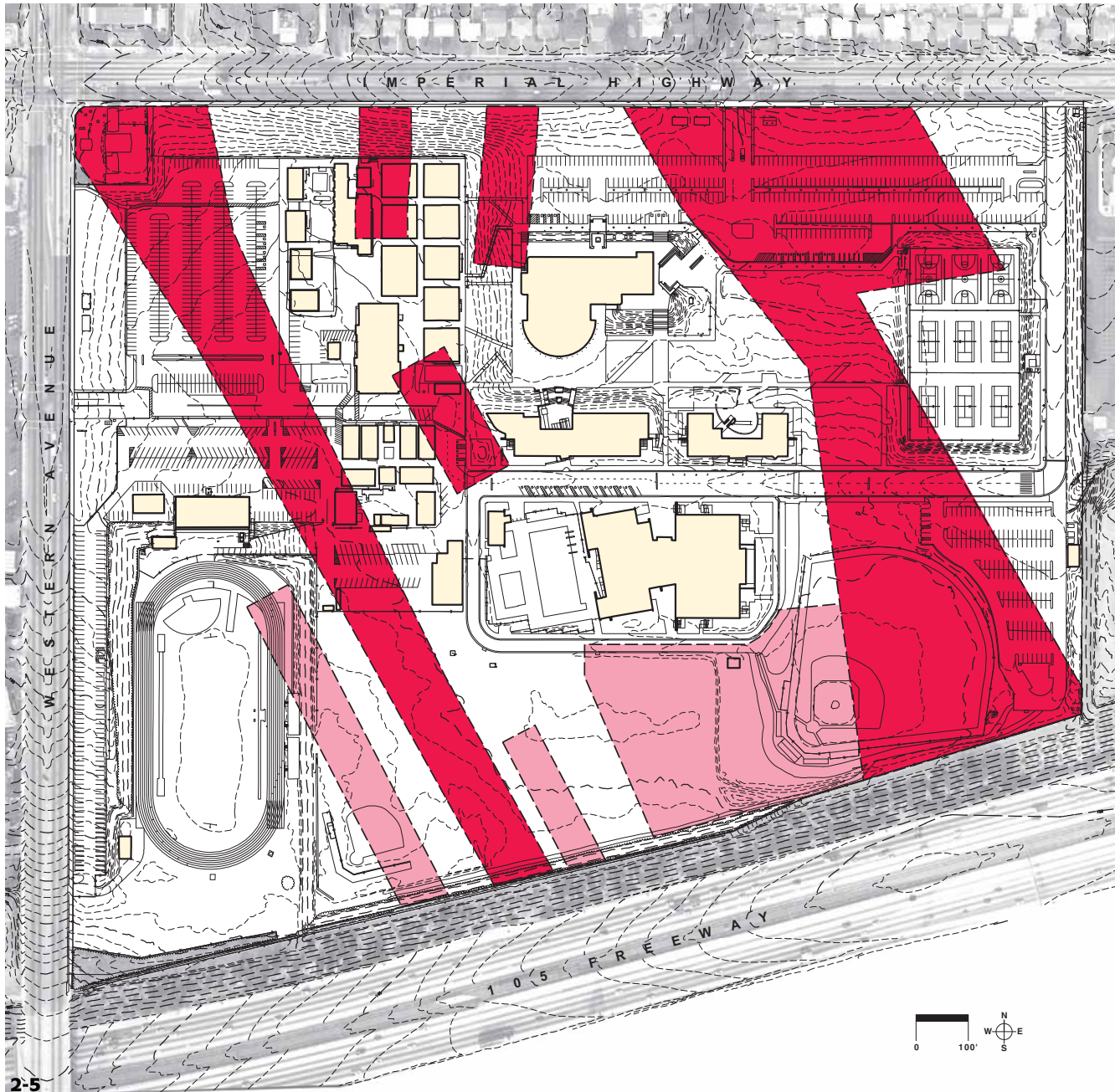


**2-4 Existing Building Uses**

*Current building uses and their locations do not create a central coherent focus of activity for the campus.*



2-4



## 2-5 Known Seismic Areas

The State Education Code (Section 17212.5) states "no building is to be constructed, reconstructed, or relocated on the trace of a geological fault along which surface rupture can be reasonably expected to occur within the expected life of the school building". According to Section 3603 of the Alquist-Priolo Earthquake Fault Zoning Act, "(a) No structure for human occupancy, identified as a project under Section 2621.6 of the Act, shall be permitted to be placed across the trace of an active fault. Furthermore, as the area within fifty (50) feet of such active faults shall be presumed to be underlain by active branches of the fault unless proven otherwise" ... "no such structures shall be permitted in this area". Furthermore, Section 3601(e) states that a "structure for human occupancy" is any structure used or intended for supporting or sheltering any use or occupancy, which is expected to have a human occupancy rate of more than 2,000 person-hours per year."

### LEGEND

- Earthquake Fault Line Building Setback
- Unevaluated Area for Potential Faults


Note: Seismic information is referenced from the 3-28-03 geotechnical work by Mactec.



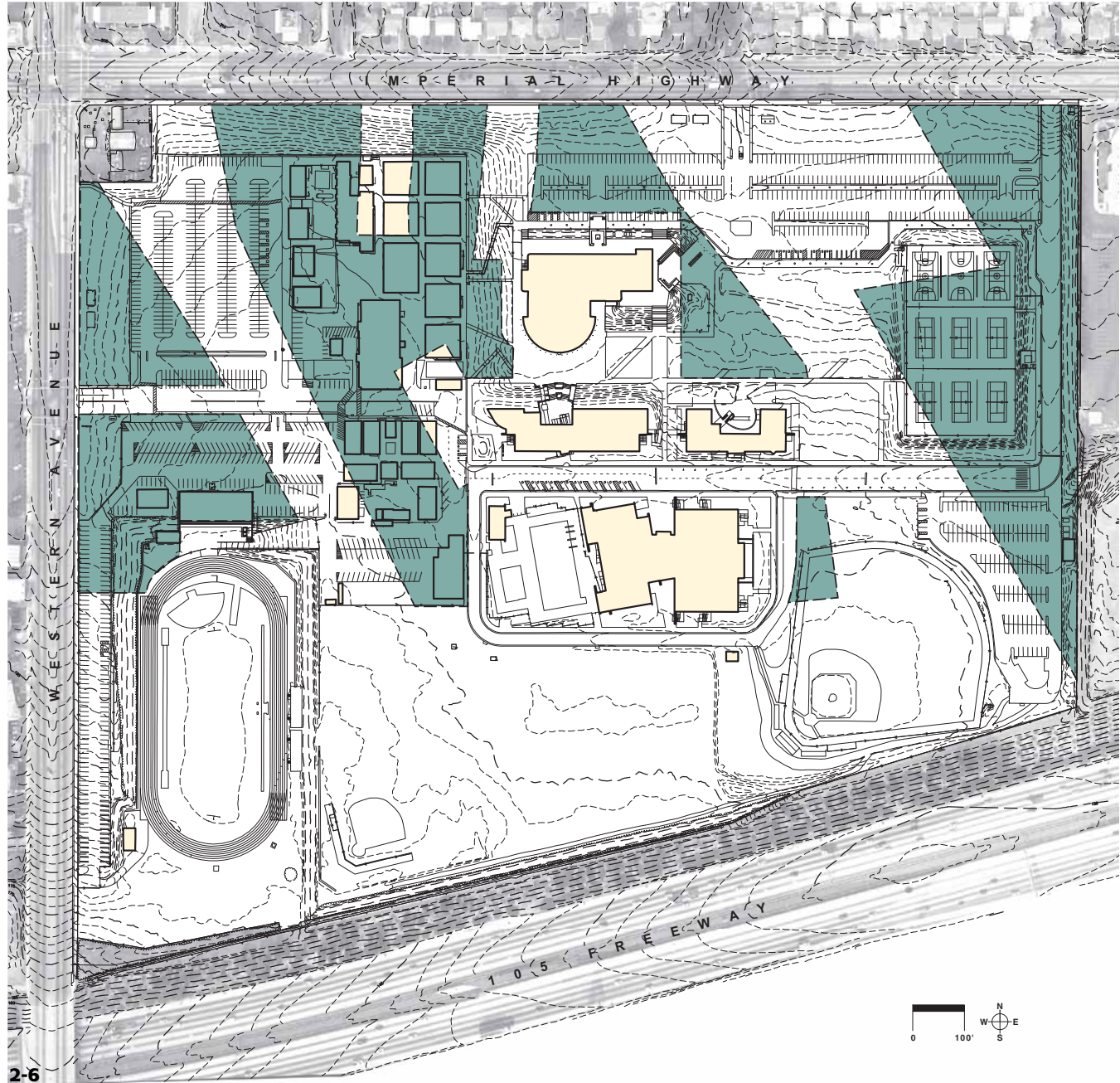
**2-6 Available Development Areas**

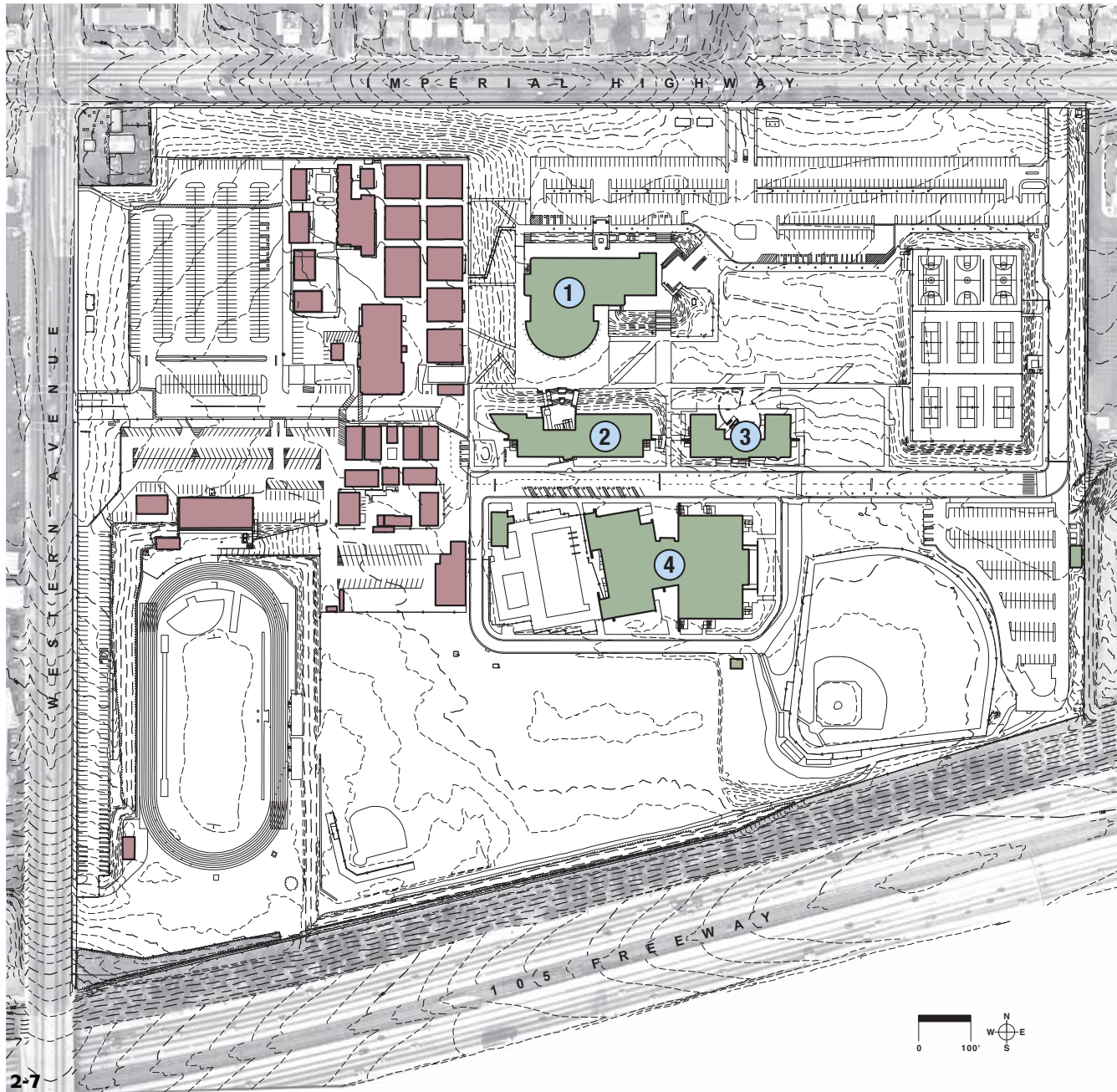
Based on the geotechnical evaluation of the campus, the master plan identifies buildable areas outside the setback zones for earthquake lines. The buildable areas exclude the land designated for athletic fields on the south side of the campus.

**LEGEND**

 Area Free of Known Seismic Constraints

Note: Seismic information is referenced from the 3-28-03 geotechnical work by Mactec. (Excludes athletic and recreational fields and buildings to remain.)





## 2-7 Buildings to Remain

A significant number of the existing buildings are temporary and are slated for removal.

### LEGEND

- Buildings to be Removed
- Buildings to Remain
- 1. Cox Building and Theater
- 2. Lecture Lab Building
- 3. Technical Education Building
- 4. Thomas G. Lakin  
Physical Education Building



## 2-8 Dominant Buildings

While the bungalows (1) are numerous, their location on a lower elevation of the campus and their one-story height diminishes their presence in comparison to the larger permanent buildings (2) located on the campus's higher elevation.

## 2-9 Edges

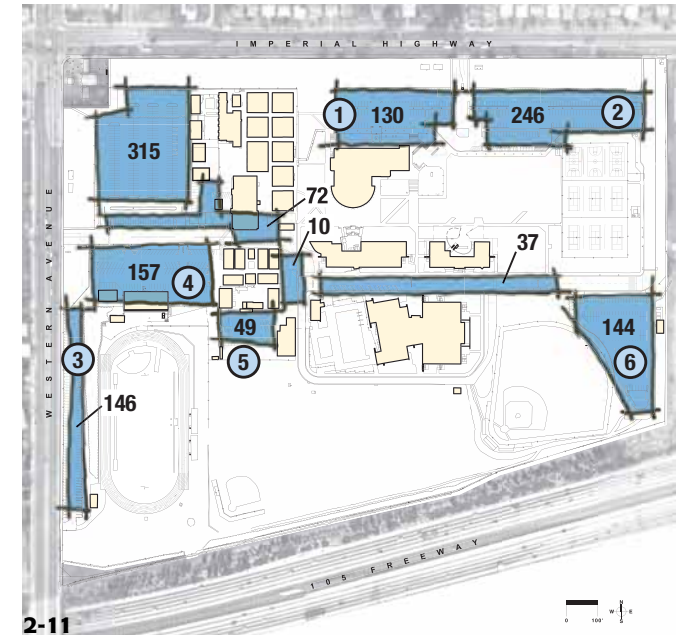
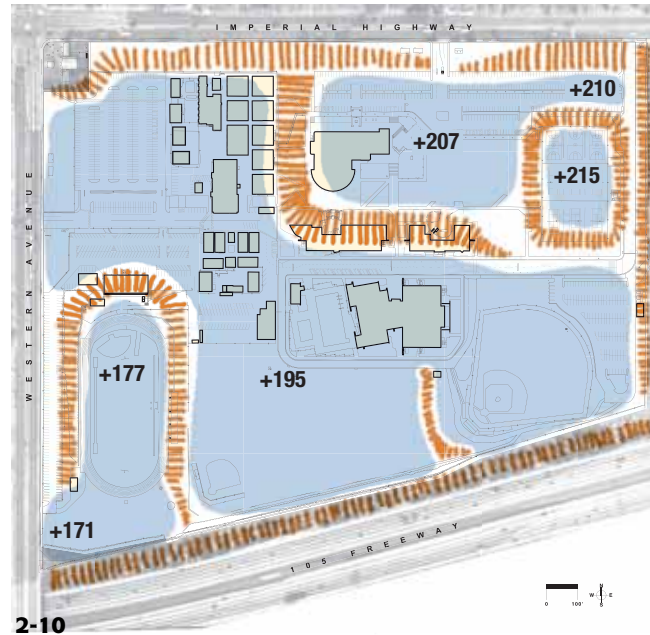
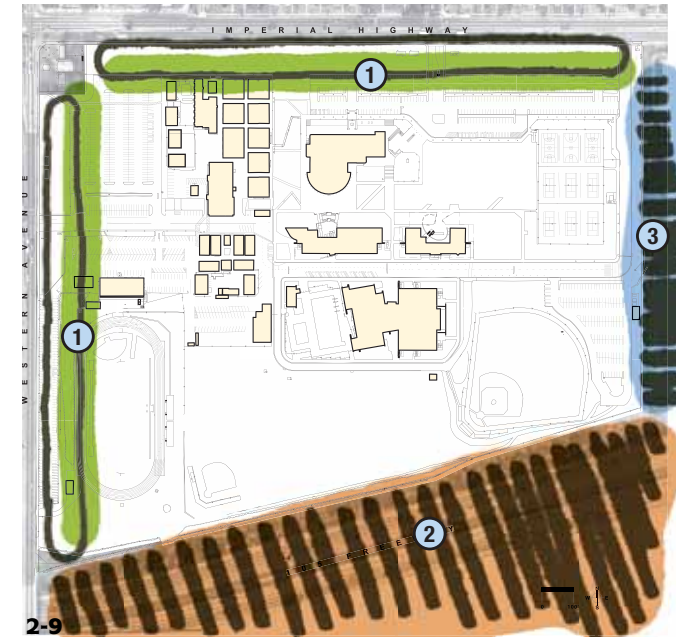
The campus's edges are marked by significant setbacks from Imperial Highway and Western Avenue (1). These setbacks, coupled with the highway to the south (2) and the adjacent church's higher elevation to the east (3), serve to isolate the campus from its adjacent land uses.

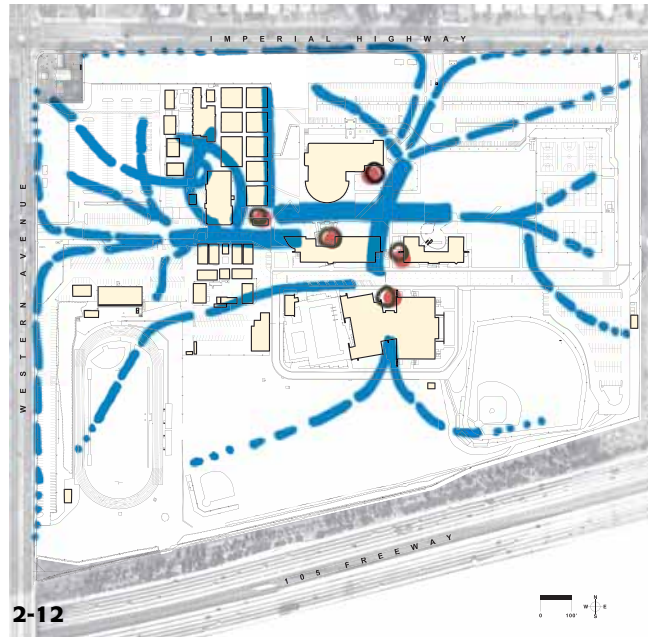
## 2-10 Terraces

The campus land is formed by a series of terraces that range from a low of 171 feet in elevation to a high point of 215 feet.

## 2-11 Parking

The current campus is dominated by parking lots, some of which will be sites for future buildings. (1-6) As development occurs, additional parking will be required to make up for lost capacity and to address increased student enrollments.





## 2-12 Pedestrian Circulation

*The pedestrian circulation pattern exhibits a strong central core and uninviting and random connections to parking lots and adjacent areas.*



# 3

# Plan and Framework

## CONCEPT PLAN PROGRAM DEVELOPMENT

### CONCEPT PLAN

Los Angeles Southwest College Facilities Master Plan accommodates academic growth and excellence and enhances the quality of the academic and recreational environment for the campus community. The concept plan illustrated in Figure 3-2 depicts one way the plan's programmatic elements and other improvements (described below) might be implemented on campus. The actual configuration and positioning of facilities may vary slightly from that shown in Figure 3-2.

The master plan creates a welcoming "front door" for students and visitors to the campus, a pedestrian-oriented campus core, enhanced recreational facilities, and a concentration of community- and student-serving uses at the campus's western entrance. It renovates and revitalizes some of the existing buildings on campus.

The following highlights several of the key campus design concepts of the master plan:

#### Welcoming "Front Door" Image

The Los Angeles Southwest College Facilities Master Plan enhances the college's image with improved landscaping, new construction that fronts Imperial Highway, and enhanced entrances both on Imperial Highway and Western Avenue. Specific improvements include:

#### Improved public face

The plan places new buildings closer to Imperial Highway with ample windows and other architectural elements, creating an active public face for the college.

#### Improved landscape at the college's edges

The plan creates an informal, park-like landscape along Imperial Highway and a more formal edge along Western Avenue.

#### Improved entrances at Imperial Highway and Western Avenue

Improved circulation and landscape enhance access to the main pedestrian circulation routes from transit stops and parking facilities and provides direct access to significant buildings such as the Child Development Center/ Classroom building and the Arts Center building.



### **3-1 Birds Eye View of the Campus in the Long-Term**

*Viewed from the northeast corner of the campus, the long-term plan illustrates the future park-like character of the campus, the concentration of academic facilities in the campus's northwest quadrant, and the completion of the sports facilities, fields, and courts in the southern half of the campus.*

3-1



**3-2 Illustrative  
Long-Term  
Facilities Master Plan**





### 3-3 Campus Walkways

*The master plan builds upon and enhances the compact character of the campus, providing numerous walkways to campus buildings, recreation facilities, and parking.*

#### Pedestrian-Oriented Campus Core

Los Angeles Southwest College Facilities Master Plan creates a pedestrian-oriented campus core with inviting pedestrian connections to the two campus entrances on Imperial Highway and Western Avenue.

Two major pedestrian axes intersect in front of the planned Student Services/Education building adjacent to the Cox building, providing clear orientation and accessibility for visitors to the campus. A series of open space quads, framed by existing and new academic buildings, provide a variety of outdoor gathering areas. The master plan integrates ADA accessible pathways throughout the campus.

The master plan relegates cars to parking structures and lots on the edge of the campus. With easy access from Imperial Highway and Western Avenue, the parking facilities are no more than a three to five minute walk from any academic or support facility on campus.

The improvements include:

#### A new pedestrian gateway at the Cox Building

This includes the removal of the existing outdoor landscape berm and entry structure on the east end of the Cox Building to create a new pedestrian plaza and welcoming entrance to the campus core. The new plaza includes a fountain element, and it connects directly to an improved transit stop on Imperial Highway.

#### New plantings

Palm trees punctuate the campus's significant entry points and centralized court and tree line and soften walkways to and within the campus. The park-like landscape dominates the majority of the campus. Intense plantings of trees and a generous allocation of seating punctuate new and refurbished plazas.

#### New campus quads

The plan creates two new open space quadrangles framed by new construction to the west of the Cox Building. The open spaces include an amphitheater for informal gatherings and an outdoor eating plaza.

#### A new western entry plaza

A fountain element and plaza greets visitors entering the campus from Western Avenue.

#### New pedestrian ways

The plan converts Southwest Drive behind the Lecture Lab Building and Technology Education Building to a pedestrian walk with limited vehicular access.



### **3-4 Inviting Campus**

*New facilities and inviting campus landscapes build upon and enhance the scenic environment experience for campus users and the surrounding community.*



#### **Enhanced Recreational facilities**

The Los Angeles Southwest College Facilities Master Plan provides ample new and improved recreational facilities on the southern side of the campus. Specific improvements include:

##### **An expanded stadium**

The plan's program includes additional seats to accommodate 4,000 spectators in the long-term, a new field house, and a field large enough to accommodate football and soccer.

##### **New and/or refurbished fields and courts**

The plan also provides a new soccer and football practice fields, a new baseball diamond, six new tennis courts, two new basketball courts, and a walking path.

#### **New Welcoming Uses at Western Avenue Entrance**

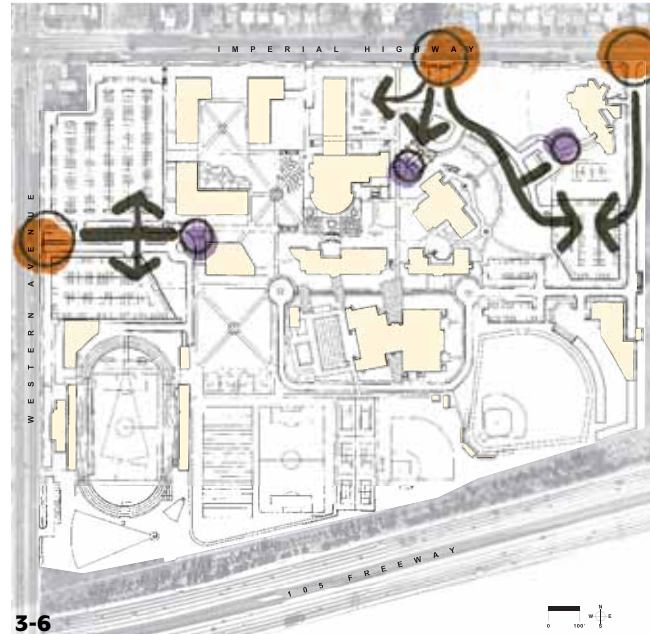
Los Angeles Southwest College Facilities Master Plan concentrates student-serving and general community uses at the Western Avenue side of the campus core. Located along the major east-west pedestrian axis at the west entry plaza, the new facilities include student services, student food services, conferencing, and the arts. This location creates a welcoming entry experience for visitors, enlivens the central pedestrian corridor, and provides easy access to parking facilities.

#### **Renovation and Modernization of the Four Major Buildings**

The Los Angeles Southwest College Facilities Master Plan refurbishes the four permanent existing buildings on campus, providing for more functional and enriching spaces for student activities and educational pursuits. Specific improvements include:

##### **New Educational Facilities**

The plan identifies over 350,000 square feet of new facilities to serve the educational needs of the college.

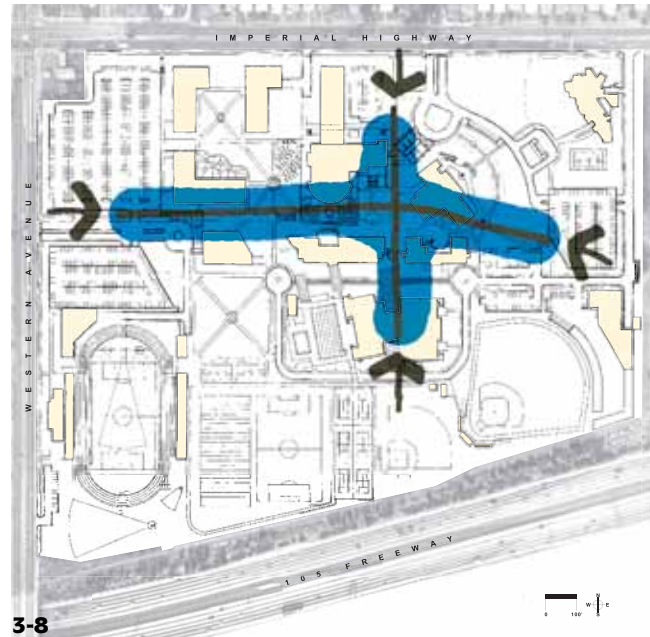
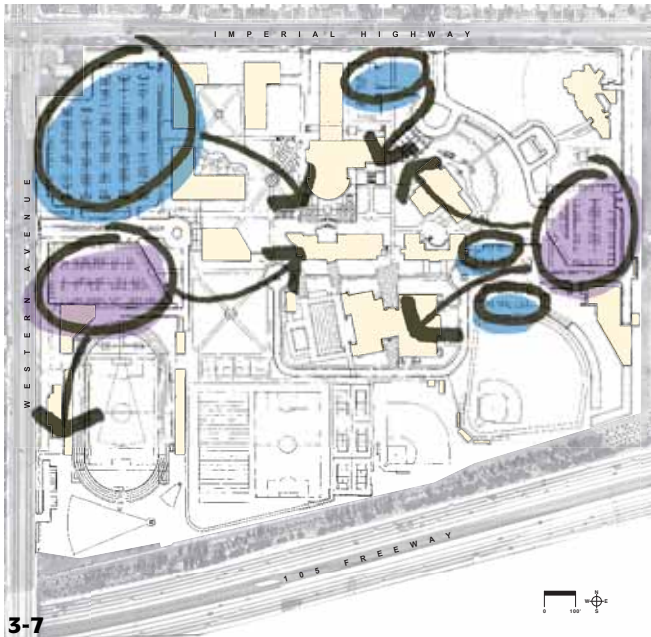


### 3-5 Zones of Use

The plan enhances the current campus zones of use by centralizing academic programs to the north (1) and sports facilities to the south (2). The plan relegates parking to the edges of the campus. (3), as well as the maintenance/operations-shipping/receiving facility (4).

### 3-6 Clear Sense of Entry

Vehicular entry to the campus provides direct access to parking facilities, drop-off areas, and significant community serving uses.



### 3-7 Ease of Access from Parking

Once parked, users will be within a three to five minute walk of any academic facility.

### 3-8 Simple Pedestrian System

Concentrating uses along two main pedestrian spines simplify pedestrian wayfinding.



### 3-9 Renovation of Significant Buildings

Prop A monies will immediately address the renovation of the Cox building (1), the Lecture Lab building (2), the Technology Education Center building (3), and the Thomas Lakin Physical Education building (4).

### 3-10 Construction of New Buildings

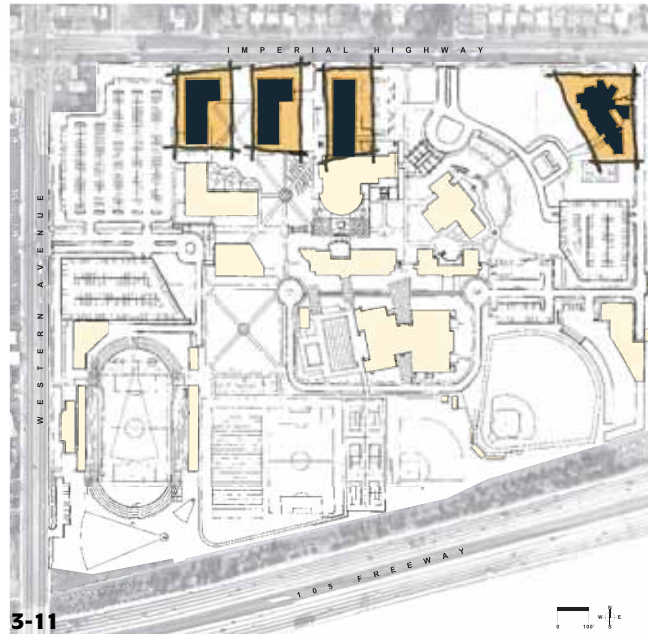
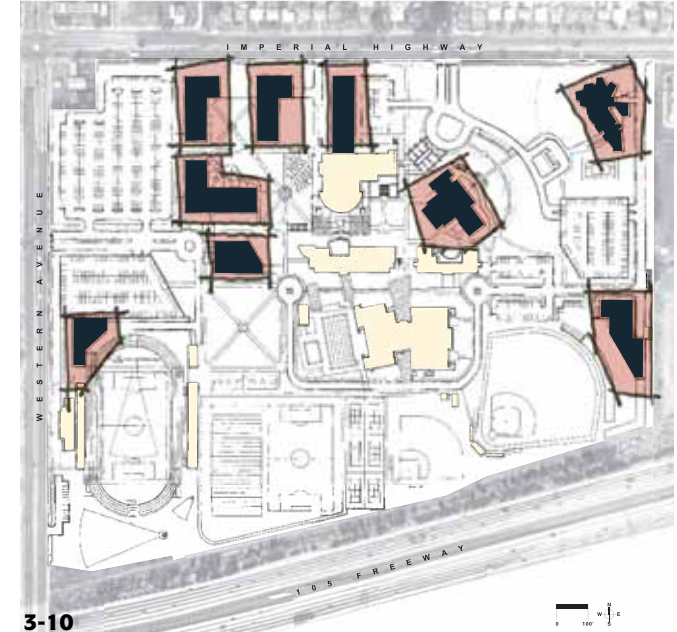
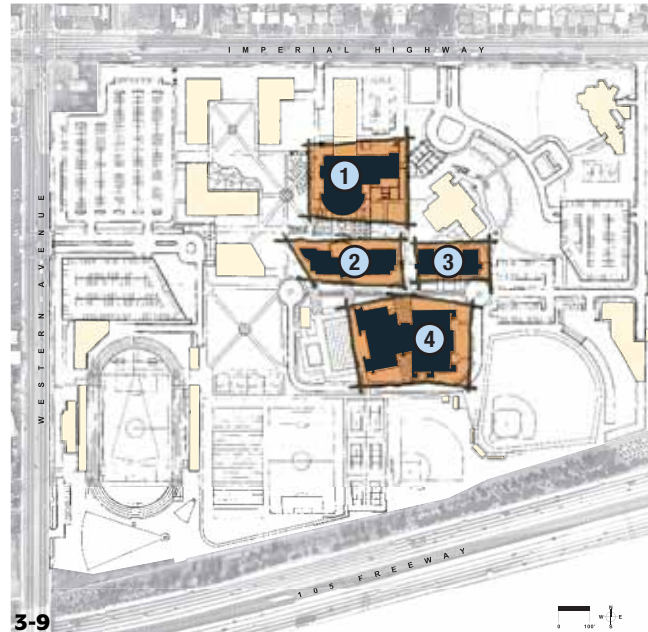
The plan calls for over 350,000 gross square feet of new construction, exclusive of parking structures, to address the needs of the college.

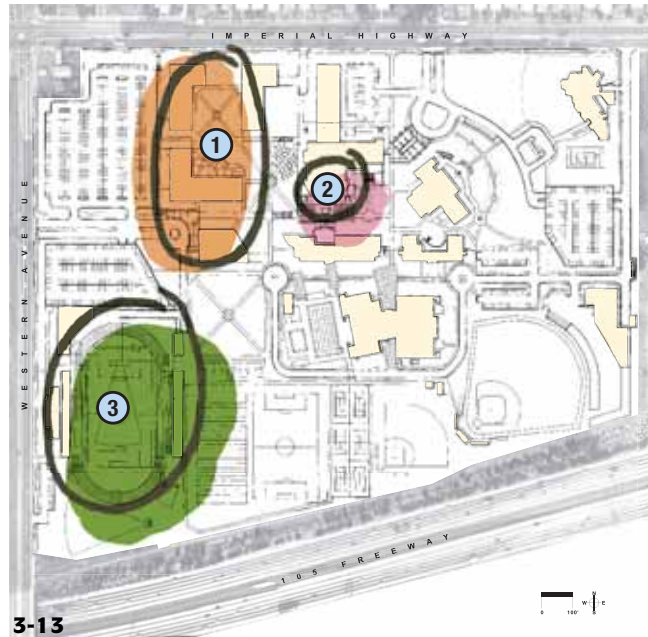
### 3-11 A New Face at Imperial

Four new buildings along the Imperial Highway provide an open and inviting presence to the community.

### 3-12 Enhancement of Recreation and Athletic Facilities, Fields, and Courts

New and renovated recreation facilities include new bleachers, a field house, and expansion for soccer (1); renovation for football and soccer practice fields (2); new basketball courts (3); new tennis courts (4); a new softball field (5); lighting of the existing baseball field (6); and modernization of the physical education building (7).





### 3-13 New and Enhanced Campus Spaces

New uses will intensify activities along the western edge of the campus. Examples of spaces include general use buildings for student services, exhibit space, food service, a book store, and a new arts center (1); the refurbished theater and palm court (2); and an expanded stadium with seating to accommodate up to 4,000 spectators (3).



### 3-14 Landscape Character

The campus's future landscape character accentuates major campus entries with the use of tall, slender palm trees (1); softens pedestrian entries with light-filtering trees (2); creates an informal park-like setting (3); consolidates and enhances the recreation and athletic fields (4); provides structure to the community-serving western edge of the campus (5), and creates buffers between the college and adjacent church and freeway (6).



**3-15 View of the Improved Drop Off and Plaza from Imperial Highway**



**3-15**

LEGEND	FACILITY	Number of Floors	NEAR-TERM		LONG-TERM	
			QTY	Unit	QTY	Unit
1	Cox Building (Renovation) <sup>1</sup>		85,400	GSF	85,400	GSF
2	Theater (Renovation) <sup>1</sup>		19,000	GSF	19,000	GSF
3	Lecture Laboratory Building (Renovation) <sup>1</sup>		90,100	GSF	90,100	GSF
4	Technology Education Building (Renovation) <sup>1</sup>		54,000	GSF	54,000	GSF
5	Thomas G. Lakin Physical Education Building (Renovation) <sup>1</sup>		68,200	GSF	68,200	GSF
6	Student Services/ Education Center (Conversion)	3	63,000	GSF	63,000	GSF
7	Child Development Center/ Classroom Building (New)	2	35,000	GSF	35,000	GSF
8A	Student Services/ Activity Cluster "A" (New)	3	60,000	GSF	60,000	GSF
8B	Student Services/ Activity Cluster - "B" (New)	2.5		GSF	42,000	GSF
9	Arts & Humanities Center Building (New)	3		GSF	40,000	GSF
10	Advanced Education Center Building (New)	2		GSF	40,000	GSF
11	Cox Expansion (New)	2.5		GSF	41,000	GSF
17	Maintenance/ Operations - Shipping/ Receiving (New)	1	20,000	GSF	20,000	GSF
	Maintenance Operations New Warehouse					
18	Campus Police Station (New)		2,400	GSF	2,400	GSF
20	Stadium - Football and Track (Expansion)					
	4000 seats <sup>2</sup>		34,200	GSF	34,200	GSF
19	Field House (New)		21,700	GSF	21,700	GSF
20	Stadium - Soccer, Football, and Track (Expansion)					
	Expand track to accommodate soccer field					
19	Field House - Expansion			GSF	17,200	GSF
			553,000	GSF	733,200	GSF
LEGEND	PARKING					
A	General Use Parking Lot		440	spaces	440	spaces
B	General Use Parking Structure		0	spaces	1,000	spaces
C	General Use Parking Structure and Campus Police Substation		0	spaces	650	spaces
D	General Use Parking Lot		0	spaces	50	spaces
E	Visitor Parking Lot - College		12	spaces	12	spaces
F	Visitor Parking Lot - Child Development		5	spaces	5	spaces
G	General Use Parking Lot		37	spaces	37	spaces
H	General Use Parking Lot		37	spaces	37	spaces
I	M&O Parking Lot		24	spaces	24	spaces
J	Stadium Staff Parking Lot		15	spaces	15	spaces
L	Interim Parking Lot		173	spaces	--	spaces
M	Interim Parking Lot		283	spaces	--	spaces
N	Interim Parking Lot		239	spaces	--	spaces
O	Interim Parking Lot		142	spaces	--	spaces
P	Interim Parking Lot		206	spaces	--	spaces
			1,610	spaces	2,270	spaces
K	Event Paking		158	spaces	158	spaces

### 3-16 Proposed Program Near- and Long-Term

#### Notes:

- 1 Degree of renovation varies by building
- 2 Includes free standing restroom facility for public use on east side of stadium

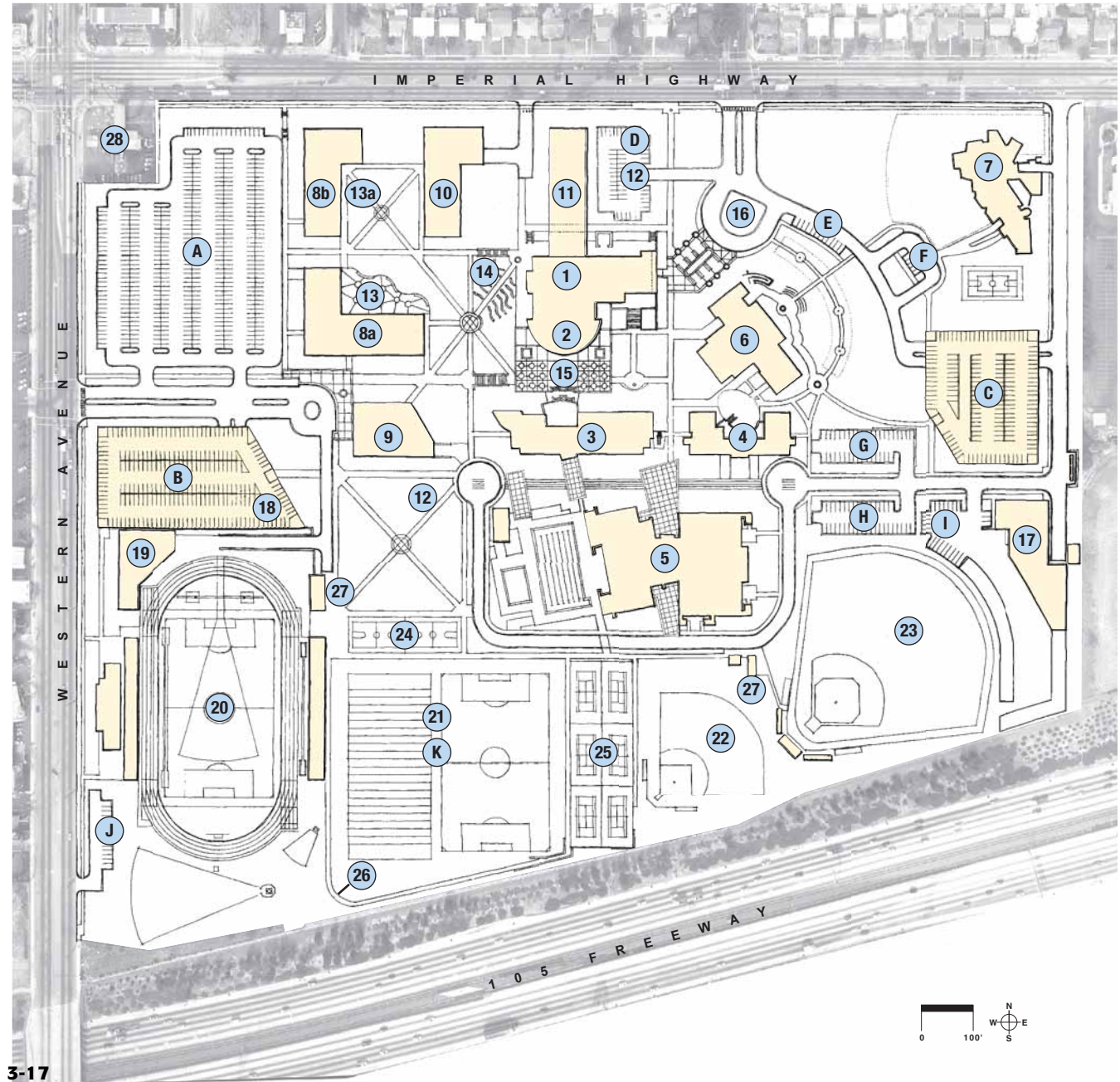
#### Source:

Sasaki Associates, 2003



### 3-17 Place Names Long-Term

1. Cox Building (Renovation)
  2. Theater (Renovation)
  3. Lecture Lab Building (Renovation)
  4. Technology Education Building (Renovation)
  5. Thomas G. Lakin Physical Education Building (Renovation)
  6. Student Services/Education Center (New)
  7. Child Development Center/ Classroom Building (New)
  - 8a. Student Services/Activity Cluster "A" (New)
  - 8b. Student Services/Activity Cluster "B" (New)
  9. Arts & Humanities Center Building (New)
  10. Advanced Education Center Building (New)
  11. Cox Expansion (New)
  12. Future Potential Building Site
  13. Food Court (New)
  - 13a. Food Court - Alternate Location (New)
  14. Informal Outdoor Amphitheater (New)
  15. Palm Court (Renovation)
  16. Thomas G. Lakin Rose Garden (New)
  17. Maintenance/Operations- Shipping/Receiving (New)
  18. Campus Police Station (New)
  19. Field House (New)
  20. Stadium - Soccer, Football, Track (Renovation)
  21. Football and Soccer Practice Fields (Renovation)
  22. Softball Field (New)
  23. Dennis Gilbert Baseball Field (Existing)
  24. Basketball Courts (New)
  25. Tennis Courts (New)
  26. Exercise Path (New)
  27. General Use Restrooms and Concessions (New)
  28. Potential Acquisition/Signage
- A General Use Parking Lot - 440 Spaces  
 B General Use Parking Structure - 1000  
 C General Use Parking Structure with Campus Police Substation - 650  
 D General Use Parking Lot - 50  
 E Visitor Parking Lot - College - 12  
 F Visitor Parking Lot - Child Development - 5  
 G General Use Parking Lot - 37  
 H General Use Parking Lot - 37  
 I M&O Parking Lot - 24  
 J Stadium Staff Parking Lot - 15  
 K Event Overflow Parking - 158



3-17





### 3-18 An Inviting New Entrance from the Imperial Highway

*Framed by new facilities and open space, the master plan's new entry will encourage access into the core of the campus.*

## PROGRAM DEVELOPMENT

The master plan responds to program demands identified for the near- and long-term. It attempts to "match" proposed buildings and building improvements with program needs, addressing existing and potential excesses and deficits in classroom, class-lab space, and other facilities programs. The table on page 1.5 summarizes both excesses and deficits in space allocation. Tables contained later in this section categorize the space uses to achieve the most practical and reasonable balance between the college's program needs and supply.

The college is currently undertaking detailed programming of the near-term projects. This will serve to refine the programs, buildings, and open spaces contained in this master plan.

The following highlights particular aspects of the proposed program.

**Item numbers in blue** refer to the near- and long-term place names contained in the legends in chapters 3 and 4.

### MODERNIZATION OF EXISTING FACILITIES

#### Cox Building and Theater

##### Items #1&2

The plan modernizes the Cox Building to accommodate improved ADA access, additional elevators, technological upgrades, and improved library space, learning skills center, classroom space, and theater.

#### Lecture Laboratory and Technology Education Buildings

##### Items #3&4

The plan calls for modernization of these two buildings to include technological and systems upgrades, classroom enhancements, and weather-proofing.

#### Thomas Lakin Physical Education Building

##### Item #5

The physical education building's modernization will enhance support facilities, including locker and shower rooms, temperature control, the audio system, and the building's accoustical qualities.

#### Conversion of the Newly Built Student Services Building to an Education Center

##### Item #6

This new building serves as an interim home for student services until a new student services/activities cluster building (Items #8A & 8B on the master plan legend) are built on the campus. The building is designed for ready conversion to classrooms, class-labs, and office space.

### 3-19 New Facilities to Replace the Bungalows

*New education facilities will replace the bungalows located west of the Cox building.*



#### NEW IMPROVEMENTS

##### Child Development Center and Classroom Building (New)

###### Item #7

This new building houses both the Child Development program and associated classrooms.

##### Student Services/Activities Clusters “A” & “B” (New)

###### Items #8A and 8B

These two buildings combine several program needs: student services, food services, book store, conferencing, exhibits, and lounge space. As highly active facilities, they will contribute to the vitality of the campus's western edge.

##### Arts & Humanities Center (New)

###### Item #9

This facility contains performance, exhibit, and educational space for the performing arts and humanities. It contributes to the vitality of the campus's western edge.

##### Advanced Education Center (New)

###### Item #10

This facility addresses class-lab space on the campus. It houses a variety of educational programs focused on a variety of academic and vocational programs.

##### Cox Expansion (New)

###### Item #11

The expansion of the Cox building serves to address program needs, mediate the architectural character of Cox, and to engage the physical presence of the college along Imperial Highway.

##### Future Potential Building Site

###### Item #12

Given the scarcity of land available for development, the plan reserves two sites for future buildings for program yet to be identified. Interim use of these areas include parking and campus open space.

##### Outdoor Spaces

###### Includes items #13 through 16

The master plan includes numerous new outdoor spaces for the campus community. These spaces include a new outdoor food court located in the new campus quad, a renovated “palm court” adjacent to the theater, and a new rose garden dedicated to Thomas Lakin, a past Los Angeles Southwest College president. In addition, new plazas greet users as they enter the campus from Western Avenue and Imperial Highway.

##### Maintenance and Operations Facility (New)

###### Item #17

This new facility replaces the mix of new and old buildings currently housing maintenance and operations. The new location of this facility minimizes the intrusion of delivery vehicles on the campus.



### 3-20 Sports

*New and renovated fields will support the role of sports as a significant component of the college's offerings.*

#### Campus Police Station (New)

##### Item #18

The parking structure adjacent to Western Avenue will also house new offices for the campus police. This location will provide immediate access to the sports fields and the higher public use facilities located in close proximity.

#### Sports Improvements

##### (New and Renovation)

##### Items #19 through 26

The master plan identifies the construction of bleachers to support 4,000 spectators. Restrooms and concessions will support these activities. The long-term program for the stadium is the expansion of the field to accommodate both soccer and football, in support of the demand foreseen from the growing Latino population. This requires reconstruction of a portion of the existing track. A new field house provides modern facilities and supports these aforementioned programs.

In addition, existing practice fields will be refurbished to support football and soccer. A new softball field and basketball and tennis courts replaces those removed for other campus programs.

#### Parking (New and Expanded)

##### Items A through K (long-term) and L through P (near-term)

New and expanded parking facilities are needed to address the anticipated development of new facilities and the projected growth in student enrollment. While the near-term demand can be addressed by surface parking lots, the long-term needs require the construction of two parking structures to be located on the western and eastern edges of the campus. Parking structure "C" will also house a police substation.

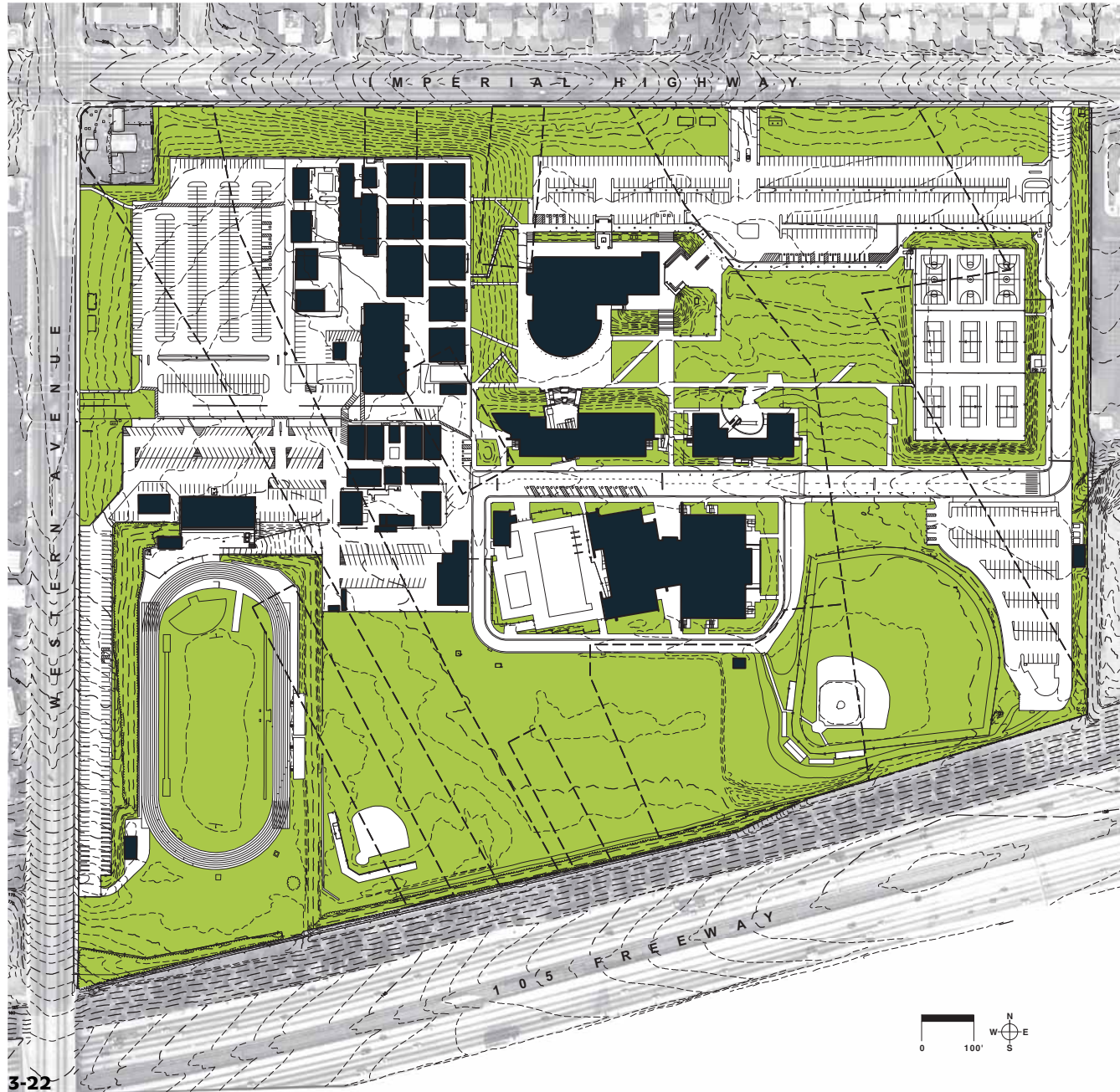
**3-21 Proposed  
Stadium and Field House  
Near- and Long-Term  
Cumulative Program**

	<b>NEAR-TERM</b>		<b>LONG-TERM</b>	
	NSF <sup>2</sup>	GSF <sup>3</sup> 1.49 <sup>5</sup>	NSF	GSF 1.49
67% <sup>4</sup>				
<b>SPECTATOR SEATING</b>				
Seating		22,000 <sup>6</sup>		22,000
Spectator support	8,200	12,200	8,200	12,200
Subtotal - rounded		<b>34,200</b>		<b>34,200</b>
<b>FIELD HOUSE</b>				
Athletics support	2,730	4,100	7,500	11,200
Locker Rooms	4,200	6,300	8,000	11,900
Administrative	2,525	3,800	5,600	8,300
Utility/Service	5,000	7,500	5,000	7,500
Subtotal - rounded	<b>14,500</b> NSF	<b>21,700</b> GSF	<b>26,100</b> NSF	<b>38,900</b> GSF

**Source:**  
Sasaki Associates, 2003  
**Note:**

1. All areas are estimates and require confirmation of program requirements and discussion with client/user.
2. NSF = Net Square Feet; i.e. assignable square feet
3. GSF = Gross Square Feet; i.e. total area
4. 67% = Building efficiency; i.e. NSF/GSF
5. 1.49 = Multiplier to determine GSF; i.e. 1/0.67
6. 4,000 spectators @ 5.5 GSF  
West - 2,500; East - 1,500





**3-22 Existing Buildings and Open Space Pattern**

**LEGEND**

- Buildings
- Open Space
- Area of Known or Unexplored Seismic Constraint



**3-23 Proposed Buildings and Open Space Pattern**

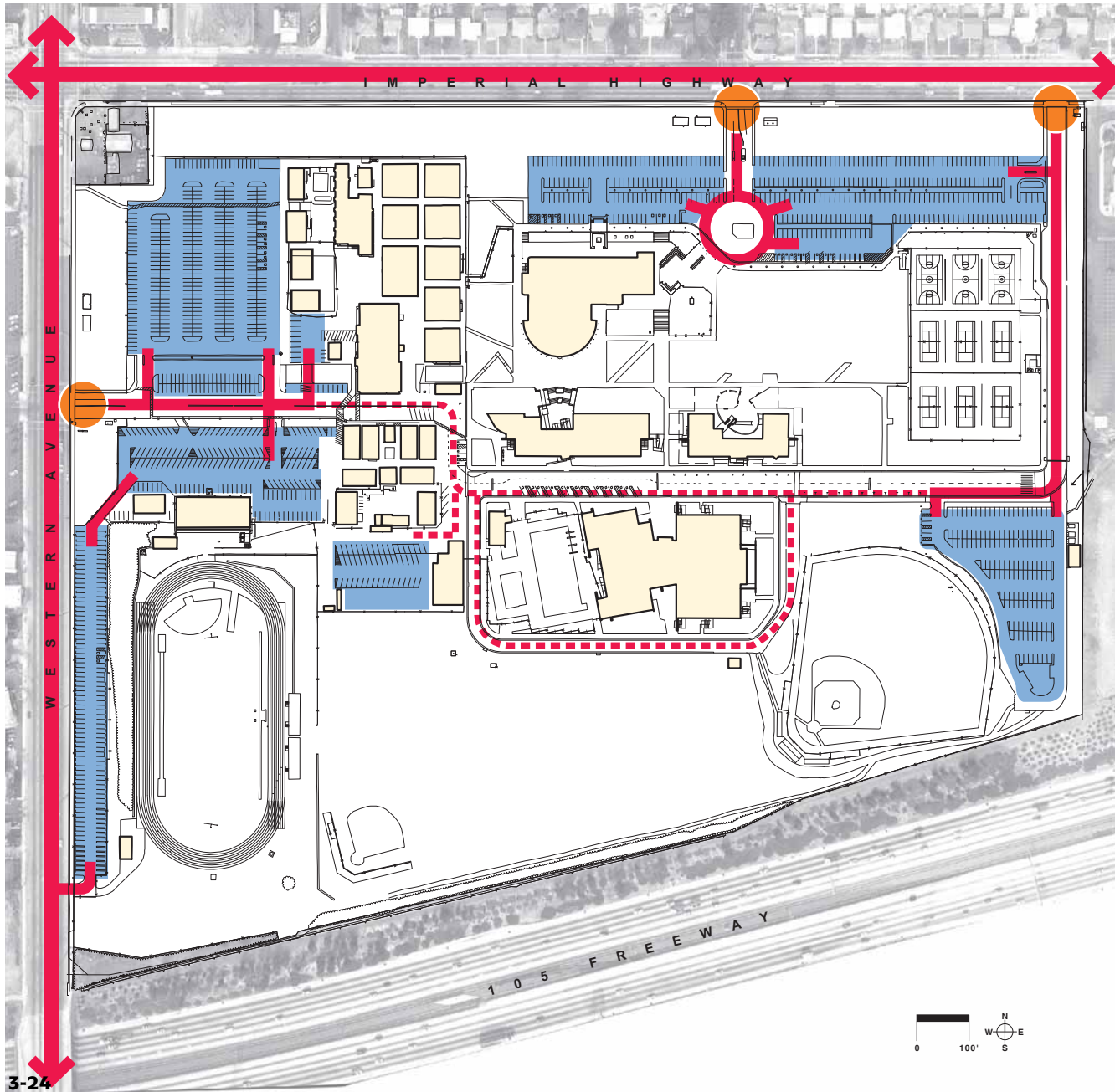
*The siting of new facilities creates a series of new outdoor rooms to serve a variety of campus functions.*

**LEGEND**

- Buildings
- Open Space
- Future Potential Building Sites
- Area of Known or Unexplored Seismic Constraint



**3-23**







### 3-24 Existing Vehicular Circulation and Parking

Traffic flow on the streets surrounding the college is generally good. An intersection level of service analysis shows that the intersections adjacent to the college are operating acceptably, with the exception of Western Avenue & Imperial Highway. That intersection operates at a level of service (LOS) F in the AM peak hour.

The existing parking supply of 1,306 spaces needs to be increased by approximately 160 spaces for the near-term and 835 spaces for the long-term to meet the parking need projections for near- and long-term enrollment and development needs. The accommodation of event parking requires overflow event parking methods to increase parking supply both on- and off-campus.

#### LEGEND








-  Primary Entries
-  Primary Vehicular Circulation
-  Restricted Access
-  Surface Parking

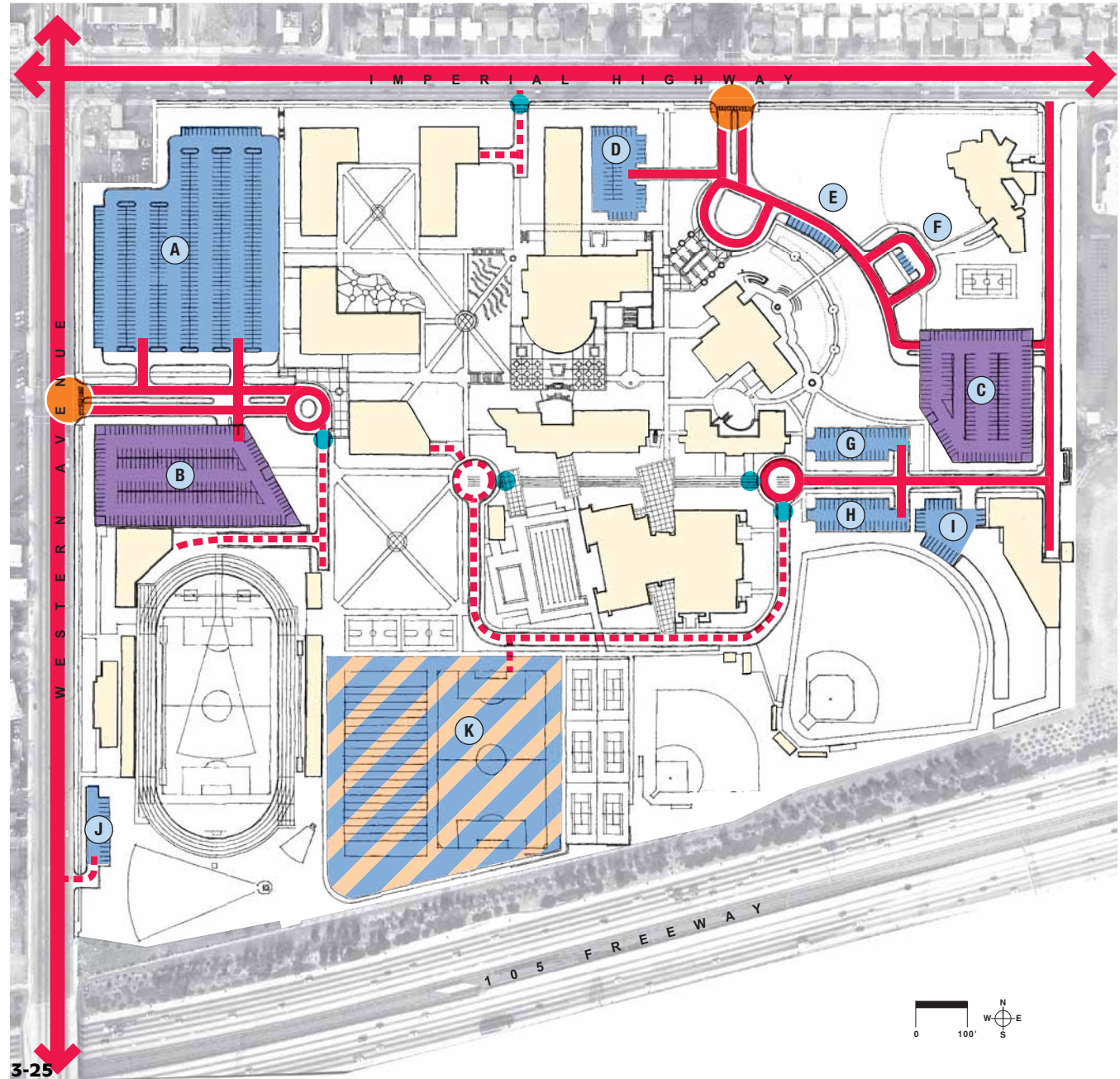


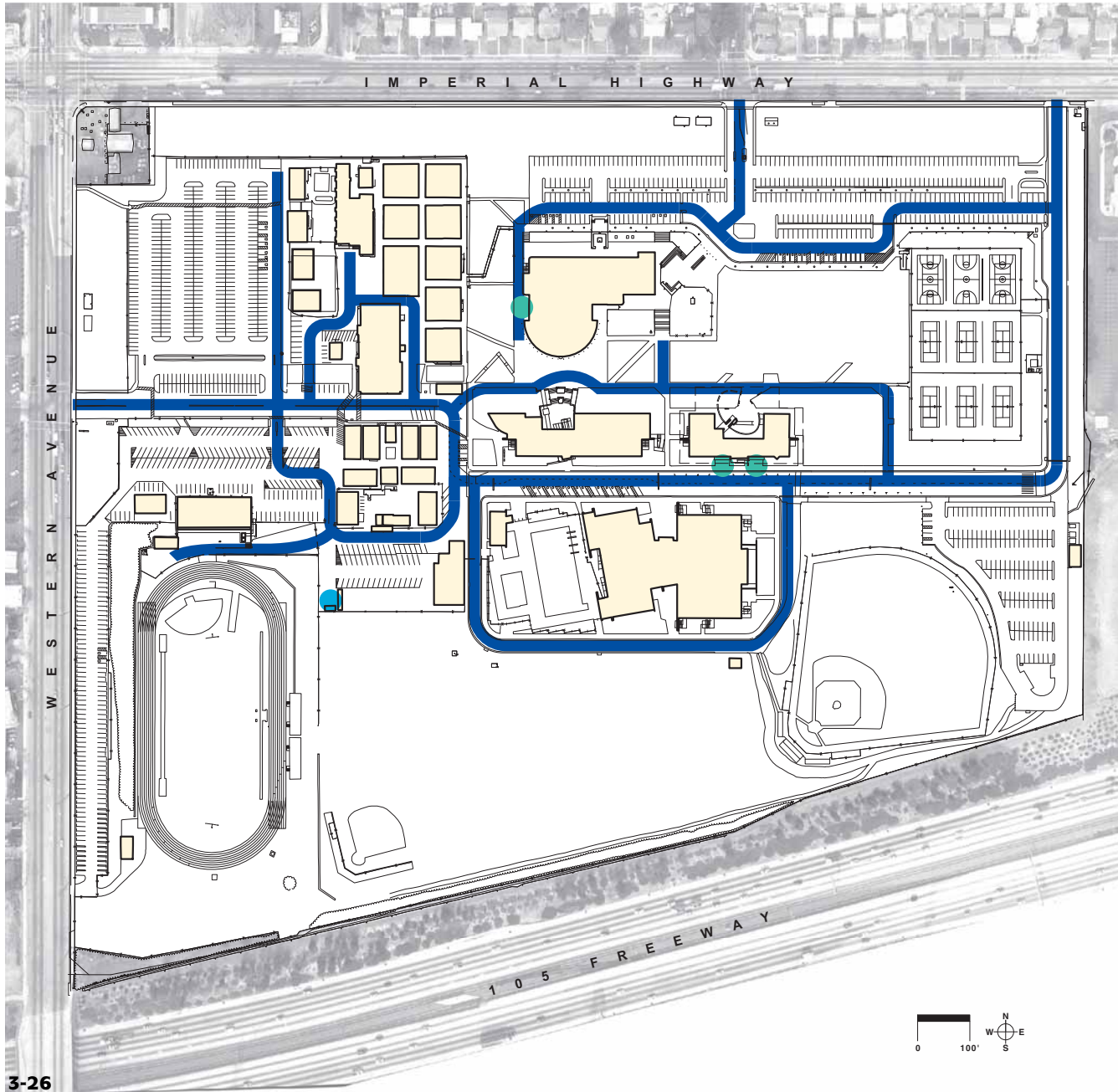
### 3-25 Proposed Vehicular Circulation and Parking

The plan provides efficient access to existing and new parking facilities. Overflow parking is provided on the practice fields for large capacity events at the stadium.

#### LEGEND

-  Primary Entries
-  Control Point
-  Primary Vehicular Circulation
-  Restricted Access
-  Parking Structure
-  Surface Parking
-  Overflow Parking





### 3-26 Existing Service Access

*The existing pattern of access for service vehicles follows both vehicular and pedestrian routes.*

#### LEGEND

- Service
- Loading Dock
- Compactor

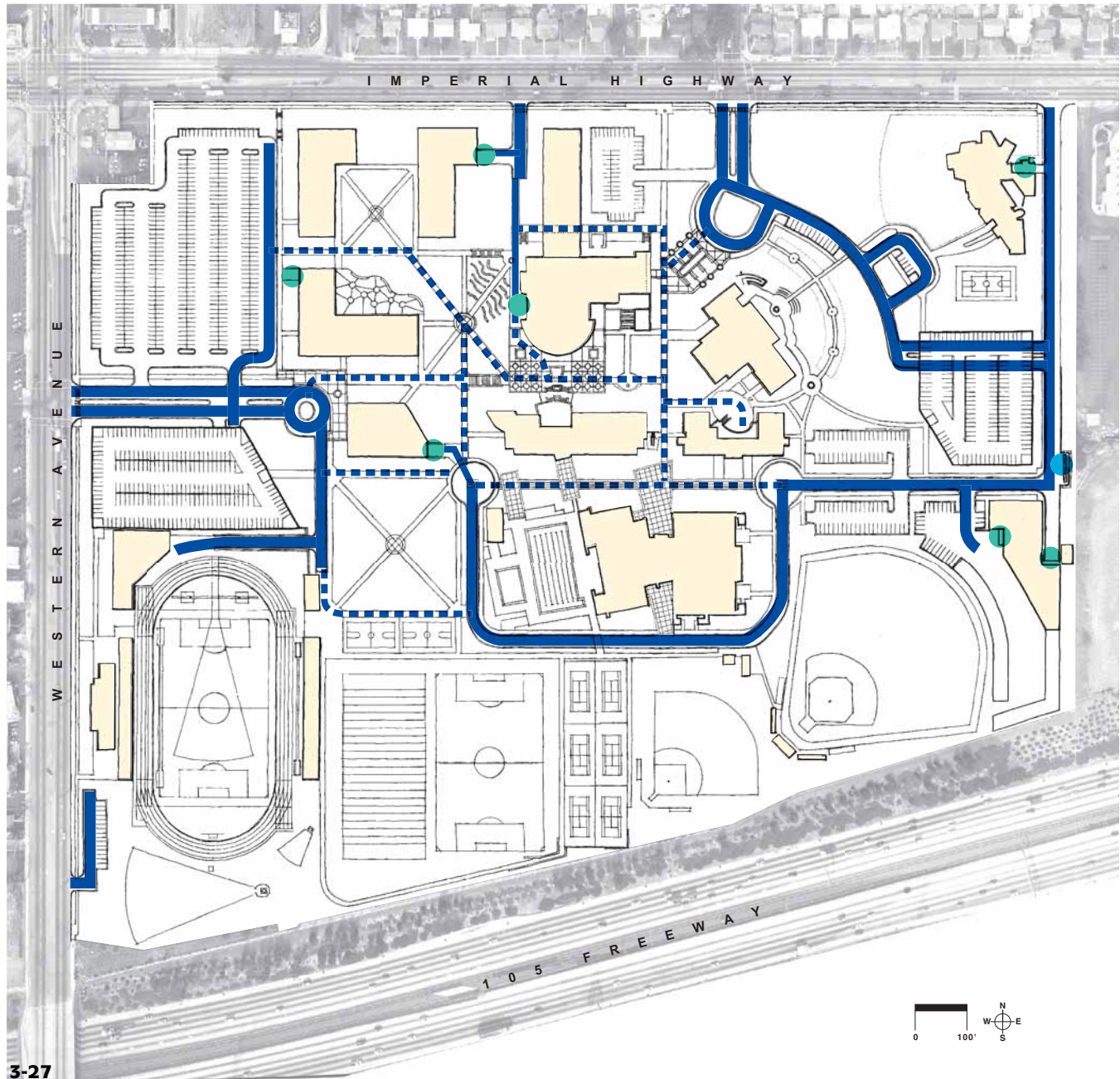
3-26

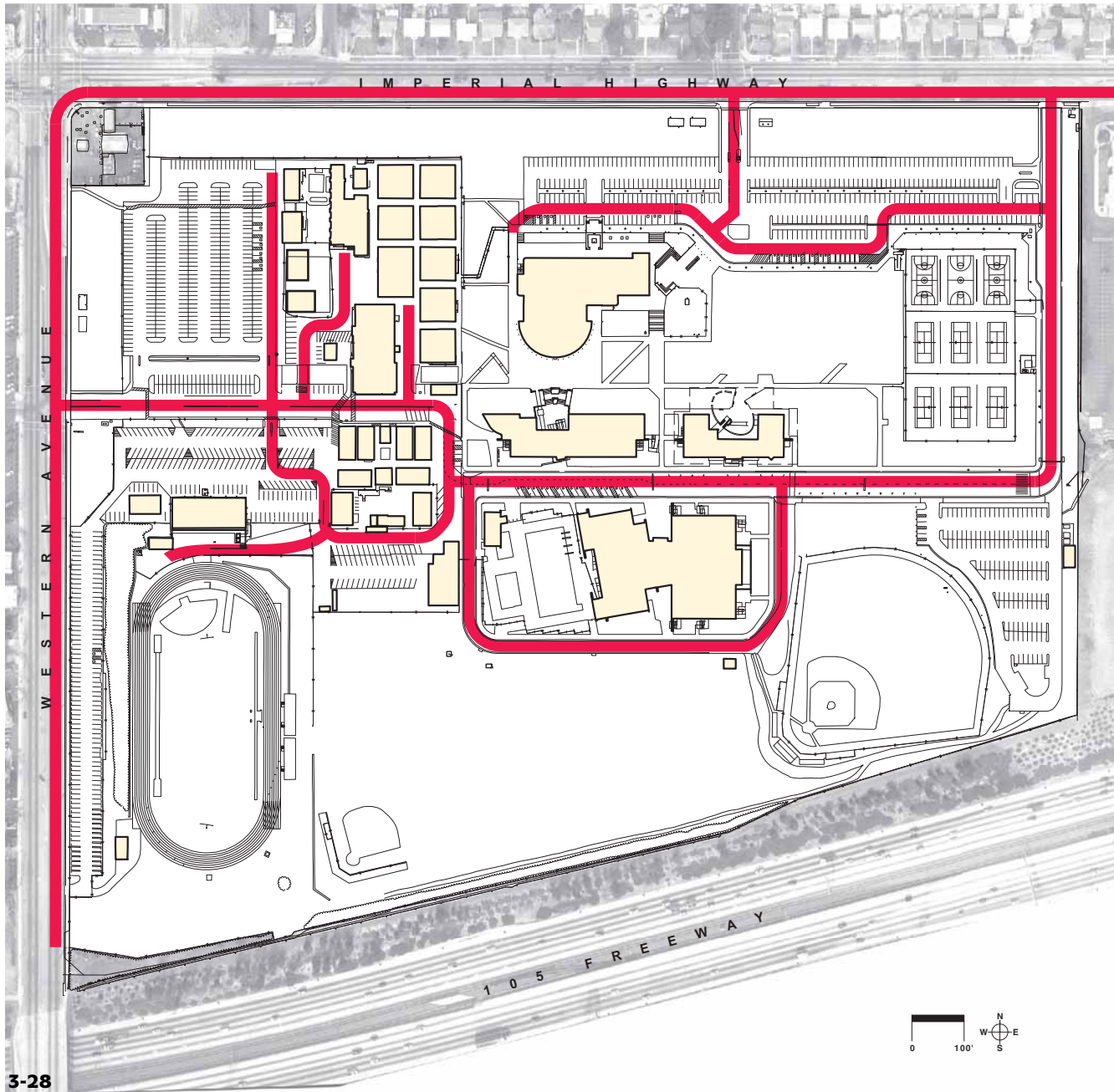


**3-27 Proposed Service Access**

Both vehicular roads and pedestrian ways provide service access. Smaller electric-powered vehicles will access the heavily pedestrianized areas of the campus.

- LEGEND**
- Full Size Vehicle
  - Carts
  - Loading Dock
  - Compactor





3-28

### 3-28 Existing Emergency Access

The County of Los Angeles requires emergency access within 150 feet of all portions of the building exterior walls. The County requires access ways of a minimum horizontal clearance of 26 feet; 28 feet in the vicinity of buildings of 35 feet or greater in height.

#### LEGEND

Emergency

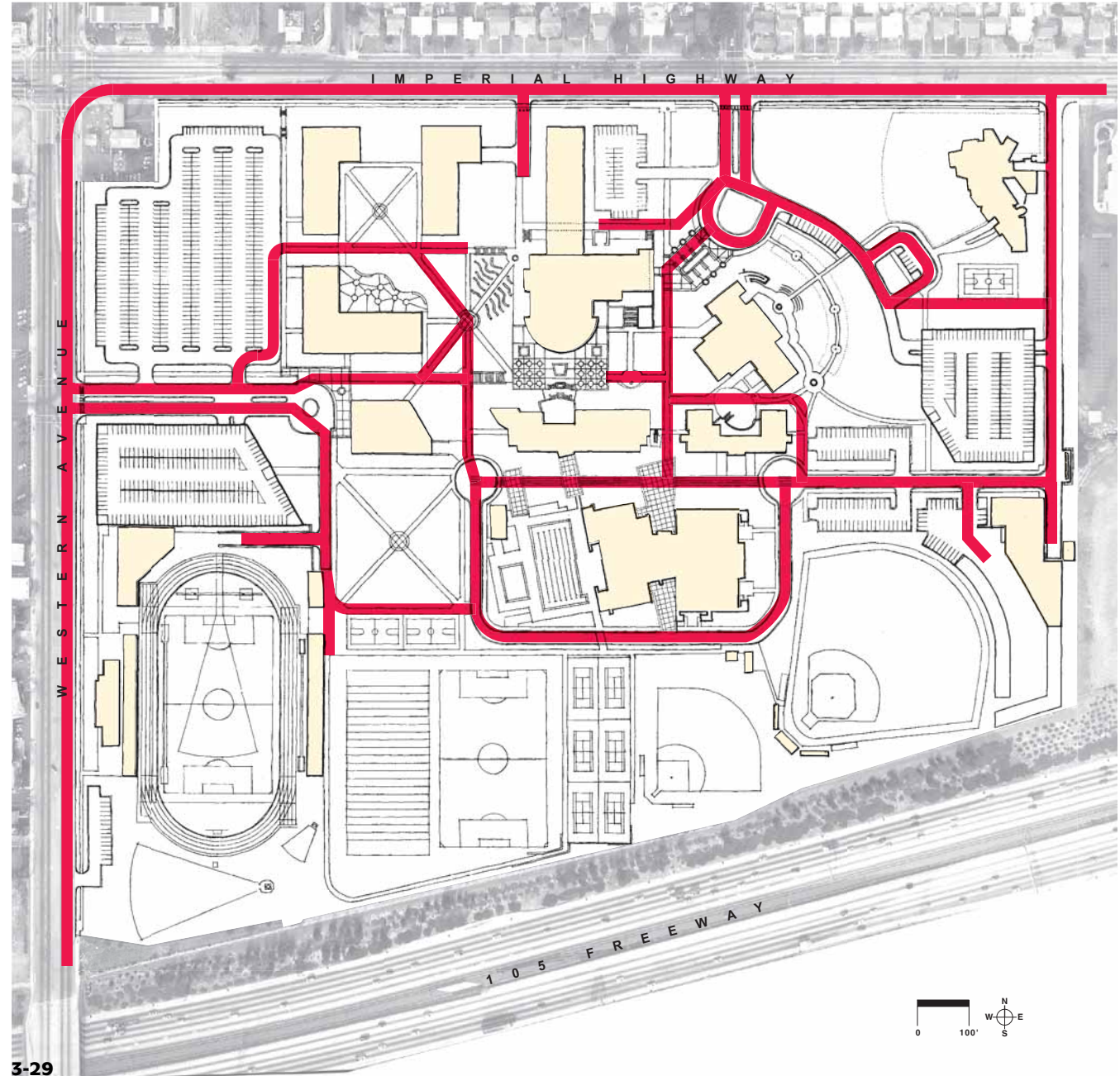


**3-29 Proposed  
Emergency Access**

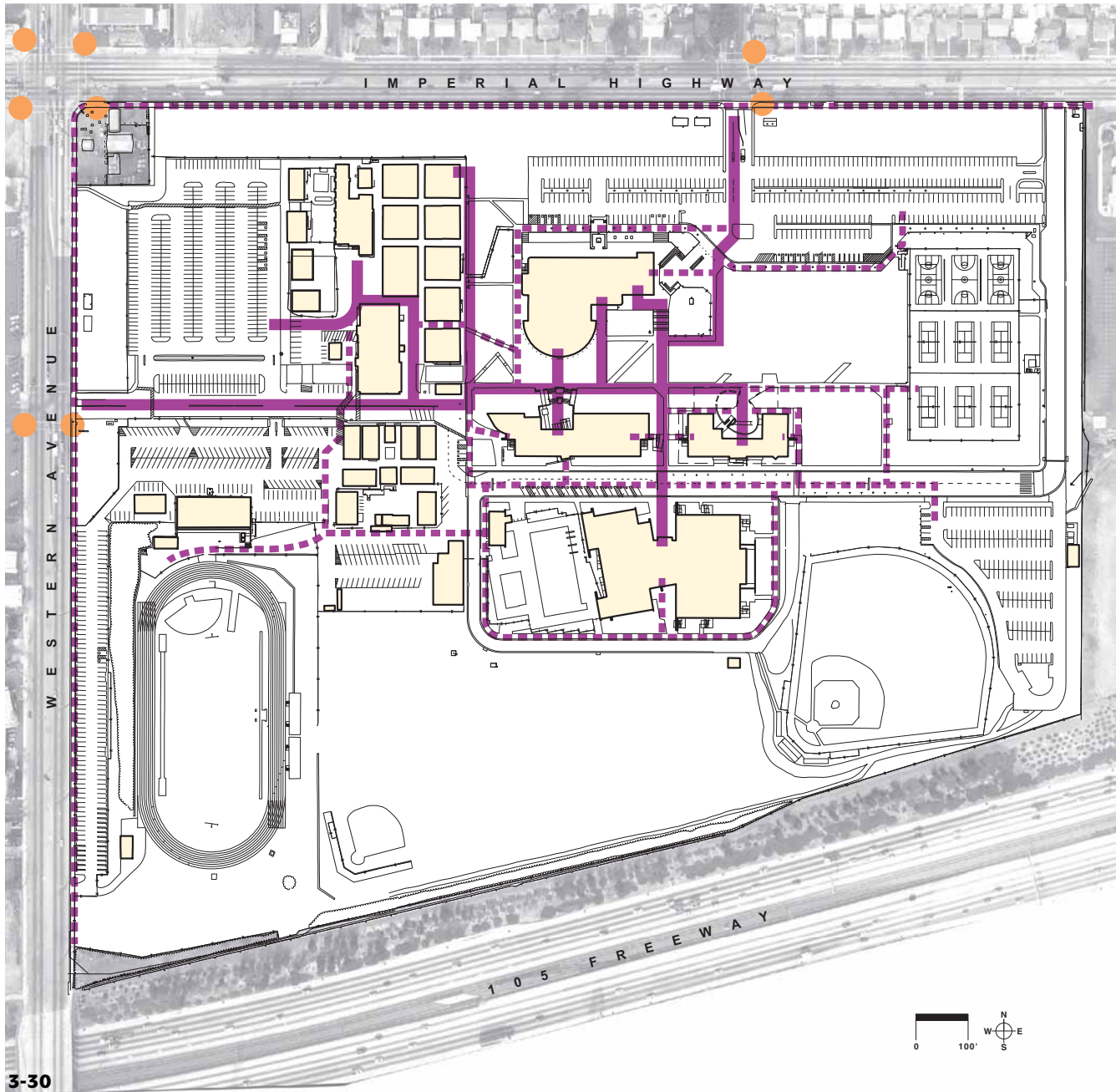
*The plan provides the needed emergency access via roadways, pedestrian paths, and grassed areas. Emergency access that require widths of pavement greater than provided for pedestrian use will be supported by turf block and clearly marked for emergency vehicles.*

**L E G E N D**

 Emergency Access







### 3-30 Existing Pedestrian Circulation

#### LEGEND

- Primary Pedestrian Circulation
- Secondary Pedestrian Circulation
- Transit Stop






### 3-31 Proposed Pedestrian Circulation

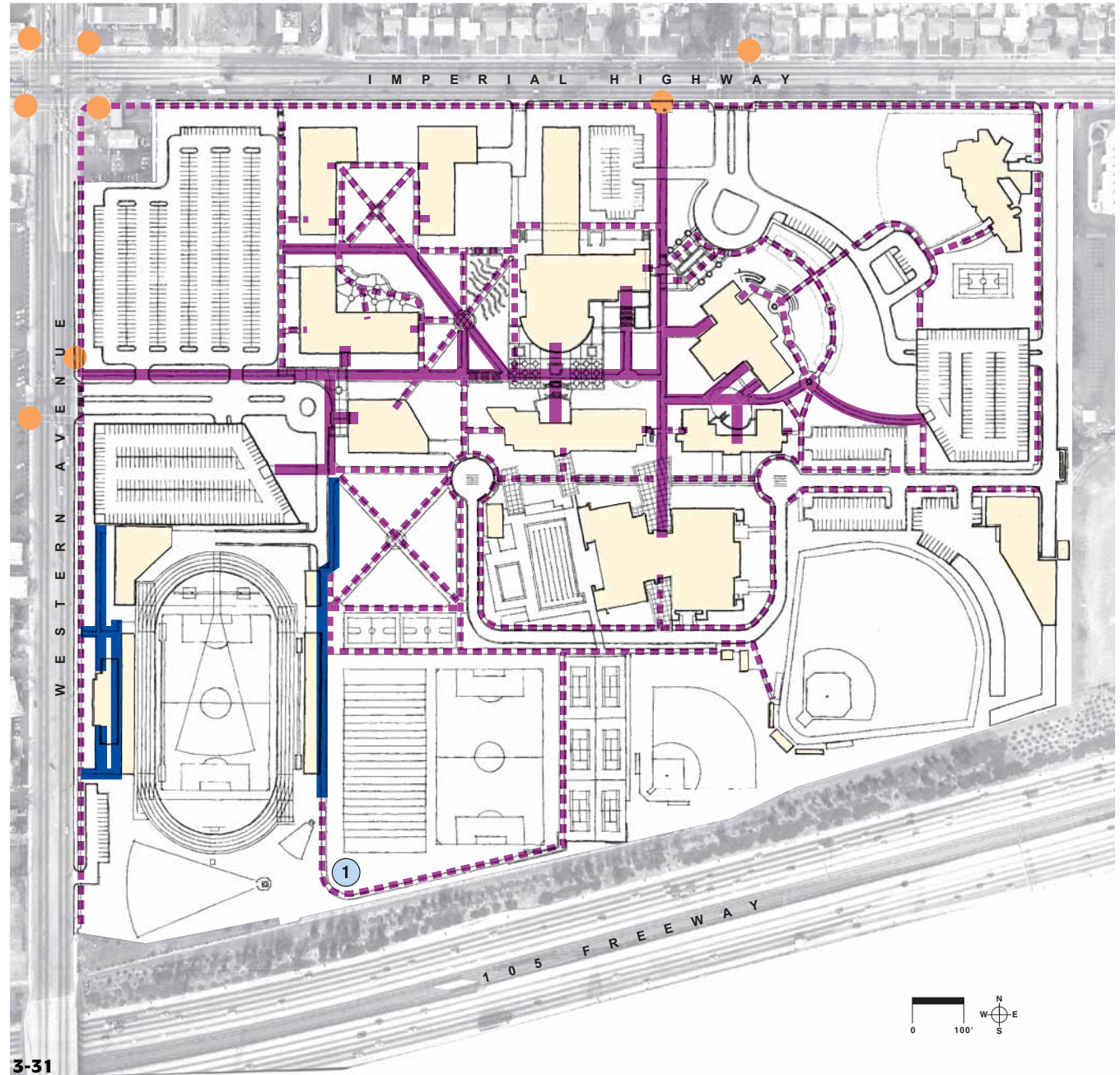
The plan proposes a strong pedestrian framework of primary paths.

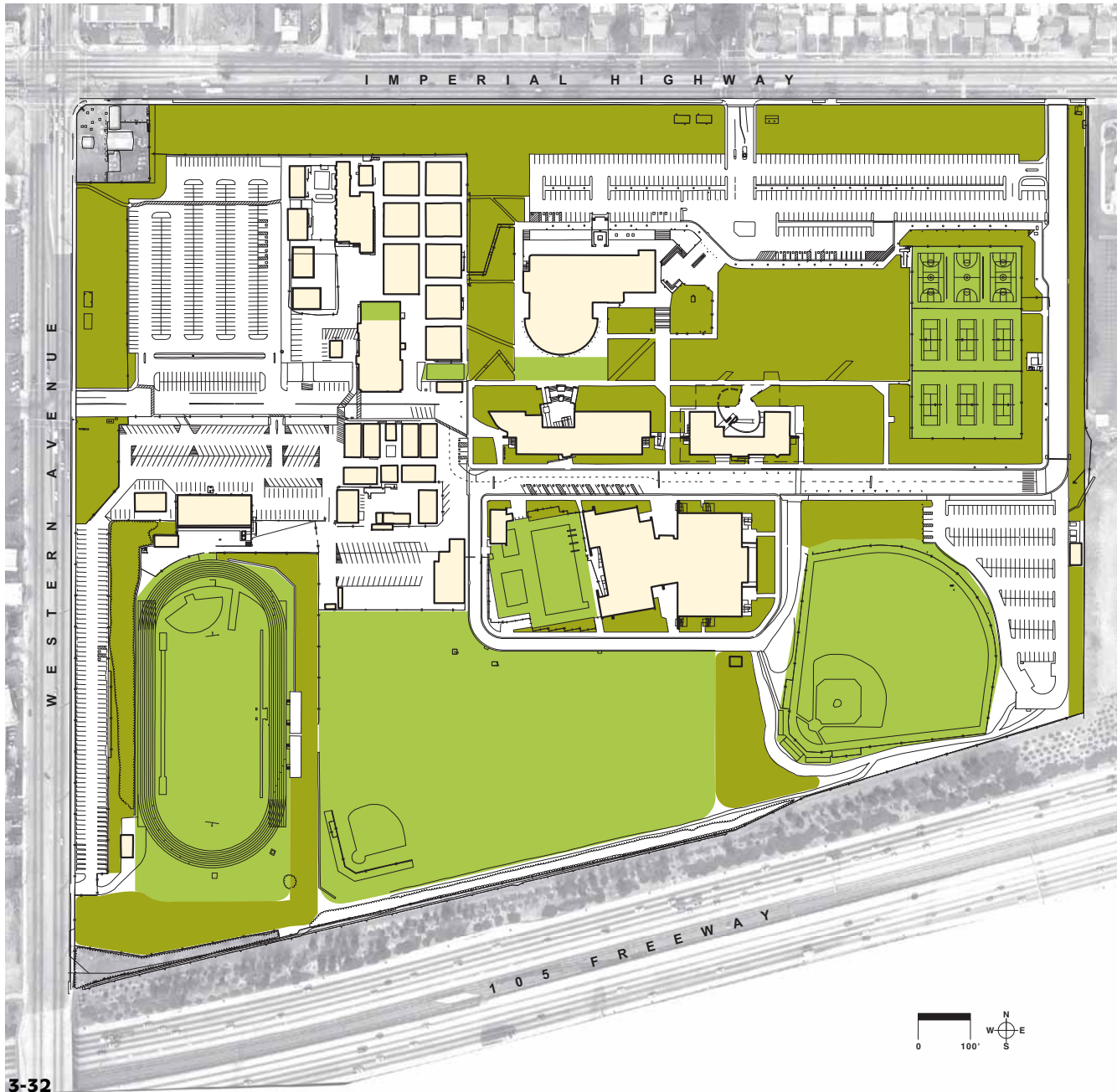
Relocating and enhancing the transit stops along the Imperial Highway and Western Avenue will reinforce connections to the two major pedestrian ways into the campus.

Secondary paths of travel provide multiple options to the campus users. Stadium circulation provides separated means of access for home and visitor spectators via at-grade pathways to the top of their respective bleachers.

#### LEGEND

-  Primary Pedestrian Circulation
-  Secondary Pedestrian Circulation
-  Stadium Circulation
-  Transit Stop
-  Exercise Path





3-32

### 3-32 Existing Programmed and Unprogrammed Open Space

*The existing campus exhibits little programmed open space. Programmed open space refers to areas that have a particular focus, activity, or intended use.*

#### LEGEND

- Unprogrammed Open Space
- Programmed Open Space



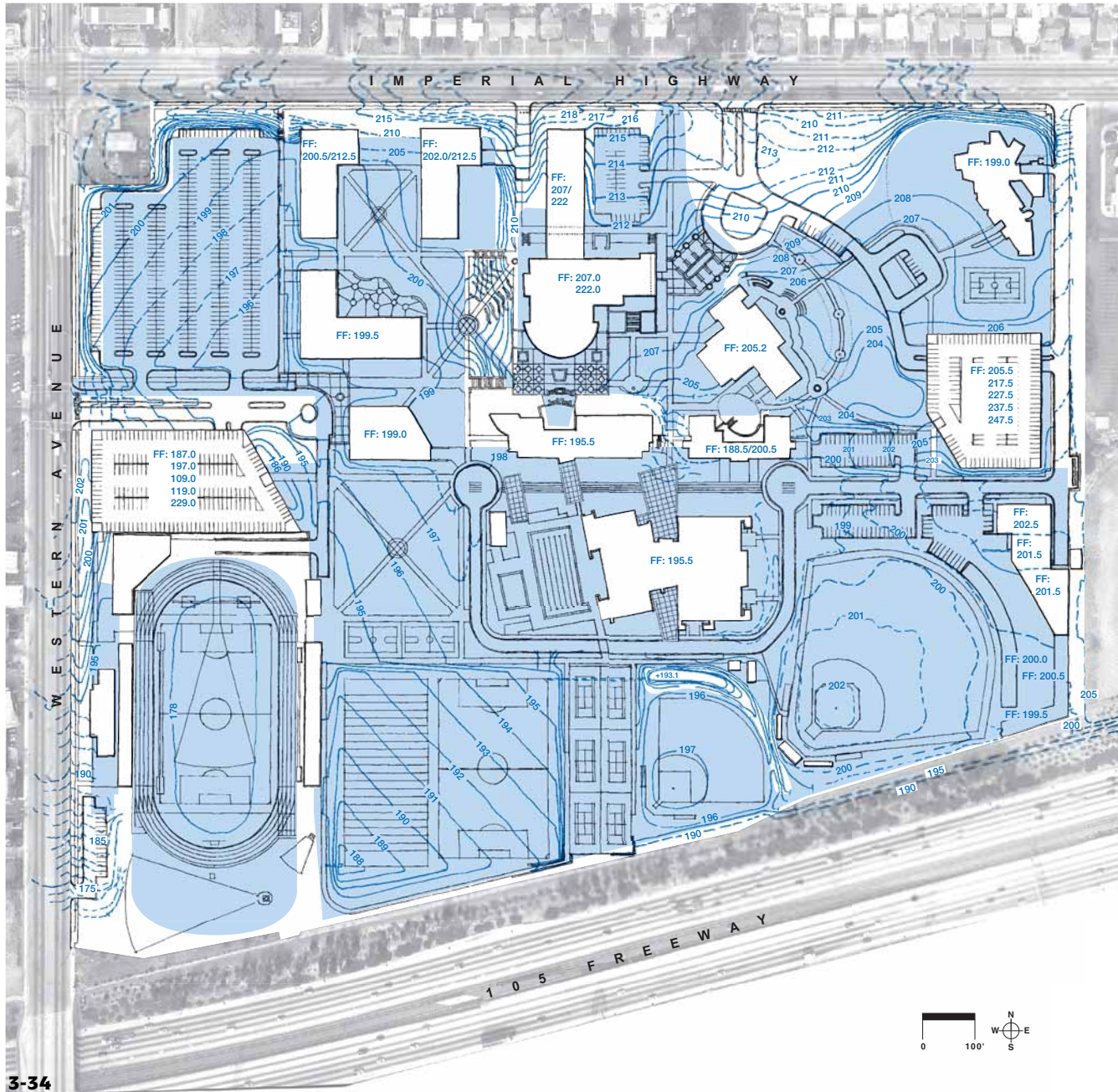
### 3-33 Proposed Programmed and Unprogrammed Open Space

The facilities master plan proposes a hierarchy of open space, structured in certain instances to serve a multiple set of uses. The open space hierarchy includes unprogrammed uses to enhance edges, identity, and circulation routes and programmed spaces for sports, festivals, eating, and informal gatherings. Surface water detention needs affect several areas of the campus.

- LEGEND**
- Unprogrammed Open Space
  - Programmed Open Space
  - 1. Festival / Swap Meets
  - 2. Food Court
  - 2a. Food Court - Alternate Location
  - 3. Informal Amphitheater
  - 4. Child Development Outdoor Areas
  - 5. Athletic / Recreation Fields
  - 6. Thomas G. Lakin Rose Garden
  - 7. Storm Water Pre-Detention
  - 8. Storm Water Detention
  - 9. Overflow Parking
  - Future Potential Building Site







**3-34 Proposed Concept Grading Plan**

The plan sites new facilities to promote a presence along Imperial Highway and to create areas of plateaus on campus to promote accessibility.

# 4

# Guidelines and Implementation

## GUIDELINES

SUSTAINABLE PLANNING, DESIGN, AND BUILDING PRACTICES  
ESTIMATED COSTS

IMPLEMENTATION STEPS  
NEAR-TERM / LONG-TERM  
INFRASTRUCTURE NEEDS

### GUIDELINES

To be successful, the physical and programmatic development of Los Angeles Southwest College should follow several important, yet simple guidelines. The guidelines address the strategic location of highly visible and public uses, the physical massing and fabric of new facilities, and the development of signature open space elements.

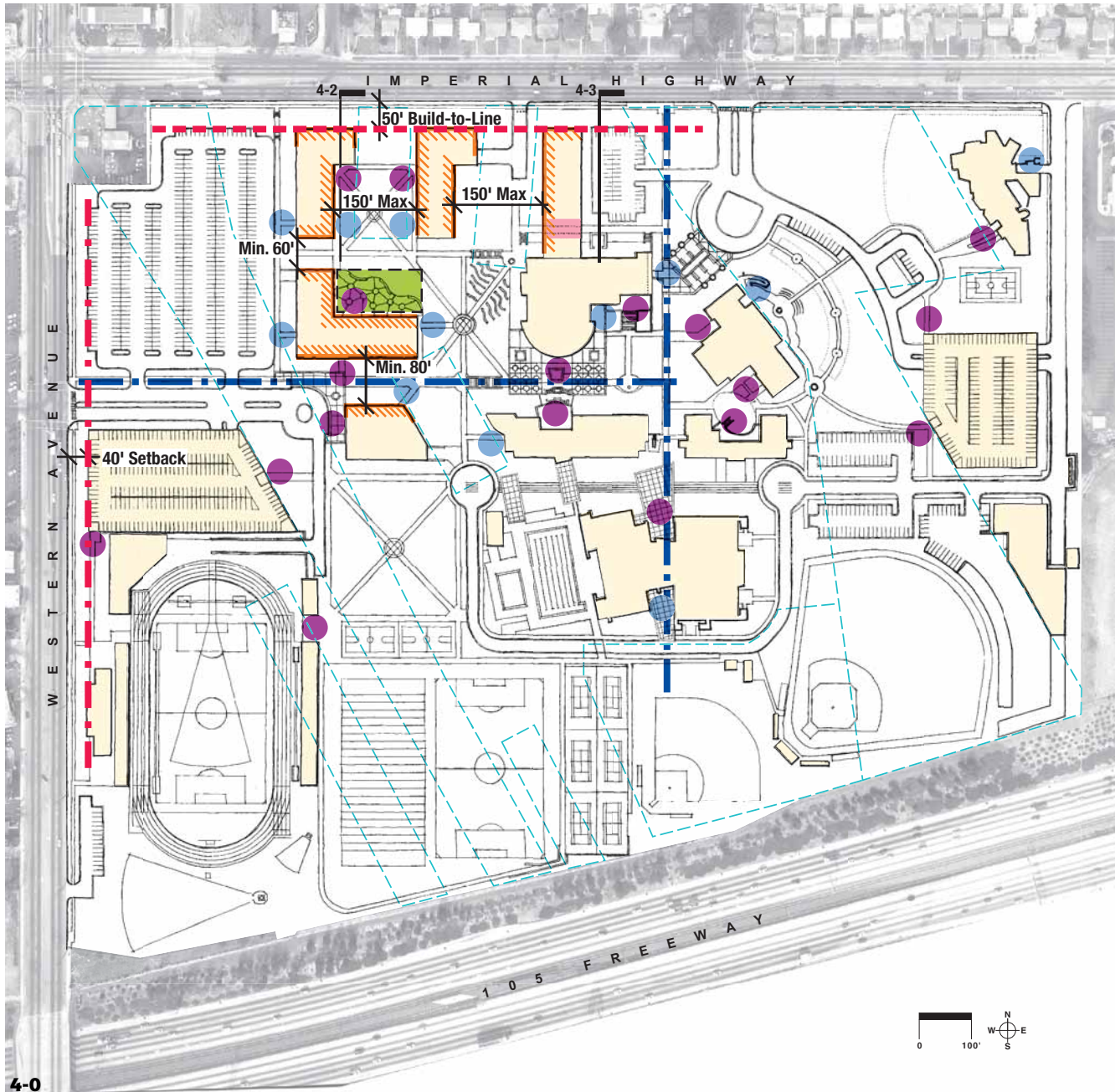
### Building Siting and Massing

- To create a visible presence along Imperial Highway, construct buildings into the hillside, making grade transitions internal to the structure
- When orienting buildings, balance the goals of sustainable building practices with sound urban design practices to create a distinct hierarchy of campus open spaces
- Along Imperial Highway, incorporate active circulation corridors at building edges so that people and activity can be viewed from the street through large glazed areas
- Locate entrances and other connections between interior and exterior spaces at pedestrian levels of building that face major pedestrian corridors and campus quads
- Avoid level changes at building entrances to ensure the smooth transition between interior and exterior spaces

### Architectural Character

- Compose simple two-to-three story building masses to create interesting elevations, avoiding long, undifferentiated building elevations
- Highlight vertical and horizontal lines to create a dynamic tension between building elements
- Screen south-facing windows with substantial (bris-soleil) sun-shading devices that are expressed on the outside of the building
- Substantially glaze north-facing elevations to take advantage of the even, indirect light sources
- To complement the modernist design of the existing buildings, treat banks of windows as planes of glazing rather than individual punctured openings. Avoid windows, doors, and other elements decorated with complicated trim and molding details
- Use a color palette to create a robust and cohesive campus character.





#### 4-1 Urban Design Guidelines

Urban design guidelines create a framework within which new improvements are to take place. They help ensure a cohesive, welcoming, and functional campus environment.

Guidelines relating to building edges and entrances ensure that new facilities frame, form, and activate campus quadrangles and corridors. The setback along Imperial Highway is in alignment with the existing setback of residential buildings across the way, creating a consistent and compatible presence along the street. The plan takes advantage of "buildable" land (land free of limitations from seismic constraints) while allowing for ample landscape improvements throughout the campus. Overall building configurations and orientations conform to available building sites that are unencumbered by seismic constraints. The programming of each building will influence the ultimate building design.

#### LEGEND

- Edges to Maintain
- Build-to-Line from Face of Curb
- Setback Minimum from Face of Curb
- Pedestrian Spine to Maintain
- Seismic Constraints
- Breezeway - Min. 12'H x 25'W
- Food Court - Min. 120' x 60'
- Primary Entrance
- Secondary Entrance
- Section Line



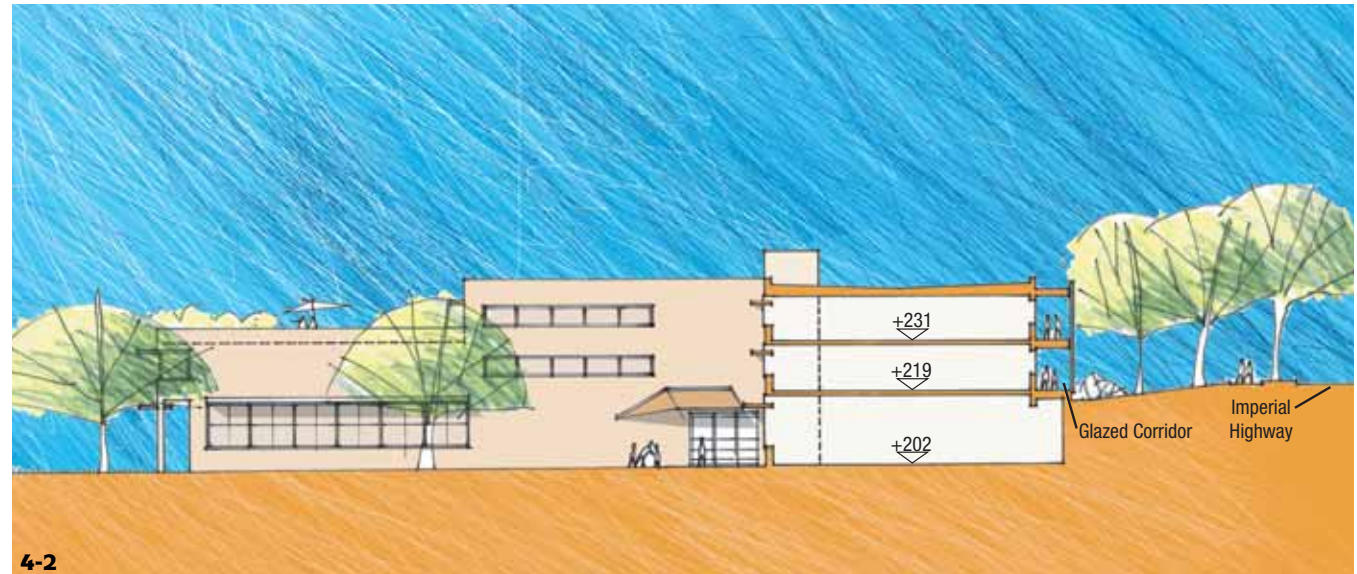
#### 4-2 Illustrative Section - Building Fronting Imperial Highway

*Given the higher grade at Imperial Highway, placing buildings into the hill positions the buildings to directly engage campus pedestrian areas.*

*Creating active corridors viewable from the street heightens the college's active presence to the community.*

*Roof terraces break down the building mass and provide venues for outdoor activities with spectacular views.*

*(See Figure 4-1 for location of section)*



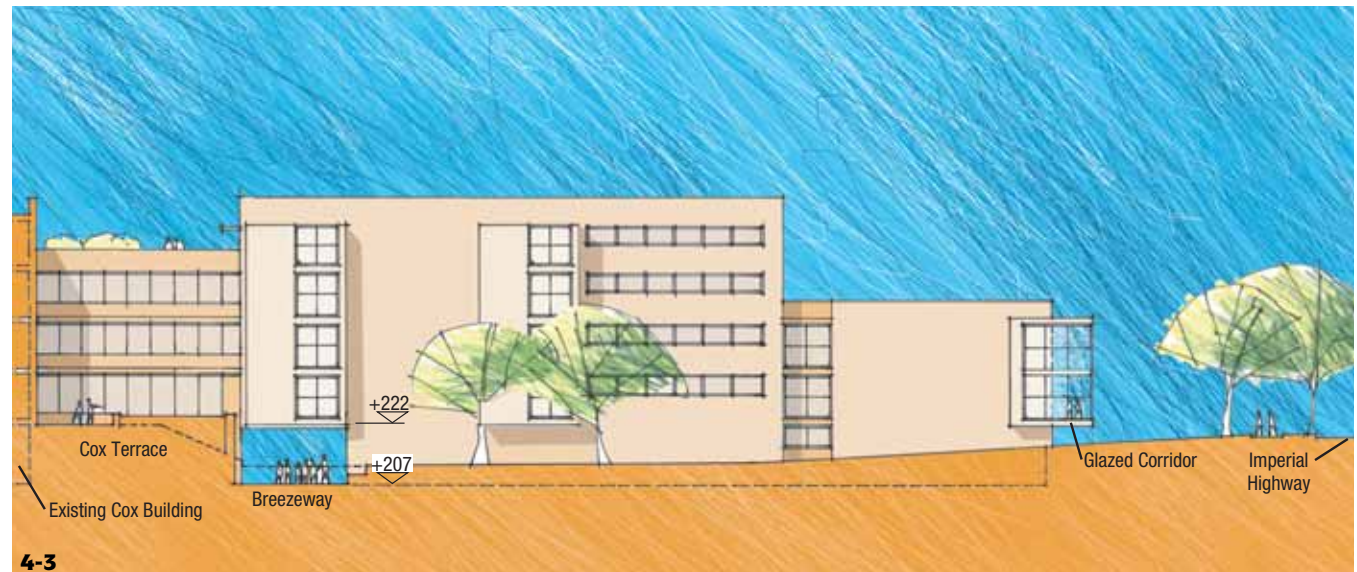
#### 4-3 Illustrative Section - Cox Expansion

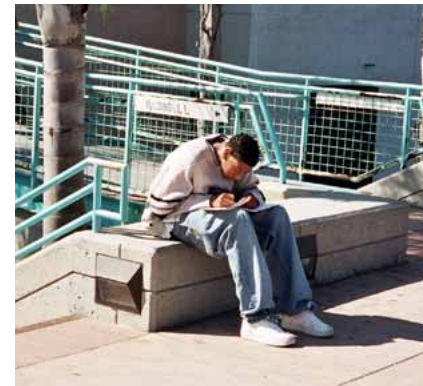
*The need for additional significant facilities in the long-term creates the opportunity for a new wing to the Cox building. This new wing also ameliorates the “fortress-like” appearance of Cox as viewed from Imperial Highway.*

*The new expansion provides the opportunity for a generous breezeway to maintain the pedestrian connection that parallels the north side of Cox.*

*Roof terraces break down the building mass and provide venues for outdoor activities with spectacular views.*

*(See Figure 4-1 for location of section)*





#### **4-4 Places to Meet and Study**

*The outdoor environment offers few opportunities for the campus community to meet and for students to study.*

#### **Landscape Architectural Character**

- Use distinct plantings and lighting to accentuate campus vehicular and pedestrian entries
- Be generous in the allocation of informal (seat walls, steps, etc.) and formal (benches) seating throughout the campus
- Concentrate intensive landscape treatments to emphasize their positive benefit to the community and to minimize higher levels of maintenance
- Design fountains with glazed and vertical surfaces to maximize the appearance of the water without excessive amounts of water use.

#### **SUSTAINABLE PLANNING, DESIGN, AND BUILDING PRACTICES**

Los Angeles Southwest College Facilities Master Plan calls for sustainable building practices for improvements on campus. The college will strive to achieve a LEED certification for all new construction.

The college uses the LEED (Leadership in Energy and Environmental Design) Rating System as a guide for green and sustainable design. The U.S. Green Building Council, under contract with the U.S. Department of Energy, formed the LEED Rating System in 1994.

The principles of sustainability guiding the LEED Rating System, and improvements on campus, include:

- Minimize the Negative Long-Term Effects on the Environment by conserving natural resources
- Maximize Use of Renewable Resources
- Maximize Energy Efficiency and Utilization
- Provide for Environmental Quality
- Facilitate Use of Alternative Forms of Transportation

In addition to the LEED system, the college uses energy generation and conservation standards for new improvements. The goals of energy generation and conservation include:

- Minimize Energy Costs
- Reduce Financial Risks
- Reduce Environmental Impacts
- Improve Reliability
- Maximize Efficiency



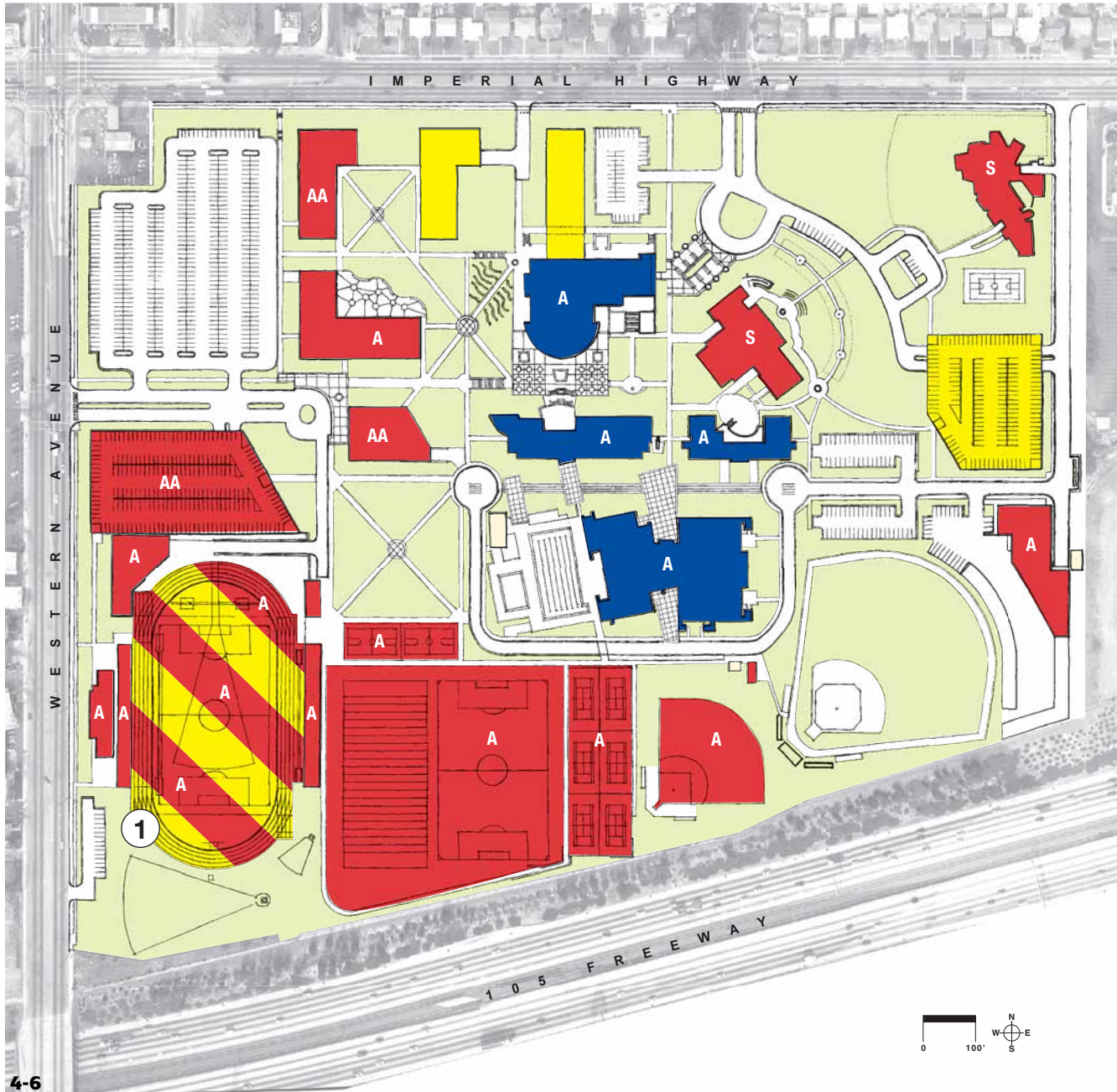
**4-5 Bird's Eye View of the  
New Campus Quad**

*The view from the roof of the  
Lecture Lab building looking  
northwest reveals a refurbished  
court adjacent to the Theater and  
a new campus quad framed by  
new facilities.*



4-5





4-6

#### 4-6 Prop A and AA Improvements

Prop A and AA monies will fund modernization of all the current permanent buildings and new improvements on campus. Improvements to landscape, roads, infrastructure, and surface parking, while part of Prop A and AA, are not displayed here.

#### LEGEND

- S New Construction - State Funds
- A New Construction - Prop A Funds
- AA New Construction - Prop AA Funds
- A Modernization/Expansion - Prop A Funds
- Master Plan Completion - Not Funded

#### NOTE

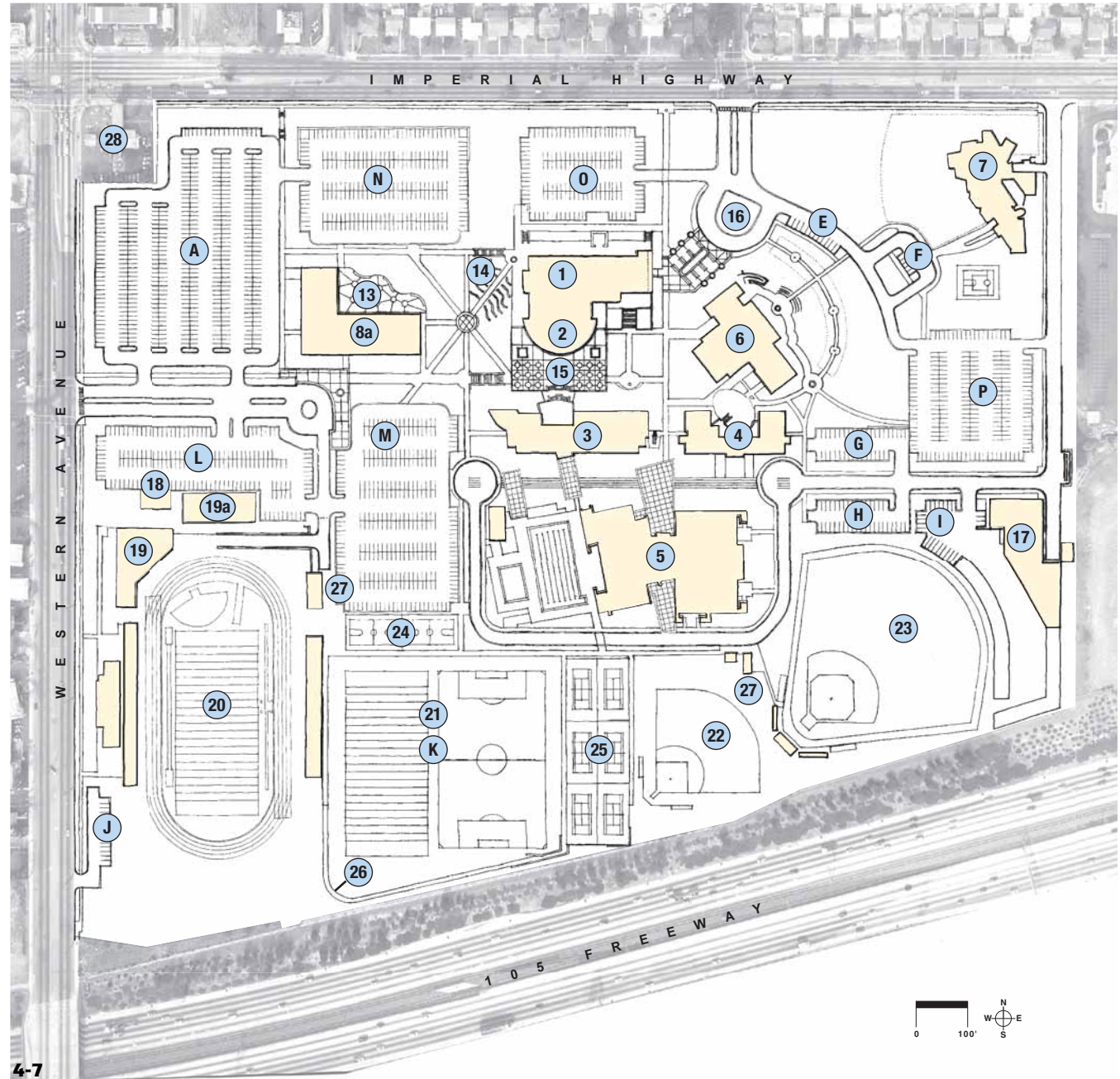
- 1 Includes new field and resurfaced track. Does not include expansion for soccer.

#### 4-7 Place Names Near-Term

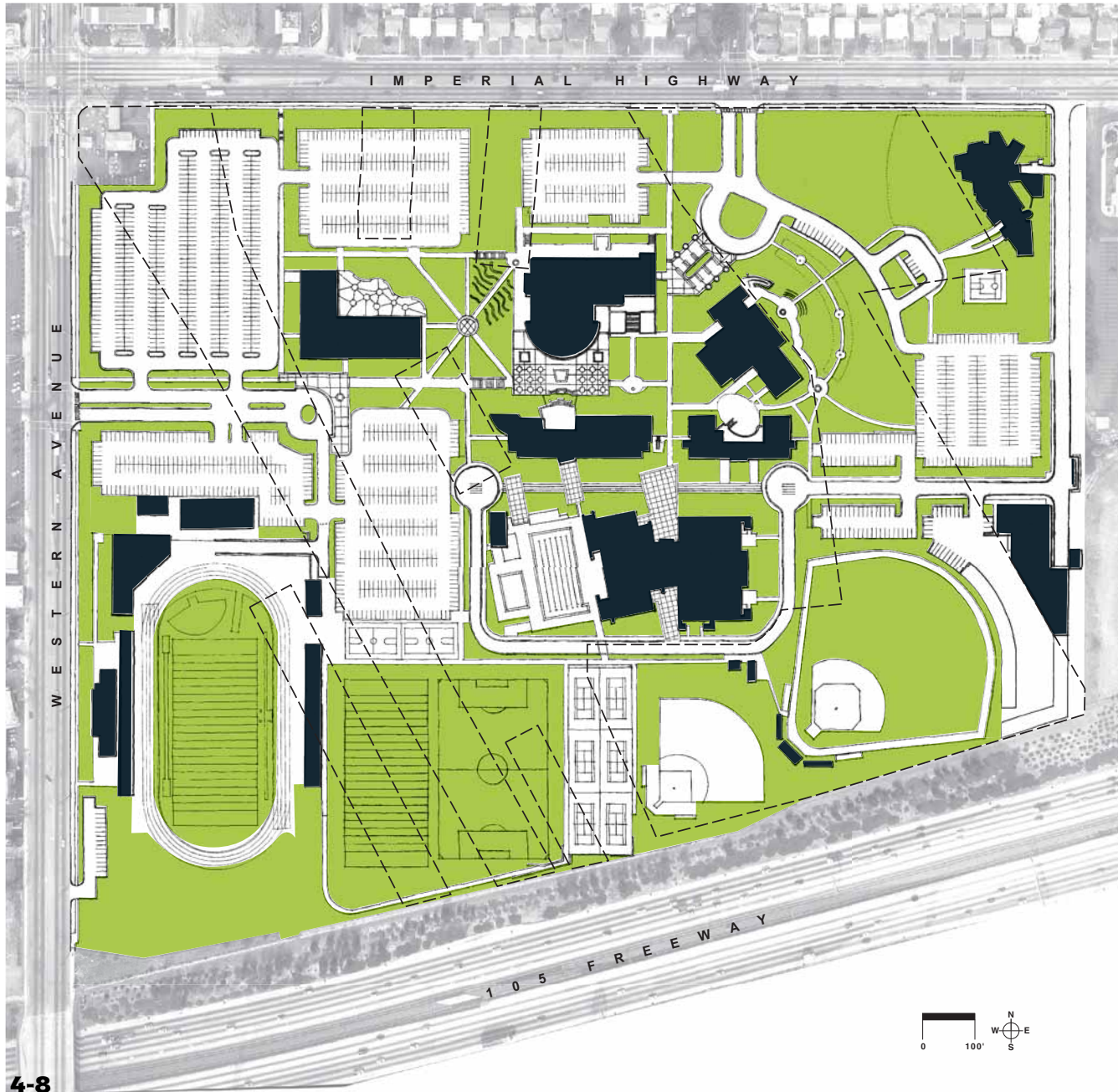
1. Cox Building (Renovation)
2. Theater (Renovation)
3. Lecture Lab Building (Renovation)
4. Technology Education Building (Renovation)
5. Thomas G. Lakin Physical Education Building (Renovation)
6. Student Services/Education Center (New)
7. Child Development Center/ Classroom Building (New)
- 8a. Student Services/Activity Cluster "A" (New)
13. Food Court (New)
14. Informal Outdoor Amphitheater (New)
15. Palm Court (New)
16. Thomas G. Lakin Rose Garden (New)
17. Maintenance/Operations- Shipping/Receiving (New)
18. Campus Police Station (Existing)
19. Field House (New)
- 19a. Field House (Existing)
20. Stadium - Football, Track (Renovation)
21. Football and Soccer Practice Fields (Renovation)
22. Softball Field (New)
23. Dennis Gilbert Baseball Field (Existing)
24. Basketball Courts (New)
25. Tennis Courts (New)
26. Exercise Path (New)
27. General Use Restrooms and Concessions (New)
28. Potential Acquisition/Signage

- A General Use Parking Lot - 440 Spaces  
 E Visitor Parking Lot - College - 12  
 F Visitor Parking Lot - Child Development - 5  
 G General Use Parking Lot - 37  
 H General Use Parking Lot - 37  
 I M&O Parking Lot - 24  
 J Stadium Staff Parking Lot - 15  
 K Event Overflow Parking - 158  
 L Interim Parking Lot - 173  
 M Interim Parking Lot - 283  
 N Interim Parking Lot - 239  
 O Interim Parking Lot - 142  
 P Interim Parking Lot - 206

*Note: Items 8b, 9-12 & B-D omitted to coordinate with legend of long-term plan.*







#### 4-8 Proposed Buildings and Open Space Patterns Near-Term

The pattern of buildings and open space in the near-term creates permanent landscape improvements for the campus and numerous new facilities. As funding is not available for a new parking structure, surface parking lots surround the core of the campus. Much of these lots utilize existing paved surfaces (e.g. the area of the bungalows) or expand existing parking areas.

#### LEGEND

- Buildings
- Open Space
- Area of Known and Unexplored Seismic Constraint



#### **4-9 New Outdoor Food Court**

*Framed by the student services/activity cluster, a new food court creates a vital outdoor activity for faculty, students, staff, and the community.*



PROJECT NAME			Classrooms	Class-Laboratories	Offices	Study Facilities	Special Use	General Use	Support Services
Near-Term			Subtotal by facility	Technical & Vocational					
Student Services/Education Center (Conversion)	GSF	63,000							
	ASF <sup>1</sup>	42,000		20,100	15,500			6,400	
Child Development Center/Classroom Building (New)	GSF	35,000							
	ASF <sup>1</sup>	23,300	16,700		4,000			2,600	
Student Services/Activity Cluster "A" (New)	GSF	60,000							
	ASF <sup>1</sup>	40,000			6,000			34,000	
Maintenance/Operations - Shipping/Receiving (New)	GSF	20,000							
	ASF <sup>1</sup>	13,000			2,000				11,000
	ASF <sup>2</sup>	4,500							4,500
Stadium - Football and Track (Expansion)	GSF	22,000							
	ASF <sup>2</sup>	20,000					20,000		
Spectator Support	GSF	12,200							
	ASF <sup>1</sup>	8,200					8,200		
Field House Expansion	GSF	21,700							
	ASF <sup>1</sup>	14,500					14,500		
Total GSF		241,000							
Total ASF			16,700	20,100	27,500	0	42,700	43,000	15,500
Long-Term									
Arts & Humanities Center Building (New)	GSF	40,000							
	ASF <sup>1</sup>	26,700		11,000	2,000			13,700	
Advanced Education Center Building (New)	GSF	40,000							
	ASF <sup>1</sup>	26,700		23,000				3,700	
Stadium - Soccer, Football, and Track (Expansion)	GSF	17,200							
	ASF								
Campus Police Station (New)	GSF	2,400							
	ASF <sup>1</sup>	1,600					1,600		
Student Services/Activity Cluster - "B" (New)	GSF	42,000							
	ASF <sup>1</sup>	28,000						28,000	
Cox Expansion (New)	GSF	41,000				25,000			
	ASF <sup>1</sup>	27,300						2,300	
Total GSF		70,000							
Total ASF			0	23,000	0	25,000	1,600	34,000	0

4-10

#### 4-10 New Construction Near- and Long-Term Projects - Categorized by Use

This table categorizes each new facility by its intended uses. This analysis is useful as a general guide to the college to address program deficiencies and excesses in relation to program needs of the targeted student enrollments.(See table on page 1.5) The college is currently undertaking detailed programming for the near-term projects.

#### Notes:

<sup>1</sup> GSF:ASF = 1.5

<sup>2</sup> GSF:ASF = 1.1

<sup>3</sup> Future potential building sites not included in this analysis

#### Source:

Los Angeles Southwest College, 2003  
MGT of America and Sasaki Associates, Inc., 2003  
The JCM Group, 2003



#### 4-11 Food

*Students, faculty, and staff currently lack adequate food service and outdoor spaces eat.*



#### ESTIMATED COSTS

The master plan estimates approximately 233 million dollars for modernization and new construction at the college. The estimate covers construction costs, including costs for LEED certification, and program (soft) costs. The cost estimate will change, and continue to be revised, due to continuing refinement of facility programs, a more thorough understanding of site and building conditions, and the timing (year) of construction. The master plan appendix contains the estimated costs for improvements as identified in the master plan.

Early in the master planning process, the analysis identified a gap between the Prop A funds and the program needs of the campus. This gap led to the reallocation of funds and the shifting of some projects into the long-term or to implementation under Prop AA. As

additional funding becomes available and program needs more apparent, the master plan suggests a series of implementation steps.

#### IMPLEMENTATION STEPS

The plans in this section suggest a series of steps to achieve both near- and long-term development of the campus. These implementation steps reflect grouping of projects that are interdependent. Other projects may be implemented independent of one another. The college will identify detailed project sequencing as it undertakes the implementation process.

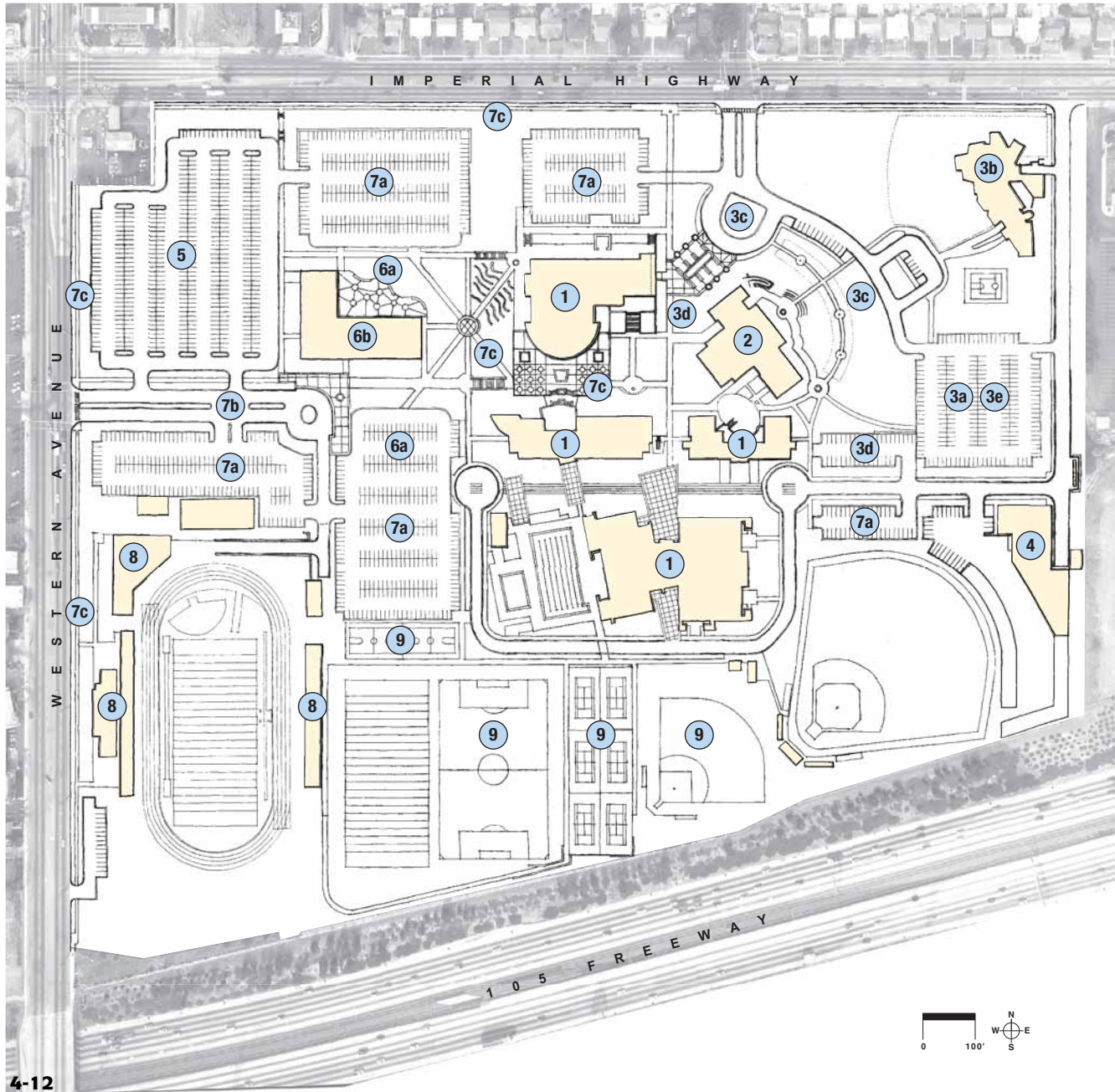
#### NEAR-TERM / LONG-TERM

For the near-term, the master plan identifies the modernization of current permanent buildings, construction of several new facilities to serve immediate student needs, and site and utility improvements. The plan maximizes permanent

landscape improvements in the near-term to serve both near- and long-term campus needs. In the long-term, the plan proposes new education buildings, recreational facilities, and two parking structures needed to accommodate campus growth.

#### INFRASTRUCTURE NEEDS

The master plan analyzed the known campus infrastructure systems: water, fire, gas, electricity, telecommunications, sanitary sewer, and storm water. The plan calls for retention, abandonment/removal, and new construction of utilities to address existing deficiencies and to meet future campus needs.



#### 4-12 Implementation Steps Near-Term

The following groupings of implementation steps reflect a likely sequence of improvements for the near-term.

- 1** Improve existing facilities slated to remain
- 2** Construct new Student Services/Education Center building
- 3a** Remove tennis and basketball courts and fill
- 3b** Construct Child Development Center
- 3c** Construct north entry and landscape improvements
- 3d** Open and enhance pedestrian connection east of the Cox building
- 3e** Construct new parking lot south of Child Development Center
- 4** Construct new Maintenance and Operations facility
- 5** Improve parking lot in northwest corner of campus
- 6a** Demolish bungalows
- 6b** Construct new Student Services/Activity Cluster "A" building and food court
- 7a** Construct remaining surface parking lots
- 7b** Improve west entry
- 7c** Complete balance of landscape improvements along Western and Imperial
- 8** Construct bleachers, press box and field house
- 9** Improve and construct sports fields and courts



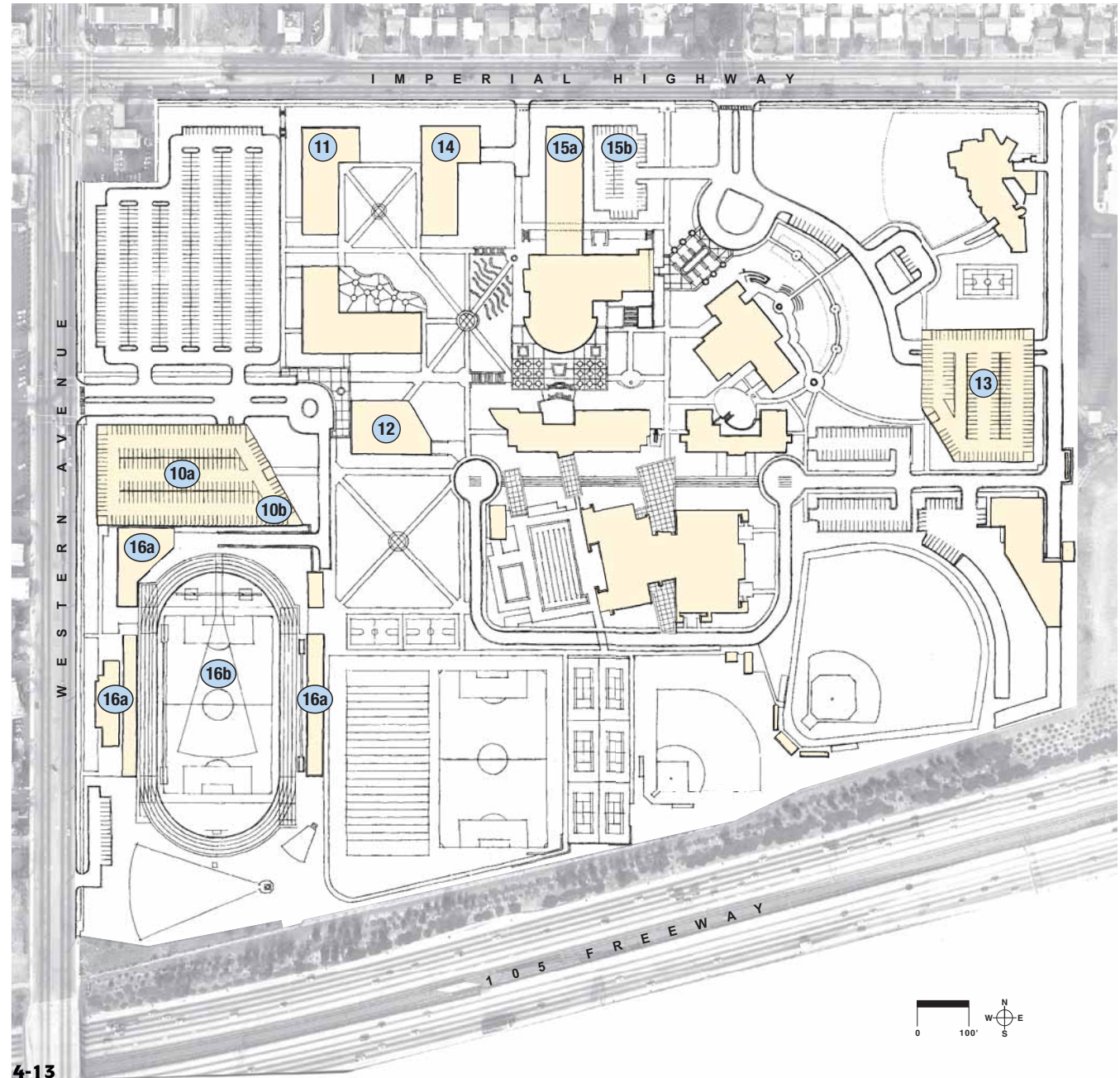
#### 4-13 Implementation Steps Long-Term

Before any additional facilities may be built, the college must construct a parking structure to free up development sites. Long-term implementation steps will likely exhibit the following groupings and steps.

- 10a** Construct new parking structure - 1,100 spaces
- 10b** Construct new campus police station within the new parking structure

After construction of the parking structure, additional improvements include:

- 11** Construct new Student Services/Activity Cluster "B" building
- 12** Construct new Arts & Humanities Center building
- 13** Construct new parking structure and police substation - 650 spaces
- 14** Construct of Advanced Education Center
- 15a** Construct expansion of Cox building
- 15b** Construct parking lot
- 16a** Expand bleachers and field house
- 16b** Expand track and improve field to accommodate soccer



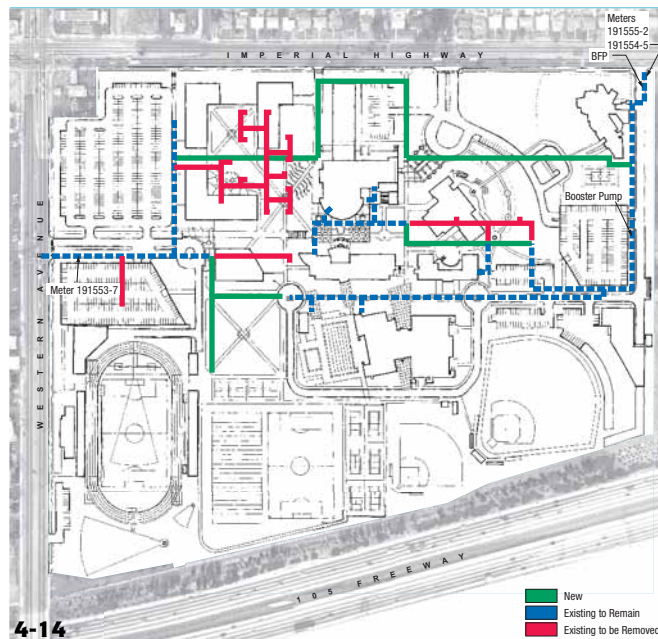
4-13



Water supply and distribution is sufficient for current and future needs. Water is supplied to the campus at about 50 psi. Distribution piping locations are fairly well known on the main (eastern) campus but somewhat questionable on the lower (western) campus, particularly in the irrigation system. It is not known whether there is a connection between the eastern and western mains. If there is not, the two should be connected to provide a looped system as indicated on the diagram.

The double check valves at the service entrances should be upgraded to meet current requirements. A pressure boosting pump station on the eastern edge of campus increases pressure for the sprinklers in Cox; it may be relocated if needed, or a pump can be installed at Cox.

The steel irrigation piping is developing leaks due to its age. It will be replaced area by area as master plan improvements are effected.

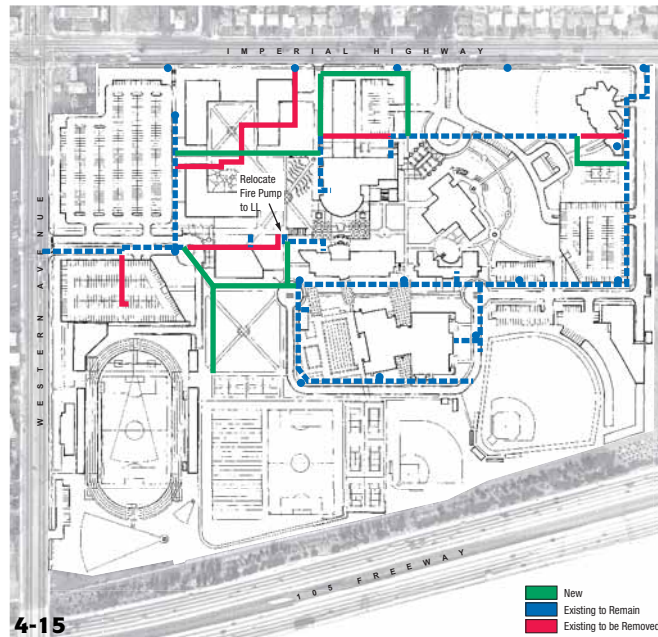


**4-14 Water**

Fire protection consists of street hydrants and total or partial fire sprinkler systems in some buildings. Main fire service pipe is 8 inch, which is sufficient for current and future needs. Fire hydrant spacing is acceptable. As the campus is developed, hydrants will be needed in the southern area, and current locations should be reviewed based on new fire access routes.

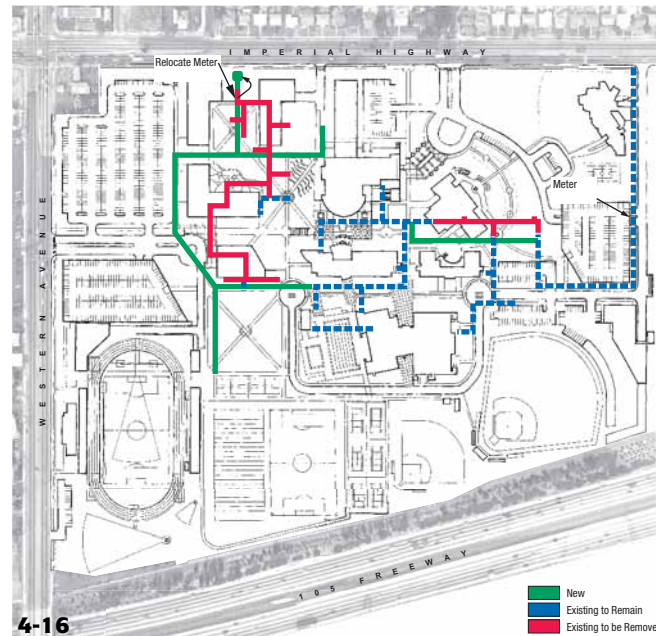
Distribution piping locations are fairly well known with a few questionable areas, particularly as to whether there is a connection between the main (eastern) and lower (western) campus mains. If there is not, connect the two to provide a looped system as indicated on the diagram.

The diesel fire pump serving Lecture Lab needs to be relocated from its current location. Fire pumps may be needed for new buildings to provide the 7 psi minimum pressure at the most remote sprinkler head. For any buildings of four stories or more, provide separate sprinkler risers and Class I standpipes over combined standpipes due to the higher pressure requirements and other considerations of combined standpipes.



**4-15 Fire Protection**

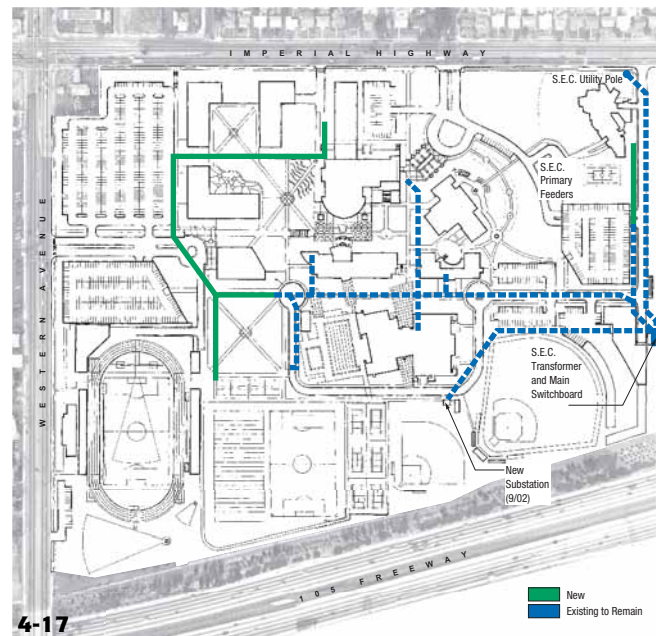
#### 4-16 Gas



Gas is supplied to the campus at two points from a 25 psi main in Imperial Highway. The existing campus piping distribution system and pressure of 3 psi meets current needs and should support some future expansion.

A request for additional service must be made to the gas utility company before a load is added. The utility's engineering group will evaluate the request to determine whether the load can be supplied through the existing piping at the existing pressure. Increasing the pressure can increase the amount of gas that can be delivered, but the utility has indicated that their policy is to limit campus distribution pressure to 3 psi. They may require the campus to increase its distribution pipe size. Looping the distribution piping as indicated on the diagram may also increase capacity. The college should present the master plan to the utility as a courtesy and to obtain an initial reaction.

#### 4-17 Electricity



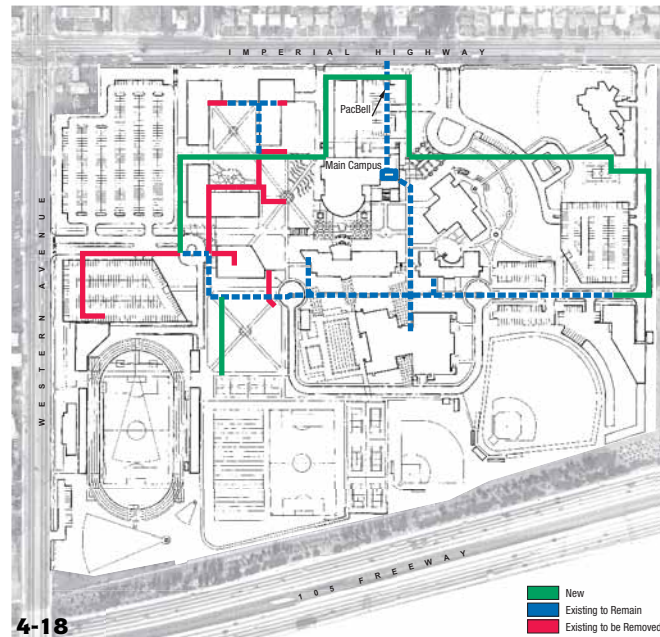
The electrical services to the campus are sized for a significant amount of future growth. The 4160 volt service is currently at 12% of capacity. The 5kV distribution feeders (planned for replacement under a current maintenance project proposal) will support several new high electrical load buildings.

Future design should concentrate on eliminating the 208 volt and 480 volt services from Imperial Highway and Western Avenue. Although they are now at about 15% of capacity, their replacement with campus-owned transformers fed from the 4160 volt distribution system would simplify utility billing, increase reliability, and allow monitoring of power usage by connecting the digital meters in the 4160 volt switchboards to the energy management system computers.

There is no campus-wide emergency power distribution system that is appropriate for a campus of this size. The cost of distributing emergency power from a single source to all the buildings would not be paid back in avoided maintenance costs. Individual building generators should continue to be installed as needed.

The telecommunications infrastructure for both voice and data are adequate to serve the campus's needs for the next several years. A DS3 line serves the campus. The campus network is a 1000 Base-T system between buildings with a central computer room in Cox that houses all the servers for the various departments. Workstation wiring within buildings has been updated to Category 5e or 6 cables.

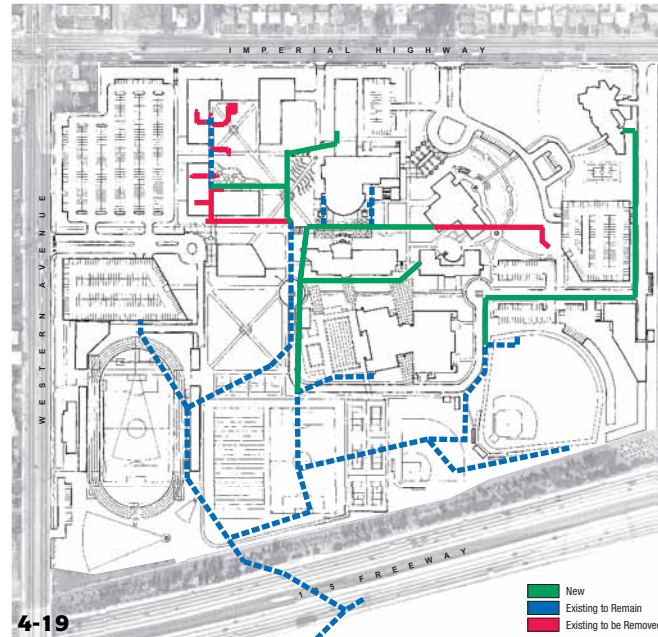
When the future potential building site north of Cox is designed, the need to reroute the main PacBell service between Imperial Highway and Cox should be determined. Proper configuration of the building and its basement may avoid needing to relocate the service. In the meantime, this connection should remain undisturbed.



#### 4-18 Telecommunications



#### 4-19 Sanitary Sewer



Two 8" gravity sewer mains serve Los Angeles Southwest College (LASC), both running north to south across campus. The western line serves various buildings surrounding the existing Child Development Center, Book Store and Financial Aid Building. It runs south past Plant Facilities, west to the track and field where it picks up flow generated at the Sports Changing Facility, then heads south off site. The eastern line serves the Cox Building/Theater, Lecture Lab, Technical Education Center, Physical Education Center and Dennis Gilbert Field as it travels south off site. Both lines discharge into 12" sewer mains in the 105 Freeway.

The existing system is fully operational except that the sewer line serving the Technical Education Center occasionally backs up as it empties into the 8" eastern main. Video inspection is recommended to assess the extent of the problem and allow determination of necessary remedial actions. It may be possible to correct the backup problem by steepening the 8" pipes surrounding the problem area.

The long-term campus population projections would generate approximately 340,400 gpd. This includes the proposed 4,000-seat stadium. The western 8" sewer line has a maximum capacity of approximately 362,600 gpd. This should adequately serve the projected 219,540 gpd capacity for the near- and long-term projects proposed in the master plan. Inadequate information was available to assess the capacity of the eastern line, but it may be conservatively estimated that it has a capacity similar to the western line. Under this assumption, the eastern line should also adequately serve the projected 120,860 gpd capacity for the proposed near and long bond projects.

##### Manhole Adjustments

The manholes serving the eastern sewer line are above existing grades as the line travels underneath the softball field. While the elevated manholes do not obstruct the operation of the sewer system, they may interfere with the functionality of the softball field. The college should address this issue during the modernization of the Physical Education Facilities. Remedial action will likely include adjustment of the manhole rim elevations.

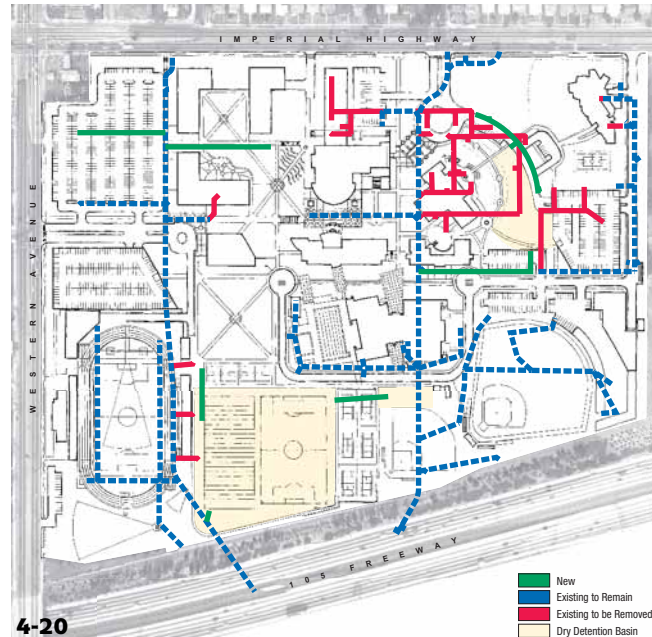
Two main underground Los Angeles County Flood Control District (LACFCD) storm drain pipes serve Los Angeles Southwest College (LASC). Both lines run generally north to south through the campus. The western line collects water from Imperial Highway, then proceeds south in approximate alignment with the eastern side of the track and field, serving all of the lower campus, track & field house area, and associated parking lots. It is 24" in diameter at the north end, and 30" at the south end. The eastern line is 48" in diameter. It collects water from Imperial Highway and areas north of Imperial Highway at the campus main entrance, then proceeds south serving the entire upper campus, Cox Building/Theatre, Technical Education Building, Physical Education Building, Southwest Drive, and the Dennis Gilbert and Practice fields. Both storm drain lines exit the campus and tie into the new 105 freeway storm drain.

The existing facilities are expected to adequately handle current and future capacities. A complete hydrology/hydraulic analysis will be required to confirm capacities.

#### Standard Urban Storm Water Mitigation

The Los Angeles Regional Water Quality Control Board issued a resolution in March 2000 (R-00-02) setting new requirements to create a Standard Urban Storm Water Mitigation Plan (SUSMP). It is recommended that LASC prepare an SUSMP that addresses the needs of the entire campus as part of the Master Planning process, rather than preparing separate SUSMP's for each bond project. To achieve this, the college should consider facilities that will collect and treat the first  $\frac{3}{4}$ " of storm water runoff as required by resolution R-00-02.

This volume may be mitigated through two dry detention basins, one in the northeast quadrant of campus (175,000 sf), near the Technical Education building, and another larger basin in the southwest quadrant, such that the practice fields east of the stadium double as area available for detention during storm events (27,750 sf). In addition, stormceptor units may be used to supplement these detention basins.

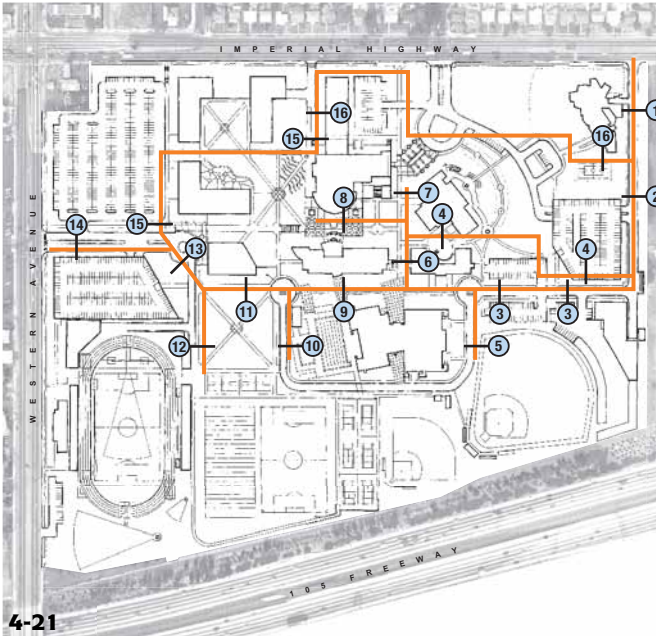


#### 4-20 Storm Drainage

**4-21 Proposed Access Reserved for Infrastructure - Electricity, Gas, Water, Fire Protection, and Telecommunications**

This figure and table and that of figure 4-22 provide guidance to the average width of access to accommodate major utility lines throughout the campus.

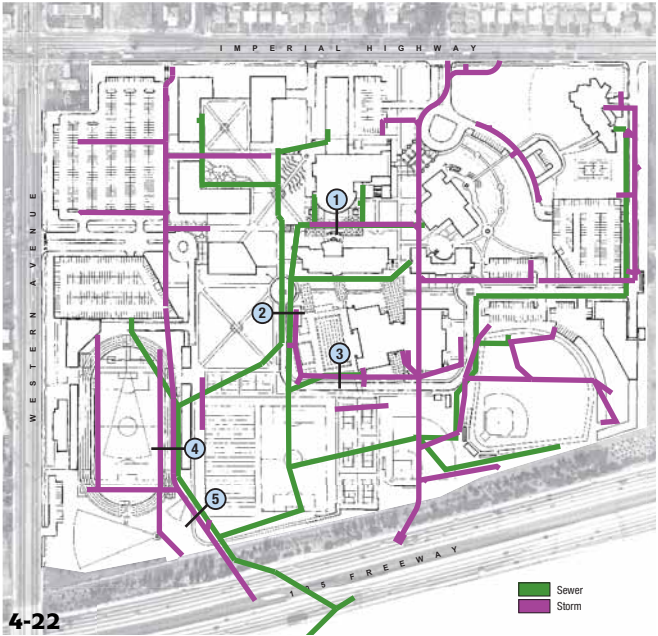
Coordination of site improvements with these corridors will be undertaken in the detailed design of these elements



No	Width Ft.	4.16KV	Gas	Water	Fire Protection	Telecom
1	30	●	●	●	●	
2	30	●	●	●	●	●
3	30	●		●	●	●
4	10		●	●		
5	10		●		●	
6	15	●	●			●
7	10	●				●
8	10		●	●		
9	30	●	●	●	●	●
10	10	●			●	
11	30	●	●	●	●	●
12	30	●	●	●	●	●
13	30	●	●	●	●	●
14	10			●	●	
15	30	●	●	●	●	●
16	15			●	●	●

Source Glumac, 2003

**4-22 Proposed Access Reserved for Infrastructure - Storm and Sewer**



No	Width Ft.	Storm	Sewer
1	45	●	●
2	55	●	●
3	45	●	●
4	35	●	●
5	35	●	●

Source PSOMAS, 2003

Note All storm drain and sewer line access corridors are 25 feet wide except as noted in the table





# 5

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