

CAMPUS PLAN - FACILITIES MASTER PLAN REVIEW & UPDATE

Los Angeles Trade Technical College



DRAFT

Final Report
June 2009

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Los Angeles Trade Technical College Facilities Master Plan Review & Update

In the Fall of 2008 Los Angeles Trade-Technical College (LATTC) initiated a review of both the Education Master Plan and the adopted Campus Plan 2002, the Facilities Master Plan for the College. The occasion for this review was passage in the fall of County-wide Bond Measure "J" which provided LATTC \$350M towards completion of projects not completed with Propositions "A" and "AA" funds. Campus Plan 2002 as adopted, provides the framework for both short-term and long-term implementation of building projects on the campus. This study is an appendix to that document and where indicated modifies priorities, configuration and the long term implementation plan for the campus. The Educational Master Plan was prepared by LATTC and the Campus Master Plan by MDA Johnson Favaro. Each plan was on its own schedule and time frame but the two informed one another at key milestones along the way in order that the education component and campus planning component yield a fully integrated picture both programmatically and physically of where the College is today and where it wants to go in the future.

The Education Master Plan

While not contained as a part of this document, The Education Master Plan (EMP) establishes the initial conditions upon which the Facilities Master Plan (FMP) is based. The EMP is content driven and focuses on the educational mission and its programmatic implications. The EMP is subject to revision every five years and is necessarily only loosely related to the FMP. The Facilities Master Plan is a permanent and lasting document, flexible but immutable as it guides physical development of the campus over the next two decades. Built into the framework of the FMP is the ability to absorb future revisions and/or iterations of the EMP for the life of the College.

The Facilities Master Plan

The process is arranged into three phases, Reconnaissance and Analysis, Option Development and Final Documentation. This Preliminary Report, records the initial results of that effort and draft conclusions. A Final Report will be prepared at the conclusion of the process documenting conclusions and prepared for the purpose of adoption as an appendix to the Campus Plan. The Final Report will be arranged into seven chapters as indicated below. The Preliminary Report includes the first two chapters.

Executive Summary. This executive summary provides a synopsis of the Facilities Master Plan for the LATTC campus. It summarizes the key requirements and characteristics of the plans as well as a strategy for the implementation of them.

Introduction. This chapter summarizes the purposes and scope of the project, and includes an outline of the program of outreach whose purpose was to integrate the school community and its leadership into a transparent and collaborative process.

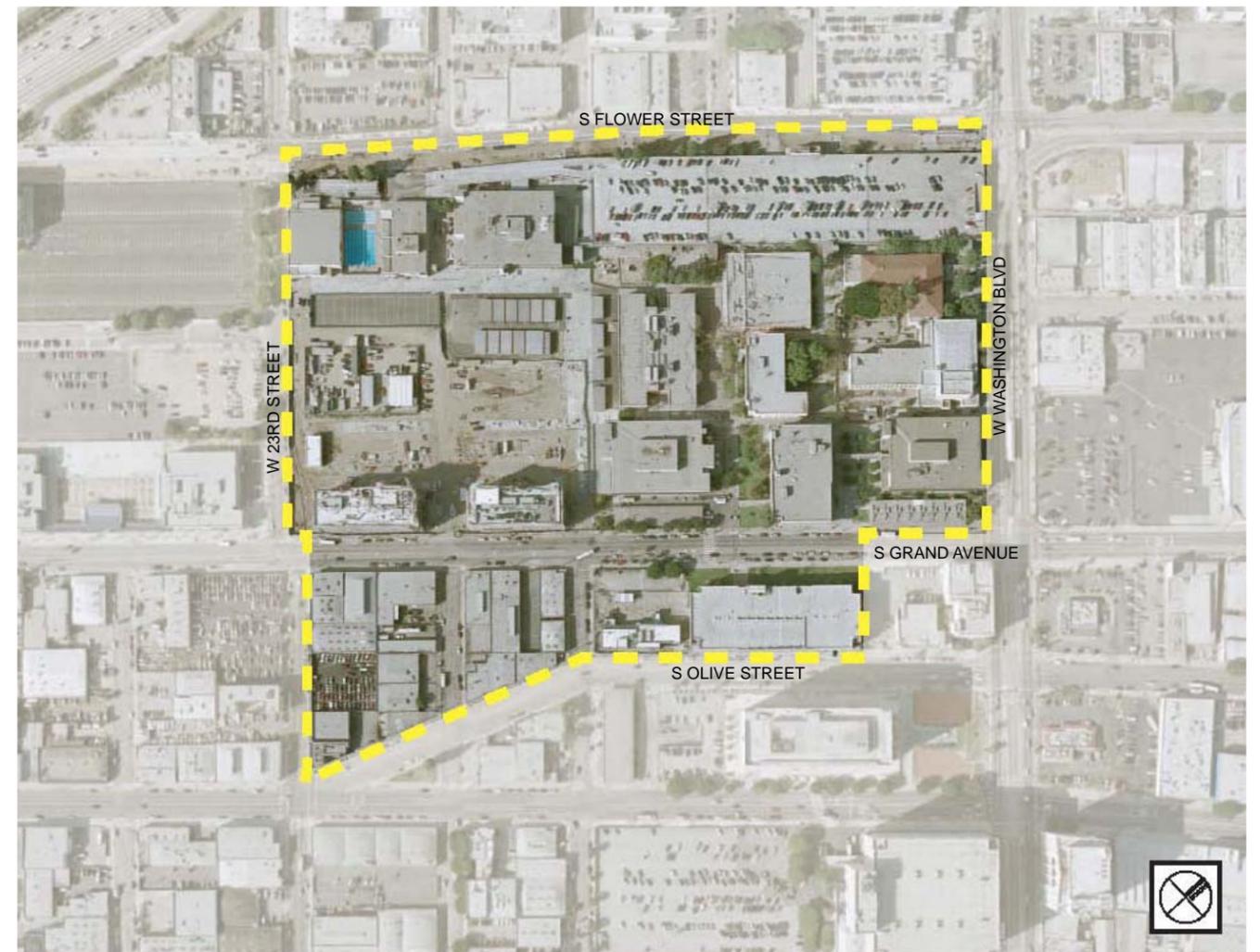
Parameters. This chapter identifies challenges and opportunities facing the school and its campus after the completion of Proposition "A" and "AA" projects. The parameters establish a framework for decision-making in the immediate, short and long term as well as priorities and goals that will guide the future development of projects through the mechanism of the master plan.

Needs Assessment. A rough order of magnitude building program is introduced to assist the school in understanding benchmarks it must meet in the development of buildings, parking, and other facilities over time. Diagrams, narratives and spreadsheets describe an overall space need for each College department independently of the space each currently enjoys. The overall space need defines the outer boundary of growth for each department and provides an ideal against which the school will measure progress as it renews itself over time.

The Measure "J" Plan. Two planning horizons are identified. The first is the Measure "J" Plan or projects identified as priorities for completion utilizing Measure "J" Bond Funds. Every aspect of the Measure "J" master plan is identified and described including new buildings, additions and renovations and the infrastructures of open space, vehicular circulation and parking. An implementation strategy is put forth describing the recommended sequencing of projects in line with College priorities, the economic realities of funding, the logic of construction and the imperative to minimize deleterious impacts on life on campus throughout implementation.

The Campus Master Plan. The Campus Master Plan illustrates the campus at total build-out on land it currently owns or intends to acquire. Every aspect of the Campus Master Plan is identified describing new buildings, additions and renovations and the infrastructures of open space, vehicular circulation and parking.

Department Program Notes/Summary of Outreach.



The LATTC Campus. The College occupies XX acres bounded by Flower Street to the west, Washington Boulevard to the north, Olive Street to the East and 23rd Street to the South. Grand Avenue is the entrance to the College and passes between the core campus and the East Campus facilities. As stated in the "Strategic Plan for Los Angeles Trade-Technical College; 2008-2015", "LATTC is uniquely positioned among community colleges within Los Angeles because we offer a broad array of career and technical studies, in addition to academic degrees that transfer to 4-year schools.

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The Purposes of the Facilities Master Plan Review & Update

Three facts precipitated the need and desire to initiate and complete a Facilities Master Plan Review & Update in light of passage of Measure J Bond:

- Completion of the “Strategic Plan for Los Angeles Trade-Technical College; 2008-2015” and a 2008 update of the Educational Master Plan which identifies new program goals and priorities.
- Changes in existing campus conditions not contemplated in Campus Plan 2002 such as the new Exposition Metro Line along Flower Avenue.
- Property acquisition and joint development opportunities making possible campus expansion onto neighboring parcels.

The purpose of the Facilities Master Plan Review is to update and re-align campus facility priorities with newly identified external conditions, emerging programmatic priorities and available resources. With the occasion of the passage of Measure J comes the ideal opportunity to carefully re-evaluate the direction outlined in Campus Plan 2002, the adopted Facilities Master Plan for LATTC. The goal of the process is to seek a diversity of advice and viewpoints in order to build consensus around an updated and fully integrated vision of where the campus is today and where it wants to go in the future.

The Educational Master Plan (EMP) is the foundation. The EMP describes current curriculum and services and also identifies enrollment projections by department and projects needs for facilities, equipment and personnel. College enrollment is projected to be 20,500 students by the year 2020. The EMP also states that modernization and expansion of existing facilities, made possible by voter approved bond measures and on-going State support of capital projects, will be a major factor in reaching targeted enrollment growth. It is clear that the inadequacy of some existing facilities is restricting the evolution and expansion of key programs at LATTC. It is also clear that how the campus looks and feels - the student’s experience of college - is a factor in student success.

Career Technical Education is the foundation of workforce development in our region. LATTC is uniquely positioned to be a national and regional leader in meeting the demands of a new economy and yet its premiere programs suffer in inadequate facilities that inhibit program expansion. The Facilities Master Plan (FMP) will provide a framework for what can be accomplished with funds at hand, but will also look beyond at a future where additional expansion will be necessary. The purpose of the FMP is to ensure that each program’s facility capacity needs are addressed in the near term, while also providing the potential for additional future expansion should the need and resources arise.

The “Strategic Plan for Los Angeles Trade-Technical College; 2008-2015” steps back from the detail of individual programs and outlines broad goals and strategies and identifies a timeframe for achieving quantifiable results. Critical programs identified in the Strategic Plan to consider developing or enhancing are in the areas of Allied Health, Education & Social Services, Culinary & Construction.

As was noted in Campus Plan 2002, the existing campus is situated in a transforming area of downtown Los Angeles. With the infusion of capital funds made possible by Measure “J”, LATTC will continue to be a catalyst in the further maturation and transformation of this neighborhood. Specifically, further improvements and investment in the structures along Grand Avenue will bring the vitality of the College to its main street. The FMP must address how student life and programs are enhanced by this engagement with the community that surrounds it and in turn how programs are enhanced by greater visibility. Also, in order to implement the College’s facility priorities, additional land may be needed for swing space or other uses and therefore the Facilities Master Plan Review evaluates

Finally, while the new Exposition Metro Rail line will facilitate access to the campus, it also cuts the campus off from the street on one of its key frontages. This new condition and how it affects the Transportation Technology and Central Receiving & Deliveries area of the College is a key component of this review.

Challenges and Opportunities Facing the Existing Campus and Its Expansion

- 1) Property acquisition initiated with Campus Plan 2002 to consolidate parcels for the “East Campus” is for the most part complete with final parcels proposed to be acquired with Measure J Bond funds.
- 2) Grand Avenue is designated as the freeway exit providing access to LATTC. Grand Avenue is the College entrance and the address for Administration and Student Services. For a first time visitor to the campus, directions from Grand Avenue to either the Building F parking lot or the Olive Street Parking Structure are complicated. Convenient, plentiful parking on campus accessed from Grand Avenue at the campus entrance is a high priority.
- 3) The new Exposition Metro Line will cut off a second major campus frontage along Flower Street, possibly impacting large vehicle access required for the Transportation Technologies programs. While public transit is a plus and increases access to the campus for some students and staff, the at-grade rail lines and raised platforms restrict pedestrian and vehicular access and visually change the outward expression of the College.
- 4) Creation of the North Quad providing campus open space at the heart of campus remains a very high priority. Buildings C and E, while designated for demolition to create the North Quad will be used throughout the next construction phase as swing space for programs displaced by renovation projects on campus. As program occupants move back into renovated or new structures, demolition of the buildings and completion of the North Quad can take place.
- 5) The era of one and two story buildings on this campus is over. If building sites are to be developed, they must be four to five stories. New projects must make use of valuable air space on this urban campus, or even greater expenditures of Bond funds must go to property acquisition.
- 6) Available property at the perimeter of campus is more expensive west of Flower Street. As property is needed the College should look to parcels located to the north and east of the core campus for either acquisition or joint development opportunities. The “Super Block” parcel just north of Washington Boulevard, bounded by Grand Avenue, Flower Street and the 10 Freeway is the subject of a re-development plan. LATTC may benefit by way of a joint-development partnership to provide additional shared parking for the campus. The “Burger King” property at the corner of Washington Boulevard and Grand Avenue is also a target property for development. While property acquisition may not be essential in terms of fulfilling capacity demands in the long term future, there are other reasons for acquiring additional property; providing interim swing space capacity, land banking, or potential for public-private development that would support the mission of the college.