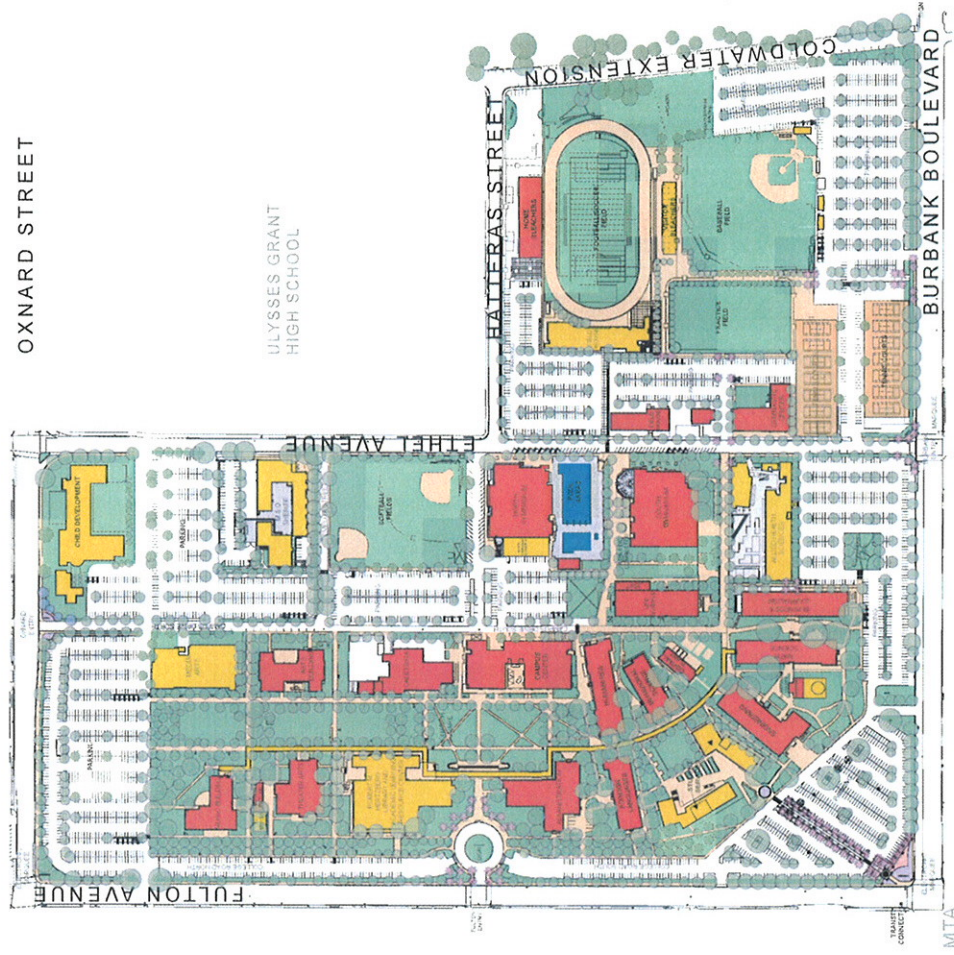


2006 Facilities Master Plan

Los Angeles Valley College

Los Angeles Community College District

September 21, 2006



2006 Facilities Master Plan

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MASTER PLAN

2006 FACILITIES MASTER PLAN

LOS ANGELES VALLEY COLLEGE

LOS ANGELES COMMUNITY COLLEGE DISTRICT

**2006 Facilities Master Plan
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**2006 Facilities Master Plan
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PART ONE

01

Issues and Context

The passage of Propositions A and AA has allowed Los Angeles Valley College the opportunity to update their facilities to respond to its mission and projected academic requirements.

Since the inception of the Bond Program, a major change in construction economics has occurred affecting the ability of Valley College to achieve all of their projects within the approved budget. Estimates of project inflation have ranged from 25-40%. As a result, the college has undergone a process to reprioritize its programs, resize some of the buildings and look at alternate ways to accomplish the projects within the authorized funds, through downsizing, combining and reuse of existing buildings.

In this context, the college retained Bobrow/Thomas and Associates to restudy the Master Plan, respond to those proposed changes in programs and buildings and update the plan as needed.

This task was complicated by the fact that certain projects have advanced to various states of development and some projects' revisions would not be acceptable because of delays in revising drawing, resubmitting to DSA and rebidding, resulting in additional costs.

The restudy also included an examination of where the completion of the Bond projects would leave the college site plan in terms of future planning. Since Master Planning goes beyond current site planning, it should help identify opportunities for the future of the college and several scenarios were reviewed and developed.

The existing Master Plan also needed further study in terms of the campus image, cohesive elements and guidelines regarding open space issues. While the Master Plan specifically addresses the Bond projects, the Master Plan also needed a long-term vision to allow it to be open-ended for future needs beyond Proposition A and AA projects.

Image of the Campus

The campus's strongest image is of a tree-filled park with a series of 1950's circa stucco and glass modern low-rise buildings. The campus' strongest open space element is Monarch Square, the main commons that unifies the campus. As one moves away from the commons, the strength and memory of the open spaces diminishes. People traversing the campus find themselves without guidance in the form of visual cues from other zones and paths. Because of the extreme variations in weather, there is a need to create more shaded paths, areas for congregating under shaded clusters of trees and trellised buildings.

Open Space Planning Concepts

The central quadrangle, Monarch Square, organizes the campus as an extended commons space running north south. However the scale is quite large for the campus and lacks comfortable areas of shade and respite for students and staff. The landscape plan that has recently evolved creates a classic college quad with groupings of trees, seating and shade thereby humanizing the space.

The campus also needs to develop other focal points for visual cues for orientation and student/staff relaxation. The 2006 Master Plan establishes a second major open space as a quadrangular forecourt for the new Student Services Center. It will serve as the major focal point for the southern half of the academic campus.

There is a need to strengthen the visual links between the Academic and Athletic zones. To create this link, the plan strengthens the east-west path from the northern edge of the Humanities Building past the gym and the proposed pools to the Field House with landscaping and walkways.

The first phase will create a connecting tree-edged walkway between the south gym and pool and create a visual link through landscaping to Ethel Avenue. The second phase would continue across Ethel Avenue to the proposed Field House through an extension of the tree-edged walkway.

Revisions to Major Buildings and Sites

In the early budget studies, it was clear that prioritization, reprogramming and resiting would be needed to complete the program with Bond Funds. The college deliberated over these options and made appropriate changes to the 2003 Master Plan.

These included rebuilding the Library and Academic Learning Resource Center on its current site, necessitating an interim move to temporary facilities.

The Student Services Center was relocated to the site vacated by the Chemistry and Physics Building.

Both the Library and Academic Learning Resource Center and the Student Services Center, while not removing programmed requirements, were judiciously downsized. Other modifications to the plan were made in the reprioritization effort.

The major change to the plan was deferring the Media Arts Building to a later phase. This allowed the campus to utilize those funds as needed to complete other higher priority buildings. To accomplish this, it required the construction of a new TV Broadcasting Studio attached to the Motion Picture Building on the northwest side of the campus.

The Child Development Center was redefined with a southern boundary road and a separate turn-around and parking lot solely for their use. Design for this building will start in 2006 and further definition of the site will evolve during the planning and design phase.

A site was proposed for an expansion of the Tennis courts along Burbank Boulevard east of the Ethel Avenue Entrance. This will allow for a major tennis center to evolve and also free up land for the future flex zone along Campus Drive.

With the award of a grant by MTA to improve the campus transportation access, 2 projects will proceed. The new Metro stop at the corner of Fulton Avenue and Burbank Boulevard will be linked visually by a diagonal tree-lined walkway to the new Student Services Center. It will provide a shaded experience for pedestrians and a strong visual link from the important intersection. It also allows the campus to build a long needed visible entry marker for the College. An improvement to the Oxnard Entrance will occur with new signage, planting and entry road modification.

During 2006, a new parking plan was developed to improve the circulation, convert all parking spaces to universal size, and develop a larger and more functional, larger entry and drop-off circle at the Fulton entry. The new improved parking layout will provide approximately 4,169 spaces that meet the EIR requirements.

Recommendations and Strategies for Unsited and Future Projects

It is clear that, as the community grows and the economics of the area change, new programs will develop and new forms of teaching will evolve which may not be adaptable to circa 1950 buildings.

Except for the Student Services Center and the Child Development Center sites noted above, there are few building sites available for future buildings.

Therefore, a strategy was developed to handle this need with future multilevel buildings. This strategy is based upon removing existing one-story buildings over the long term to create sites for multistory structures. This is graphically defined in the long-range plan.

The plan creates a long range swing space zone on the longitudinal north-south site east of Campus Drive, currently used for tennis courts. This zone will be used to provide future flexibility as buildings are vacated for new construction and ultimately could be converted to added parking space.

A small site south of a proposed planetarium expansion was identified for a future high level viewing area for the astronomy program. It will allow for unobstructed views over the trees of the campus. As a result, any buildings designed in the planetarium region must be responsive to the required lines of site from its observation deck. Through its height and design it will create a strong vertical marker as an identifiable landmark for the campus from the surrounding areas

Unsited at the present time, but included in the master plan, are the replacement of the Historical Museum, the construction of a fire tower and the placement for a future parking structure.

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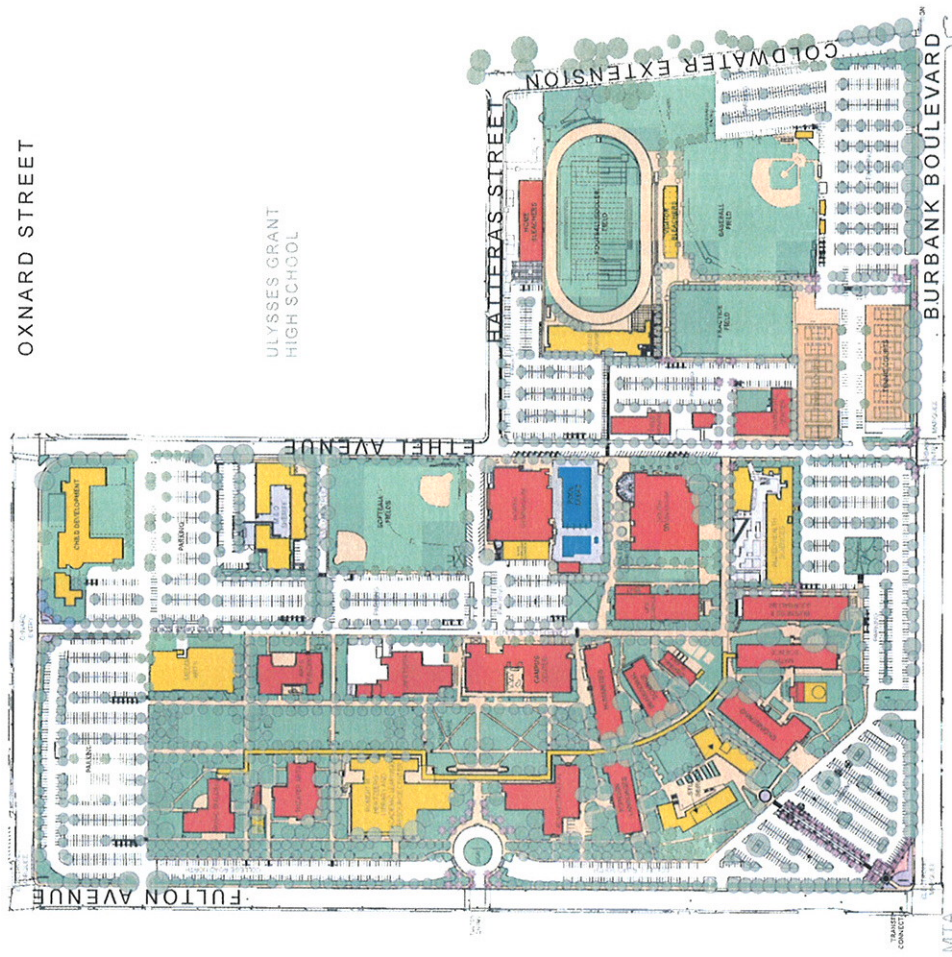
September 21, 2006

PART TWO

02

2006 Facilities Master Plan

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2006 Facilities Master Plan

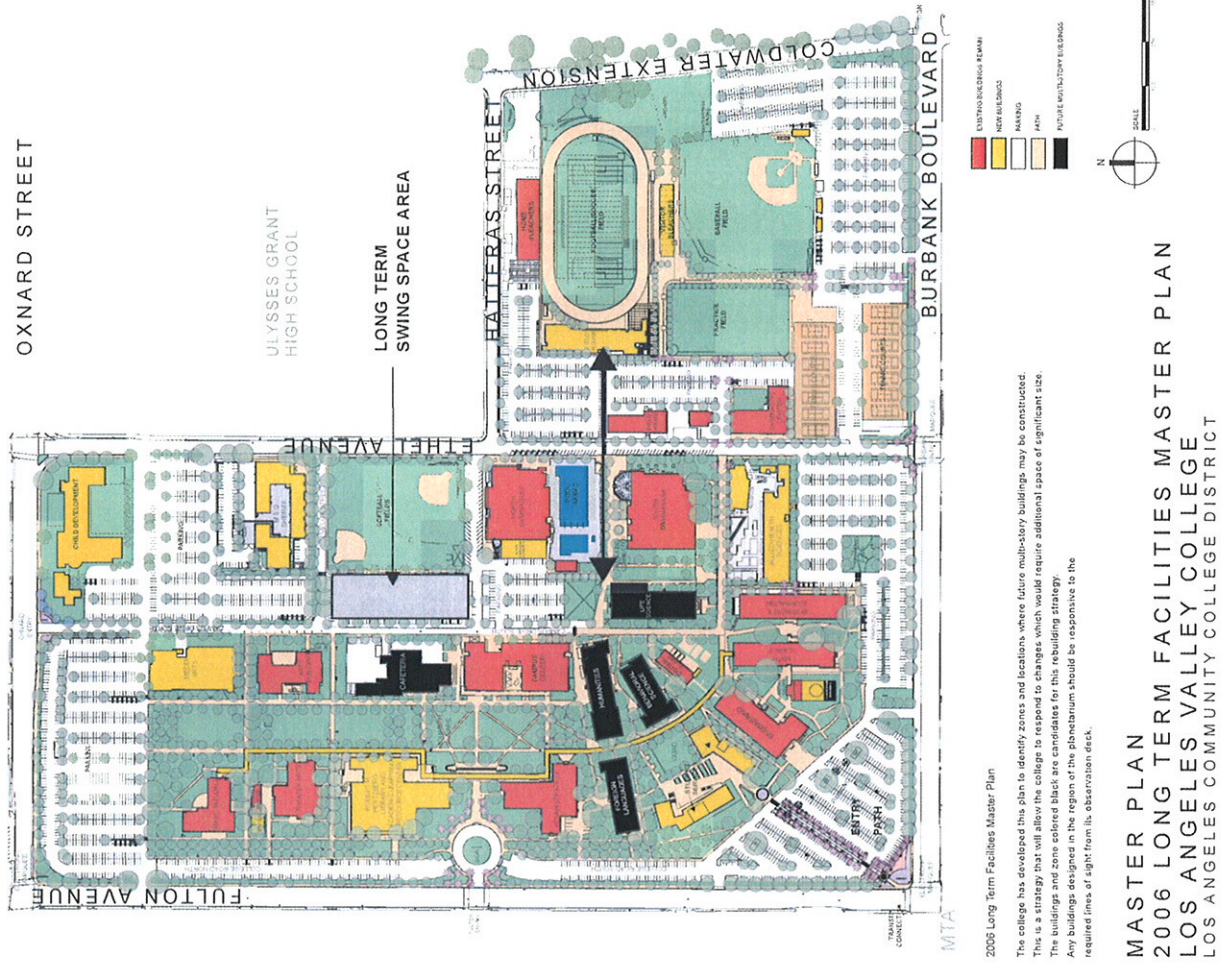
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MASTER PLAN 2006 FACILITIES MASTER PLAN LOS ANGELES VALLEY COLLEGE LOS ANGELES COMMUNITY COLLEGE DISTRICT

2006 Long Term Facilities Master Plan

The college has developed this plan to identify zones and locations where future multi-story buildings may be constructed. This is a strategy that will allow the college to respond to changes which would require additional space of significant size. The buildings and zone colored black are candidates for this rebuilding strategy. Any buildings designed in the region of the planetarium should be responsive to the required lines of sight from its observation deck.



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