



Compton Community College District

2012 Facilities Master Plan Update

// July 2012

HMC Architects

Compton Community College District

2012 Facilities Master Plan Update

/ July 2012

Presented to the following:

Planning Summit
Academic Senate
Associated Student Body
Planning and Budget Committee
Board of Trustees

Board of Trustees

Thomas Henry, Special Trustee
Deborah Sims LeBlanc, President
Andres Ramos, Vice President
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Planning Team

HMC Architects





Contents //

Message from the Interim CEO

Introduction

Purpose	1.1
Planning Process	1.1
Document Organization	1.2

Recommendations

Overview	2.1
2012 Facilities Master Plan	2.2
Demolition and Removal	2.4

Facilities Construction Recommendations

/ New Construction	2.7
/ Campus Zoning	2.8
/ New Construction Projects	2.9

Site Improvement Recommendations

/ Vehicular Circulation	2.16
/ Parking	2.17
/ Pedestrian Circulation	2.18
/ Landscape Improvements	2.19
/ Site Improvement Projects	2.20

Phasing

/ Phase 1	2.22
/ Phase 2	2.24
/ Phase 3	2.26
/ Phase 4	2.28
/ Phase 5	2.30
/ Phase 6	2.32

iv

Existing Conditions

Overview	3.1
Campus Plan	3.2
Campus Development History	3.4
Vehicular Circulation	3.6
Parking	3.8
Pedestrian Circulation	3.10
Campus Zoning	3.12
Seismic Risk	3.14

Planning Data

Link to Educational Master Plan	4.1
/ Enrollment and WSCH Forecasts	4.2
/ Existing Building Inventory	4.2
/ Projected Space Needs	4.5
/ Facilities Planning Priorities	4.6
/ Recommendations	4.6

Message from the Interim CEO //



In 1927 the former Compton Community College was established as a component of the Compton Union High School District. In 1950, voters approved a bond measure establishing the Compton Community College District, and the campus was constructed at the present site. Measure CC, a \$100 million general obligation bond, was supported by voters in 2002. Measure CC authorized the District to issue up to \$100 million in general obligation bonds for up to 28 capital construction and renovation projects throughout the District.

Through the El Camino College Comprehensive Master Plan, the Compton Community College District's 2012 Facilities Master Plan supports the needs of current students and anticipates the facilities of the future to help students succeed. Currently, the El Camino College Compton Center offers a wide variety of support programs, including the First Year Experience Program, which assists first-time students to navigate the college environment. The Aerospace Fastener Program has become a successful high-demand career training opportunity for students; and the supplemental instruction service and student-led tutoring continue to help improve student success rates.

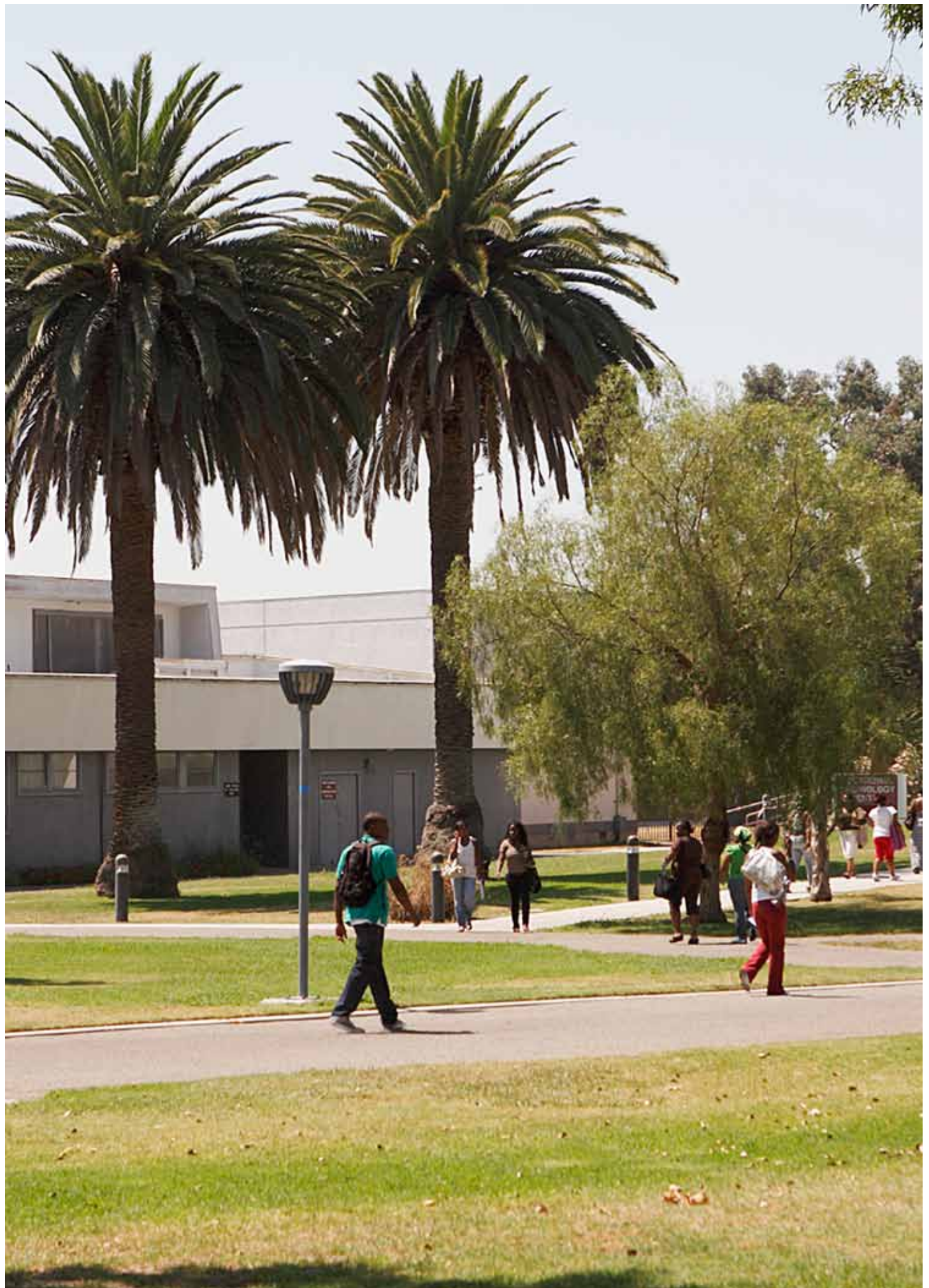
The planning and development for the Compton Community College District 2012 Facilities Master Plan began with a dedicated group of faculty, staff, students, and administrators considering the needs of current and future students. In conjunction with the architectural firm of HMC Architects, the committee considered current programs and services, potential future offerings, current facility challenges, future instructional needs, as well as the state-funded District infrastructure projects. The Compton Community College District 2012 Facilities Master Plan has been reviewed by the collegial consultative groups and reflects a shared consensus for the future direction of the District.

This is a “living document” which will undoubtedly change. The Compton Community College District 2012 Facilities Master Plan includes recommendations for new construction and renovation projects. It outlines six phasing plans for consideration. The Compton Community College District 2012 Facilities Master Plan provides a thoughtful guide for the future, while appreciating the rich history of the past.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Keith Curry', is positioned above the typed name.

Keith Curry, Ed.D
Interim Chief Executive Officer
Compton Community College District



Introduction

Introduction //

Purpose

The purpose of the 2012 Facilities Master Plan Update for Compton Community College District is to update the recommendations to reflect the implementation of projects undertaken since the completion of the 2008 Facilities Master Plan. The need for this update is driven by the detailed engineering of the state-funded Campus-Wide Infrastructure Project and the development of Final Project Proposals for Instructional Buildings 1 and 2. The updated recommendations are based on current enrollment projections and focus on the facilities affected by projects in design or under construction.

Through a series of graphic and written descriptions, the updated plan describes how the campus will be improved to meet the educational mission of the college, serve its changing needs, and address its projected enrollment. The plan identifies the buildings to be removed, the buildings to be renovated, and the new facilities to be constructed. In addition, the plan includes a number of proposed site improvements for the campus.

This Facilities Master Plan is designed to:

- Meet the requirements of the State Chancellor's Office.
- Assist in decision making at the Campus and the District.
- Tie directly into the Five-Year Capital Construction Plan.
- Be a living document to be revisited regularly.

Planning Process

The 2012 Facilities Master Plan Update builds upon the Recommendations of the 2008 FMP. The HMC Architects Planning Team worked with faculty to establish facility needs and with the design engineers of the Campus-Wide Infrastructure Project to establish givens from projects in design or under construction.

The planning process included a series of meetings attended by a broad representation of the campus community to gather their comments and incorporate their perspectives into the updated recommendations. In addition, presentations and discussions were held with the CEO Cabinet and the Board of Trustees to provide opportunity for input and broaden the plan's perspective. This interactive planning process allowed for effective participation of numerous stakeholders and led to recommendations that will be supported by the entire campus community.

Project Goals

The 2012 Facilities Master Plan Update supports the Project Goals established in the 2008 Facilities Master Plan and ensures that they will continue to drive future planning and project implementation.

- Focus on Students!
- Centralize Student Services
- Improve instructional & student support services
- Improve the café/bookstore
- Create a Health Center
- Improve the faculty/staff lounge work areas
- Develop meeting and gathering areas on campus.
- Create an inviting campus, with “curb appeal”
- Create a relaxed, academic, collegiate environment to attract students
- Design the campus to encourage students to stay
- Encourage the community to enjoy the campus
- Improve community outreach and create partnerships
- Preserve the integrity of the Compton campus

Document Organization

The Master Plan is organized into four sections:

- **Introduction**
- **Recommendations**
The Recommendations section of the document describes the overall facilities recommendations for the campus. The 2012 Facilities Master Plan identifies the proposed projects, which are described in the list of projects. Phasing Plans indicate the proposed logical sequence of development to implement the Master Plan Recommendations.
- **Existing Conditions**
The Existing Conditions section is an analysis of the existing Compton Center campus. Specific areas of analysis include Campus Development History, Vehicular Circulation, Parking, Pedestrian Circulation, Campus Zoning, and Seismic Risk.
- **Planning Data**
The Planning Data section summarizes the findings and analysis of data that was used to link the educational planning efforts to the facilities planning efforts and develop a forecast of future facilities space needs.

Recommendations

Recommendations

Overview //

The Facilities Master Plan Recommendations for El Camino College Compton Center present an overall picture of the future developed campus and address the Project Goals that were identified at the start of the planning process. The following is a summary of these recommendations:

- Aged and non-functional facilities are eliminated from the Campus.
- New facilities are constructed and designed to address programmatic needs.
- The Campus is “right-sized” to align with state standards.
- Student Services functions are centralized at a newly developed front door to the Campus.
- Aged Physical Education facilities are reconstructed on the southern edge of the campus, adjacent to the stadium and practice fields.
- Entries, edges and drives are improved to create welcoming gateways to the Campus.
- A series of quads and outdoor spaces are developed to create a park-like setting.
- The atmosphere of the Campus is enhanced to encourage use by the surrounding community.
- Access to parking is increased with improved surface lots and a new parking structure on the south side of the campus.
- Key elements of the existing site are enhanced in order to preserve the integrity of the Campus (Flagpole drop-off, Rose Garden, Big ‘C’).

This section consists of the following elements:

- **Facilities Recommendations**
 - / 2012 Facilities Master Plan
 - / Demolition & Removal
 - / Campus Zoning
 - / Facilities Construction Projects
- **Site Improvement Recommendations**
 - / Vehicular Circulation
 - / Parking
 - / Pedestrian Circulation
 - / Landscape Improvements
 - / Site Improvement Projects
- **Phasing**
 - / Phase 1
 - / Phase 2
 - / Phase 3
 - / Phase 4
 - / Phase 5
 - / Phase 6

Recommendations

2012 Facilities Master Plan //

The Facilities Master Plan recommendations for El Camino College Compton Center include proposed new facilities, renovations of existing facilities, and site improvement projects. While drawings in the plan appear specific, the forms are conceptual sketches designed to highlight the location and purpose of the improvements. Additional studies are required to validate the concepts. The actual design of each site and facility project will take place as projects are funded, a user group is defined, and detailed programming and design occurs.

Recommended Projects:

New Construction Projects

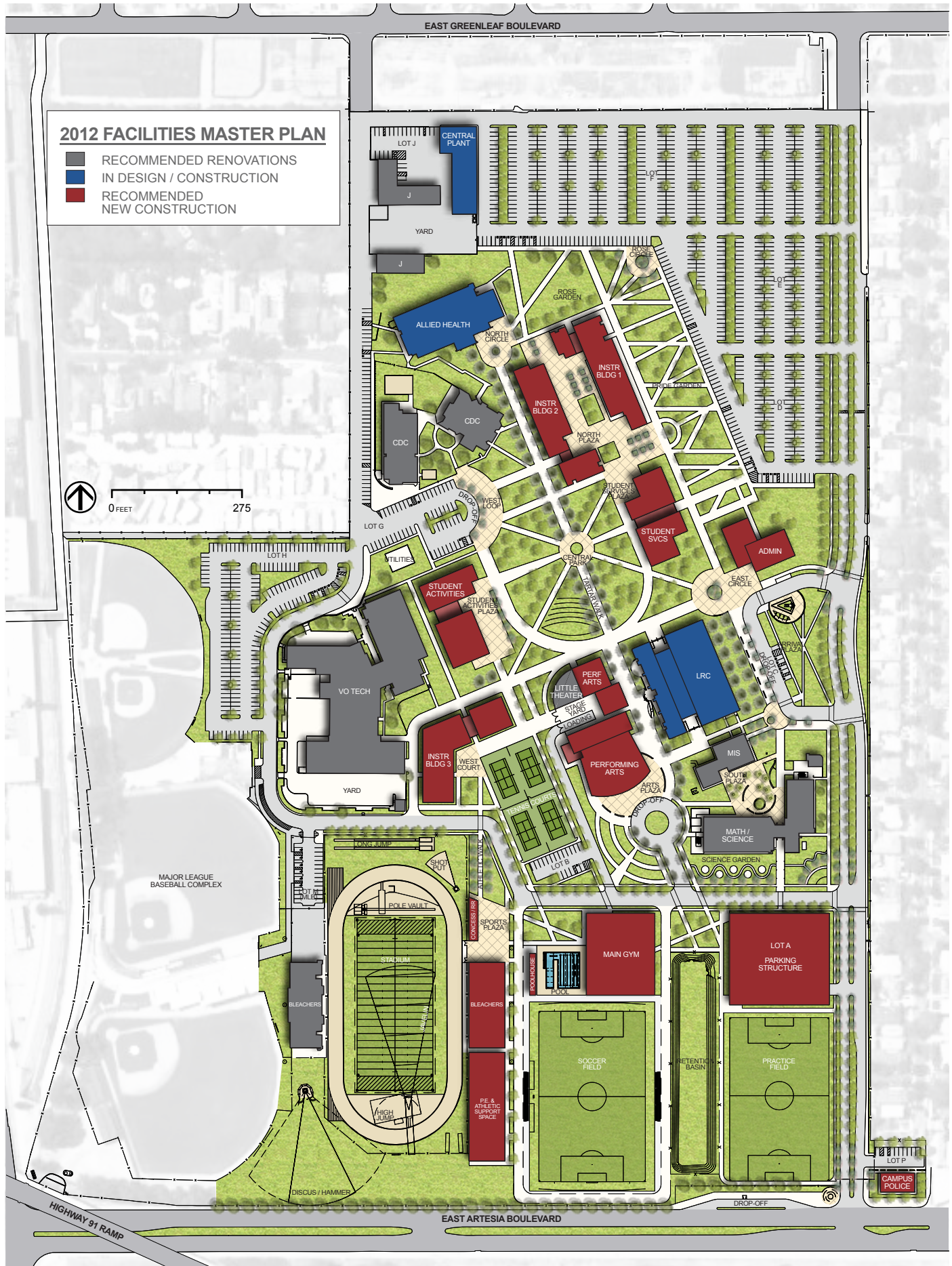
- Allied Health Building
- Instructional Buildings 1
- Instructional Building 2
- Student Services
- Student Activities
- Administration Building
- Public Safety
- Main Gym
- P.E. and Athletic Support Facilities
- Instructional Building 3
- Performing Arts
- Lot A Parking Structure

Renovation Projects

- Library/LRC
- Little Theater
- Vocational Technology
- Math/Science Building
- Maintenance and Operations
- Child Development Center

Site Improvements

- Campus-Wide Infrastructure
- Campus Entrance Signage
- Road Improvements
- Parking Lot Improvements
- Main Quad
- North Quad
- Rose Garden
- Pride Garden
- Science Garden
- P.E. and Athletic Support Facilities
- Pool
- Play Fields
- P.E. Courts



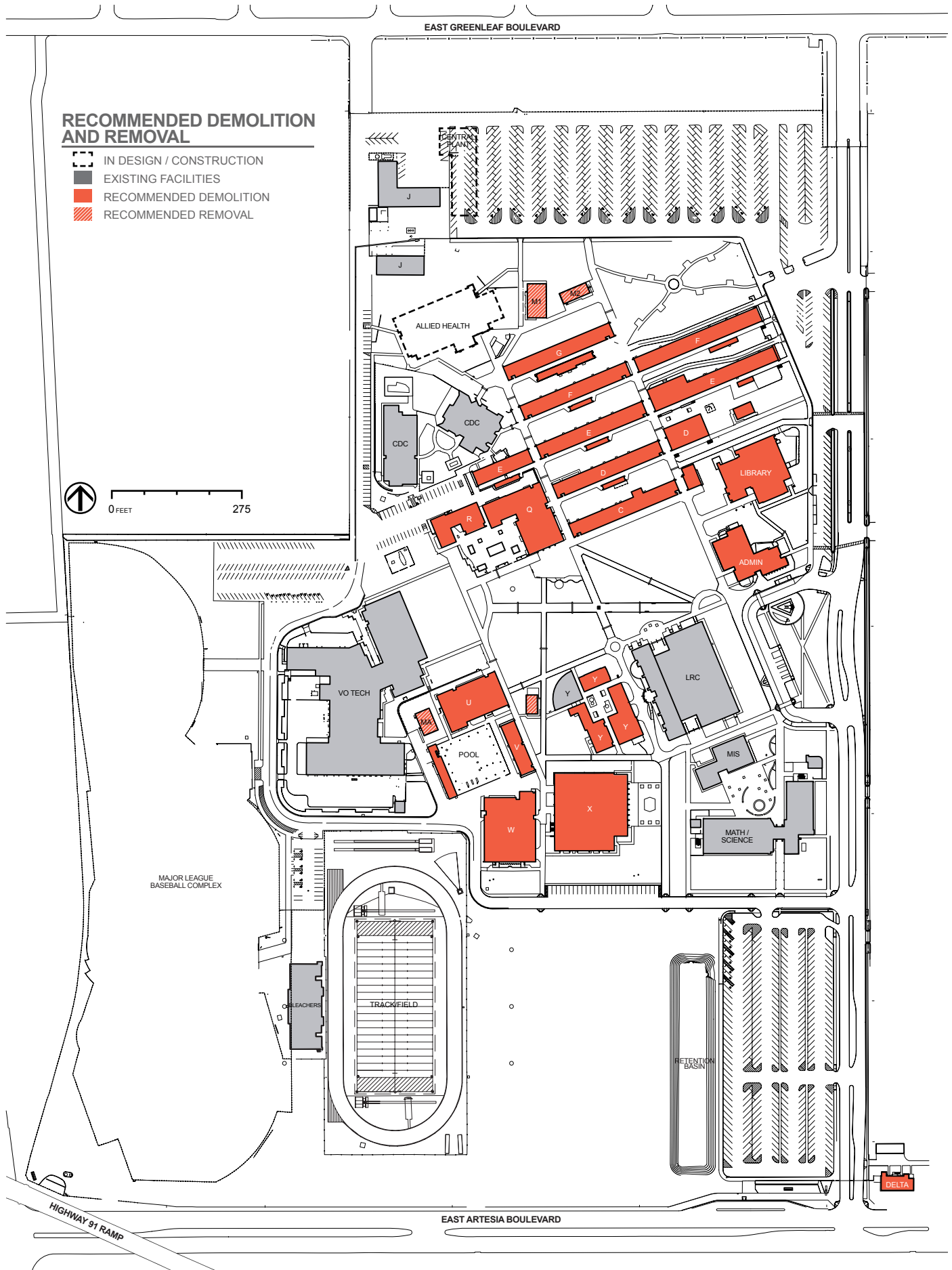
Recommendations

Demolition and Removal //

The campus has existed in its current location for almost six decades and has been distinguished by the high quality and durability of its facilities. Many of the buildings have had a long history of service, and there is a need to address issues arising from the evolving building code, aging infrastructure, and deferred maintenance, as well as to embrace advances in energy efficiency and educational technology. Analysis of the condition and cost to rehabilitate these facilities lead to the identification of those for which renovation is not a feasible option. In addition, the analysis of the existing campus identified temporary facilities to be replaced with space in permanent facilities.

The Facilities Master Plan recommends removal of the following facilities:

- Administration Building
- Library
- Delta Building
- Building C
- Building D
- Building E
- Building F
- Building G
- Building Q
- Building R
- Building U
- Building V
- Building W
- Building X
- Building Y (except the Little Theater)
- Temporary Facilities



Recommendations

Facilities Construction Recommendations //

New Construction Projects

The new construction projects will provide facilities to replace aged and non-functional space, support the center's educational plan, and provide for the projected growth in enrollment. The new facilities projects provide the opportunity to improve the functional zoning of the campus with high performance space that supports collaboration and operational efficiency. The following pages describe the recommended new facilities projects.

The 2012 Facilities Master Plan recommends construction of the following new facilities:

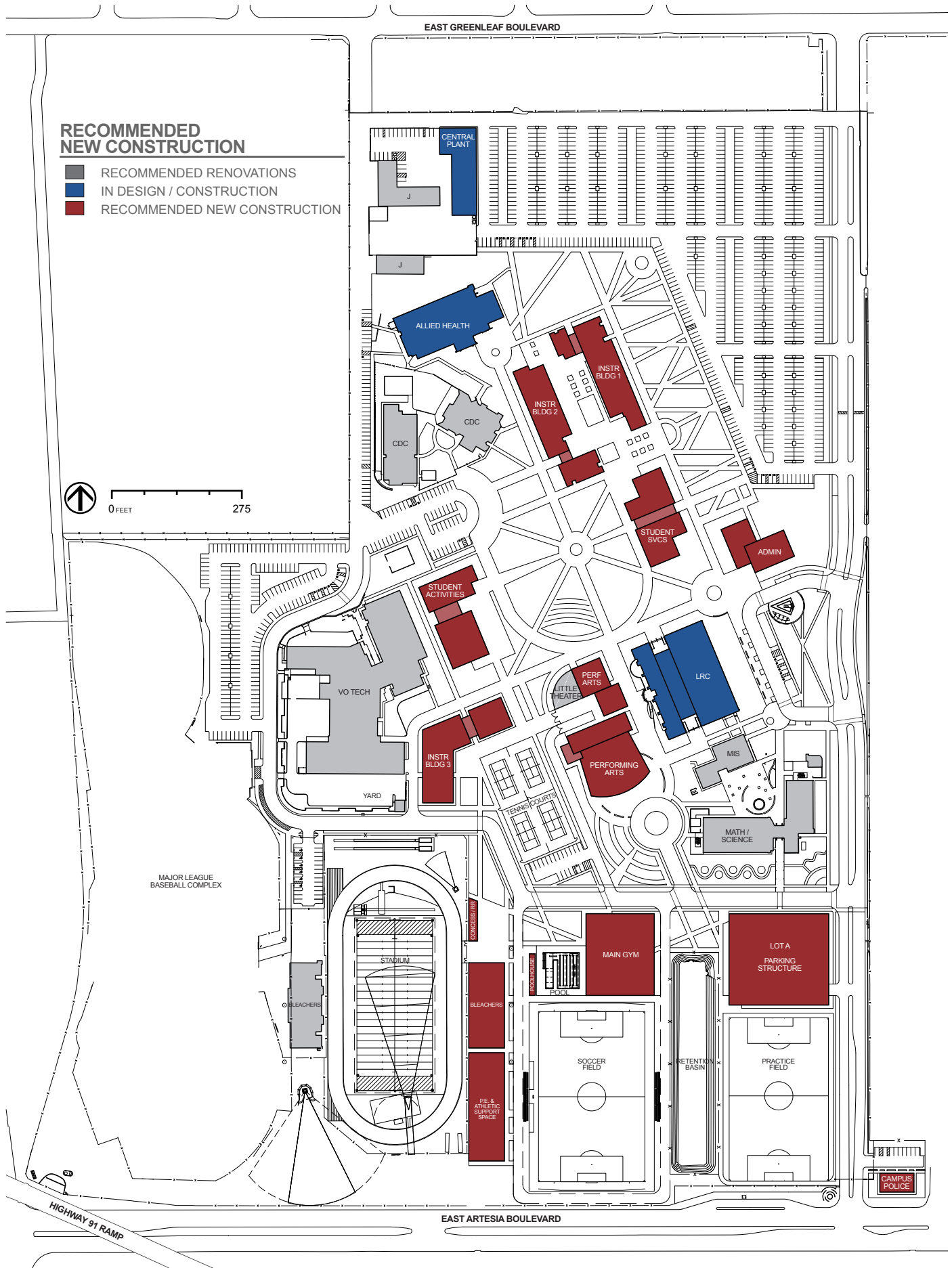
- Allied Health Building – In design
- Instructional Building 1 – Final Project Proposal developed
- Instructional Building 2 – Final Project Proposal developed
- Student Services Building
- Student Activities Building
- Administration Building
- Public Safety Facility
- Main Gym
- P.E. and Athletic Support Facility
- Instructional Building 3
- Performing Arts Complex
- Lot A Parking Structure

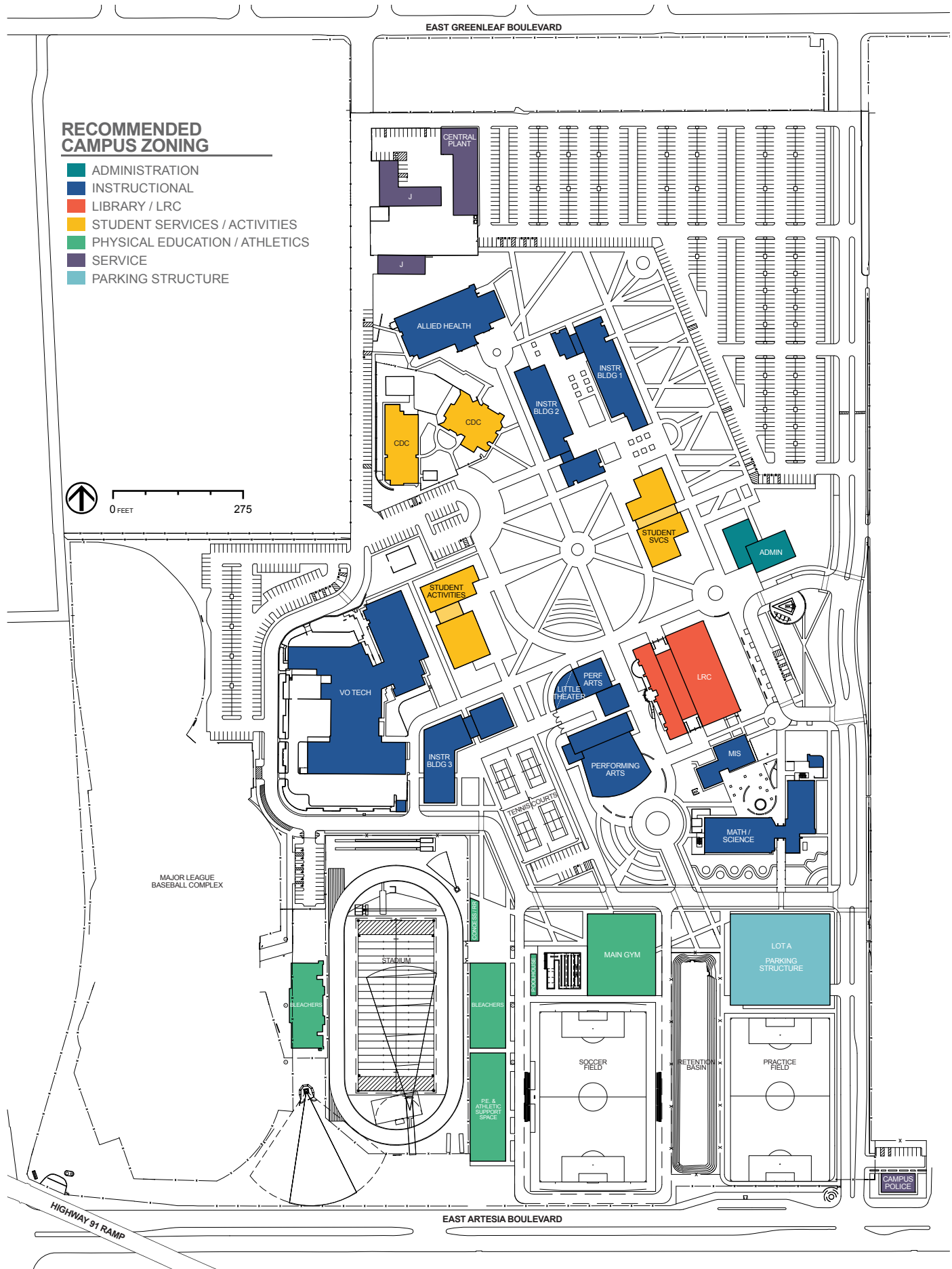
Renovation Projects

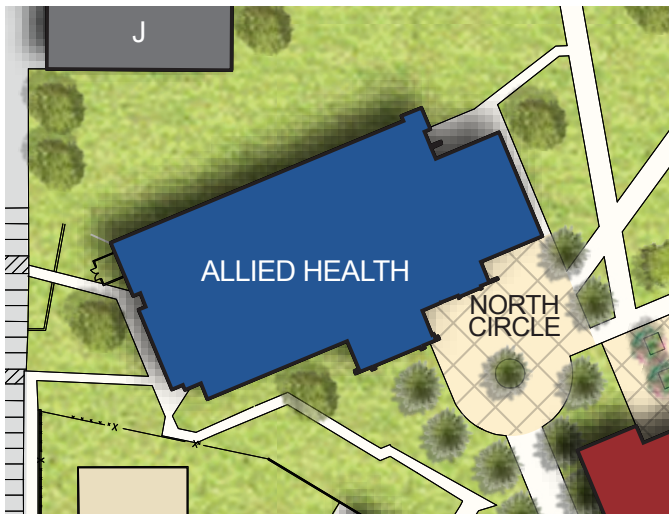
The Facilities Master Plan recommends the renovation and modernization of existing facilities to renew the functional life spans of these valuable capital assets. Most importantly, renovation projects update instructional and student services space to keep pace with modern pedagogy and the delivery of services. Facilities will be improved to comply with building code requirements for life safety, accessibility, and sustainability.

The 2012 Facilities Master Plan recommends renovation of the following existing facilities:

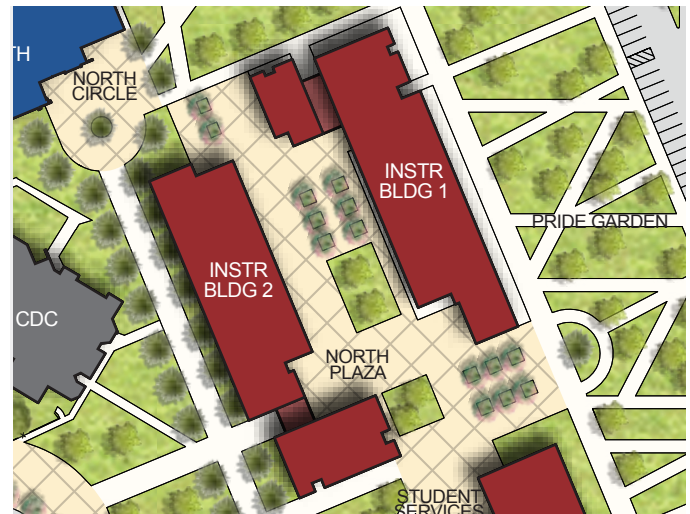
- MIS Renovation – Under construction
- Library/LRC Renovation – Under construction
- Little Theater Renovation
- Math/Science Building Renovation
- Vocational Technology Building Renovation
- Child Development Center Renovation
- Maintenance and Operations Renovation





Recommendations**New Construction Projects //****Allied Health Building //**

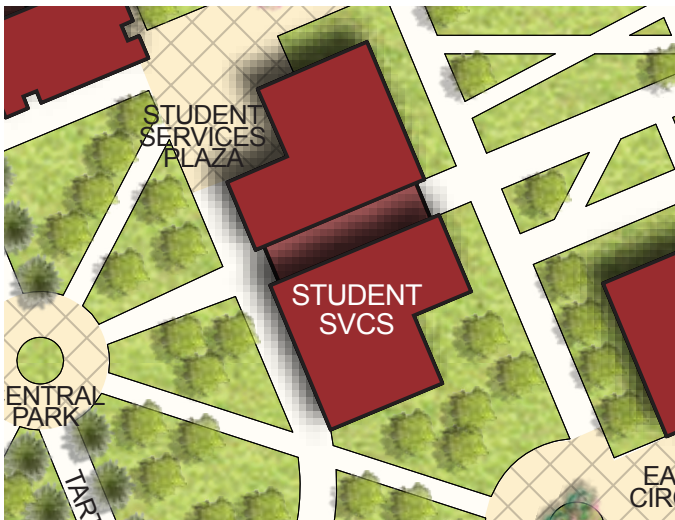
The project involves the replacement and reactivation of the Allied Health Building. This will provide permanent, functional, and efficient instructional facilities for the currently displaced Allied Health Instructional programs. The project is funded through the state capital outlay program and is currently under construction.

**Instructional Buildings 1 & 2 //**

These instructional buildings replace the aged and non-functional row buildings and provide efficient and up-to-date instructional space.

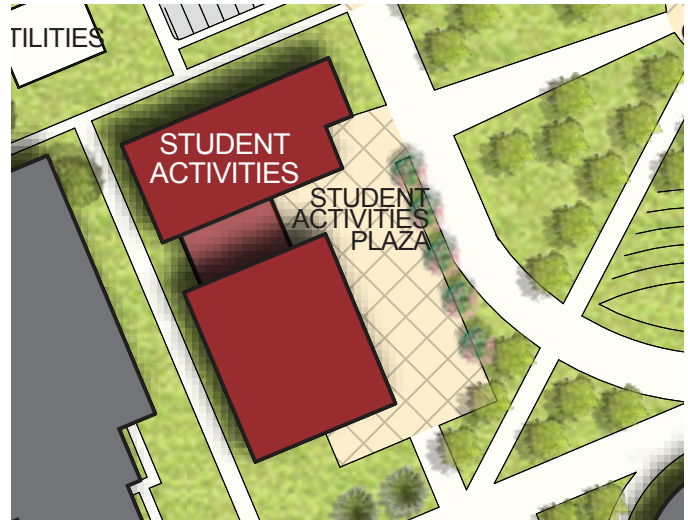
Recommendations

New Construction Projects (cont'd) //



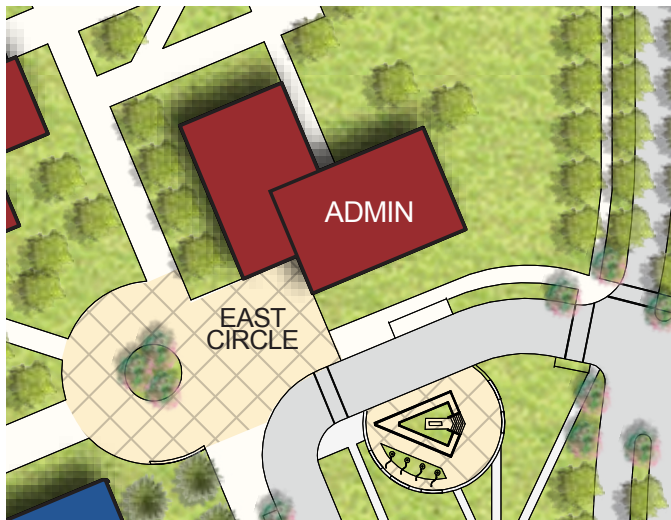
Student Services

A new Student Services Center is recommended in order to consolidate the currently dispersed programs and increase student's access to the services they need to be successful. The prominent location adjacent to the Administration Building and a new large parking lot will assist in creating a welcoming front door to the Campus.



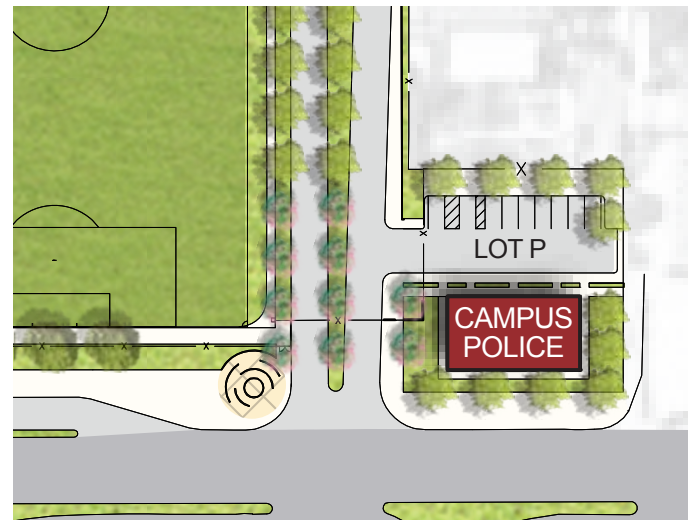
Student Activities

A new Student Activities Center is recommended to replace the existing aging building and provide appropriate space for Food Service, the Bookstore, Student Offices, and Meeting Rooms. Its proposed location will border the main quad, providing opportunities for dining and other activities to "spill out" into the center of campus.



Administration Building

A new Administration Building is recommended in order to consolidate administrative functions and construct additional meeting rooms including a larger Board Room equipped with appropriate technology.



Public Safety

A new public safety office is recommended for the current location of the Delta House adjacent to the main campus entry on Artesia Boulevard. This facility will provide visitor and parking information and house police functions.

Recommendations

New Construction Projects (cont'd) //

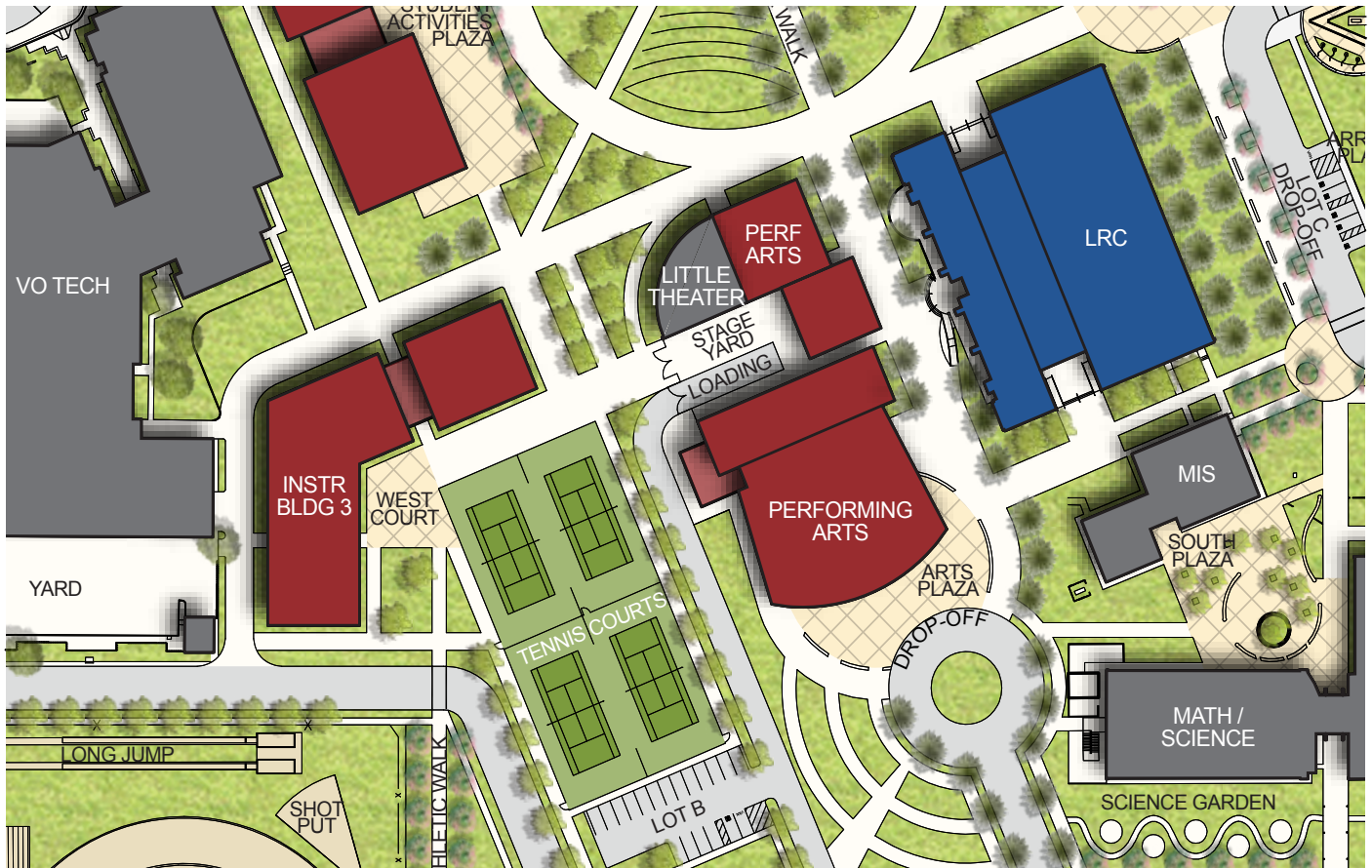


Main Gym

Due to the age and condition of the existing physical education facilities, the Main Gym, Shower and Locker Buildings, and Pool are recommended for demolition and replacement. A new location to the south is proposed in order to create a P.E. and Athletics precinct adjacent to the existing stadium and the Baseball Academy complex. The new Main Gym will be sited together with the Pool. Lockers and showers in the P.E. and Athletic Support Facilities will serve the gym.

P.E. and Athletic Support Facilities

Support facilities are recommended for the physical education and athletic precinct. These facilities will include bleacher and field house buildings that will provide additional stadium bleachers, lockers and showers, team facilities, athletic offices, athletic and P.E. equipment storage, public restrooms, ticketing, and concession space. The project site work includes fire access lanes, accessible walkways, and plazas at the gateways to the precinct.



Instructional Building 3

A new instructional building will provide visual and media arts space to replace the aged Visual Arts facilities. It will be sited in a central and prominent location at the south edge of the Main Quad where its interdisciplinary classrooms will be well-placed to support the southern sector of the campus core.

Performing Arts Complex

A new Performing Arts Complex is recommended to support the Music, Theater, and Dance programs and includes a 500-seat theater. The facility is located in a prominent location on the south side of the campus core, visible from SR-91 freeway and Artesia Boulevard and adjacent to parking, an arrival plaza, and passenger loading zone. The development of this complex is key to improving the campus' profile and its role as a vital member of the community.

Recommendations

New Construction Projects (cont'd) //



Lot A Parking Structure

A new three-story parking structure is proposed on the south side of campus in order to balance the distribution of parking. The proposed Lot A location will improve access to destinations on the south side of campus, including the Performing Arts Complex and the new PE and Athletics zone.

Recommendations

Site Improvement Recommendations //

When creating a campus environment, both the architectural language and the landscape language are of equal importance. Campus landscape connects the buildings on a campus and, by design, is the unifying element that creates the campus as a whole.

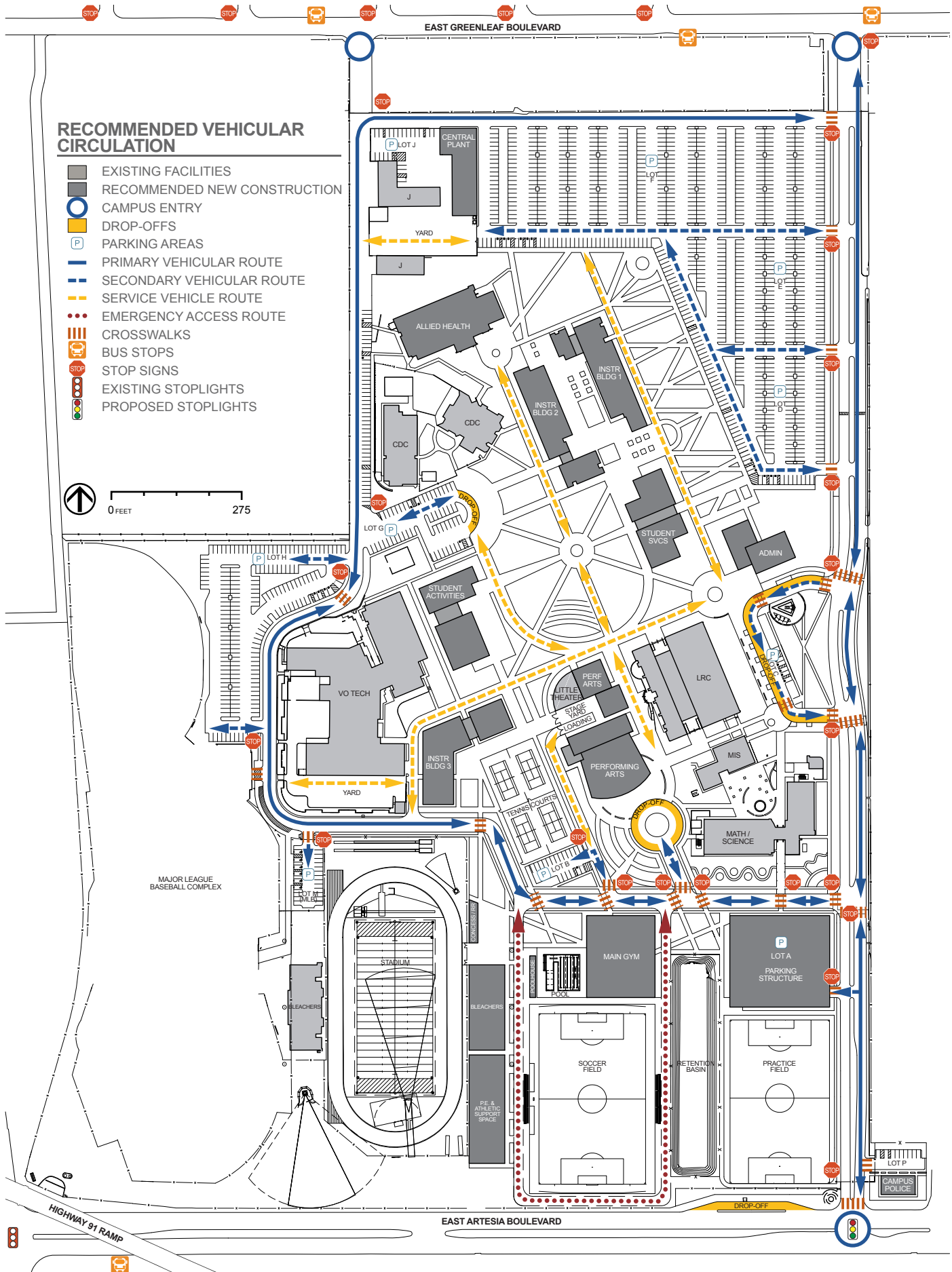
Therefore, in addition to the recommendations for facilities, a series of site improvement projects were identified to address two facilities planning principles:

- Improve circulation and establish connections.
- Enhance the campus environment.

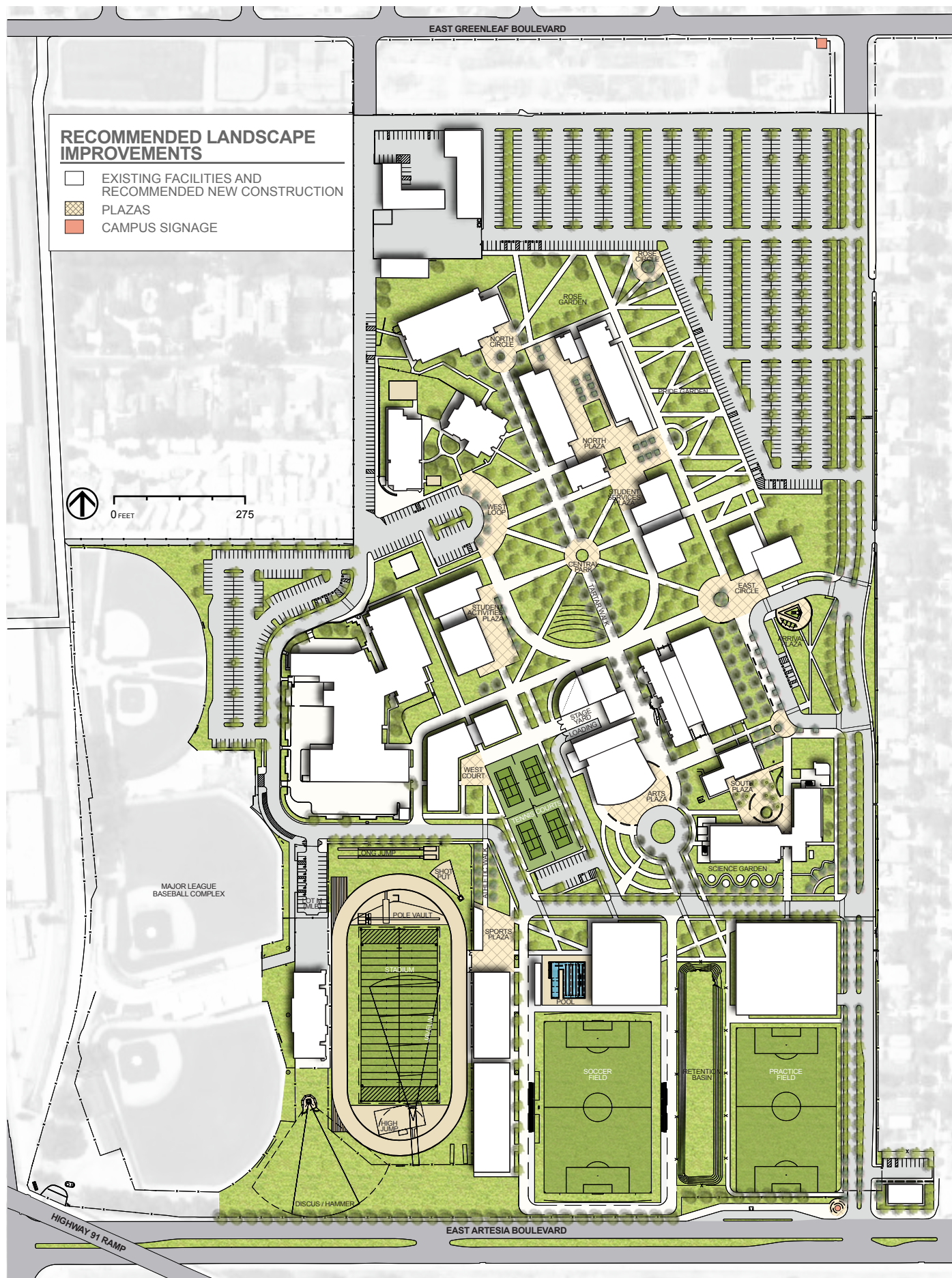
Additionally, the site improvement recommendations address the key site issues identified in the analysis of existing conditions and planning for sustainability by incorporating more water and energy-efficient landscape.

The following graphics illustrate:

- Recommended Vehicular Circulation
- Recommended Parking
- Recommended Pedestrian Circulation
- Recommended Landscape Improvements







Recommendations

Site Improvement Projects //

Campus-Wide Infrastructure

This broadly-scoped project provides campus-wide improvements to vehicular and pedestrian circulation and replaces the aged site utility infrastructure to support the modern and efficient functioning of campus facilities. The project is funded through the state capital outlay program and Phase 1 is currently under construction. This project includes the following elements:

- **Campus Entrance Signage**
New signage at each campus entrance will improve the campus' visibility and presence in the community.
- **Road Improvements**
Improvements are recommended for the main access road through the campus. Landscape improvements, along with a realignment at the main drop-off area, will assist in reducing vehicular speeds and clarifying vehicular circulation patterns.
- **Central Plant**
The new central plant will supply chilled water for space cooling to facilities throughout the campus. This energy efficient approach will improve reliability and reduce the energy needed to cool each square foot of space.
- **Site Utility Infrastructure**
This project will replace the underground utilities necessary to provide power, water, gas, and sewer services to all existing and planned campus facilities. It will connect each facility to the campus communications and data center and the campus chilled water loop. Storm drainage infrastructure and the retention basin will be constructed, bringing the campus into compliance with regional water quality requirements.

Parking Lot Improvements

Parking lots and driveways will be developed and improved to increase the campus parking capacity in proportion to the projected increase in the student head count. In the near term, Parking Lot A will be enlarged to replace the parallel parking that exists along the eastern campus drive as part of the Campus-Wide Infrastructure Project. In later phases of the campus development, additional parking will be developed in the northeastern and western portions of campus. The parking in the southern half of campus will be relocated near the new Main Gym and the Performing Arts Complex. A new lot with a passenger loading zone is proposed on the west side of campus, adjacent to the Child Development Center and the new Student Activities Center.

Objectives for the parking lot and driveway improvements include:

- Existing paving will be repaired and replaced.
- Striping will be reconfigured for greater efficiency.
- Electrical improvements will be provided, including energy efficient and effective lighting, emergency phones, and security infrastructure.
- Shade trees will be planted throughout to lessen the urban heat island.
- Water quality best management practices will be integrated into parking lots to slow the flow of storm water and mitigate negative impacts to regional water quality.

Main Quad

The Main Quad is recommended to be developed as the “heart of the campus.” A portion of the main quad is developed in Phase 3, tying the new Student Services Center into the campus and providing important connections to other functions and activities. The Main Quad is completed in Phase 4, becoming the “heart of the campus.” A variety of experiences and gathering spaces will be created to encourage students and the community to enjoy the campus. The central focal point will be the campus Tartar, which will be developed within a large “C” shaped garden. A new amphitheater will be developed on the southwest side to become an extension of the Performing Arts zone of the campus.

North Quad

A new academic quad will be developed on the north side of campus, embraced by the new Instructional Buildings 1 and 2. This quad will strengthen the pedestrian link between the Main Quad and the Allied Health Building, Rose Garden, and the northern parking lots. It will provide a well-defined study and gathering space to support the functions that are housed in the instructional buildings.

Rose Garden

The existing Rose Garden is preserved and expanded. New pedestrian paths connect the garden to other outdoor areas including the Main Quad at the center of campus. The prominent location on the northeastern side of the campus assists in welcoming students and the community to the campus.

Pride Gardens

To support the educational mission of the campus, the Pride Gardens are proposed in a prominent location adjacent to the new instructional buildings. These spaces are conceived to be experienced at an intimate scale. Each will provide an outdoor learning environment and opportunities for the involvement of academic programs and students in its creation.

Science Gardens

A new Science Garden is recommended for the area to the south of the existing Math/Science Building. This area will be developed as an interactive learning environment for the science programs and creates a landscape buffer to the main road. A corner feature, to signal the entry into the campus core, is recommended adjacent to the road intersection.

Pool

A swimming pool is recommended for the site between the Main Gym and the P.E. and Athletic Support Facilities. Lockers and showers in the P.E. and Athletic Support Facilities will serve the pool. The pool will be configured for multiple uses, including competitive swimming, spring board diving, and exercise science and therapeutic use. An entry ramp is recommended for adaptive use.

Play Fields

To support the Physical Education and Athletics programs, two new play fields are proposed in the P.E. and Athletics Precinct. Improvements will include the following facilities, as well as fencing, accessible and lighted pedestrian walkways, and fire access lanes:

- NCAA full-sized soccer field with score board, field netting, field lighting, spectator bleachers, and team benches.
- Practice field.
- Renovation of the existing stadium track, field, high jump and long jump facilities.
- Relocation of the hammer throw cage.
- Par course around the perimeter of the fields.

P.E. Courts

Hard courts for tennis will be provided within the P.E. and Athletics Precinct and near the main campus entry and parking to facilitate their use by the community.

Recommendations

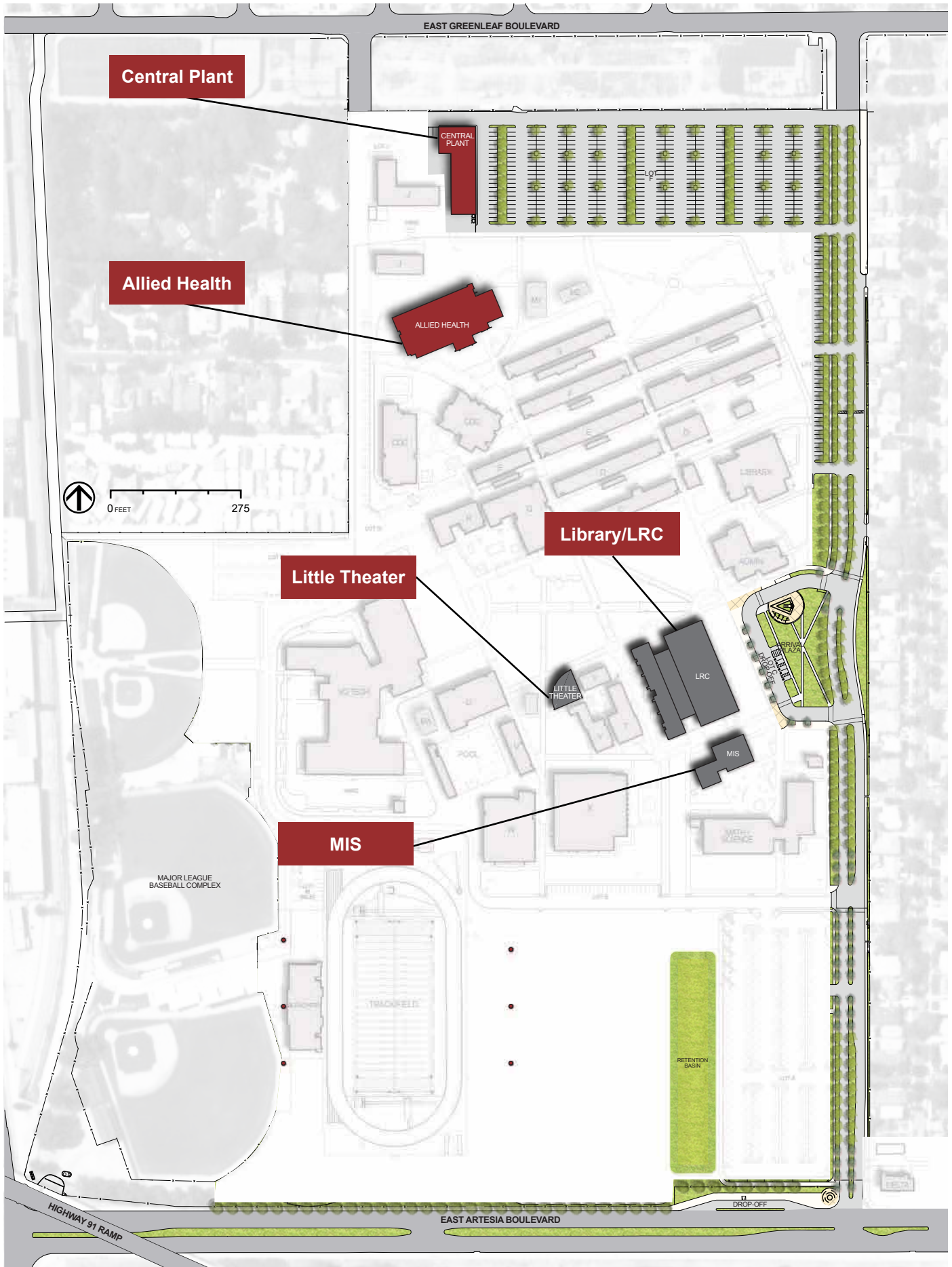
Phasing //

Phase 1

The projects in phase 1 address the high priority need to rehabilitate and replace non-functional facilities. Phase 1 also sets in place the technology and site utility infrastructure to support existing and future facilities.

Projects:

- MIS Renovation
- Campus-Wide Infrastructure
- Allied Health Building
- Library/LRC Renovation
- Little Theater Renovation



Recommendations

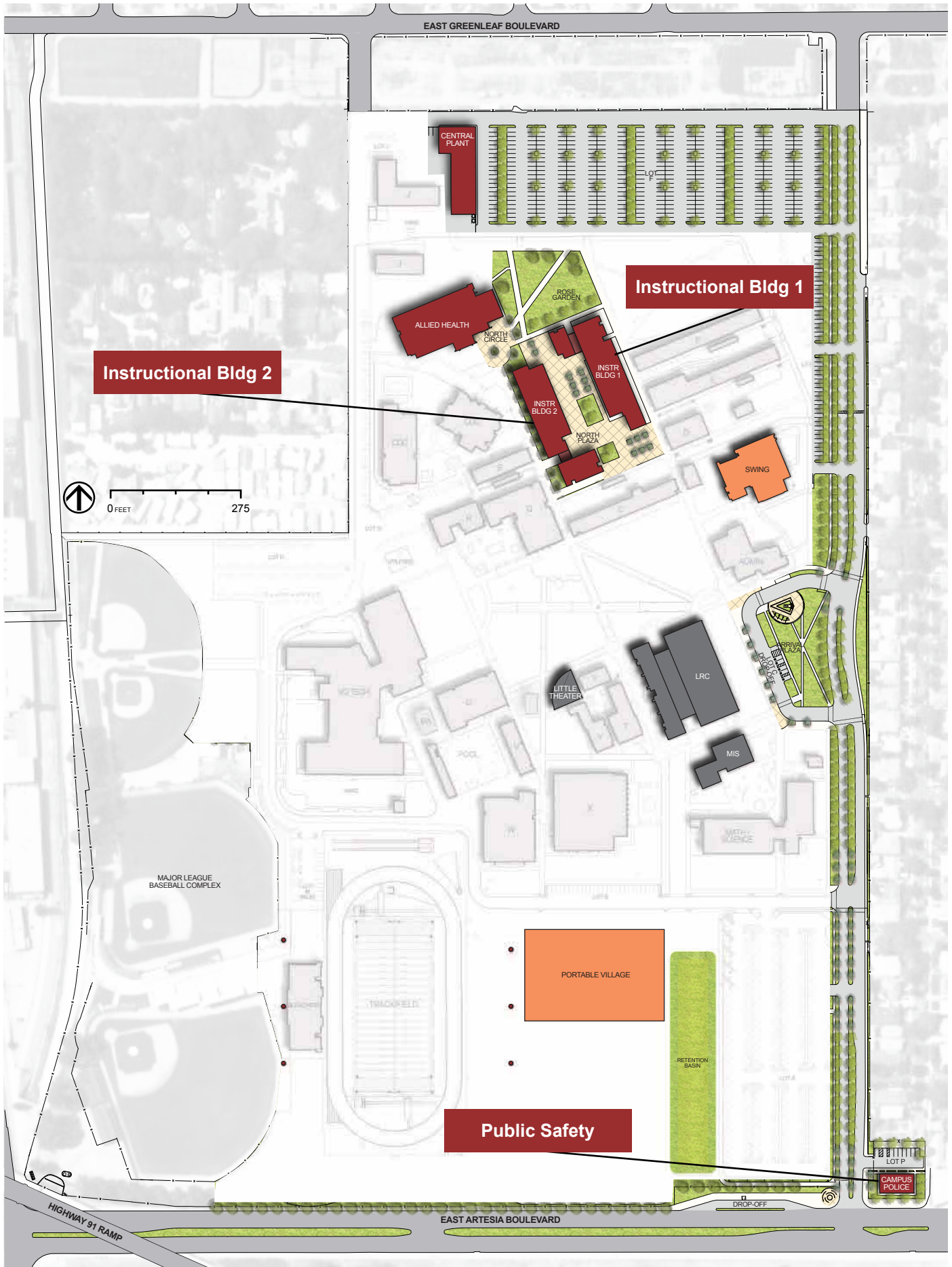
Phasing //

Phase 2

Replacement of the row buildings with new instructional space occurs in Phase 2. Temporary classrooms and offices will be provided to house functions that are displaced during Phase 2 and subsequent phases.

Projects:

- Instructional Building 1
- Instructional Building 2
- Public Safety Facility
- North Quad



Recommendations

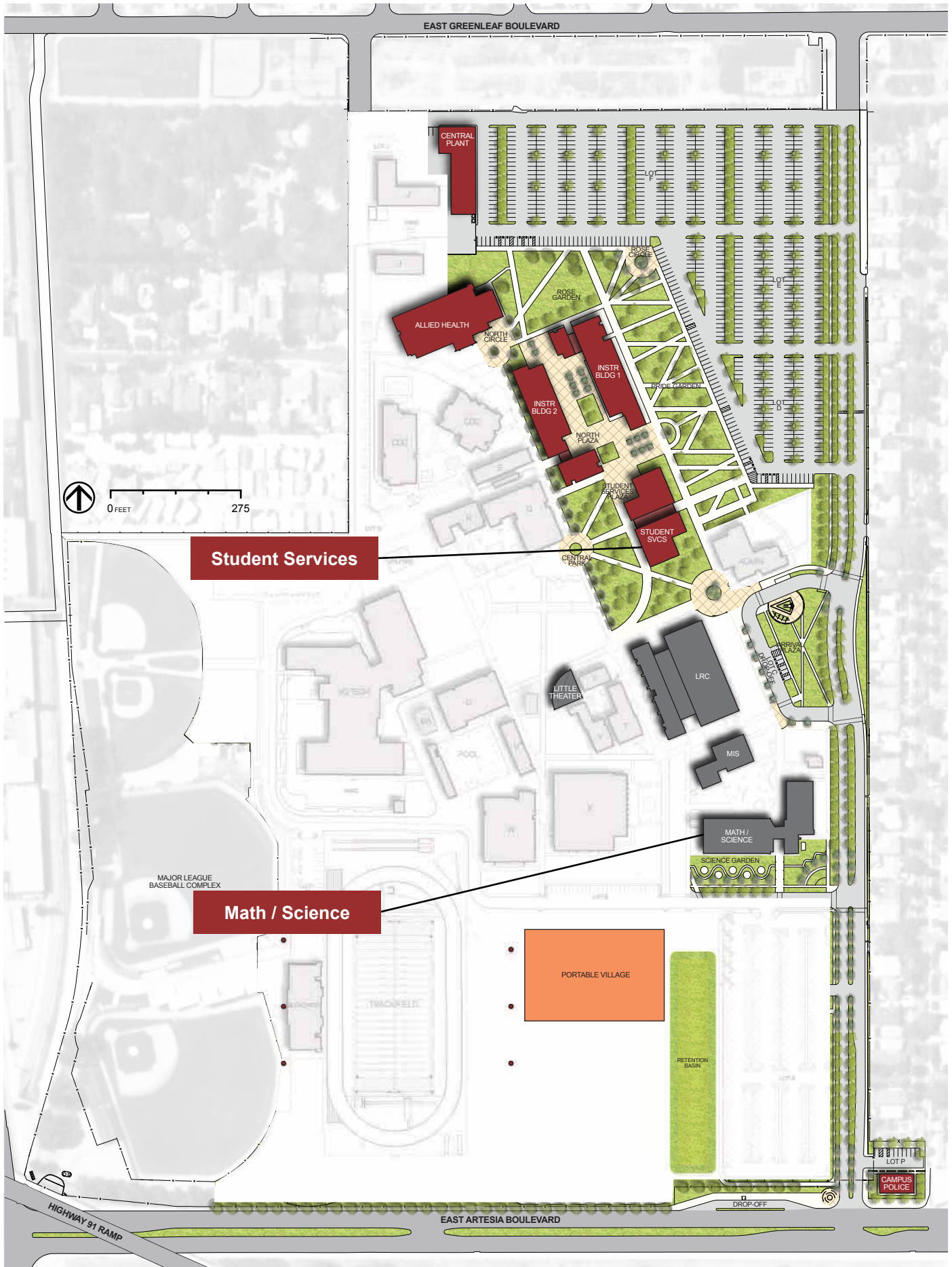
Phasing //

Phase 3

The new Student Services Building and much of the campus' open space and new parking will be constructed in Phase 3.

Projects:

- Student Services
- Math/Science Building Renovation
- Parking Lot Improvements – Phase 1
- Main Quad – Phase 1
- Rose Garden
- Pride Gardens
- Science Garden



Recommendations

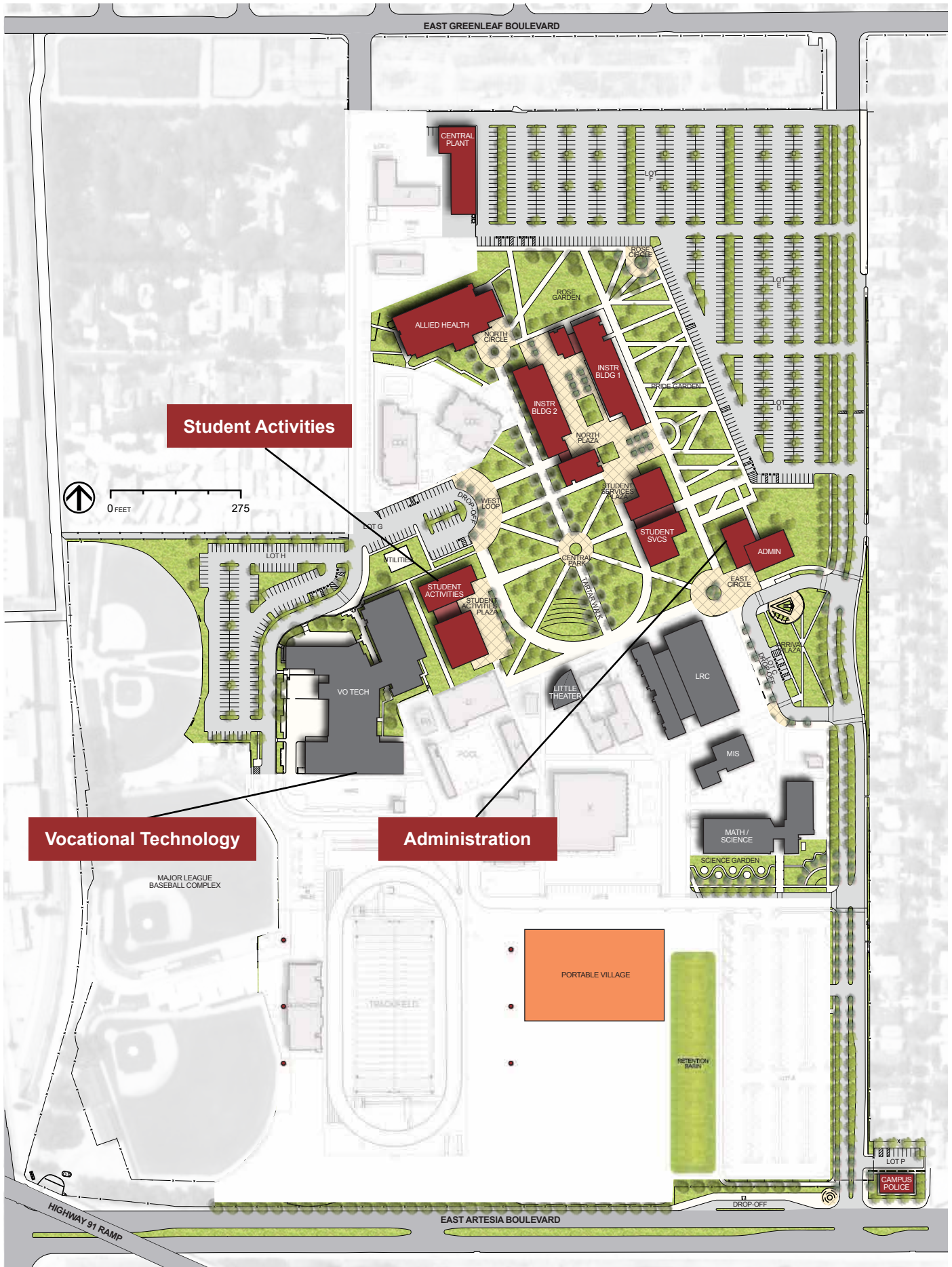
Phasing //

Phase 4

The new Student Activities Building and Administration Building will be constructed in Phase 4. The Main Quad will be completed, and new parking lots and a passenger loading zone will be constructed.

Projects:

- Vocational Technology Renovation
- Student Activities Building
- Administration Building
- Main Quad – Phase 2
- Parking Lot Improvements – Phase 2



Recommendations

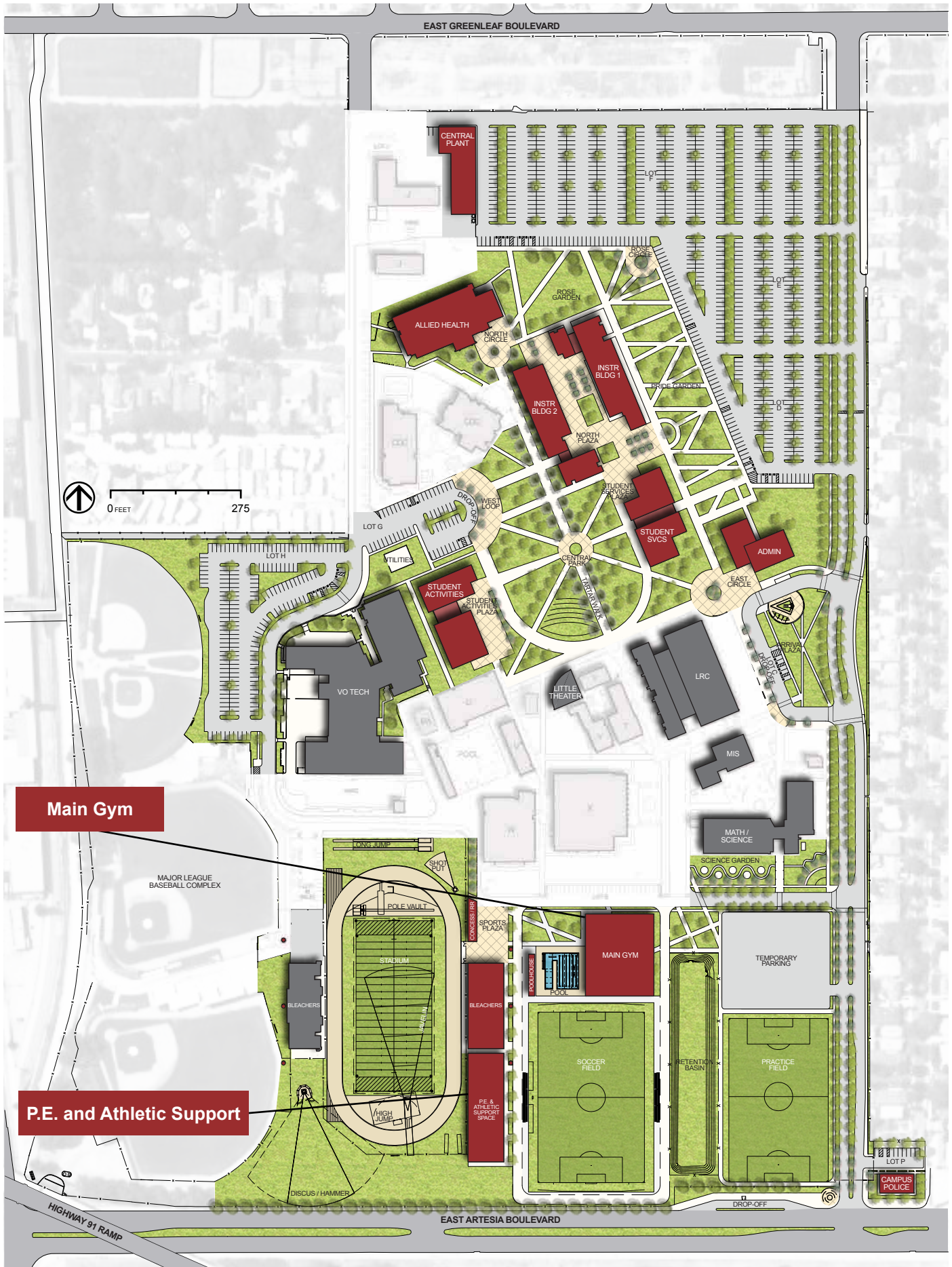
Phasing //

Phase 5

The P.E. and Athletic Precinct will be developed in Phase 5.

Projects:

- Main Gym
- Physical Education and Athletic Support Facility
- Pool
- Play Fields



Recommendations

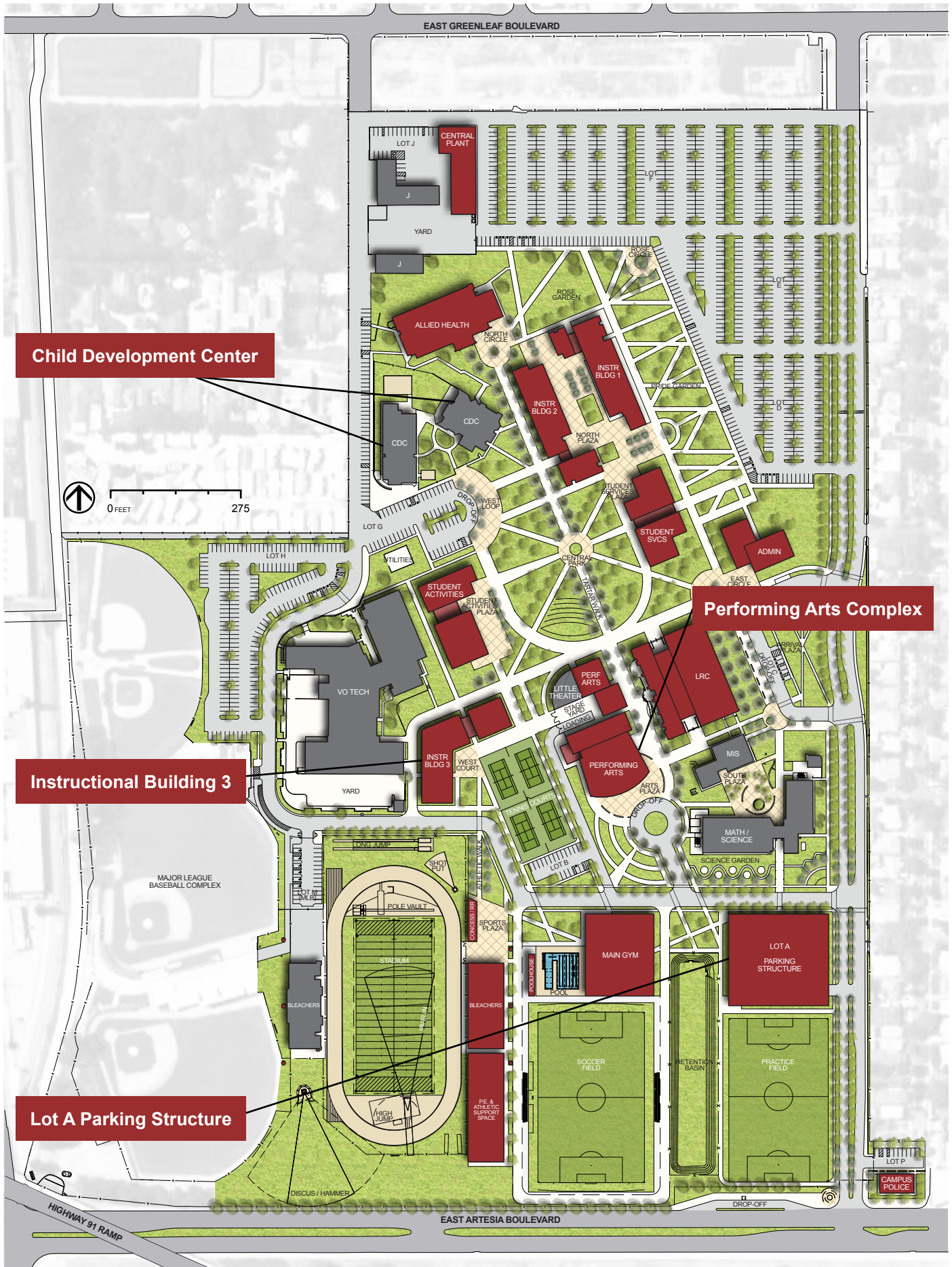
Phasing //

Phase 6

Development of the core of the campus will be completed with the building of the Arts Zone and additional parking.

Projects:

- Lot A Parking Structure
- Child Development Center Renovation
- Maintenance and Operations Renovation
- Instructional Building 3
- Performing Arts Complex
- Physical Education Courts
- Parking Lot Improvements – Phase 3





Existing Conditions

Existing Conditions Overview //

This section recapitulates the findings of the analysis of existing conditions in the 2008 Facilities Master Plan, which identifies key planning issues for the facilities plan to address. The analysis was based on information gathered at campus tours, meetings, and discussions with Compton Center staff and the Master Planning Committee. The findings are summarized in a series of graphic plates on the following pages that illustrate patterns and characteristics to guide future development.

The graphics include:

- Campus Plan
- Campus Development History
- Vehicular Circulation
- Parking
- Pedestrian Circulation
- Campus Zoning
- Seismic Risk

Existing Conditions

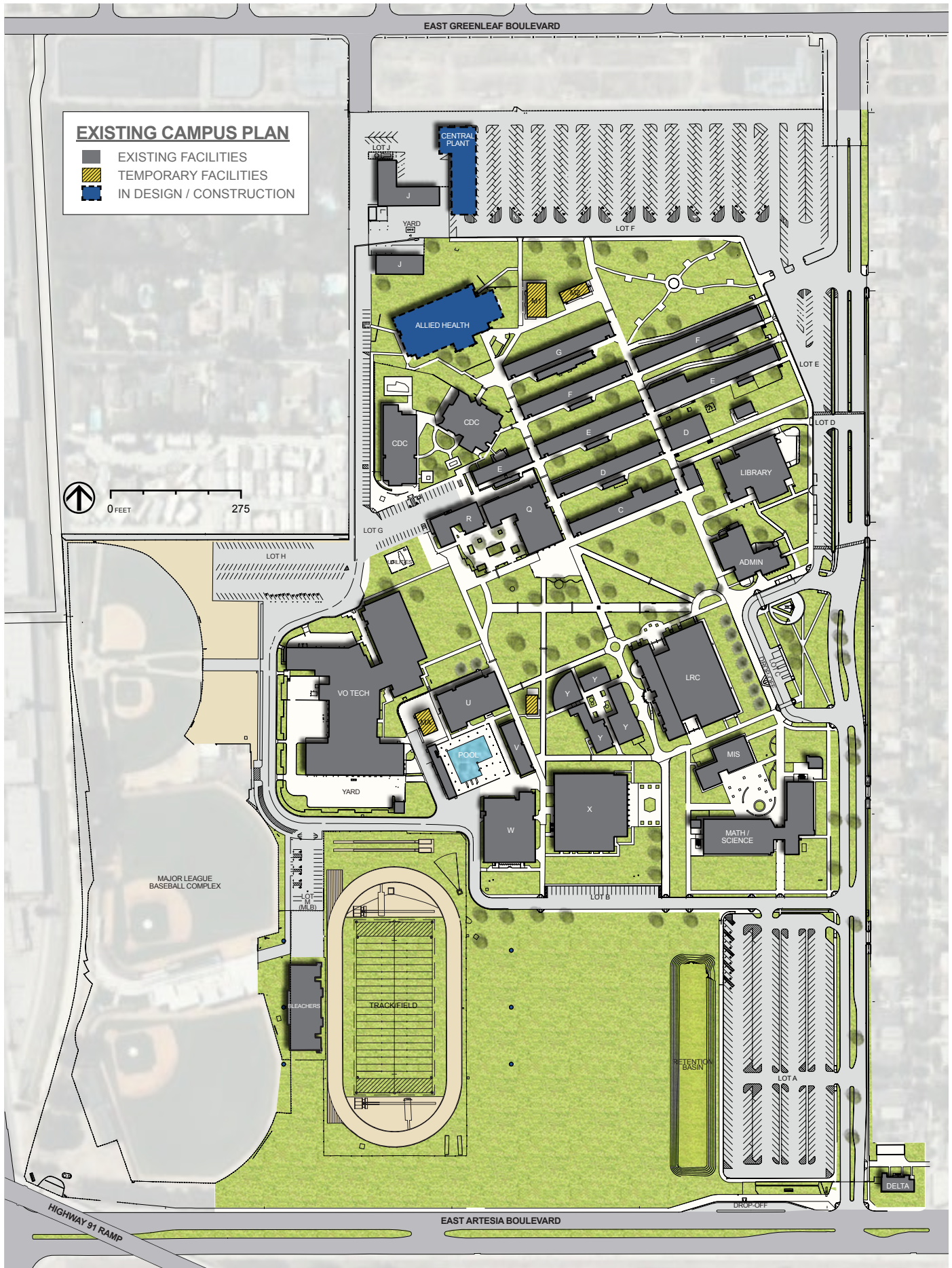
Campus Plan //

The Compton Center campus is located in the city of Compton on a 78-acre site. The L-shaped campus is basically level with a gradual slope toward the southwest and is visible from nearby SR-91 freeway. The campus is surrounded by residential communities to the west, north, and east sides, and Artesia Boulevard and SR-91 to the south.

The building zone sits in the center of campus, surrounding the park-like Main Quad. The graphic plate shows the few temporary facilities that exist on the campus. Currently several design and construction projects are in progress, including Phase 1 of the Campus-Wide Infrastructure Project. The southwestern portion of the campus is leased to the Major League Baseball Urban Youth Academy and is not included in the scope of this plan.

- 1 Campus Core Buildings
- 2 Main Quad
- 3 Temporary Building





Existing Conditions

Campus Development History //

Compton Community College was established in 1927 as a component of the Compton Union High School District. In 1950, voters approved a bond issue separating the college from the high school district, and the new college campus was constructed at the present site. Classes began on the new campus in the fall of 1953.

The following is a summary of the campus development from the 1950s through the present.

1950s

Administration, Library, and most of the row buildings were developed on the north side.

The main campus entry was located on Greenleaf Avenue. The south side facing Artesia Boulevard was the 'back side' of the campus.

The freeway was not yet developed.

1960s

P.E./Athletic buildings and fields were developed on the south side of the campus.

1970s

Allied Health Sciences and Child Development Center buildings were developed on the northwest side. The Artesia (91) Freeway opened on the south side of campus.

1990s

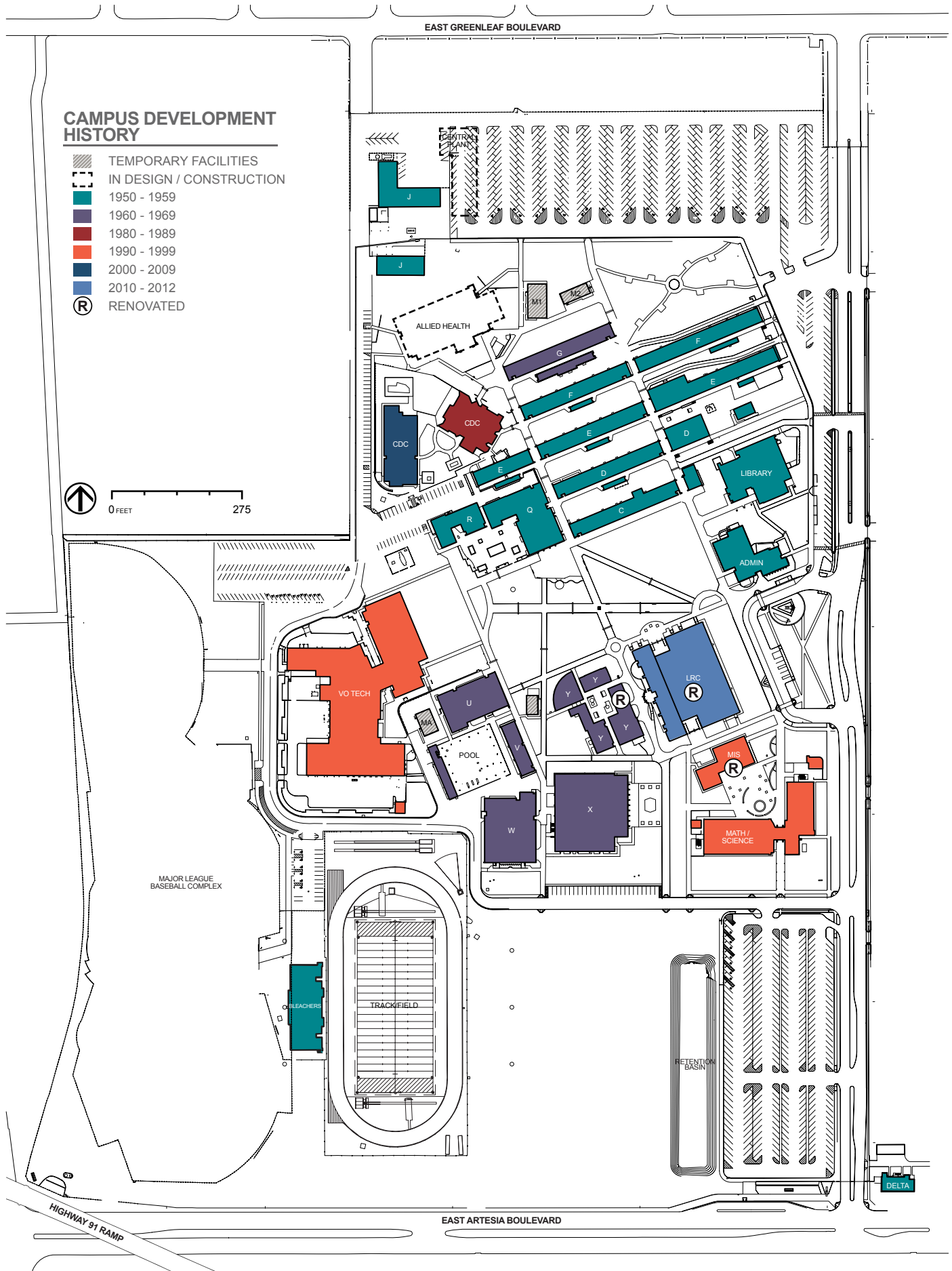
Vocational Technology and Math/Sciences Buildings were developed on the south side. The Artesia Boulevard entrance became a main gateway to the campus.

2000s

Infant Center was constructed on the northwest side. The Library/LRC was constructed in the core of the campus, but issues with design and construction have prevented the opening of this building. Due to issues within the Allied Health Building, it was closed and the program was relocated to interim facilities.

- 1 Row Building
- 2 Vocational Tech Building
- 3 LRC





Existing Conditions

Vehicular Circulation //

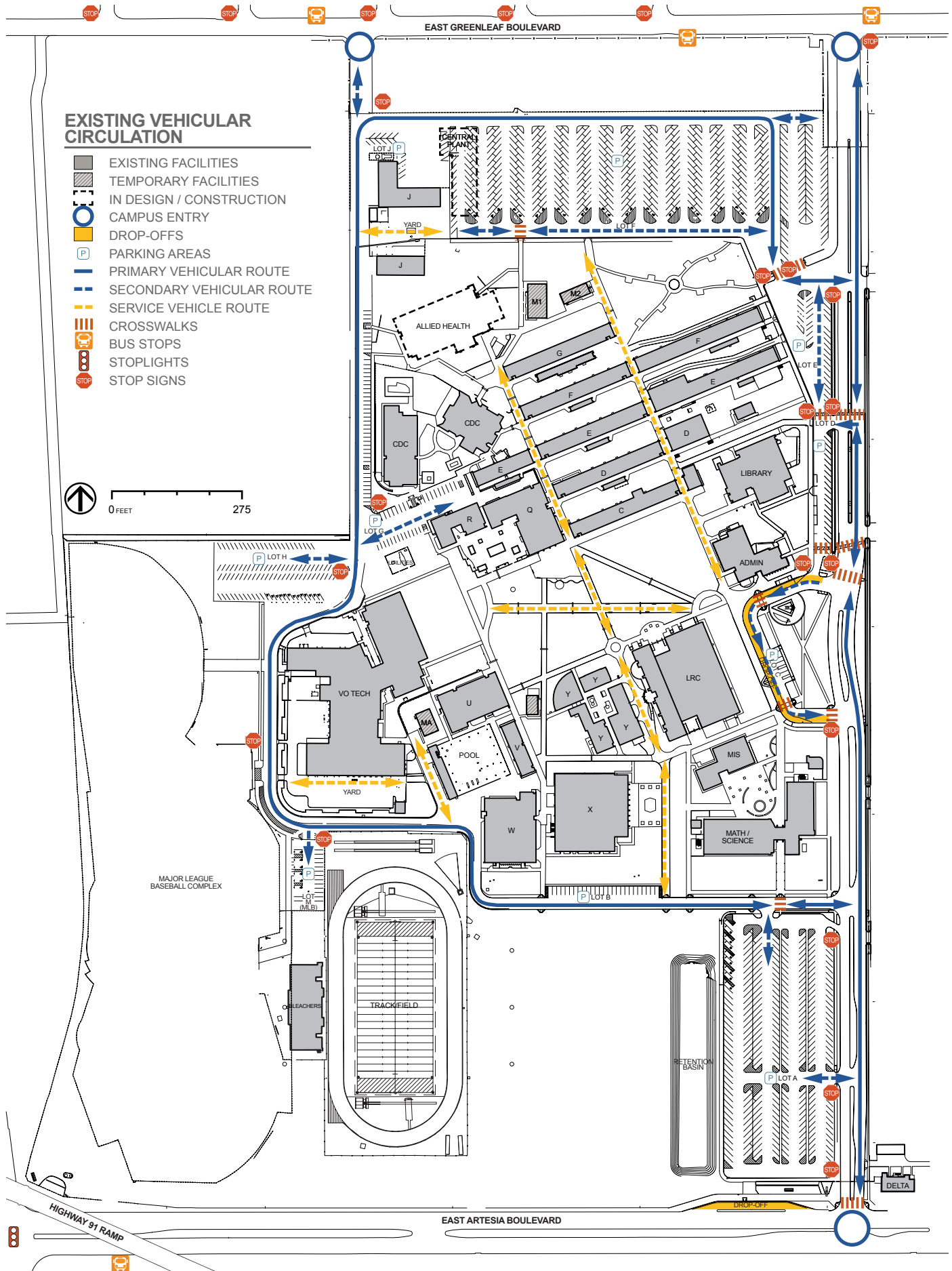
The existing campus vehicular circulation patterns are illustrated on this graphic plate.

Observations:

- The main campus vehicular entries are very understated.
- The campus edge on Artesia Boulevard is not identifiable to passersby.
- The Major League Baseball academy is more prominent than the entrance to the campus.
- The north-south vehicular route is well marked for public traffic. The route on the west side is difficult to find and appears to be more like a service drive.
- The primary vehicular entry is from the south along Artesia Boulevard.

- 1 East Campus
- 2 Main Passenger Drop-off
- 3 Adjacent to Athletic Fields





Existing Conditions

Parking //

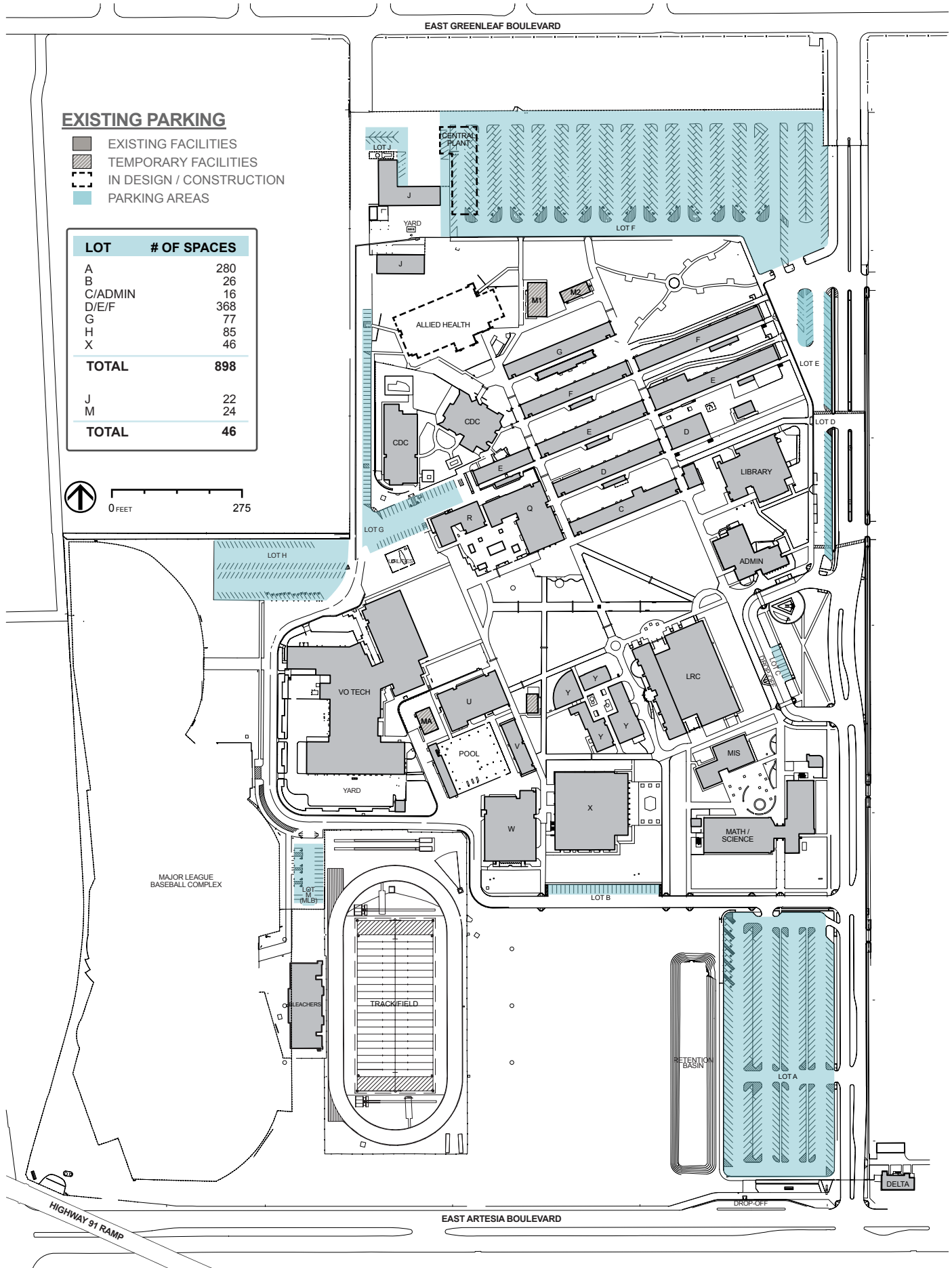
The existing parking lots and stall counts are shown on the graphic plate.

Observations:

- The largest parking lots are located on the north and south sides of campus with smaller lots on the east and west sides.
- The primary vehicular entry is on the south side, while the largest parking lot is on the north side of campus.
- The efficiency of the 45 degree parking striping could be improved.

- 1 East Parking
- 2 North Parking
- 3 Western Road





Existing Conditions

Pedestrian Circulation //

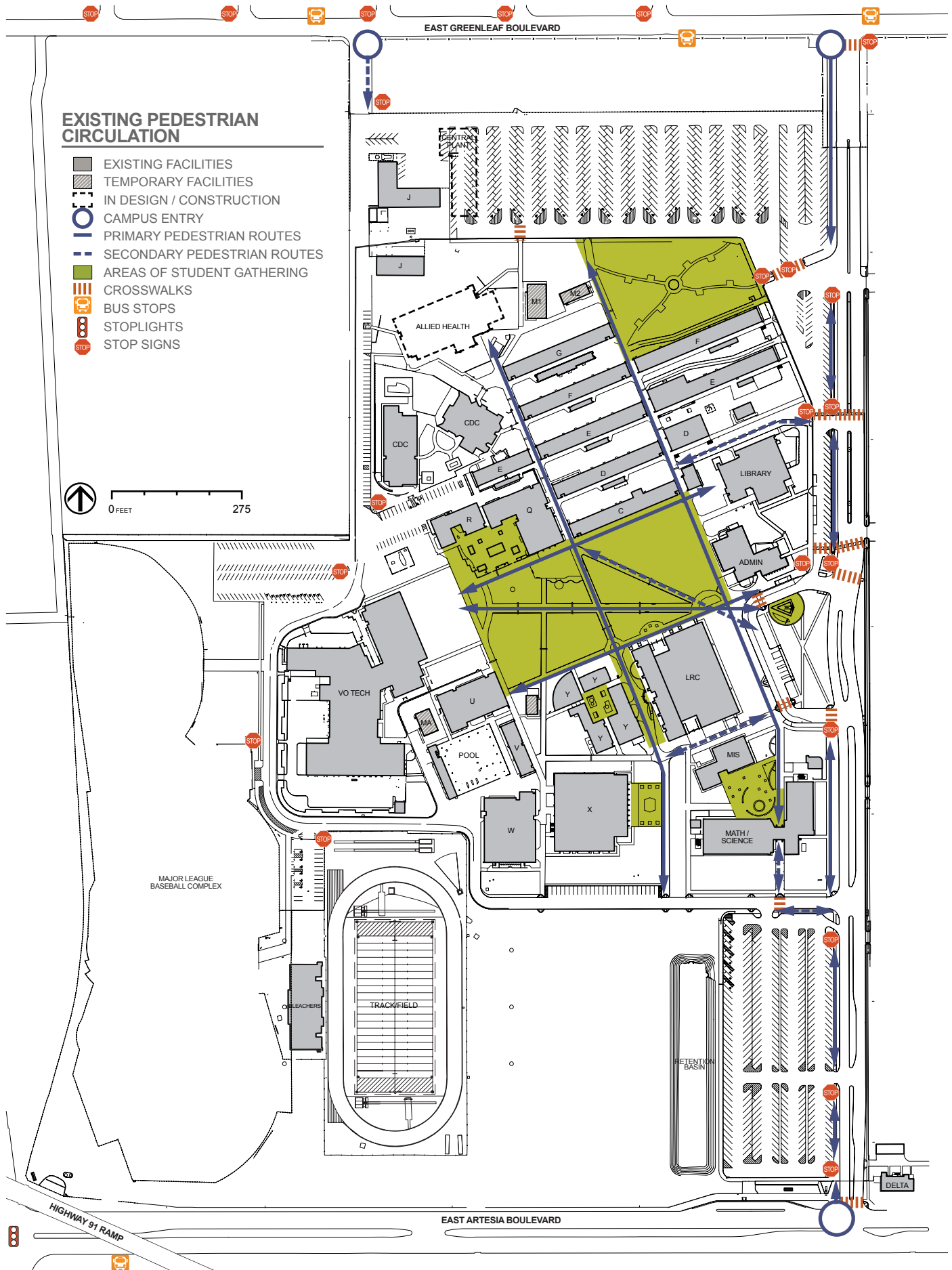
The existing campus pedestrian circulation patterns and student gathering spaces are illustrated on this graphic plate.

Observations:

- The primary pedestrian entrance is on Greenleaf. Pedestrians also enter from several paths connected to the surrounding neighborhoods.
- The pedestrian gateway is well-developed near the Administration and Library Buildings. Other gateways on the north, west, and south sides are underdeveloped.

- 1 Row Building Walkways
- 2 Path Near LRC
- 3 Courtyard at Buildings R and Q





Existing Conditions

Campus Zoning //

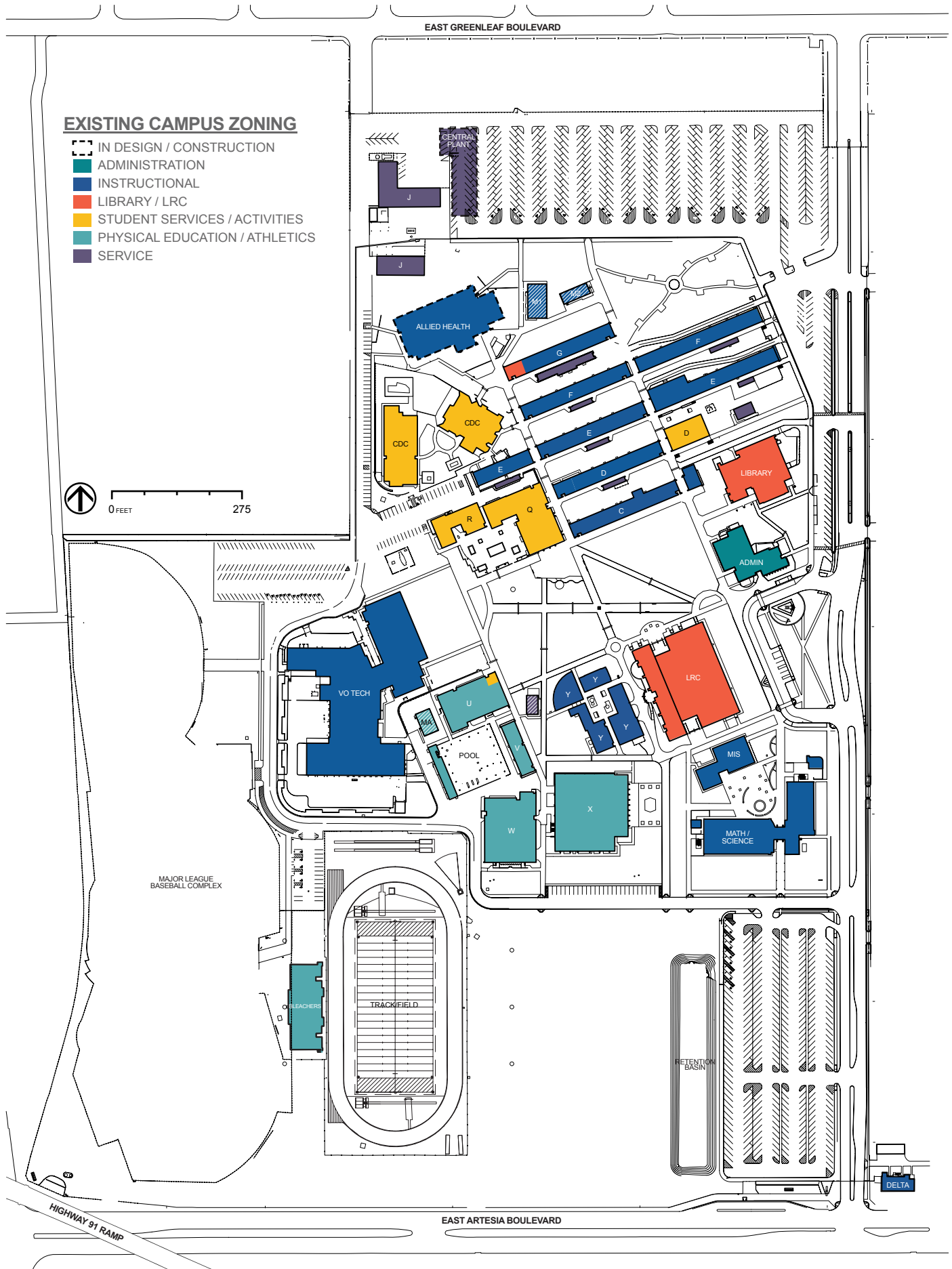
Existing zoning of building and site functions throughout the campus are illustrated on this graphic. Colors indicate the current assigned functions of buildings and identify the general zoning of uses on the campus.

Observations:

- Student Services functions are dispersed throughout the campus and not easily found by students.
- Instructional functions are located mostly on the north side, with some on the west and south sides.
- Library and tutorial functions are dispersed in several locations. It is intended that these functions will be consolidated in the Library/Learning Resources Center.
- Several facilities on campus are inactive, including the Library/Learning Resources Center, two wings of the Music Building, and the Allied Health Building.
- The existing Faculty Lounge is underutilized.
- Athletic fields are located near the freeway, where the noise and night lighting of athletic events do not disrupt residential areas.
- Outdoor areas, including the Main Quad and the Rose Garden, are used for some informal gatherings, but are underutilized.

- 1 Direction Signs
- 2 Main Gym
- 3 Library





Existing Conditions Seismic Risk //

The following criterion were used in the evaluation of the existing building's structural systems in the event of a seismic event:

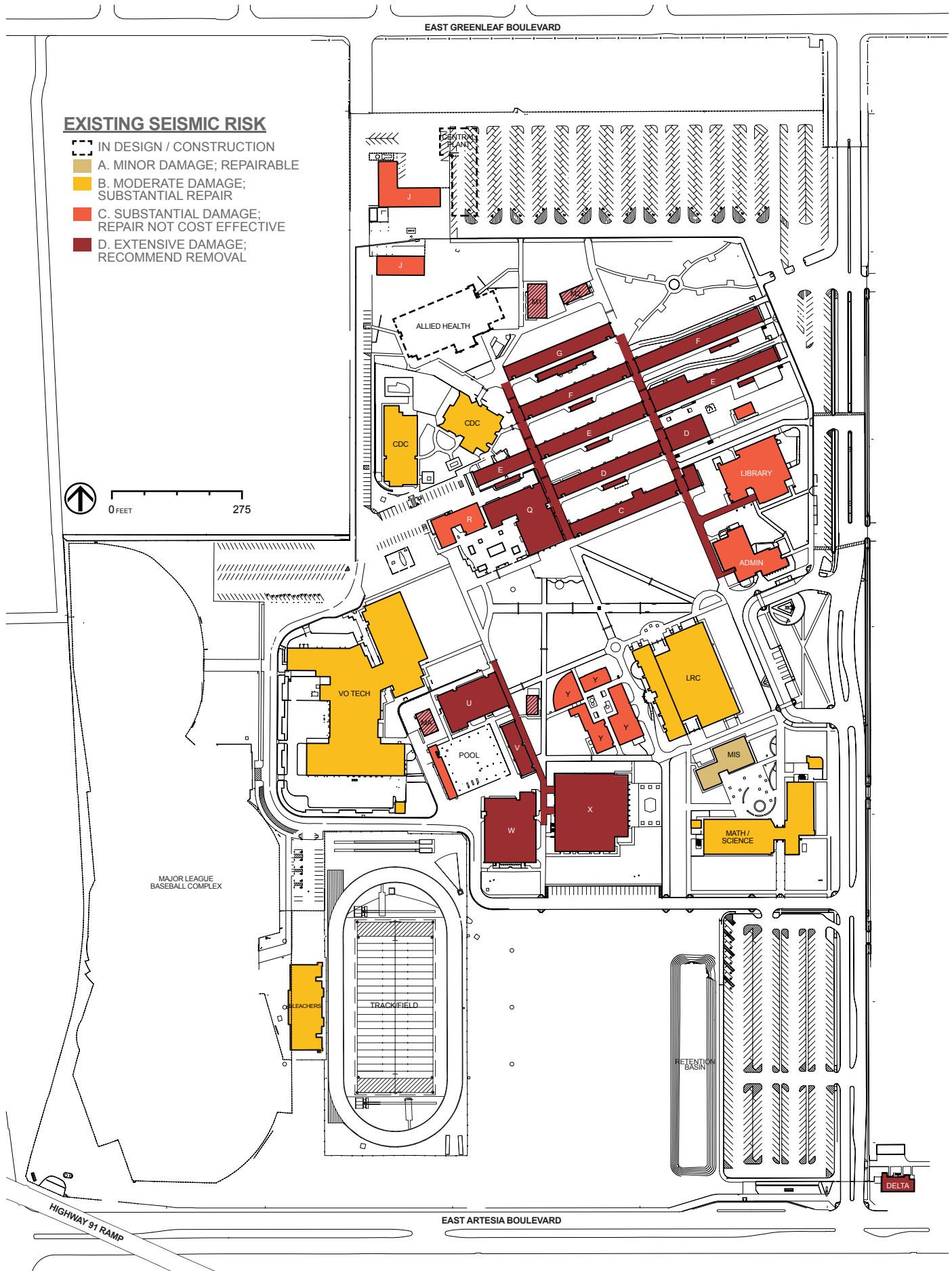
Grade

- A. Risk of minor structural damage in seismic event; repairable.
- B. Risk of moderate structural damage in seismic event; substantial repair.
- C. Risk of substantial structural damage in seismic event; repair may not be cost-effective.
- D. Risk of extensive structural damage; recommend removal due to cost to repair.

The graphic plate on the right is a summary of the grades assigned to each building, and it is accompanied by a graphic representation of the grades on the overall campus plan.

- 1 Bookstore
- 2 Swimming Pool
- 3 Row Buildings







Planning Data

Planning Data

Link to Educational Plan //

This chapter is included in the El Camino College 2012 Comprehensive Master Plan and is included here to highlight the linkage between the Educational Master Plan and the Facilities Master Plan.

The 2012 Facilities Master Plan for the Compton Community College District is part of the El Camino College Comprehensive Master Plan and is a direct extension of the 2012 Educational Master Plan prepared by the college. This chapter provides an overview of the 2012 Facilities Master Plan for the Compton Community College District. It highlights the facilities planning priorities and recommendations that are described in more detail in a separate document.

Over the years, the Compton Community College District has been involved in several facilities planning efforts. The most recent efforts began in 1997 with the development of the first Facilities Needs Report. The findings of this report were incorporated into the 2002 Compton Community College District Facilities Master Plan, which served as a guide for facilities development on the campus. In 2007, this plan was updated to address the changing needs of the college and the dramatic shifts in the construction climate. In 2009, the college initiated the start of a comprehensive master plan to include a coordinated educational and facilities plan update.

The purpose of the 2012 Facilities Master Plan for the Compton Community College District is to provide a guide for future campus development. It provides a written and narrative description of how the El Camino College Compton Center will address long range forecast for enrollment and weekly student contact hours (WSCH) to serve changing needs and position the College to maximize state funding opportunities. It is guided by the District's 2012 Educational Plan, which serves as

the foundation for recommendations regarding facilities. The plan provides a roadmap for future development of the campus including recommendations for renovation and replacement of facilities, as well as a number of site improvements for the campus.

The planning process was highly participatory involving the many constituencies of the college. The HMC planning team worked closely with the Facilities Steering Committee comprised of key faculty, staff, and administrators. The committee reviewed the analysis of existing conditions, evaluated a series of development options, and made decisions that led to the development of the Master Plan recommendations. The planning process included a series of meetings with the Facilities Steering Committee, as well as presentations and discussions with the college community to broaden the plan's perspective and to enhance the acceptance of proposed improvements.

This Facilities Planning chapter summarizes the findings and analysis of data that was used to link the educational planning efforts to the facilities planning efforts. The Planning Team worked closely with the college to collect the planning data and analyze the projections for future growth rates in enrollment and instructional programs. This quantifiable data was used to develop a forecast of future facilities space needs to serve the current and projected programs for the college.

This chapter is organized into five sections:

- Enrollment and WSCH Forecasts
- Existing Building Inventory
- Projected Space Needs
- Planning Principles
- Recommendations

Planning Data**Enrollment & WSCH Forecasts //**

The Long Range Enrollment and Weekly Student Contact Hours (WSCH) Forecasts are issued by the Chancellor's Office each year and projects enrollment growth for the next ten years. It includes historical data from the previous years and projects total enrollment and WSCH for the college using an average anticipated growth factor. The base year used for this analysis (fall semester) is the 2008-2009 academic year.

Enrollment and WSCH Forecasts

Year	Enrollment	WSCH	
2010	8,734	91,354	Actual
2015	10,621	111,096	Projected
2020	13,725	143,561	Projected

* Projections from CCCCCO – January 2009

Based on a series of discussions with the college, it was determined that approximately 10% of the total WSCH was collected off campus or online. The numbers were adjusted to subtract this amount from the total in order to determine the amount of on-campus space to forecast for the facilities master plan.

Adjusted WSCH Totals

Year	WSCH	Off-campus/ Online	On-campus
2010	91,354	4,321	87,033
2015	111,096	7,766	103,330
2020	143,561	10,035	133,526

Planning Data**Existing Building Inventory //**

The Compton Community College District Facilities Space Inventory includes important data used for planning and managing space on campus. The space inventory includes descriptive and quantifiable data for all buildings and space on campus and is updated by the College annually to reflect current information.

The table to the right is a summary of the existing building inventory on the campus.

Existing Building Inventory

Building	Year Built	Room Total	Station Total	Room ASF Total	OGFT * Total	% Efficiency
Administration	1953	26	77	6,585	10,451	63.01
Allied Health	1979	36	44	13,182	20,350	64.78
C Wing	1953	23	87	7,346	10,865	67.61
Child Development Center	1981	15	21	6,567	10,547	62.26
Classroom V Spec Serv	1953	6	50	2,202	4,124	53.39
D Wing	1953	23	244	9,542	13,862	68.84
Delta Foster Care	1952	12	65	3,100	4,686	66.15
E Wing	1953	33	598	18,922	26,472	71.48
F Wing	1953	31	336	13,480	20,000	67.40
G Wing	1960	19	169	6,989	21,037	33.22
Garage Warehouse	1954	1	0	3,888	5,554	70.00
Greenhouse	1998	1	0	311	320	97.19
Gym	1961	8	1,760	21,008	31,263	67.20
Infant Care Center	2007	31	99	9,442	12,000	78.68
Library-Class	1953	15	13	14,089	16,951	83.12
M1-ESL/Speech	1980	5	8	2,682	3,831	70.01
M3-Campus Police	1980	5	0	787	1,124	70.02
Maintenance	1954	15	3	6,686	13,101	51.03
Math/Science	1998	49	637	24,140	48,200	50.08
Mens Shower/Lockers	1953	16	9	9,154	15,532	58.94
MIS Print Shop	1952	20	9	5,261	6,000	87.68
Music Building	1958	26	156	10,293	13,300	77.39
Pool Service	1962	2	1	334	472	70.76
Stadium	1952	2	0	243	14,894	1.63
Student Lounge	1953	8	260	9,324	12,257	76.07
Student Activities	1953	13	19	4,011	7,044	56.94
Transfer Center	1980	3	9	923	1,319	69.98
Vocational Tech	1998	76	866	42,462	72,500	58.57
Women's Shower	1953	14	21	8,371	11,138	75.16
		534	5,561	261,324	429,194	60.89

SOURCE: Compton Community College District Facility Building Report 17 Summary 2011

* OGFT refers to overall gross square footage

Planning Data

Existing Building Inventory (cont'd) //

The spaces within each building are classified according to the CA Community College Space Inventory Handbook. State building guidelines require at least 65% of the gross square footage (GSF) within a building to be assignable to be considered efficient. Assignable square footage (ASF) is defined as space that is dedicated to lecture, laboratory, office and conference, library, media/audio/television, or P.E. use. All other spaces within the buildings (including corridors, stairwells, and restrooms), are included in the gross square footage.

The campus currently has a facilities inventory of just over 260,000 ASF of facility space and approximately 425,000 GSF. An overall assessment of current facilities indicates that the College has a sufficient volume of space to meet current, as well as a majority of future space demands. However, much of this space is inefficient. State building guidelines require at least 65% of the gross square footage within a building to be dedicated to lecture, laboratory, office and conference, library, or media/audio/television use to be considered efficient.

The college prepares a Five Year Capital Construction Plan each year in order to communicate with the Chancellor's Office (CCCCO) and define the plan for facilities projects in the upcoming years. The CCCCCO uses this information to determine facilities funding qualifications through the analysis of how the college is using five key areas of space – lecture, lab, office, library, and instructional media. Areas that exhibit capacity load ratios under 100% are considered as qualifying for state supported funding and areas that exceed the 100% ratio do not qualify for state supported funding. Presently, the college exceeds the capacity load ratios for both lecture and office space.

Capacity Load Ratios

Space Type	2011	2015	2020
Lecture	93%	84%	75%
Lab	82%	77%	80%
Office	99%	142%	81%
Library	77%	70%	64%
Instructional Media	37%	101%	95%

Planning Data**Projected Space Needs //**

Title 5 of the California Administrative Code prescribes a set of standards for the utilization (average use) and planning of most educational facilities in public community colleges. These standards, when applied to the total number of students served and the related WSCH, result in the total capacity requirement for physical facilities expressed in assignable square feet (space available for use by occupants excluding circulation, restrooms, etc.).

These standards were applied to the 2020 WSCH projections in order to determine the instructional space needs for lecture and lab space at the college. In addition, formula-driven allowances were also applied to determine the campus-wide requirements for office, library, instructional media, and all others.

The following table summarizes the distribution of spaces on the campus and indicates the difference to be addressed with the implementation of the Facilities Master Plan.

Projected Space Needs (Capacity Load Categories)

Space Type	2011 Space Inventory	2020 Master Plan Space Need	Difference
Lecture	24,030	30,012	-5,982
Lab	59,529	60,894	-1,365
Office	34,246	26,999	7,247
Library	20,409	21,132	-723
Instructional Media	3,894	9,294	-5,400

Planning Data

Facilities Planning Priorities //

Following the review and analysis of the planning data summarized above, a series of facilities planning priorities were developed and used to guide discussions and lead toward the development of the recommendations. The following is a summary of the priorities:

Maximize functional space

- Renovate facilities
- Address program needs

Eliminate non-functional space

- Remove temporary buildings
- Replace aging facilities

Improve efficiency/utilization of facilities

- Consolidate related programs
- Create flexible, interdisciplinary spaces

Right-size the campus to address program needs

Position the District to maximize funding (state and local)

Planning Data

Recommendations //

The Facilities Master Plan Recommendations for the campus present an overall picture of the future developed campus and includes recommendations for renovation and replacement of facilities, and campus-wide site improvements.

While drawings in the plan appear specific, the forms are conceptual sketches that highlight the location and purpose of improvements. The final design of each site and facility project will take place as projects are funded and detailed programming and design occurs.

The Recommendations section of this document includes additional detail for site and facilities improvements – new construction and renovation.

