



BOARD APPROVED JULY 16, 2019

GLENDALE

COMMUNITY COLLEGE DISTRICT

FACILITIES MASTER PLAN — 2019 UPDATE





GLENDALE COMMUNITY COLLEGE DISTRICT **2015 FACILITIES MASTER PLAN** *2019 UPDATE*

BOARD APPROVED JULY 16, 2019

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INTRODUCTION

DISTRICT VISION AND MISSION STATEMENTS



VISION

Glendale Community College is the Greater Los Angeles Region's premier learning community where all students achieve their informed educational goals through outstanding instructional and student services, a comprehensive community college curriculum, and educational opportunities found in few community colleges.

MISSION

Glendale Community College is a public community college granting certificates and associate degrees. The college serves people from a variety of geographical areas but primarily serves a diverse population of the Greater Los Angeles region that is capable of benefiting from instruction in credit, noncredit, and community education programs.

Glendale Community College exists to ensure students identify their educational goals and needs and successfully accomplish student learning in the following broad educational areas:

- / Basic skills education to achieve basic foundation skills in reading, writing, mathematics, English as a Second Language, and learning and study skills which are necessary for students to succeed in college-level work.
- / Lower division post-secondary education to achieve transfer to and success in obtaining a degree at a college or university.
- / Career and technical education to achieve employment or enhanced career skills for job advancement.
- / General education to achieve knowledge, skills and attitudes for postsecondary education success, personal enrichment, self-development, and a purposeful and meaningful life as a member of a global community.

INTRODUCTION

PURPOSES



The *2015 Glendale Community College District Facilities Master Plan — 2019 Update* is intended to inform GCCD's community stakeholders of progress made toward implementing the *2015 Glendale CCD Facilities Master Plan* and its long-range plan for developing facilities needed to serve GCCD's students and community.

Due in large part to the community's support of Measure GC, which was approved by the District's voters in November 2016, GCCD is moving to prepare for the future by expanding and improving its facilities. GCCD has been working to address the most urgent challenges that emerged during the development of the 2015 FMP. The 2019 Update specifically updates the recommendations for each campus to reflect these accomplishments and address current challenges and priorities.

High among the College's current priorities is building more instructional and learning support space for the science disciplines—space that is needed to shorten the long wait-list time for prerequisite classes faced by students that are planning to enter Glendale Community College's nursing programs or transfer to universities in the medical and scientific fields. Existing Biology and

Physical Science labs are undersized and in need of support spaces.

The 2019 Update demonstrates GCCD's commitment to use good planning that is driven by Glendale Community College's vision and mission, and to communicate its plans to the community that it serves and has been supported by since 1927. Its accomplishments since 2015 include the following.

- / Completion of the new Sierra Vista Building
- / Establishment of a partnership with the Glendale Fire Department to develop an improved fire technology training center at GFD facilities
- / Planned expansion of instructional space for welding and manufacturing within existing Verdugo Campus facilities
- / Acquisition of land to expand the Garfield Campus
- / Acquisition of property adjacent to the Professional Development Center in Montrose to provide contract workforce training, credit, noncredit, and community service classes
- / Construction is underway for the Seismic Replacement of the 1937 Physical Education Building Project on the Verdugo Campus
- / Completion of upgrades to the library

ONE / VERDUGO CAMPUS



RECOMMENDATIONS

The Verdugo Campus recommendations build upon the character and structure of the campus while reinforcing the innovative concepts that underlie the design of recent buildings and those currently in planning. Collectively, the recommendations strengthen Glendale Community College's identity and its institutional presence within the community and region.

The FMP recommendations translate the educational planning needs and the identified campus issues into a series of facilities and site recommendations. While drawings presented in this section 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 are included in this section and are described in the following subsections:

VERDUGO CAMPUS

- / Development Concept
- / Updated Long Range Facilities Master Plan
- / Updated Project Descriptions

RECOMMENDATIONS

DEVELOPMENT CONCEPT

The development concepts that underlie the Verdugo Campus recommendations grew out of the issues and challenges identified in the analysis of existing campus conditions, the educational planning needs, and the visions and priorities expressed by GCCD stakeholders. The overarching theme for the facilities master plan is to maintain the focus on students and their needs as the campus grows and changes.



01

Densify campus development to encourage interdisciplinary learning and collaboration and make the most of the existing land area on the campus.



02

Zone the campus for improved student access to services and provide sufficient indoor and outdoor space for student gathering and activities.



03

Build new facilities and renovate existing facilities to keep pace with the need for flexible and up-to-date instructional and student services space.



04

Strengthen circulation flow, connections, and wayfinding, giving priority to pedestrians.



05

Strengthen vertical pedestrian circulation, using well-placed and easy to maneuver ramps, stairs, elevators, and buildings that provide entrances at more than one ground level.



06

Place parking and vehicle traffic away from the center of campus and pedestrians.



07

Preserve hillside land as natural habitat and improve access for its use as a living laboratory.

RECOMMENDATIONS

LONG RANGE FACILITIES MASTER PLAN

The 2019 recommendations for the Verdugo Campus present an overall picture of development that supports the strategic goals and priorities of the GCCD Institutional Master Plan 2018–2025.

Through recommended new facilities and renovations of existing facilities, the Verdugo Campus will be updated to maintain the focus on students. GCCD is actively engaged in piloting new modes of instruction, such as collaborative research-based instruction, distance education, and hybrid courses that engage students on many levels. Classrooms and labs will be shaped, configured, and equipped for the use of instructional technologies and flexible furniture that can be rapidly reconfigured for traditional lectures or breakout sessions of small teams of students. Buildings and outdoor spaces will be equipped with power outlets and wifi to support the use of mobile devices to teach and learn. Learning resources and tutoring space will be housed with instructional space and clustered with faculty offices to allow faculty to be visible to and easily accessed by students. Learning will be put on display near entrances and lobbies where it will inform and inspire interdisciplinary collaboration among both students and faculty.

PROJECT LIST

NEW FACILITIES

- / Science Building — project update
- / Instruction Building & Conference Center — project update
- / Seismic Retrofit & Expansion of Verdugo Gymnasium — currently under construction
- / District Storage Facility
- / South Parking Structure

RENOVATION OF FACILITIES

- / Secondary Effects Renovations related to the Science Building — project update
- / Secondary Effects Renovations related to the Sierra Vista Building — project update
- / Library Renovation — completed
- / Sierra Madre Building Renovation — partially completed
- / Auditorium Renovation — project update
- / AA Building & ATC Building Renovation — project update

COLLEGE-WIDE PROJECTS

- / College-wide Accessibility Compliance Upgrades
- / College-wide Parking and Circulation Upgrades
- / College-wide Signage, Wayfinding, and Visual Display Upgrades
- / College-wide Security and Safety Upgrades
- / College-wide Energy Projects
- / College-wide Infrastructure Project
- / College-wide Building System Repairs and Replacement

2025 FACILITIES MASTER PLAN

- EXISTING FACILITIES
- EXISTING PARKING STRUCTURE
- UNDER CONSTRUCTION
- PROPOSED RENOVATIONS
- RECENTLY RENOVATED UNDER MEASURE GC
- PROPOSED NEW CONSTRUCTION
- PROPOSED PARKING STRUCTURE
- PROPERTY LINE

BUILDING KEY

- AA AVIATION / ART
- AD DAVITT ADMINISTRATION
- ATC ADVANCED TECHNOLOGY CENTER
- AU AUDITORIUM
- BK BOOKSTORE
- CDC CHILD DEVELOPMENT CENTER
- CR CAMINO REAL
- CP1 CENTRAL PLANT 1
- CP2 CENTRAL PLANT 2
- CS CIMMARUSTI SCIENCE CENTER
- D DUPLICATING
- G ART GALLERY
- HS PARIKH HEALTH SCIENCES & TECHNOLOGY
- IBCC INSTRUCTION BUILDING & CONFERENCE CENTER
- LB LIBRARY
- LS LIFE SKILLS
- M&O MAINTENANCE & OPERATIONS
- SC J.W. SMITH STUDENT CENTER
- SCI SCIENCE BUILDING
- SG SAN GABRIEL
- SGE SAN GABRIEL EAST
- SM SIERRA MADRE
- SR SAN RAFAEL
- SV SIERRA VISTA
- ST DISTRICT STORAGE FACILITY
- VG VERDUGO GYM



RECOMMENDATIONS — PROJECT UPDATE

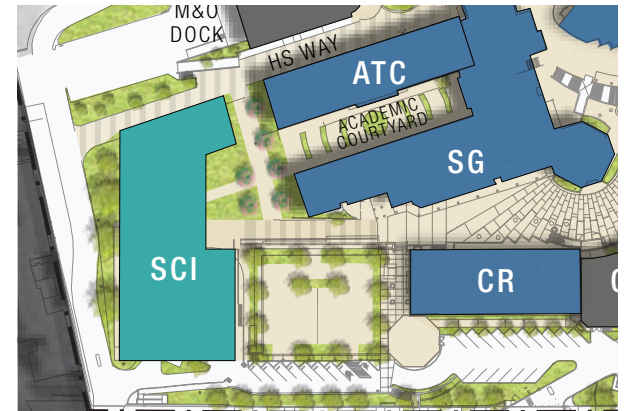
SCIENCE BUILDING

The multi-story Science Building will provide space needed to support Glendale Community College's plans to meet the demand for instruction in the biological and physical sciences, which require specialized, state-of-the-art instructional and research laboratory space. The Science Building is urgently needed to replace insufficiently sized and outdated space in the San Gabriel, Arroyo Seco, and Camino Real Buildings and provide additional space to address student demand for classes that has led to long wait lists. This project will help to align Glendale Community College's course offerings with the State's focus on STEM and research-based instruction.

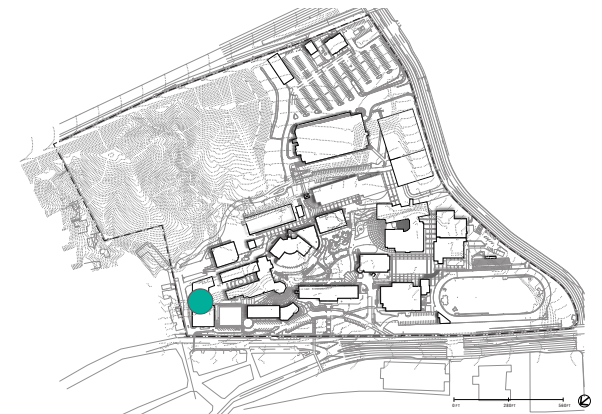
The new labs will be designed to comply with current operational safety standards, including those of the American Chemical Society, the highest authority for collegiate chemistry labs. The Science Building will house a large lecture space and faculty offices, as well as learning resources. Exhibition space will be provided near public spaces to display and promote interest in the science instructional programs. Students will be provided with enriched collaborative study spaces placed near faculty offices and learning resources.

The Science Building will be built in the area made available by demolishing the Arroyo Seco Building, the Santa Anita Building, Lot F, and Lot G. Being prominently located at the southwest corner of the campus, the Science Building will be a signature building for the College. It will be the center of a STEM-focused precinct, with strong circulation links to the San Gabriel, Health Sciences, and Camino Real Buildings. A student-welcoming courtyard designed to accommodate outdoor instruction and gathering will anchor the north end of the San Gabriel Plaza.

The project will support accessibility by relocating accessible parking and the passenger loading zone for the Access Bus and campus ADA trams closer to the center of campus. By stepping incrementally up the sloping site, the five-story Science Building will be integrated with the topography, where it will promote pedestrian accessibility by providing entrances at upper and lower ground floor levels and access to elevators.



VIGNETTE PLAN



KEY PLAN



INSPIRATIONAL CONCEPT IMAGES

RECOMMENDATIONS — PROJECT UPDATE

INSTRUCTION BUILDING & CONFERENCE CENTER

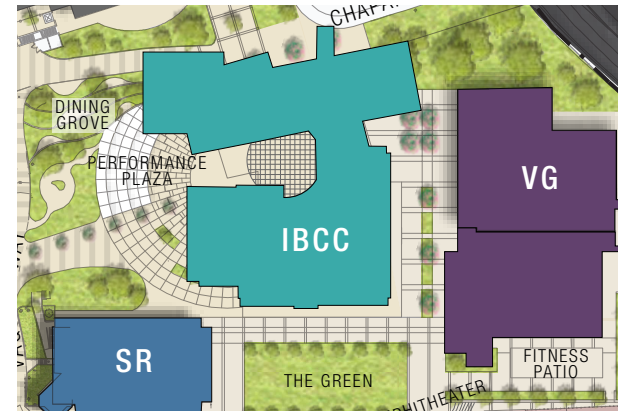
The new multi-story Instruction Building & Conference Center (IBCC) is envisioned to be a collaborative and cross-disciplinary environment that will house classrooms; laboratories and studio space for music, dance, film, television, and electronic media; performance space; and faculty offices. Students will benefit from gathering and study spaces that are enriched with multi-media learning resources for the performing and media arts. In addition, the IBCC will house a conference center that would accommodate within its flexible spaces, functions and events of many sizes and types. It will also provide storage space for equipment and fixtures that support College events.

Glendale Community College's strong programs in the performing arts are housed in aging and insufficiently sized facilities. The Dance Program is currently in the aged Sierra Nevada Gymnasium. The Music Program is currently housed with the Theatre Arts Program in the Auditorium, which provides insufficient space for both programs and is challenged by inadequate acoustic separation. The new IBCC will accommodate the current and projected need for music, dance, and electronic media instructional space, in modern facilities

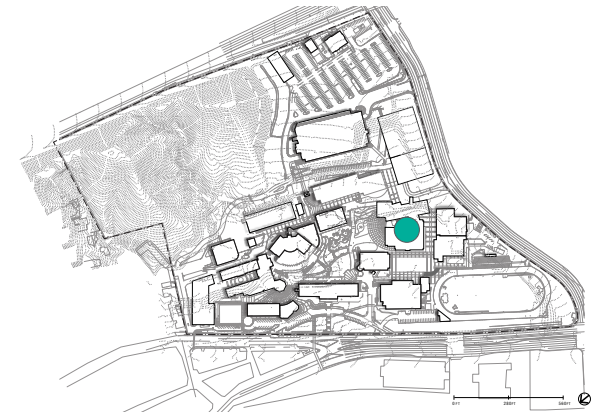
that are equipped to support current modes of instruction.

The IBCC, being adjacent to both the Verdugo Gym and the Auditorium, will be well located to support collaboration and sharing of resources by programs that are focused on human performance, such as productions that integrate dance, music, and theatre arts. The center will include outdoor spaces that support instructional activities. The Performance Plaza will be equipped for outdoor performances, as well as college-wide events. It builds on Plaza Vaquero to accommodate the student population with outdoor places for gathering, study, and activities at the center of campus.

The IBCC will help to address pedestrian accessibility with an upper entry plaza and elevators that provide an accessible path of travel between buildings along Chaparro Drive above, including the new Sierra Vista building and the South Parking Structure, and buildings downhill along El Camino Real.



VIGNETTE PLAN



KEY PLAN



INSPIRATIONAL CONCEPT IMAGES

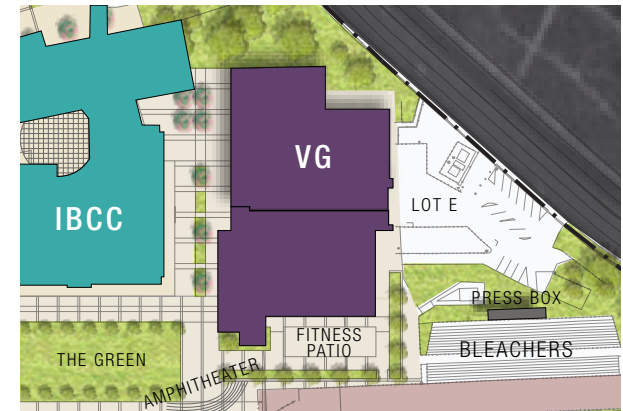
RECOMMENDATIONS — CURRENTLY UNDER CONSTRUCTION

SEISMIC RETROFIT & EXPANSION OF VERDUGO GYMNASIUM

The Seismic Retrofit & Expansion of Verdugo Gymnasium will modernize the existing facility to comply with current codes. The project, which is under construction, also includes an addition of new locker room facilities, physical education/athletics support facilities, and an auxiliary gym.

The project provides modern space needed to support the Physical Education and Athletics Programs and address Title IX compliance by providing equal facilities for both genders. It provides the facilities needed to support Adapted Physical Education classes and activities, as well as elevator access between floors, which is currently lacking. It will modernize and replace aged and poorly functioning building systems, including plumbing, drainage, heating, and ventilation.

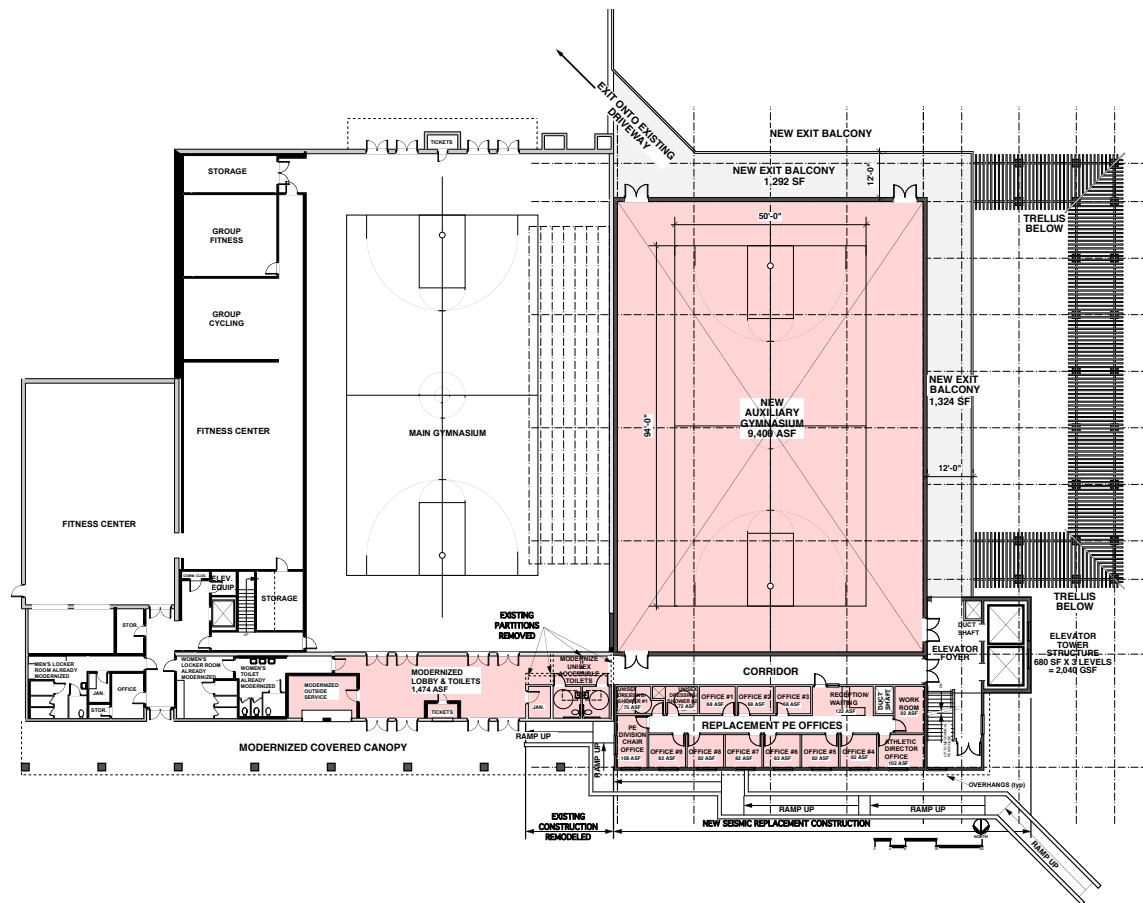
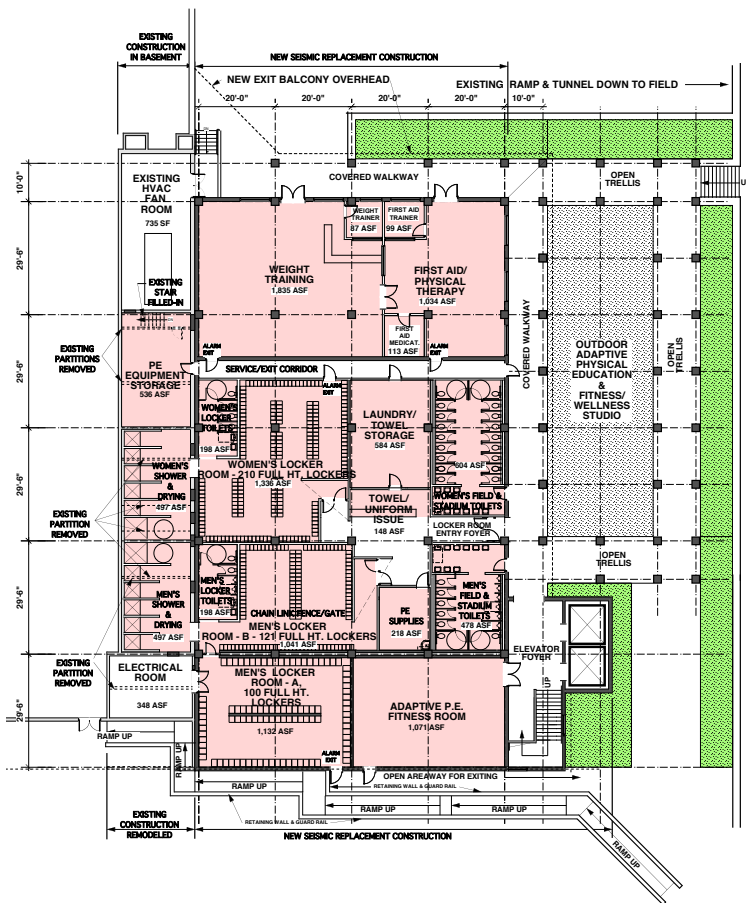
This project includes outdoor upgrades that will provide accessible paths of travel to Sartoris Field as well as public restrooms and a concession stand to serve spectators at the field. It provides a shaded outdoor space for fitness training, including yoga and outdoor disabled exercise training.



VIGNETTE PLAN



KEY PLAN



LOWER FLOOR PLAN

MAIN FLOOR PLAN

FLOOR PLANS FROM FINAL PROJECT PROPOSAL (FPP) FOR THE SEISMIC REPLACEMENT 1937 P.E. BUILDING

RECOMMENDATIONS

DISTRICT STORAGE FACILITY

The District Storage Facility will provide space for district-wide long-term document, furniture, and equipment storage. It will replace the temporary storage containers found currently in many parts of the campus and basement storage in the Administration Building. The District Storage Facility will be located in a portion of Parking Lot B with direct vehicular access to College Drive.



VIGNETTE PLAN



KEY PLAN

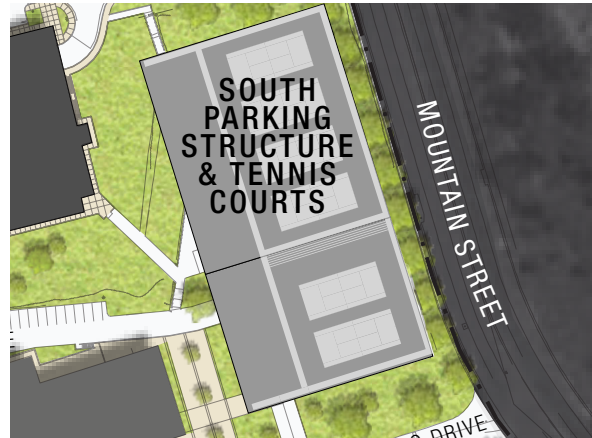


INSPIRATIONAL CONCEPT IMAGES

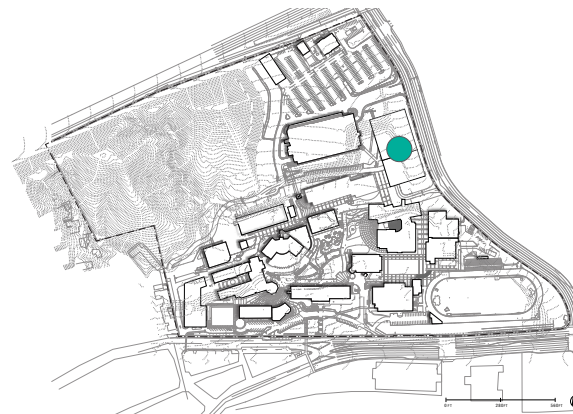
RECOMMENDATIONS

SOUTH PARKING STRUCTURE

The South Parking Structure will provide approximately 175 stalls per level and a minimum of three and a half parking levels for about 650 parking stalls. To be built on the site of the existing tennis facility, the parking structure will replace the tennis facility with six new courts on the upper decks. Vehicle entrances will be provided from Chapararro Drive and Lot A Drive. Due to the configuration of Mountain Avenue, access via Chapararro Drive must be limited to staff, accessible parking permit holders, and possibly special event parking with traffic direction. Student vehicle access would be accommodated via Lot A Drive. A traffic study is recommended to explore the opportunity for vehicular access at College Drive – and a potential connection to the North Parking Structure. College Drive is better designed to accommodate the volume of traffic that would support student use of the South Parking Structure and a direct access to the structure would reduce the need for cars to circulate on campus.



VIGNETTE PLAN



KEY PLAN

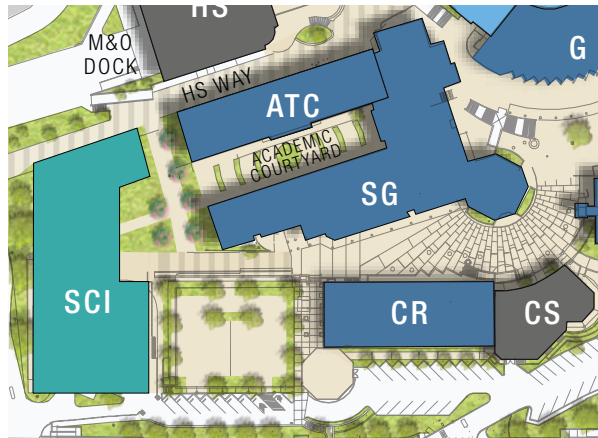


INSPIRATIONAL CONCEPT IMAGES

RECOMMENDATIONS — PROJECT UPDATE

SECONDARY EFFECTS RENOVATIONS RELATED TO THE SCIENCE BUILDING

The construction of the Science Building will build new laboratories for the biological and physical sciences, which will replace outdated space in the existing San Gabriel and Camino Real buildings. The Secondary Effects Renovation project will repurpose this space to serve other needs, including relocating the Math Discovery Center and classrooms currently in the Arroyo Seco building to the San Gabriel building second floor. It will also reorganize science and math instructional and support space in the San Gabriel and Camino Real buildings to be more efficiently zoned.



VIGNETTE PLAN



KEY PLAN



INSPIRATIONAL CONCEPT IMAGES

RECOMMENDATIONS — PROJECT UPDATE

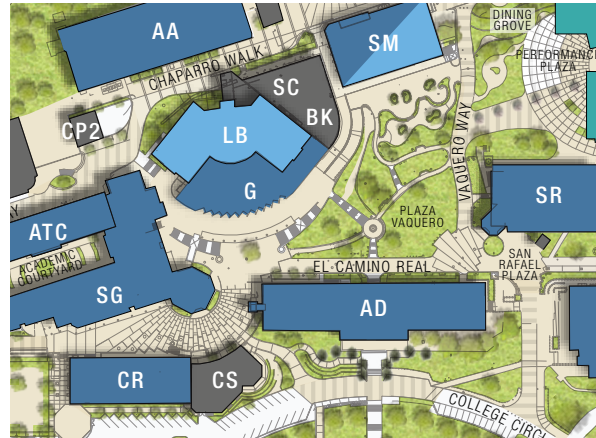
SECONDARY EFFECTS RENOVATIONS RELATED TO THE SIERRA VISTA BUILDING

When it opened in 2018, the Sierra Vista building consolidated most student services programs under one roof. As a result, spaces in other buildings were vacated. Three secondary effects renovations are underway that will repurpose these vacated spaces for new uses.

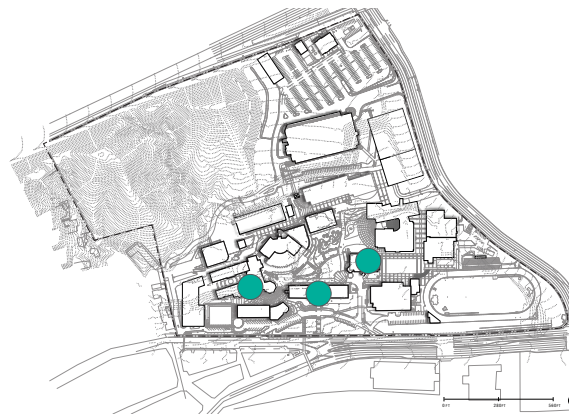
Space on the first floor of the San Gabriel building is being designed to soon become the campus' new office for Disabled Students Programs and Services (DSPS). This location on the ground floor near the Access Bus stop improves access for students with mobility challenges. The project expands testing and assessment space and office space for DSPS personnel.

Space on the second floor of the San Rafael building is being converted to office space for Title 5 programs, the Baja Program, CalWORKs, adjunct faculty, and the governance offices for the Academic Senate and faculty and classified unions. Existing restrooms are being upgraded for accessibility.

Space on the first floor of the Administration Building is being repurposed to house Human Resources, which currently occupies a temporary building. The new HR office will provide improved and permanent space near related functions.



VIGNETTE PLAN



KEY PLAN



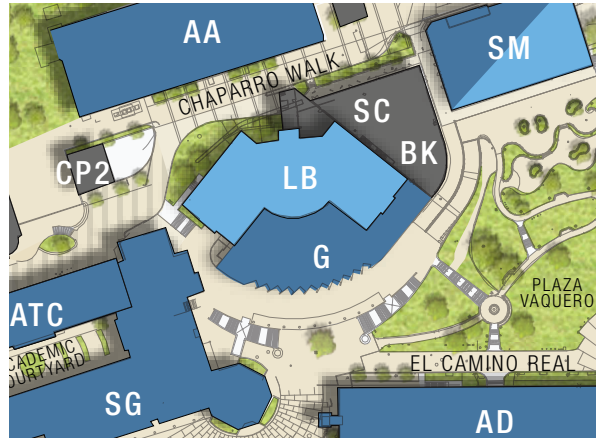
INSPIRATIONAL CONCEPT IMAGES

RECOMMENDATIONS — COMPLETED

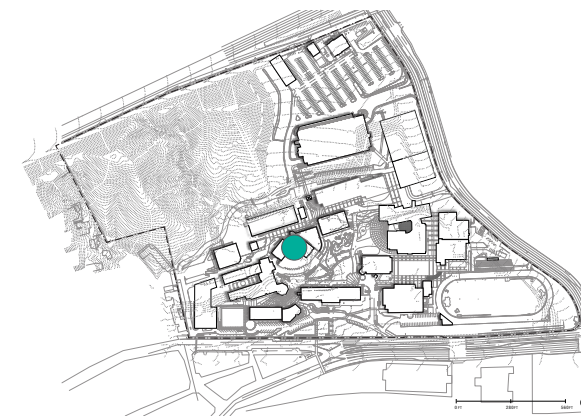
LIBRARY RENOVATION

The Library has been updated and refreshed to be a welcoming, 21st century learning resources and media center. The renovation has made its facilities and services more transparent and available to students. Library functions were reorganized and outdated spaces were repurposed. The interior environment has been updated to better support collaborative studying and learning, with an eye toward improving flexibility, user comfort, and aesthetics. The amount of space devoted to housing physical books and individual study carrels has been rightsized.

Among its many objectives, the project has updated equipment and technology, improved acoustic performance, and replaced signage. The renovation was designed to meet many of the green building standards that are referenced by the LEED rating systems, including the use of environmentally preferable furnishings and finishes, as well as Energy Star equipment.



VIGNETTE PLAN



KEY PLAN



INSPIRATIONAL CONCEPT IMAGES

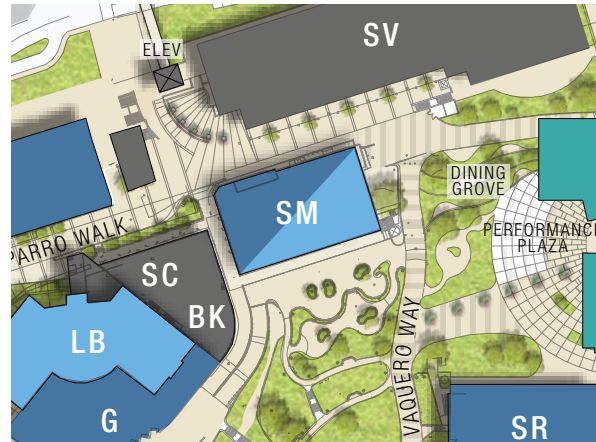
RECOMMENDATIONS

SIERRA MADRE BUILDING RENOVATION

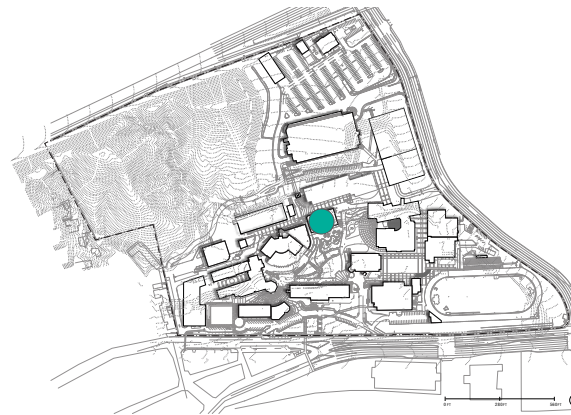
The Sierra Madre building is undergoing a multi-phase renovation to improve services that enhance students' experience of campus life. Work has been completed in three areas.

- / The Welcome Center is open and serving as an information hub for current and prospective students. The Welcome Center houses staff who help students apply for admission, register for classes, access college resources, and navigate the campus.
- / The Multicultural & Community Engagement Center is the home base for programs and activities, both on and off campus, that are building a culture of acceptance and inclusion through civic engagement.
- / The District Police Office has been expanded to provide an improved entrance and public lobby, as well as more office space, lockers, and conference space.

In addition, planning is underway to expand and improve the campus' main food service facility. A study is recommended to explore options for food services and to guide the renovation of the dining areas, the servery, kitchen, and back-of-house facilities. The renovation will provide additional indoor and outdoor dining space and address the need for shaded outdoor seating.



VIGNETTE PLAN



KEY PLAN



INSPIRATIONAL CONCEPT IMAGES

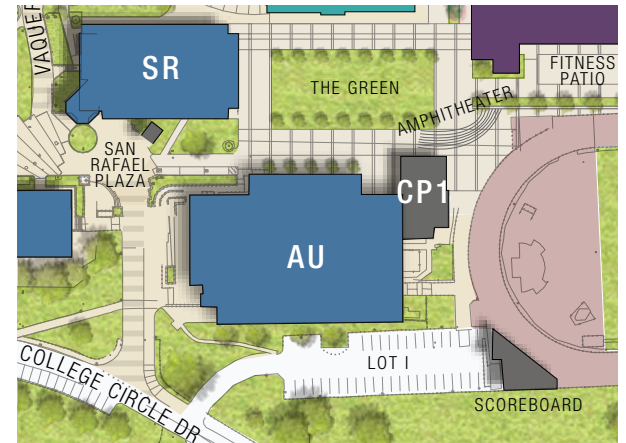
RECOMMENDATIONS — PROJECT UPDATE

AUDITORIUM RENOVATION

The Auditorium has been serving Glendale College since 1947 and is well loved as one of GCCD's heritage buildings and home to its highly regarded Theatre Arts Program. This project is a comprehensive renovation that will extend the lifespan of this facility and provide space to meet current needs and future growth and accessibility.

New laboratory and studio space for instruction in the theatre arts will be provided by repurposing space vacated by the relocation of music laboratories to the IBCC. Existing performance, audience, and backstage spaces will be upgraded for functionality and accessibility. The orchestra pit lift will be restored to functionality. Audience seating and stage draperies will be replaced. Theatre lighting and equipment will be replaced and enhanced. Acoustic performance and attenuation between spaces will be improved. A much needed expansion of the lobby will be designed in keeping with the Auditorium's historic architectural style. These improvements will benefit all of GCCD's performing arts programs and enhance the auditorium's many uses as the campus' largest assembly hall.

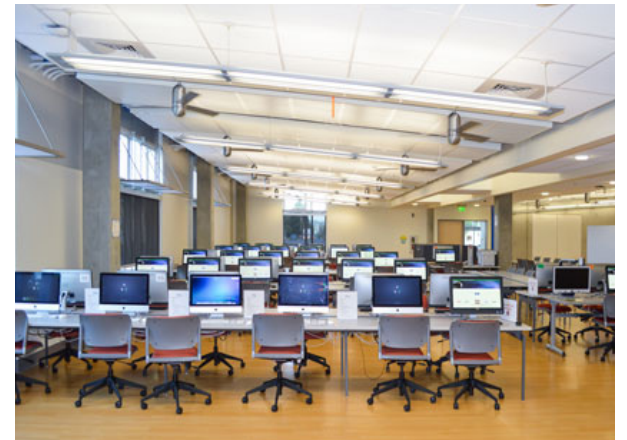
In addition, the renovation will include flexible instructional space for use by all disciplines. It will include building-wide repairs and replacement of aged finishes and equipment. It is an opportunity to implement improvements that will achieve campus-wide objectives for accessibility, signage and wayfinding, safety and security, and energy efficiency.



VIGNETTE PLAN



KEY PLAN



INSPIRATIONAL CONCEPT IMAGES

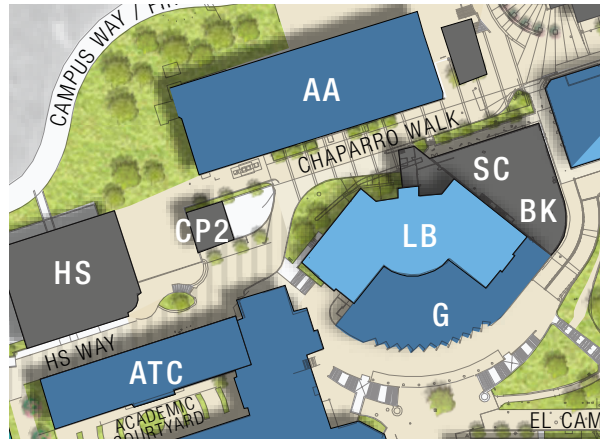
RECOMMENDATIONS — PROJECT UPDATE

AA BUILDING & ATC BUILDING RENOVATION

Glendale Community College, a leading regional provider of instruction in advanced manufacturing technologies, is in the process of expanding its laboratories by repurposing the vacated Fire Academy space that became available when the College partnered with Glendale Fire Department to develop an off-campus training center. This two-phase project will renovate and repurpose space in the AA and ATC buildings.

Phase 1, currently underway, will repurpose the former Fire Academy space in the AA building to expand the Welding Program, allowing it to accommodate more students and teach more welding technologies. In addition, the project will create a new Machine Technology laboratory containing heavy equipment such as industrial machine shears and plasma cutters. The electrical system will be upgraded and restrooms will be updated for accessibility.

Phase 2, currently in design, will renovate the spaces in the ATC building that will be vacated following the completion of Phase 1. These spaces will expand the Computer-Assisted Manufacturing laboratory to accommodate state-of-the-art advanced manufacturing technologies.



VIGNETTE PLAN



KEY PLAN



INSPIRATIONAL CONCEPT IMAGES



RECOMMENDATIONS

COLLEGE-WIDE PARKING & CIRCULATION UPGRADES

Recommendations for the Facilities Master Plan include upgrading parking and circulation to improve intuitive universal access to all levels of the campus, separate vehicular circulation from pedestrian circulation, and create safe and inviting pathways that connect the entire campus, including parking areas, integrating nodes of gathering spaces along the walkways. Parking areas will be consolidated and improved. Project details for pedestrian circulation and parking should address issues outlined in an Accessibility Compliance Study completed by a Certified Access Specialist (CASp) and consider safety and security with good sightlines for easy open observation. Recommendations include:

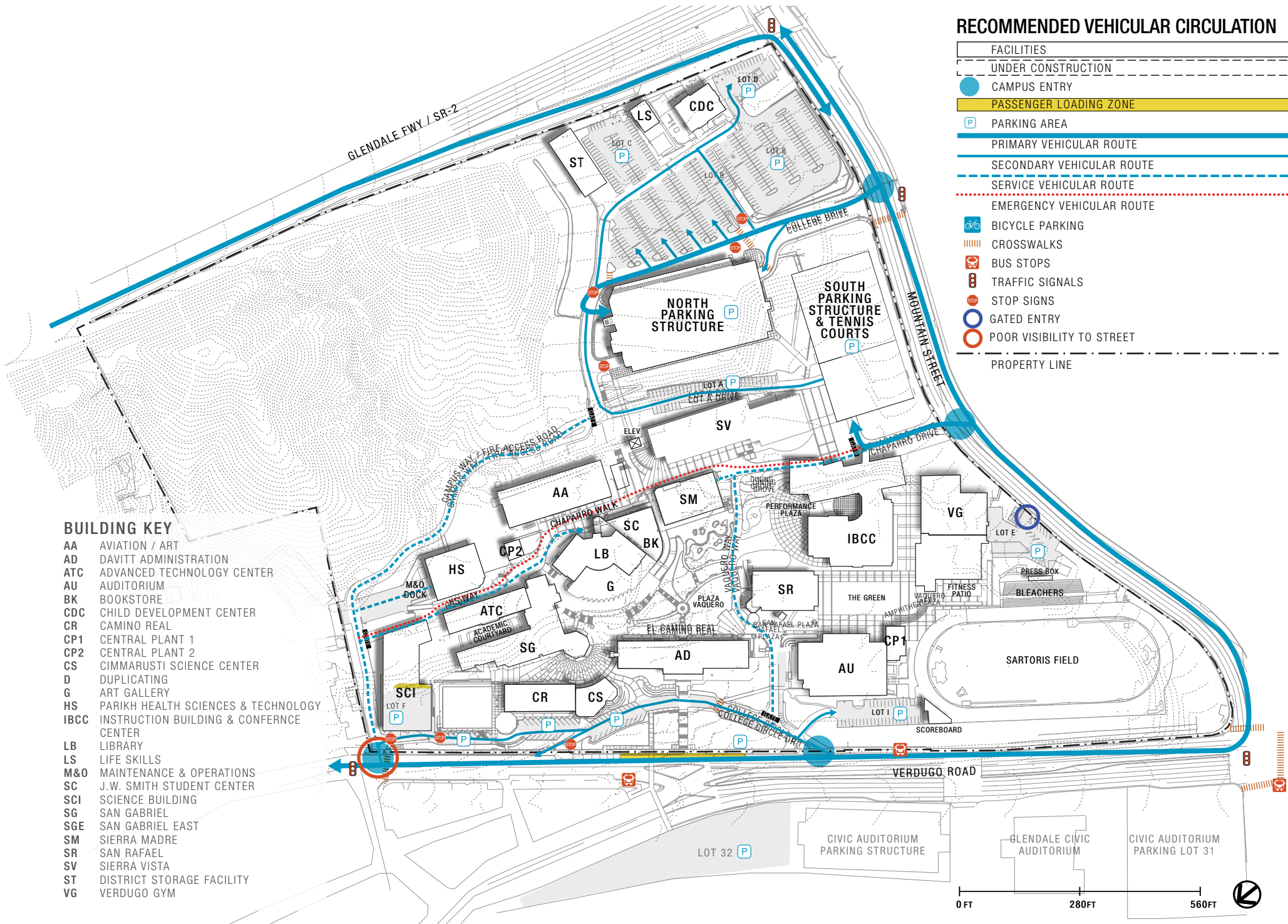
- / Improve the locations of and access to accessible parking, the public Access Van stop, and the designated campus access cart service pick-up/drop-off zone.
- / Study and improve drop off zones on Verdugo Road.
- / Upgrade pedestrian circulation paths throughout campus eliminating crossover with vehicular traffic and parking. Create intuitive access to all areas of campus.

Paving for circulation pathways should be similar throughout campus for consistency and integrated with sustainable and drought-tolerant landscaping. There should be a strong north – south main open walkway with seating and gathering spaces adjacent to the pathway.

- / Consolidate parking to areas on the edges of the campus with direct access from perimeter roads to avoid vehicular circulation in pedestrian walkways.
- / Study College Circle Drive for safer pedestrian crossing. Consider eliminating the 11 parking spaces directly in front of the Administration building for safer visibility and enhanced view of the Administration building. Provide a gate to prevent cars entering Circle Drive from the north.
- / Evaluate vertical stair climbs and break stairs into shorter continuous runs. Coordinate upgraded vertical pathways with new buildings so vertical circulation can be integrated with elevators in new buildings.
- / Develop a clear and easily traveled pedestrian connection from the lower campus to the parking structure and lot between the Student

Center and the Sierra Madre buildings opening onto a gathering plaza between the Sierra Vista building and the new Aviation Arts Building. Coordinate circulation up to the higher level of the campus with potential exterior escalator adjacent to the new Aviation Arts Building.

- / Consider deploying a parking lot/garage occupancy monitoring system to monitor available parking space in the North Parking Garage and upper parking lots and sending information to a web-accessible database for view on line. Include information on a digital screen on the Glendale Freeway just before the Mountain Road Exit. This system could also be installed in the parking lots across Verdugo Road.
- / Work with the city to improve the pedestrian bridge to the city parking lots and public transportation on the north side of Verdugo Road. Consider installation of an elevator and tower for vertical circulation. And maintain the long-term agreement for the joint use of the city parking lots.



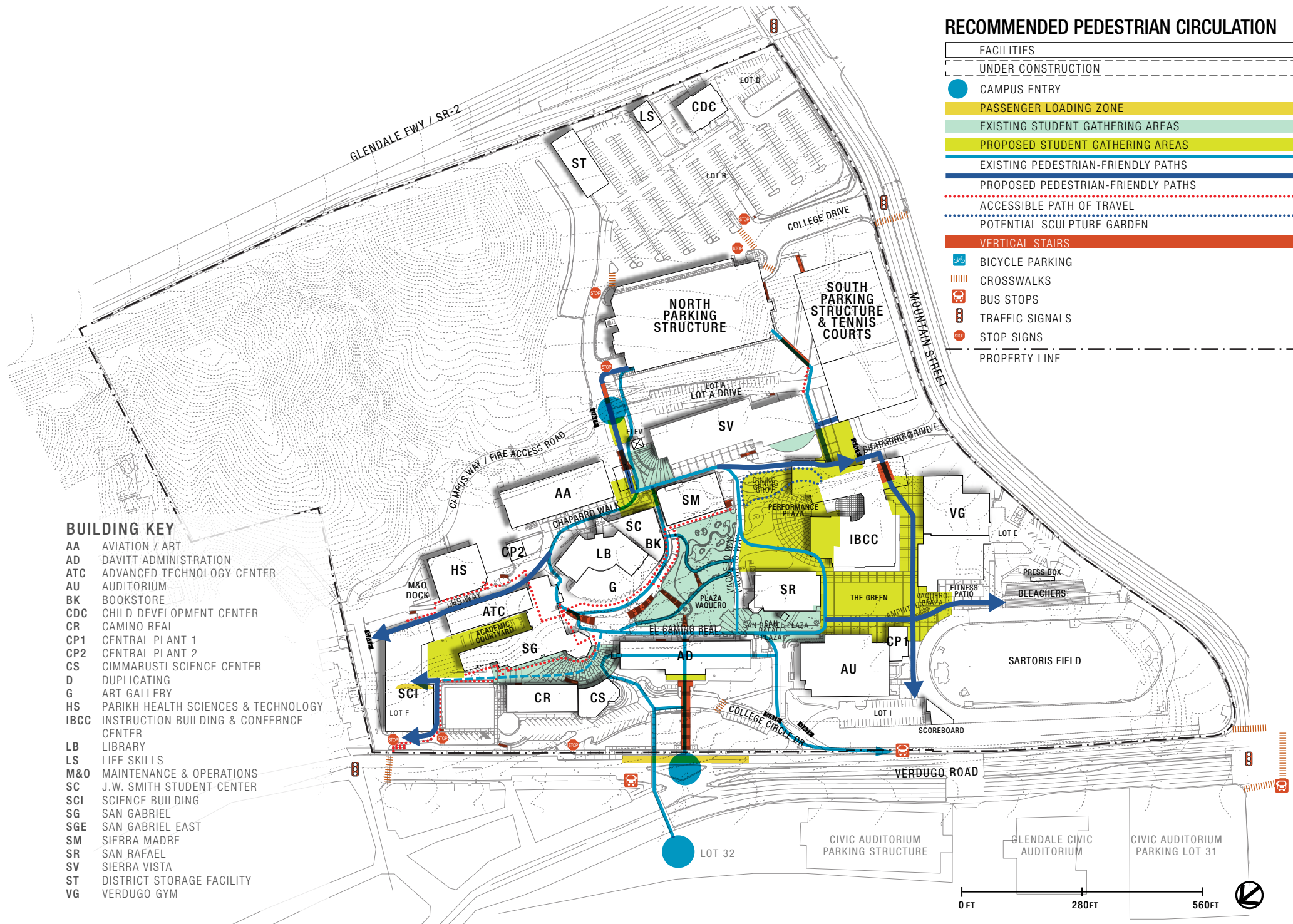
RECOMMENDATIONS

COLLEGE-WIDE ACCESSIBILITY COMPLIANCE UPGRADES

It is recommended that the District conduct a detailed Accessibility Compliance Study by a Certified Access Specialist (CASP) to provide the College with a comprehensive outline of upgrades needed to meet current accessibility regulations at all three campuses. While all items identified may not be able to be addressed immediately, the study can note the most important issues to address in the near future and plan for phased implementation. Upgrades would address both exterior campus path of travel and parking needs as well building upgrades. Types of projects could include:

- / Upgrade non-accessible restrooms for accessibility.
- / Upgrade all door hardware for accessibility compliance.
- / Upgrade all instructional space doors to meet width compliance.
- / Upgrade drinking fountains. Consider installing units with bottle refill stations.
- / Upgrade casework, sinks, and built-in stations if required for compliance.
- / Provide universal compliance entries to buildings.
- / Provide access to all public areas of a building including raised platforms and stage.
- / Add additional accessible parking on the campus.
- / Provide compliant paths of travel to buildings throughout the campus.
- / Add a stop to the bridge elevator tower to serve an upper plaza for high-volume stairs and elevators or escalators adjacent to the Aviation Arts Building (refer to the Advanced Technology Renovation Project).





RECOMMENDATIONS

COLLEGE-WIDE SIGNAGE, WAYFINDING, & VISUAL DISPLAY UPGRADES

Upgrades to campus signage, including room identification and directional signage, visual displays, and public art, are recommended. These recommendations should be coordinated and implemented with the circulation upgrades and will support improved circulation throughout all three campuses. A coordinated College branding and holistic Graphic Identity Plan are recommended to guide the design and implementation of campus signage upgrades. The upgrades should be coordinated with the recommendations in an Accessibility Compliance Study to ensure signage code compliance. In addition to signage and wayfinding, opportunities for a variety of display media should be included throughout the College to showcase students and student work, college partnerships, and special programs such as the Baja Program. Displays could include digital media such as animations, videos, and performances on monitors or via projectors, gallery space for professionally displayed photography and art, interactive displays for information, outdoor sculpture, interactive musical instruments, and performance spaces. A plan of the campus should identify opportunities to display and showcase art.

Specific recommendations include:

- / Install College marquee signs at main entrances and acknowledge parking information.
- / Place easy-to-read campus directories and directional signage at key point throughout the campus and in buildings.
- / Include parking signage and parking information in all areas.
- / Add consistent building identification to all buildings.
- / Develop plans that identify opportunities throughout all three campuses for creative displays and a variety of public art. Coordinate digital display with power and data requirements.

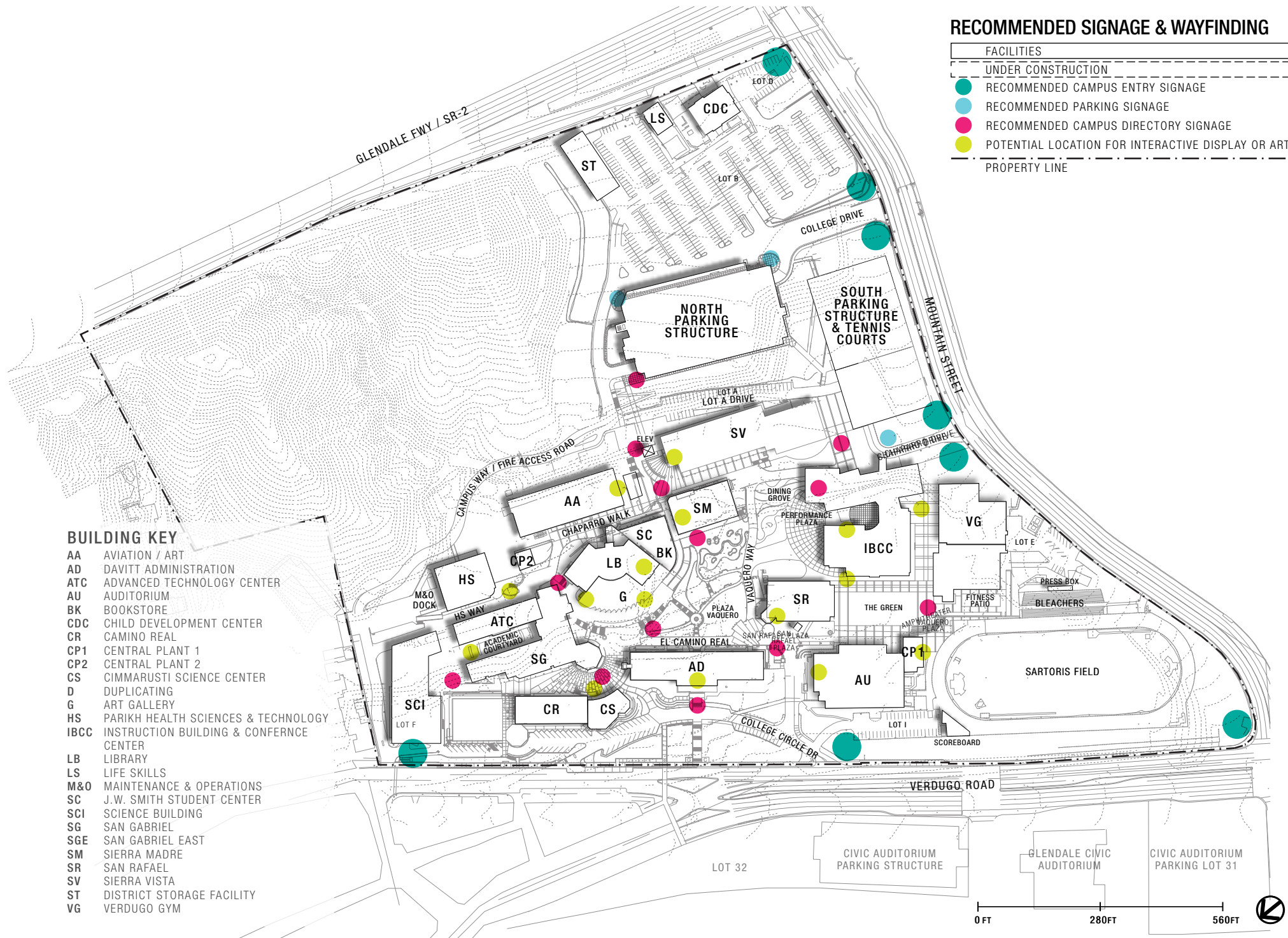


RECOMMENDED SIGNAGE & WAYFINDING

FACILITIES
UNDER CONSTRUCTION
RECOMMENDED CAMPUS ENTRY SIGNAGE
RECOMMENDED PARKING SIGNAGE
RECOMMENDED CAMPUS DIRECTORY SIGNAGE
POTENTIAL LOCATION FOR INTERACTIVE DISPLAY OR ART
PROPERTY LINE

BUILDING KEY

AA	AVIATION / ART
AD	DAVITT ADMINISTRATION
ATC	ADVANCED TECHNOLOGY CENTER
AU	AUDITORIUM
BK	BOOKSTORE
CDC	CHILD DEVELOPMENT CENTER
CR	CAMINO REAL
CP1	CENTRAL PLANT 1
CP2	CENTRAL PLANT 2
CS	CIMMARUSTI SCIENCE CENTER
D	DUPPLICATING
G	ART GALLERY
HS	PARIKH HEALTH SCIENCES & TECHNOLOGY
IBCC	INSTRUCTION BUILDING & CONFERENCE CENTER
LB	LIBRARY
LS	LIFE SKILLS
M&O	MAINTENANCE & OPERATIONS
SC	J.W. SMITH STUDENT CENTER
SCI	SCIENCE BUILDING
SG	SAN GABRIEL
SGE	SAN GABRIEL EAST
SM	SIERRA MADRE
SR	SAN RAFAEL
SV	SIERRA VISTA
ST	DISTRICT STORAGE FACILITY
VG	VERDUGO GYM



RECOMMENDATIONS

COLLEGE-WIDE SECURITY & SAFETY UPGRADES

GCCD will take a proactive approach to the security and safety of all three campuses, including designing outdoor and building space using CPTED (Crime Prevention through Environmental Design) design principles and best practices for creating secure environments. The District will augment this approach with security and safety systems. Projects to upgrade building systems can be done as new buildings come on line and as existing structures are renovated or as specific security projects. The implementation of these upgrades should be coordinated with the District Police Department and a campus-wide safety and security plan. Projects include:

- / Install security cameras and monitoring system in parking areas and other key areas of the campus.
- / Expand the intrusion alarm system on campus to include all buildings and key spaces on campus.
- / Upgrade the phone system to provide campus-wide mass notification capabilities that can be used to communicate emergency information and voice alerts.

- / Install door hardware that allows manual locking from the inside of all classrooms and laboratories.



RECOMMENDATIONS

COLLEGE-WIDE ENERGY PROJECTS

Following the completion of the Phase 1 Energy Upgrade Project, which improved the HVAC systems in the upper Verdugo Campus, the District will continue to conserve energy and increase its onsite power generation capacity through a series of projects.

Energy Upgrade Project – Phase 2

- / Improve building HVAC systems in the lower Verdugo Campus

Energy Upgrade Project – Phase 3

- / Expand the capacity of both existing Verdugo Campus central chiller plants and extend the campus-wide chilled water distribution loops. Adapt the HVAC systems of additional existing buildings to provide space cooling utilizing the campus-wide chilled water system.

Energy Upgrade Project – Future

- / Verdugo Campus Solar Power—Expand the campus-wide renewable solar power generation system by providing solar shade structures in Parking Lot B and solar panels on new construction where feasible.
- / Verdugo Campus Chilled Water—Interconnect the two campus chilled water distribution loops to allow for energy and operational efficiencies.
- / Building Water Efficiency—College-wide upgrades to install water-efficient plumbing fixtures in existing buildings at all three campuses.
- / Building Energy Efficiency—College-wide upgrades to and replacement of aged and inefficient HVAC, domestic hot water, and electrical equipment and distribution systems in existing buildings at all three campuses.
- / Window Replacement—Replace the exterior windows of the Administration Building and the Camino Real Building with energy-efficient windows that are aesthetically compatible with the architectural style of the existing windows.



RECOMMENDATIONS

COLLEGE-WIDE INFRASTRUCTURE PROJECT

The District will continue on-going work to maintain and improve the site utilities infrastructure on its campuses, with the goals of improving service, reliability, and the efficient use of resources, as well as complying with regulatory requirements. Utilities infrastructure systems include storm drainage, sanitary sewer, domestic water, fire protection water, reclaimed irrigation water, natural gas, electrical, and communications.

- / Survey and assess campus-wide site utilities infrastructure systems, repair or replace aged and non-functional elements and institute upgrades that will support the needs of the 21st century learning environment. Include technology infrastructure to provide WiFi in all interior and exterior areas of all three campuses.



RECOMMENDATIONS

COLLEGE-WIDE BUILDING SYSTEM REPAIRS & REPLACEMENT

Existing buildings and site improvements will be maintained and with the goal of providing welcoming, comfortable, healthy and environmentally sustainable learning and working environments that support the optimal utilization of the District's physical resources. Survey and assess the district-wide facilities inventory to identify and prioritize the repair and replacement of aged and non-functional building elements.

As a guiding principle, repair and replacement projects will be designed to maintain and, when feasible, improve the aesthetic quality of the campuses by implementing design strategies that are compatible with the existing architectural styles. On the Verdugo Campus, where buildings are typically viewed from above, consideration should be given to improving the view of rooftops through the intentional design of roof scapes, potential use of solar panels, and visual shielding of mechanical equipment.



TWO / GARFIELD CAMPUS



RECOMMENDATIONS

Since it opened its doors in 1990, the Garfield Campus has grown into a successful and well-loved center of learning within the community. With the completion of the Mariposa Building in 2011, the campus replaced all temporary facilities and currently houses 69,311 gross square feet of permanent building space. To ensure that current and future needs are met, this facilities master plan focuses on completing the development of the Garfield Campus. It recommends facilities to house services that are needed to keep pace with the growth of instructional space on the campus. The recent and ongoing acquisitions of additional land, which are being funded by Measure GC, are increasing the size of the campus and making it possible to build these urgently needed facilities.

The FMP recommendations translate educational planning needs and identified campus issues into a series of facilities and site recommendations. While drawings presented in this section 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 are described in the following subsections:

GARFIELD CAMPUS

- / Long Range Facilities Master Plan
- / Updated Project Descriptions

RECOMMENDATIONS

LONG RANGE FACILITIES MASTER PLAN

The 2015 GCCCD Facilities Master Plan for the Garfield Campus presents an overall picture of development that supports the strategic goals and priorities of the GCCCD Educational Master Plan 2020 and the 2013 Garfield Master Plan. The recommended projects provide building space and site improvements to address the needs of the student enrollment projected for 2025.

The 2019 FMP Update also provides further guidance for the expansion of the Garfield Campus, by recommending both short-term and long-range plans.

PROJECT LIST

CAMPUS-WIDE PROJECTS

- / Campus-wide Repurposing

RENOVATIONS

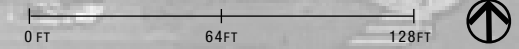
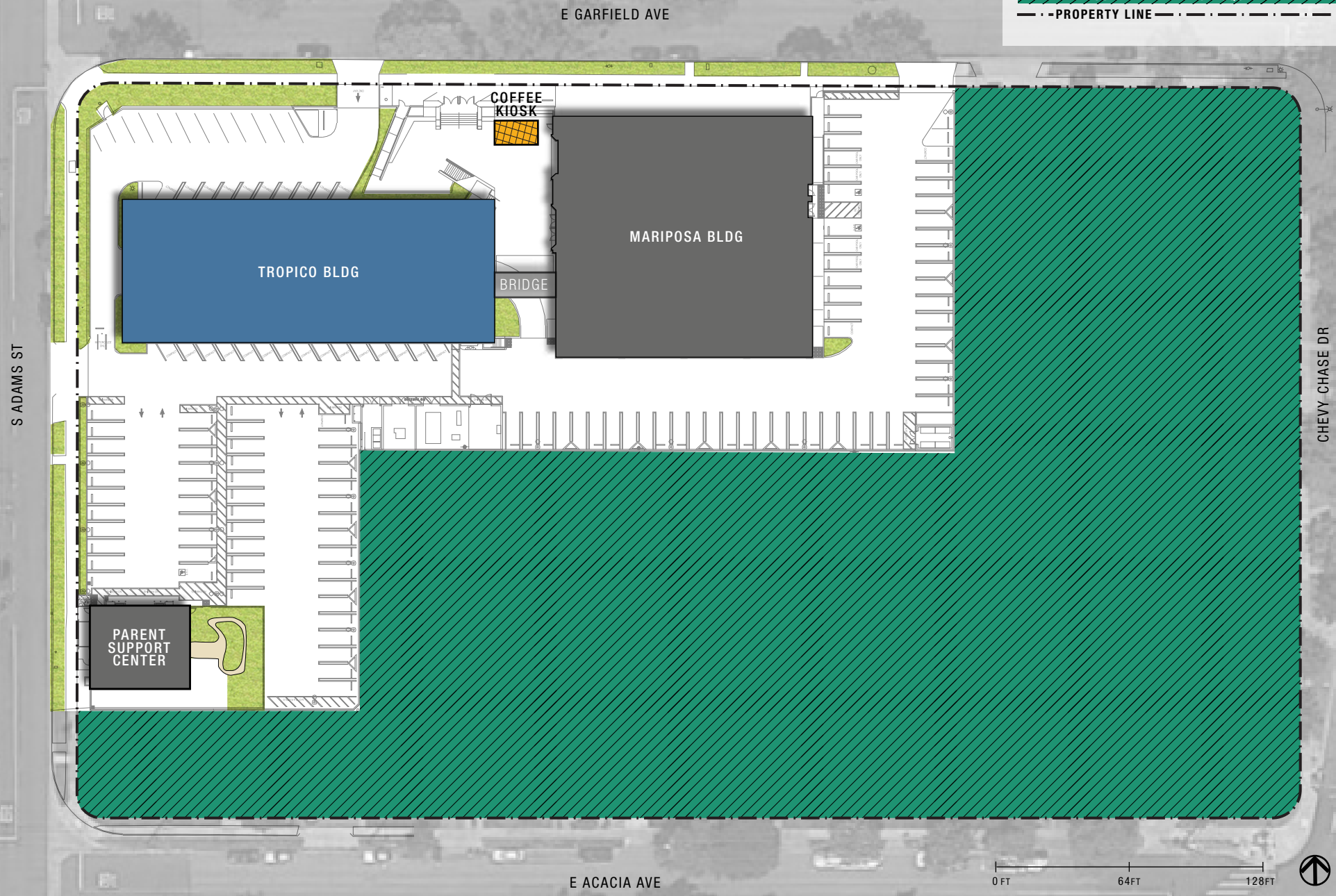
- / Tropico Building and Miraposa Building Renovations

CAMPUS EXPANSION

- / Land Acquisition
- / Infrastructure, Surface Parking, & Landscaping
- / Garfield Campus FMP Update
- / Parking Structure
- / New Facilities

2025 FACILITIES MASTER PLAN

- EXISTING FACILITIES
- PROPOSED RENOVATIONS
- TEMPORARY FACILITIES
- LAND CURRENTLY BEING ACQUIRED
- PROPERTY LINE



RECOMMENDATIONS

PROJECT DESCRIPTIONS

CAMPUS-WIDE REPURPOSING

Repurpose ground floor space in the Mariposa Building to provide a welcome center and a one-stop student services center (300s) and a student lounge (650s). Repurpose space to provide fulltime and adjunct faculty offices (300s) to address current needs and projected growth.

TROPICO BUILDING RENOVATION

Repurpose student services space (300s), currently housing functions that will move to the Mariposa Building, to be library space (400s) to address current needs and projected growth. Repurpose space to provide fulltime and adjunct faculty offices (300s) to address current needs and projected growth. Make building-wide repairs and replace aged finishes, systems, and equipment.



INSPIRATIONAL CONCEPT IMAGES

RECOMMENDATIONS

PROJECT DESCRIPTIONS *(cont.)*

CAMPUS EXPANSION

Land Acquisition

Completion of the land acquisition process is recommended as a first step to expand the Garfield Campus and build needed parking and facilities. Glendale CCD is in the process of acquiring the properties adjacent to the existing campus as shown on the graphic on page 2.3. The acquisition process involves purchasing the properties, vacating current occupants, and surveying the existing conditions. These important steps will set the stage for the redevelopment of the property.

Infrastructure, Surface Parking, & Landscaping

This project will develop the expanded campus area for its short-term use as an additional surface parking lot. In addition, this project will prepare the area for both short-term and long-range uses by clearing the site of existing structures and building the following:

- / Site utility connection points, site lighting, stormwater management infrastructure

- / Pedestrian and bicycle circulation, including sidewalks in the public rights-of-way and, potentially, an additional passenger loading zone and a bus/shuttle stop
- / Monument sign and pedestrian gateway on Chevy Chase Drive
- / Landscaping improvements

Garfield Campus FMP Update

The expanded campus provides many opportunities to improve the Garfield Campus as a learning environment for students. For the short term as well as the long term, urgently needed parking could be built for students and staff. For the long term, buildings and outdoor spaces could be developed for a wide range of potential programmatic needs that will be identified through analysis and discussion of the College's educational plan.

Further discussion and planning is recommended as the next step to establish the long-range uses of the expanded Garfield Campus. The Garfield Campus Facilities Master Plan Update would do the following.

- / Update and expand the analysis of existing conditions to include the recently acquired land to understand its development opportunities and constraints and plan to integrate it seamlessly within the existing campus development.
- / Update the snapshot of educational needs and objectives, and establish linkages to the current educational plan.
- / Recommend long-range land uses, facilities projects, and site improvement projects.

Parking Structure

As a long-term solution to address parking needs, a new parking structure could concentrate more parking in a smaller footprint than a surface parking lot could. There is a potential to increase the campus' total parking capacity to provide at least 1 stall for every 10 unduplicated student headcount projected for 2025. Further study of this option is recommended as part of the Garfield Campus FMP Update.

To be cost effective, a parking structure should provide a minimum of three-levels (ground-level plus two upper-level decks). The project would provide for driveways, landscaping, and site utilities. Vehicular circulation would be designed to accommodate student vehicles at peak arrival and departure times. An onsite passenger loading zone is recommended for both buses and cars. Vehicular and pedestrian circulation paths would be separated as much as possible.

NEW FACILITIES

The expanded campus provides an opportunity to build new facilities that house functions needed to complete the Garfield Campus. The new facilities could provide additional office, library, and instructional media space, as well as space for student health services, student activities, food services, and physical plant services. A potential project would provide outdoor landscaping, courtyards, and walkways, as well as site utility services.



INSPIRATIONAL CONCEPT IMAGES

THREE / MONTROSE CAMPUS





RECOMMENDATIONS

Glendale Community College's Professional Development Center at GCCD's newly designated Montrose Campus is a recognized leader for providing contract workforce training. Its success has been enhanced by its desirable location and welcoming facilities. The FMP recommendations focus on maintaining the quality of these facilities and improving the learning experience that it provides. The recommendations also focus on

improving the utilization of this valuable facility by making better use of its available space and its unique location, which affords GCCD a highly visible presence in the community. The recent acquisition of the property next door to the PDC, which was funded by Measure GC, has greatly increased the size of the Montrose Campus and the opportunities to expand its programming and services.

Implementation planning and programming for an adaptive reuse renovation are currently underway and will shape the final design of the Montrose Campus. Recommendations for the Campus are included in this section and described in the following:

MONTROSE CAMPUS

- / Long Range Facilities Master Plan
- / Montrose Campus Renovation and Expansion

RECOMMENDATIONS

LONG RANGE FACILITIES MASTER PLAN

MONTROSE CAMPUS RENOVATION AND EXPANSION

Converting existing commercial property to College use in Glendale's historic Montrose town center makes good financial sense for the College and provides a great experience for students, many of whom visit the surrounding retail establishments and eateries. This project would complete the process of adapting the existing Professional Development Center building for its educational use, as well as adapting and integrating the recently acquired property that is located on the adjacent parcel.

Adaptive Reuse Project Objectives

Based on the following objectives, Glendale Community College is in the process of planning to adapt its facilities for current and new programs that will include contract workforce training, credit, noncredit, and community service classes.

Improve the Montrose Campus Experience

An important objective of the renovation is to improve the experience of being at the Montrose Campus, from arriving to entering, navigating among, and using the facilities. To accomplish this, the PDC and the recently acquired property will be modified to function as an integrated campus that provides universal accessibility to all areas. Accessible and expanded parking will be redesigned to comply with current regulations

and facilitate a convenient and accessible path of travel to the buildings. Upper-level and lower-level building entrances will be linked internally and served by elevators that will provide an accessible means of travel between floor levels. Building entrances will be improved with directional signage and the appropriate staff presence to welcome and assist visitors and oversee pedestrian traffic entering and leaving the buildings.

Align with the College's Brand

The Montrose Campus will be better identified with Glendale Community College District. Exterior and interior signage will be upgraded to display the District's brand collateral. Exterior building elements, colors, and materials will align with GCCD's design guidelines. These improvements are intended to make an instant visual connection with the architectural styles of the Verdugo and Garfield Campuses, while maintaining the historic charm of Montrose town center.

Improve Sustainability

The Montrose Campus buildings are older, former commercial facilities that have the potential to be greatly improved. The renovation will increase the energy efficiency, water-use efficiency, and

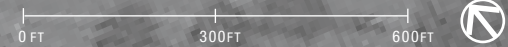
environmental quality of indoor and outdoor spaces. As part of the programming for the renovation, sustainable green building design measures will be explored as part of an integrated design approach that involves both stakeholders and design professionals.

Use Space Efficiently

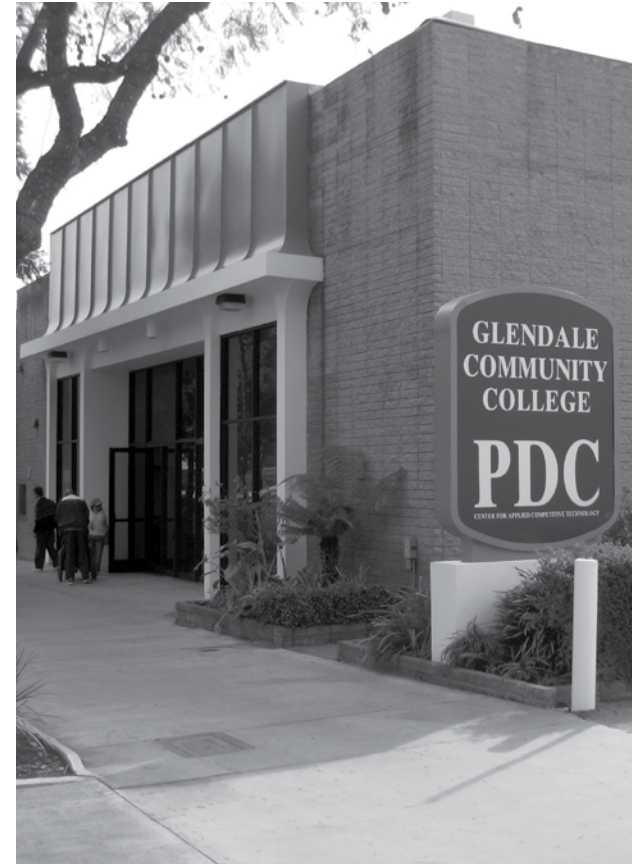
The interior space of both buildings will be repurposed to support the Montrose Campus' instructional programs and services. Internal circulation will be reorganized for increased efficiency, regarding both intuitive wayfinding and the ratio of assignable space to overall building area. The renovation will repartition the existing interior space to better align with programmatic needs that are being determined as the project moves toward implementation.

Use the Campus' Visibility & Presence

A key objective is to make better use of the Campus' prominent storefront location on Honolulu Avenue in the historic Montrose town center. The glass-walled lobbies of both buildings will be reprogrammed and redesigned to support uses that will benefit from the excellent visibility that they provide, such as community outreach offices and gathering space.







HMC Architects