PIERCE COLLEGE

2010 MASTER PLAN UPDATE

August 25, 2010

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LETTER FROM THE PRESIDENT

Pierce College has experienced a wonderful renaissance during the last few years. Student enrollment has increased dramatically, new faculty members are enriching the curriculum, and the campus' aged physical plant is simultaneously being renovated and built anew.

This renewal has been supported by the generosity of the voters in approving three bond measures now funding the modernization of our campus. Much credit can also be attributed to the devoted efforts of all who crafted the 2002 Master Plan. That Plan has guided the rebuilding of our facilities. To continue this momentum providing educational opportunities geared to 21st century needs, updates to the 2002 Plan are necessary. These refinements to the Plan will ensure that Pierce College has the resources to assist students in successfully achieving their academic goals. The 2010 Master Plan Update includes the following:

- New projects: a Green Technologies Building, a Digital Arts and Media Building, a Library Learning Crossroads Building, a Maintenance and Operations Facility, and expanded Automotive and new Technical Education Facilities.

- Renovations: the Performing Arts Building will be retrofitted to meet ADA requirements, the Stadium Area will be refurbished with new fields and visitor facilities, the Horticulture Facilities will be expanded, and existing classrooms will be upgraded with contemporary technology.

- Sustainability: a broad package of measures designed to minimize the College's ecological impact, including improving storm water management, cultivating natural habitats, maximizing water and energy conservation, and achieving LEED certifications on all new buildings.

- Other: pedestrian circulation will be prioritized, traffic congestion mitigated, design strategies emphasized to continue incorporation of the Aesthetic Master Plan standards, and landscaping enhanced with native and drought resistant plantings. Outdoor spaces where students can gather informally will be an important component, along with more formal indoor areas created for collaborative learning. Concentration of major buildings in the campus core will also ensure that Pierce's treasured farmlands are protected.

More details and in-depth discussion about each of these exciting projects and other vital improvements can be found throughout this Master Plan Update. This updated Plan reflects Pierce College's commitment to student access and success. Modernized facilities coupled with a positive and supportive learning environment will make certain that the College remains an important resource for the local community, providing outstanding opportunities for all to pursue educational, career, and personal goals.

Sincerely,

Dr. Joy McCaslin
Interim President

1 EXECUTIVE SUMMARY

The Pierce College Master Plan Update establishes a physical framework for the campus, supporting the College's mission as it expands its facilities to meet future students and community demands. The plan provides a vision for Pierce College to build upon its successes and remain a leader among community colleges, while maintaining its unique character and distinctive programs.

MASTER PLAN SUMMARY

This Master Plan serves as an update to the 2002 Master Plan. It proposes refinements to the previous master plan to ensure that Pierce College provides the necessary resources to support its academic mission and help its students achieve their personal and professional goals. It also provides a physical framework to help guide campus development over the coming decade.

The plan strengthens the pedestrian walkway through the campus core, channeling future growth along its axis. The proposed buildings in Measure J respond to the landscape and outdoor spaces, blurring the boundary between interior and exterior spaces. The creation of active spaces that students can use to socialize and study will help provide a stronger sense of community and academic purpose. The plan proposes the following:

New Facilities:

1	Green Technologies Building	70,000 SF
2	Digital Arts & Media Building	70,000 SF
3	Library/Learning Crossroads Building	80,000 SF*
4	Expanded Automotive and New Technical Education Facilities	20,000 SF**
5	Maintenance & Operations Facility	30,000 SF
	Agriculture Education Center (in progress)***	

Note: These square footages are based on the Capital Plan dated January 2008, with the following exceptions:

* Based on Final Project Proposal, dated June 2008

** Based on programming assumptions

*** Not shown on map

Renovations:

6 Performing Arts ADA Improvements

7 Stadium Area Improvements

8 Infrastructure & Central Plant Extensions

9 Horticulture Expansion

Student Learning Environments***

Other:

Parking Lots and Roadways***

Parking Lot Solar Panels***

Sustainable Landscape, Storm water Mitigation, and Campus Access (includes 2nd stair)***


VICTORY BOULEVARD
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MASON AVENUE
WINNETKA AVENUE
EL RANCHO DRIVE
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Pierce College

2 INTRODUCTION AND PURPOSE

Proudly serving the community for more than 60 years, Pierce College is a dynamic two-year institution designed to help students pursue their academic, professional and personal goals. As Pierce continues to grow, future planning will help the College meet the challenges of tomorrow while building upon its past successes.

MASTER PLAN PURPOSE

The Pierce College Master Plan Update builds upon the 2002 Master Plan and establishes a framework for the College's future, aligning its physical environment with its mission and academic plan. The 2002 Master Plan was developed to guide projects initiated under Bond A/AA, many of which are nearly complete. With the passage of Measure J, this updated plan creates a flexible approach which assures the efficient use of resources, sets priorities, and develops strategies for implementation. It looks toward solutions that will be sustainable, by considering the environmental, economic, and social impacts of campus development. It also looks beyond physical planning, suggesting future studies, actions, and policies the College might consider.

Pierce is committed to student access and success, and we welcome all students to join us in a positive and supportive learning environment that values diversity, and helps students to reach their educational and career goals.

- Dr. Joy McCaslin, Pierce College President
President's Message to the Pierce community

MISSION AND IDENTITY

Pierce College offers a dynamic learning experience to a diverse student body. As a community college, Pierce provides a comprehensive curriculum and a wide range of student support services to ensure that students achieve their educational, career, and personal goals. The College is an important resource for the local community, providing economic and workforce development as well as much needed recreational opportunities.

Founded in 1947, Pierce College has the largest campus of nine campuses that make up the Los Angeles Community College District (LACCD). A two-year public institution, Pierce offers associate degrees and certificates as well as occupational training and transfer preparation to a student population of over 23,000. The College has one of the highest transfer rates in Southern California and many of its students transfer to the UC and CSU systems to complete their bachelor degrees.

Located on 426 acres in the Woodland Hills neighborhood of the western San Fernando Valley, Pierce College boasts a unique rural setting amidst rolling hills and natural vegetation and features a nature preserve, botanical garden, and a redwood forest. Originally established as an agricultural college, Pierce still maintains large areas of tillable farmland adjacent to a Farm Market selling fresh produce. The 226-acre farm consisting of an Equestrian Center and small herds of cattle, sheep, and goats, is located on the western side of campus.

Pierce College offers a broad range of instructional programs in over 100 disciplines and is recognized as one of the most respected community colleges and transfer institutions in California.

PLANNING PROCESS

Anticipating a 2008 bond, Measure J, Pierce College began the process of updating the College's Master Plan.

The Master Plan Update was divided into two phases. The first phase identified potential program and capital projects. The second phase focused on physical planning issues arising from new capital projects, existing site considerations, and long-term planning issues.

The master planning process was consultative and data-driven. It required the active engagement of the College community at all levels, and the resulting Master Plan is one that can be owned by all College constituents.

Phase I took place over four months and included three work sessions, while Phase II took place over a nine month period and included three work sessions and presentations with the College community, including faculty, staff, students, and the administrators. Each work session built upon feedback, comments, and direction gained during the prior sessions.

Phase 1 (10/2007 - 01/2008):

The first phase of work focused on the development of a Capital Plan, outlining a list of projects to be included in Measure J. Working with collected data and the feedback from a series of workshops and meetings with key campus stakeholders, a rigorous analysis was conducted, focusing on space needs by program type, room utilization, workforce demand, and a review of current best practices. A preliminary list was further refined into a capital project list in consultation with the College, and detailed planning-level cost estimates were developed for each of the projects, along with a review of College operating costs by department. Out of this process, a final Capital Plan was presented in the report, "A Sustainable Vision: Los Angeles Pierce College Capital Plan", January 2008 by Sasaki Associates.

Phase 2 (07/2008 - 03/2009):

The work sessions in Phase 2 focused on the physical placement of the projects proposed in the capital projects list for inclusion in Measure J. Three campus visits were carried out in conjunction with meetings and presentations to various stakeholder groups. Discussions were based on the following topics:

- Goals, issues, and concepts
- Analysis and preliminary solutions
- Alternative campus master plan strategies
- Preferred alternative
- Draft report

Phase 2 included an analysis of existing physical conditions and interviews with students, faculty, and staff. A steering committee composed of key campus leaders guided the process. At the second on-site work session, the planning team presented three alternative design approaches for siting Measure J projects and expanding the campus to meet future College needs over a twenty-year period. On the third and final visit, the team presented a refined version of the preferred alternative.

VISION

This Master Plan Update presents a vision centered on sustainability for the future of Pierce College. The College's approach to sustainability covers three broad areas:

- A commitment to social sustainability through building the academic community, improving retention, increasing productivity, harnessing entrepreneurial energy, promoting innovation, and enabling collaborative learning. This commitment is exemplified by Pierce's track record of integrating academic and workforce development programs.

- A commitment to financial sustainability including the strategic management of resources, balancing of high and low cost programs, a focus on realism and implementation throughout planning and budgeting processes, and growing the local economy.

- A commitment to environmental sustainability by planning for the campus as a whole, and producing a comprehensive ecological vision that addresses energy consumption, impervious surfaces, storm water management, and the reestablishment of sustainable flora exemplified by the College's creation of the Botanical Garden.

GOALS

The goals of this Master Plan Update are based on the College's mission, strategic plan, and work sessions with the Pierce community. They are categorized into these four key themes:

Sustainability

Create a plan that views the campus as a comprehensive whole.

Mission

Establish a clear identity based on educational mission.

Community

Create a pedestrian-oriented campus environment that nurtures and encourages interaction between staff, faculty, and students as well as supports important links with the external community.

Campus Image

Improve the image of the campus to inspire college-level learning as well as celebrate unique aspects of the campus' physical character. New buildings reflect Spanish Mission style architecture, bringing together our past and present.


VICTORY BOULEVARD
DE SOTO AVENUE
VICTORY BOULEVARD
WINNETKA AVENUE
OXNARD STREET
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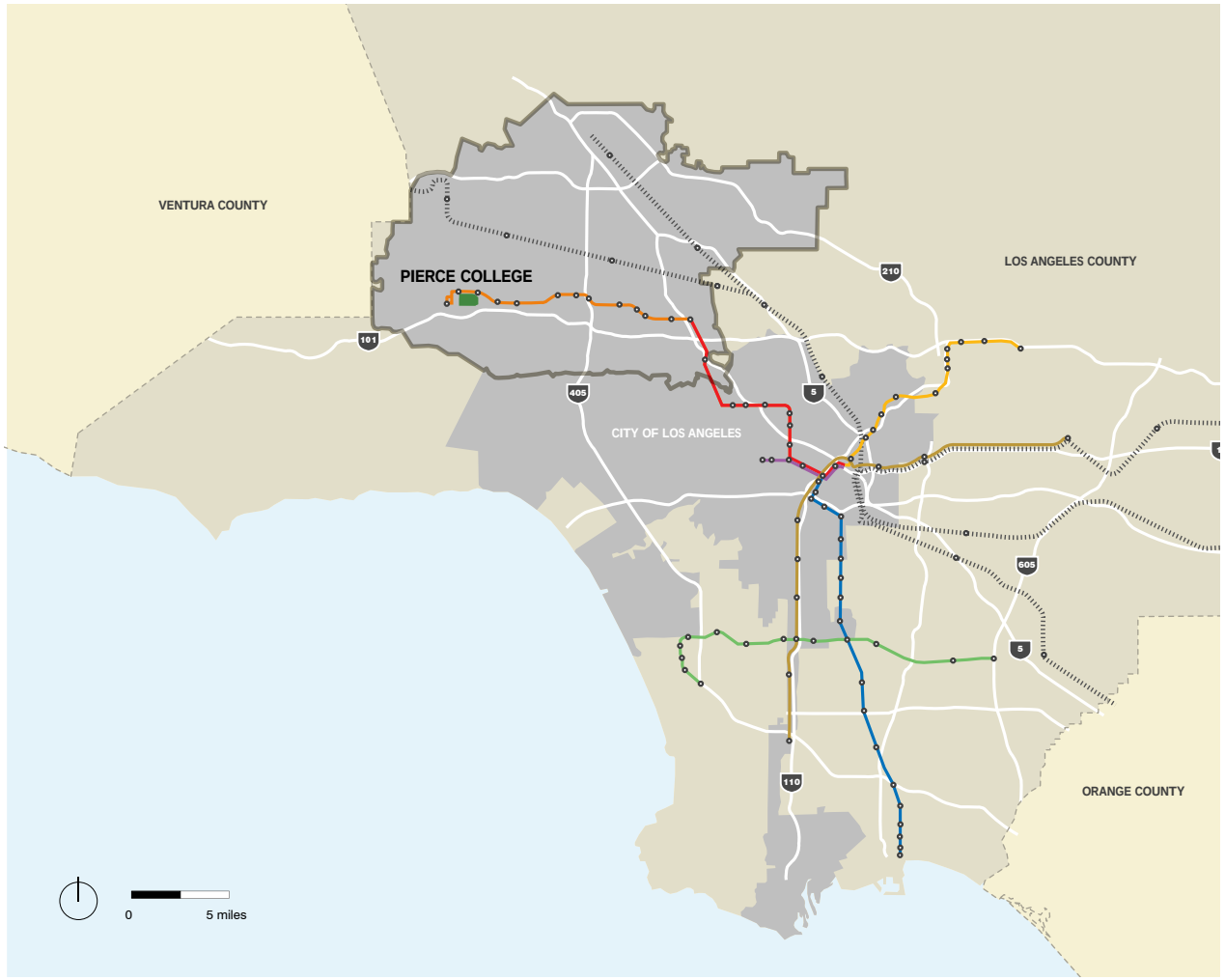
3 PLANNING CONTEXT UPDATE

Pierce College is located in a primarily suburban portion of the San Fernando Valley. Close proximity to Highway 101 connects Pierce to the surrounding communities and the Orange Line provides a direct public transportation link to downtown Los Angeles. With its large landholdings, Pierce provides a valuable piece of educational open space for students and the community and a reminder of the valley's agricultural past.

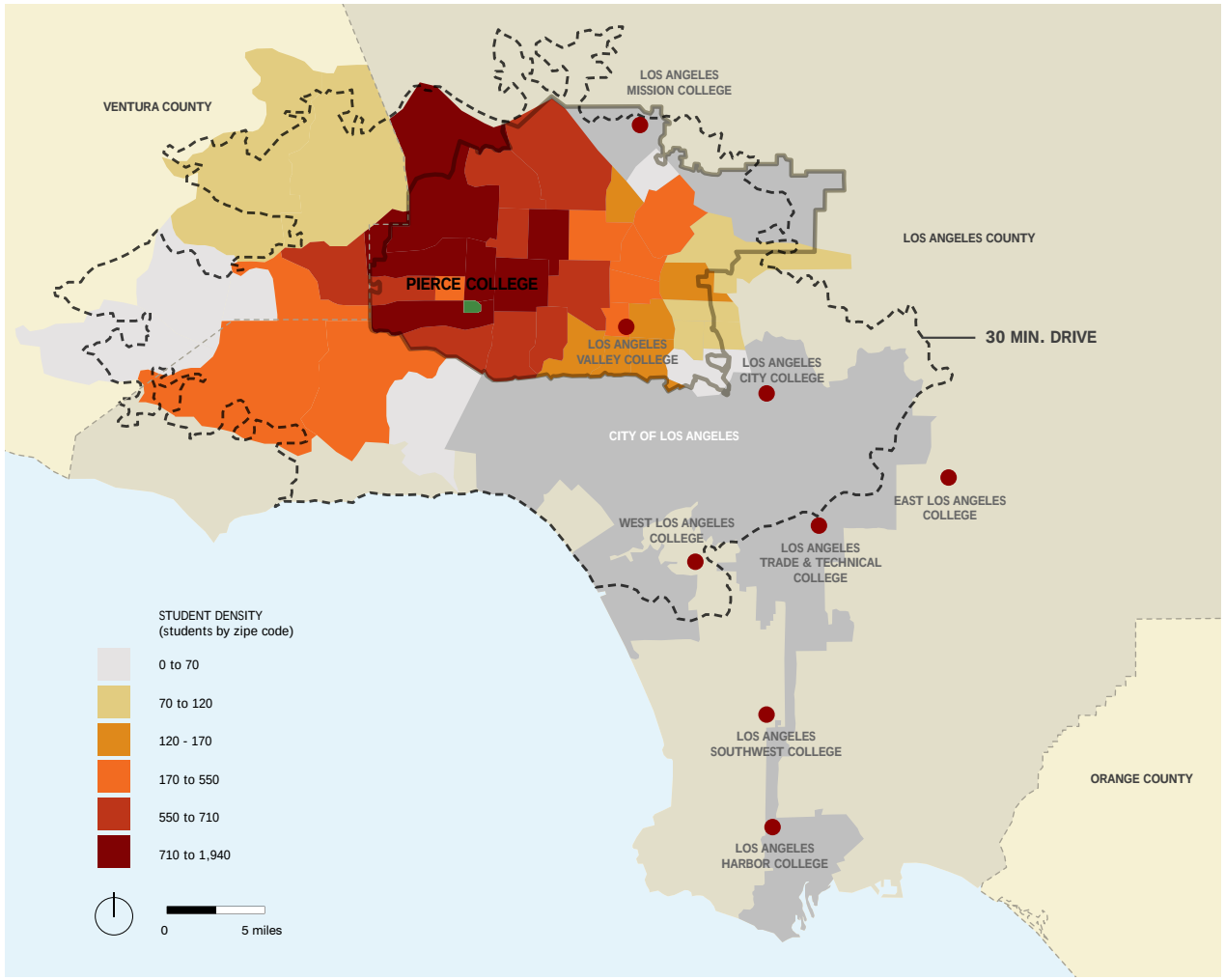
COMMUNITY CONTEXT

Pierce College is located in the heart of west San Fernando Valley, near Warner Center and Highway 101. The 426-acre Woodland Hills campus is well served by public transportation and adjacent to the Metro's Orange Line. The campus is approximately rectangular in shape, bounded by Victory Boulevard and Winnetka Avenue to the north and east, a low density residential neighborhood to the south and De Soto Avenue, classified as a Major Highway-Class I by Los Angeles Planning Department, to the west. Located in a highly urbanized area only 25 miles from Downtown Los Angeles, the Pierce campus is a reminder of the San Fernando Valley's not-so-distant agricultural past.



STUDENT POPULATION

The majority of Pierce students come from the surrounding communities within the San Fernando Valley; in particular, nearly 50% of all students enrolled are from the four adjacent communities of: Woodland Hills, Reseda, Canoga Park, and Northridge. Almost all students live within a 30-minute driving radius of the campus.



TRANSPORTATION CONTEXT

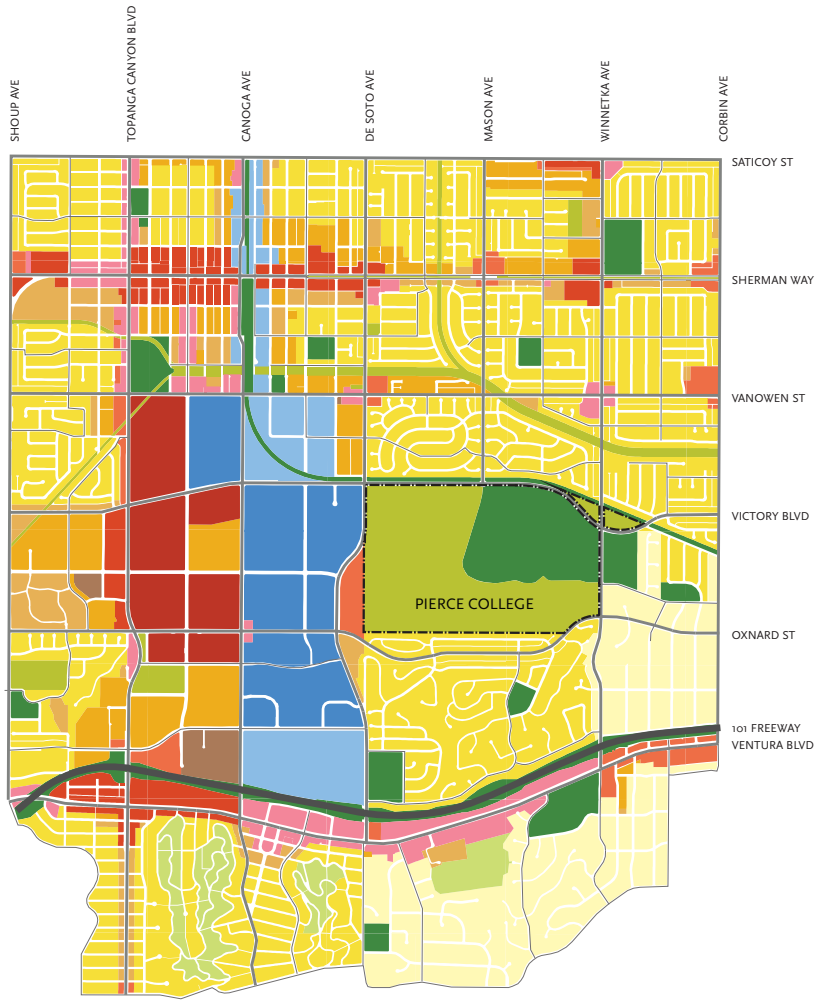
Completed in the Fall of 2005, the LACMTA's Orange Line has dramatically improved the available transit connections to Pierce College. Running along Victory Boulevard, the Orange Line connects Warner Center to the terminus of the Red Line Subway in North Hollywood. A Bus Rapid Transit line, the Metro operates in a designated right-of-way with articulated buses capable of carrying close to 50% more riders than a standard bus. There are two Metro stations in close proximity to the Pierce College campus. One, named Pierce College, is located at the intersection of Winnetka Ave and Victory Boulevard. The second, De Soto, lies at the intersection of De Soto Ave and Victory Boulevard at the northwest corner of the campus. In addition to the Orange Line, there are several local and regional bus lines that connect the campus to the wider LACMTA system.

Acting as the de facto northern edge of the campus, Victory Boulevard is a major east-west arterial that runs the entire length of the San Fernando Valley. This roadway is designated as a Major Highway Class I though portions running through Warner Center are classified as a Super Highway. In addition to local roadways, the proximity of US Highway 101 provides direct vehicular connection to Los Angeles and Southern California.

ZONING CONTEXT

Adjacent land uses to the north, east, and south are primarily low-density residential. To the west, land uses include commercial and light industrial, which is in the process of converting into medium-density residential. The adjacent Warner Center is a concentrated commercial district that was originally envisioned as an employment center designed to ease congestion and strain on downtown Los Angeles.

The Pierce campus is zoned for OS (Open Space), and PF (Public Facility). Pierce is located inside the boundary of the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area. In keeping with California law and District practices, the Board of Trustees can declare educational facilities exempt from local zoning requirements.

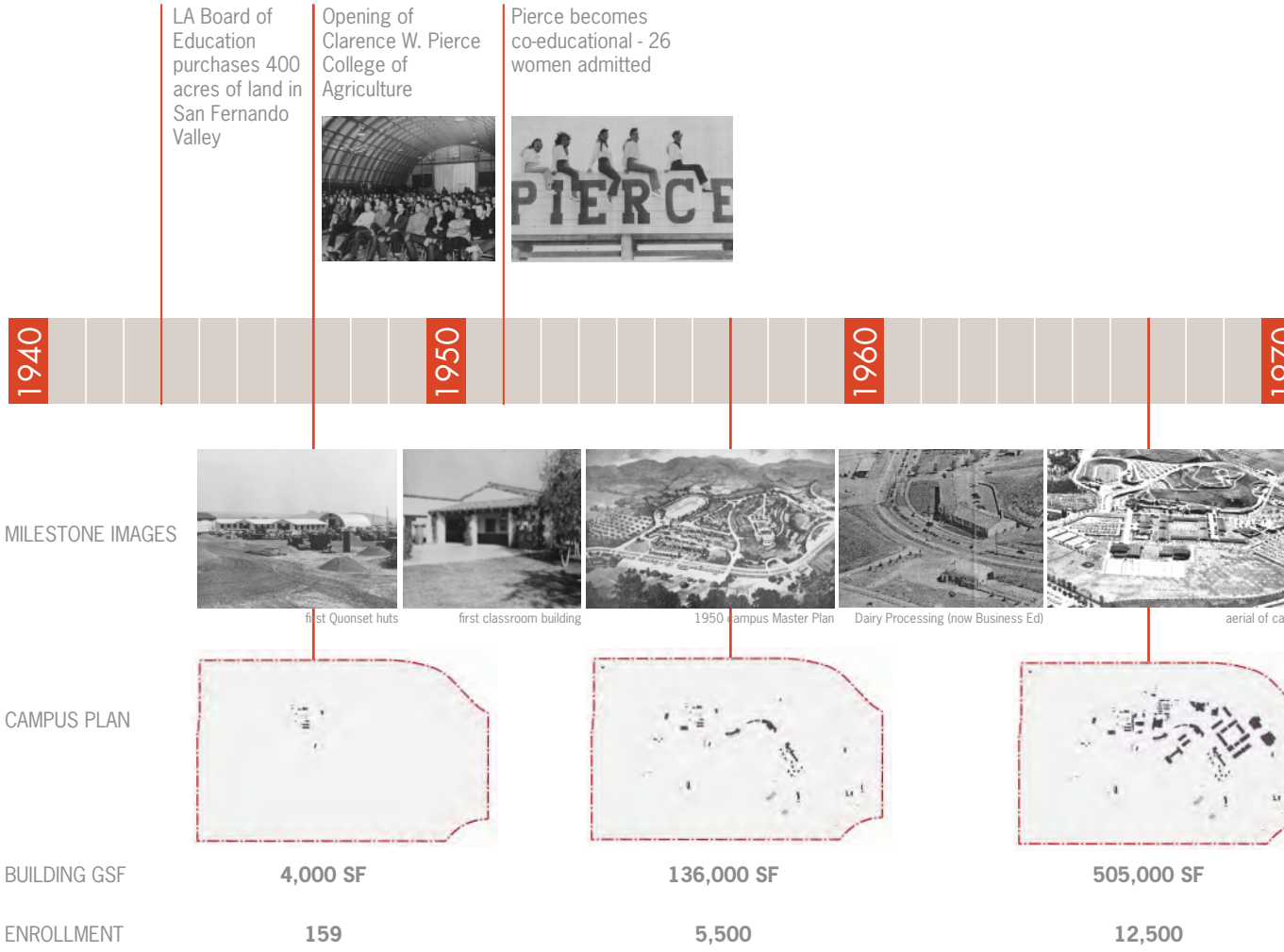


HISTORIC CONTEXT

(Adapted from Section 2, Los Angeles Pierce College Draft Facilities Master Plan, dated January 21, 1998)

Pierce College was originally conceived in the 1940s by Dr. Clarence W. Pierce, a physician and surgeon, who dreamt of a post-high school vocational agricultural program in Los Angeles. During his second term on the Los Angeles Board of Education, he began the process of realizing his dream. In 1943, the Board voted to purchase approximately 400-acres of land in western San Fernando Valley with the hope of eventually developing the campus into an agricultural school, the third college in an established district.

Only one building, the Wooden Vegetable Packing shed stood on the undeveloped land for four years, while various promotional events were held on the campus site. The Clarence W. Pierce College of Agriculture finally opened its doors on Sept. 15th 1947 to 18 faculty and administrators and just over a hundred students. Among the first buildings were the Quonset Hut (also called Exposition Hall) and other war-surplus galvanized iron bungalows known as "tin" buildings. The first phase of construction was completed in 1948 and included the Classrooms/Administration building and Library, both of which have since been demolished. In 1949, buildings for ornamental horticulture, the Cafeteria,



Passing of Prop 13 which forced colleges to charge for classes

Northridge earthquake

Passing of Prop A

Passing of Prop AA

Opening of Orange Line

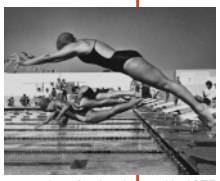
Passing of Measure J

1980

1990

2000

2010



opening of swimming pool in 1977

opening of Performing Arts Building

2000 Master Plan

opening of Botanical Garden

opening of Student Services

opening of Center for Sciences

550,000 SF

23,500

580,000 SF

18,000

580,000 SF

14,520

600,000 SF

20,150

and six new dorm units opened and the weather station was instituted at Pierce.

The first campus master plan was approved by the LA Board of Education in 1950. The five-year plan consisted of a highway that separated the new recreation/athletics area from the rest of campus. The recreation/athletics area consisted of a gymnasium, physical education building, tennis courts, baseball diamond, and a swimming pool. The plan included a new football/track & field stadium, field house, parking lot, new dorms, and the grading of the hill for future building sites. The top of the hill would be leveled for construction of an auditorium and classroom units to be arranged in a hexagon. To the left would be a student union, library, and a classroom unit built in the shape of a triangle. Improvements and additions to the animal husbandry and horticulture units were also included. Parts of the master plan were eventually realized, but hill development did not adhere to the master plan.

In the 1950s and 1960s, several major construction projects took place, such as the Dairy Processing (now the Business Education building) in 1952, the Industrial Art Building in 1956, Bungalow City in 1958, the one-story academic classrooms in 1962, and the Music Buildings on top of the hill in 1965. The College also became co-educational in 1951 and renamed Los Angeles Pierce College. Little construction activity occurred in the 1970s and 1980s. The Performing Arts Building (1980), Biology Lab (1982), and Auto Shop Addition (1986) were the last three major construction projects for two decades.

In 1999, a new Facilities Master Plan prepared by Sasaki Associates with Tegtmeyer, Depanian & Miller, Architects identified new construction and renovation projects in anticipation of two proposed bonds. With the passing of Proposition A in 2001 and Proposition AA in 2003, the Los Angeles Community College District received $2.2 billion for the modernization, renovation, improvement, and new construction projects for each of its nine colleges. At Pierce, new projects included the Botanical Garden, College Services Building, the Center of Sciences, and the Student Services Building. The renovation of the Student Community Center (the former Bookstore) was completed in 2008.

LACCD SUSTAINABILITY CONTEXT

One of the original signatories of the American Colleges and University Presidents Climate Commitment (ACUPCC), the LACCD is committed to promoting sustainable development on all of its nine college campuses. The Board of Trustees adopted a sustainability building policy in March of 2002 mandating that all new buildings with 50% or greater bond funding are required to adhere to Leadership in Energy and Environmental Design (LEED) certification standards. In addition, each campus will strive for energy self-sufficiency through reduced demand and use of on-site renewable energy (a minimum of 15%). At Pierce, the recently opened Student Services Building and the Center for Sciences (currently under construction) are both expected to achieve LEED Silver certification.

LACCD's Energy Strategic Plan (June 2002/October 2006) proposes four strategies in accomplishing the district's sustainability goals – the use of efficient central plants powered by renewable energy, the development of a green curriculum, the utilization of energy performance contracts, and the eventual goal of taking all campuses "off the grid" by installing photovoltaics.

Pierce College has its own green power program. Installed on top of two carport structures over the Performing Arts parking lot are 1,274 photovoltaic solar panels that generate 191-kilowatt (kW) of power. In addition, the new central plant has a 360-kW natural gas cogeneration system comprised of six microturbines. The system generates electricity for the campus and recovers waste heat energy that is used to chill water for the College's air conditioning system. Combined, these two systems reduce energy costs by approximately 30%.

On campus, an existing water retention pond doubles as a soccer field and collects runoff from adjacent parking lot 7, while the new botanical garden and its "living classroom" utilizes drought-resistant plants.

A draft Summary Report, dated August 27, 2009 by BlueGreen Consulting titled "Recommendations for Sustainable Landscape Strategies for Pierce College," recommends native plant use for specific zones of the campus. It also proposes urban heat island reduction, irrigation water conservation, and landscape maintenance.

The Floor Area Ration (F.A.R.) of the core, shown by the dotted red line, was 0.18 in 2000.

2002 MASTER PLAN

In 1999, under the leadership of President Darroch "Rocky" Young, Pierce began a new master plan process. At the time the College was in disrepair, with declining enrollment, low morale, obsolete facilities, and poor relations with the community. Through an intense process of community open houses and meetings with neighbors, community, business leaders, and elected officials, a consensus-based campus plan was developed. The resulting "Draft Facilities Master Plan", prepared by Tegtmeyer, Depanian & Miller, Architects with Sasaki Associates was presented to the Board of Trustees in December 2000 and formally adopted in 2002.

The 2002 Master Plan serves as the development framework for the projects proposed under the two bond measures, Propositions A/AA.

Through ongoing discussions with the college, two major programmatic changes have occurred. The residential component of the plan has been removed and the College is no longer considering student housing on campus. The proposed Technology Center has also been removed in recognition of the fact that technology has become increasingly mobile and is distributed throughout the campus rather than concentrated in a single building. The Science Partnership Buildings have been consolidated into the new Center for Sciences.

Projects:

1. Agriculture/Education Center
2. Exhibition/Events Center
3. Equestrian Center
4. Science Partnership Buildings
5. Campus Residential - Student Apartments
6. Student Food Services/Conference Facility
7. Botanical Garden
8. Maintenance and Operations Facilities
9. Technology Center
10. Lifelong Learning Residential Community
11. Horticulture Building
12. Modernize Stadium
13. Student Services Building
14. Child Development Center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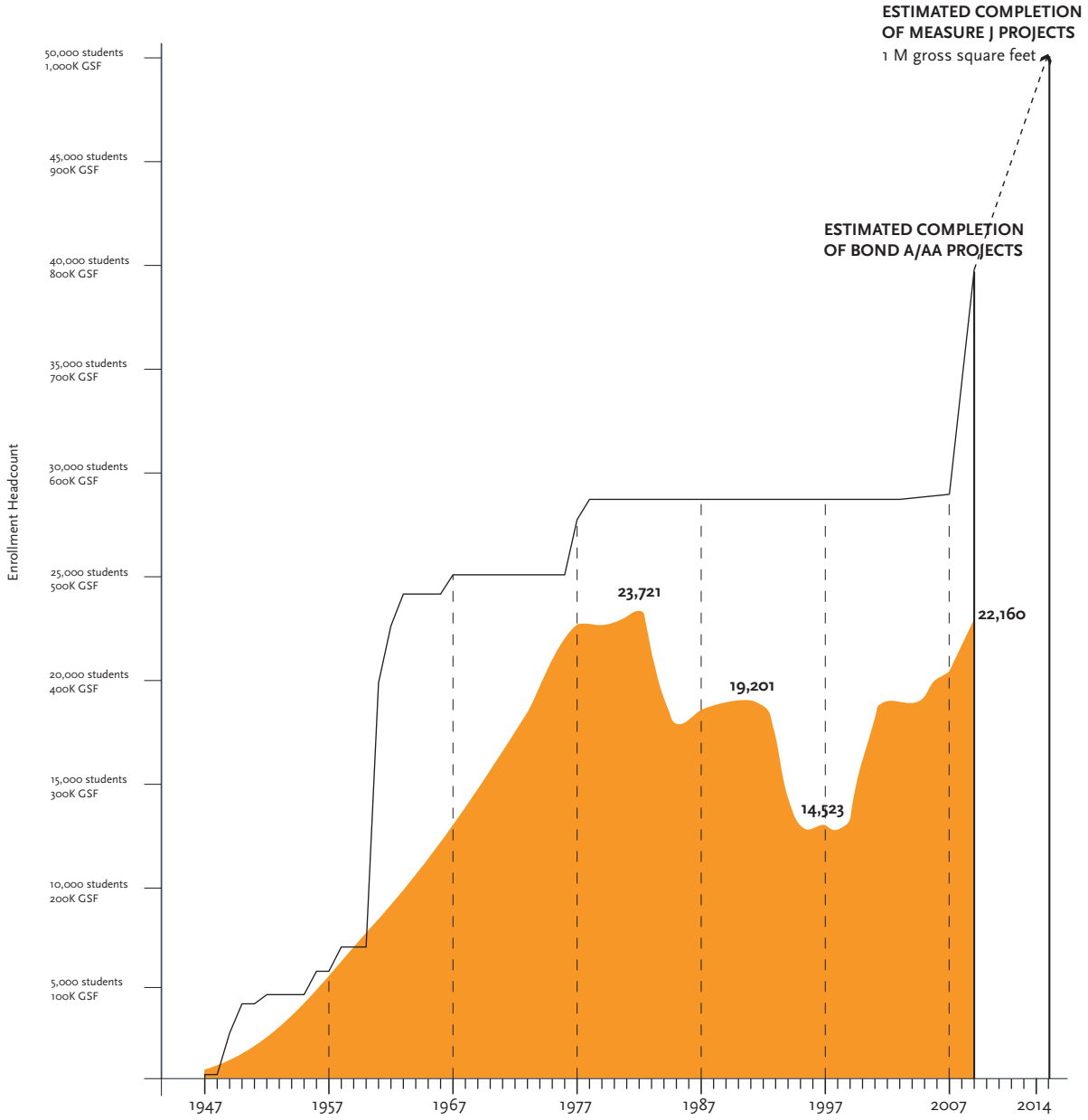
ENROLLMENT HISTORY

Over its 60-year history, Pierce College has experienced dramatic changes in student enrollment. In its first four decades, there was a steady increase in enrollment until 1982, when Pierce reached its peak, with 23,721 students. This increase was paralleled by a building boom that peaked in the early 1960s with the construction of several of the classrooms in the academic core. The peak enrollment of the early 1980s was followed by 15 years of significant decline, despite growth during this period at the other LACCD schools. The enrollment drop may have been caused by a number of factors outlined in the 2002 Facilities Master Plan, including increased competition, community changes, freeway congestion, declining facilities, and financial cutbacks. Growth over the past decade has brought enrollment back to the peak levels of the early 1980s.




Got BOG?

4 EXISTING CONDITIONS ANALYSIS

While agricultural areas account for nearly half of the campus, Pierce has a relatively compact academic core centered on a pedestrian mall. A series of single-story buildings define the campus core and frame adjacent open spaces. The site topography and unique climate of the San Fernando Valley help shape the way students interact with each other and experience the campus.

PHYSICAL CHANGES SINCE 2002 MASTER PLAN

With the passing of Proposition A in 2001 and AA in 2003, Pierce received $290 million to renovate existing buildings on campus and construct many of the projects proposed in the 2002 Master Plan. The following shows the status of projects funded by Bonds A/AA:

Projects Completed (as of 8/2009)

1. College Services Building
2. Botanical Garden
3. Student Community Center (old Bookstore)
4. Central Plant
5. East Parking Lot (Parking Lot 8)
6. Victory Parking Lot (Parking Lot 7)
7. Pierce Village
8. Equestrian 1A Project
9. Campus-wide infrastructure and roadways
10. Admin Parking Lot (Parking Lot 1)
11. Student Services Building
12. Faculty Office Renovations

Projects under Construction (as of 8/2009)

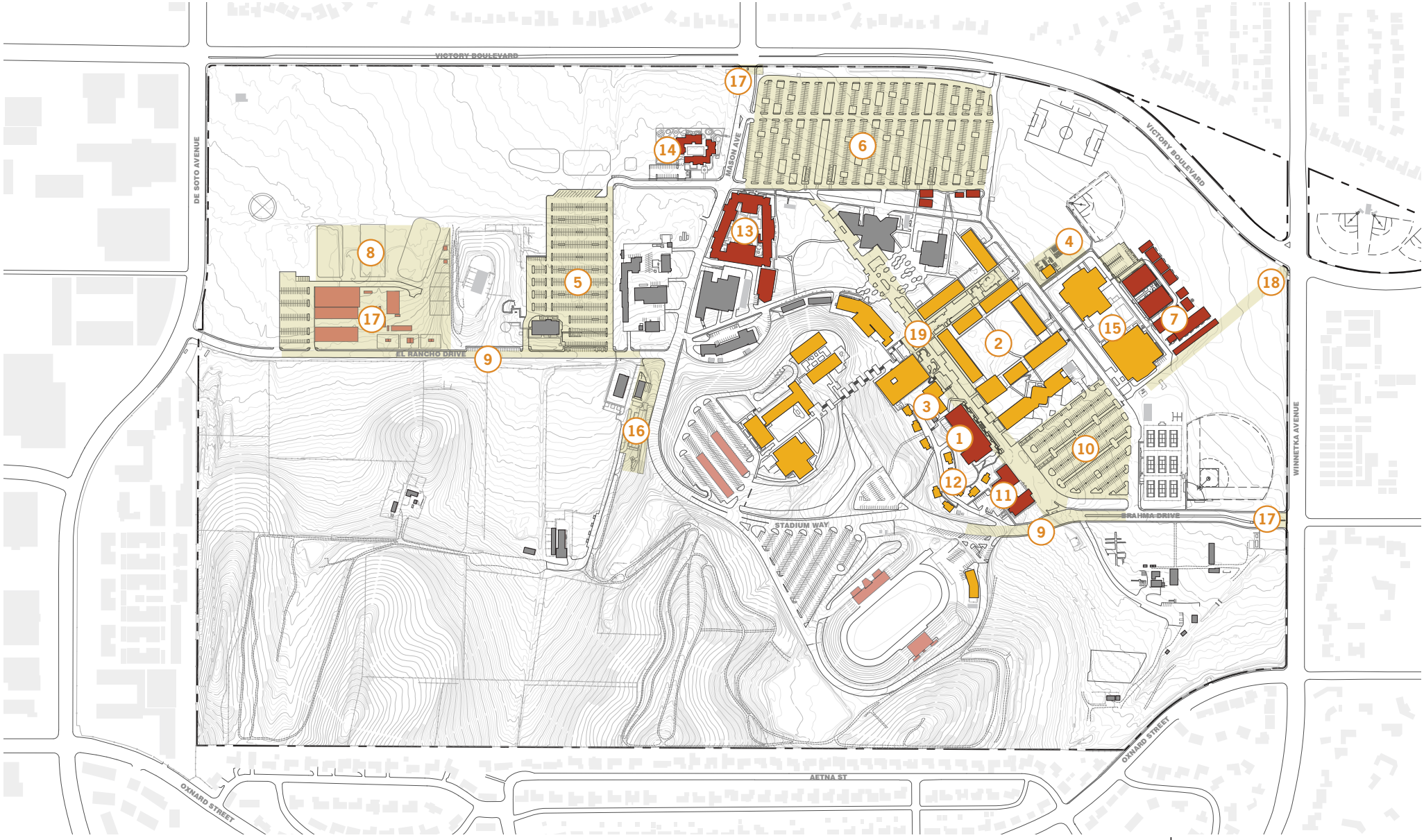
13. Center for the Sciences
14. Child Development Center
15. PE renovations
16. Animal Science Relocation
17. Equestrian 1B Project
18. Gateway project
19. Pedestrian Mall Landscaping

Campus signage and wayfinding*

North of Mall renovations*

South of Mall renovations*

* project not shown on map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Bonds A/AA New Construction
Bonds A/AA Renovations
Bonds A/AA Site, Roadway, Infrastructure Improvements
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CAMPUS CHARACTER

The following existing campus conditions helped inform the preparation of the campus Master Plan Update:

- Topography
- View corridors
- Landscape framework
- Open spaces
- Significant features
- Campus size
- Social spaces
- Building typology

TOPOGRAPHY

With landholdings covering 426 acres, the campus has dispersed centers of activity: the majority of student services and academic programs off the main mall, the Fine and Performing Arts on top of the hill, Industrial and Applied Technologies adjacent to the hill, and agricultural, horticultural, and animal-based programs located away from the center of campus. In addition to a 100 ft change in elevation, a screen of trees mask the hill and stair connection from the main mall. The hill is a defining physical feature of the campus, visually separating the campus core from outlying areas.

VIEW CORRIDORS

The topography at Pierce College affords expansive views of the San Fernando Valley and distant San Gabriel Mountains. The agricultural nature of the campus allows uninterrupted views of the surrounding valley, creating a defining feature of the Pierce campus. Despite the views on top of the arts hill, few buildings or open spaces take advantage of the site's views. The Fine Arts building is inward facing and the flat areas to the east with views are leftover spaces. The lawn area to the east of the Performing Arts building is an underutilized space. Sparse vegetation and poor landscaping discourage people from lingering and enjoying the views of Woodland Hills.

LANDSCAPE FRAMEWORK

Structured gardens and plaza spaces are located in the campus core, while the slopes and campus edges have natural vegetation. A combination of native and non-native species define the landscape and help shape visitors' perception of the campus. While the recently built Botanical Garden is well-maintained, the landscaping on the hill, in many of the planters, and in lawn areas behind buildings is neglected and in poor condition.

OPEN SPACES

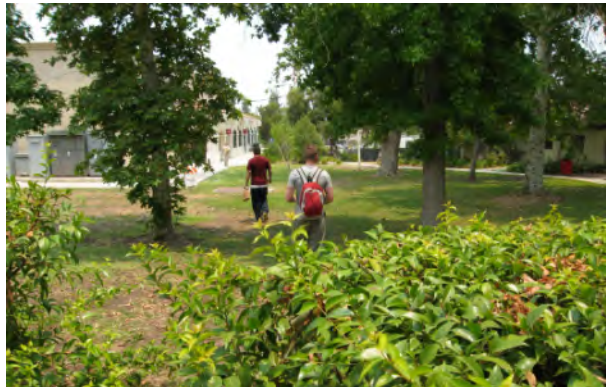
The campus mall, hill cross-axis, horticulture area, quadrangles, botanical garden, and Swisher Park are all rich educational spaces with a strong definition, contributing to the positive character of the campus. Open space accounts for more than 65% of the campus and varies from the wooded Canyon de Lana of the preserve to the open farm land, equestrian areas, and athletic zones. The existing roadways and campus parking lots bisect the campus and separate open space from pedestrian zones.

SIGNIFICANT FEATURES

One of Pierce College's most significant features that contributes to its unique sense of place is the "farm." The community has strong emotional ties to the farmland and animal units which reinforce Pierce's history as an agricultural school. Due to the rapid urbanization of the areas surrounding the College, the community perceives the agricultural land as a last vestige of open space in their immediate locale. Any future developments should minimize their impact and encroachment on the farm areas.

CAMPUS SIZE

Despite the relative size of the college campus, the pedestrian core is quite compact and can be traversed within 10 minutes. However, the hill poses a challenge due to its steep topography and the long stairway is seen as a barrier to access for many students. There is also a lack of connectivity between the academic core and some of the perimeter parking lots. Pedestrian paths from the stadium parking lots to the pedestrian mall are convoluted and often involve cutting through lawn areas. Most parking areas lack landscaping and shade cover, making a short walk feel extra long.



SOCIAL SPACES

The mall is the nucleus of social activities – the Business Office, Library, Bookstore, and Cafeteria all have adjacent outdoor spaces which form social areas for students to gather. However, the lack of adequate shading and the predominance of hardscape negatively impact the mall's sense of place, making it less inviting to students. Swisher Park has a large canopy of trees which provide shade, but the space is hampered by a lack of seating. The pedestrian mall landscaping project will address some of these issues, providing additional nodes along the mall to encourage socializing or quiet contemplation.

In interviews, students expressed hope for a better cafeteria and library. They indicated they would like to study and socialize in a relaxed "Starbucks environment." In short, students need a place to hang out, study, and check their email. Currently, the campus has no study halls and classrooms are overcrowded. Students tend to gather outdoors in narrow passageways or sit on the ground to wait for classes.

Like the students, the Pierce faculty are also in need of common areas or lounges in which to socialize. Their offices are sequestered away from student activity and they have no conference room. They have indicated the need for a faculty club that provides food and lounge space.

BUILDING TYPOLOGY

There are three types of buildings on campus:

1) Original Spanish/Mission-style buildings with white stucco exteriors, use of wood detailing along the portico/ porch edges, and red tile roofs;
2) Long linear modernist classroom buildings with exterior circulation along arcades at the building edges, stucco exteriors, minimal detailing, and minimally sloped conventional roofs;
3) Large box-type buildings with elevated rooflines and stucco exteriors.

The Pierce College Aesthetic Master Plan, prepared by Berliner and Associates Architecture & Lisa Gimmy Landscape Architecture, dated March 27, 2003 identifies a clash of building aesthetics on campus and provides a unified aesthetic vision for new building and landscape projects.

The architectural character of the modernist buildings of the 1950s and 60s contribute to the sense that students are going somewhere rather than being somewhere. The one-story buildings seem more appropriate to an elementary or high school. Students often congregate along the arcades, causing noise conflicts while classes are in session.

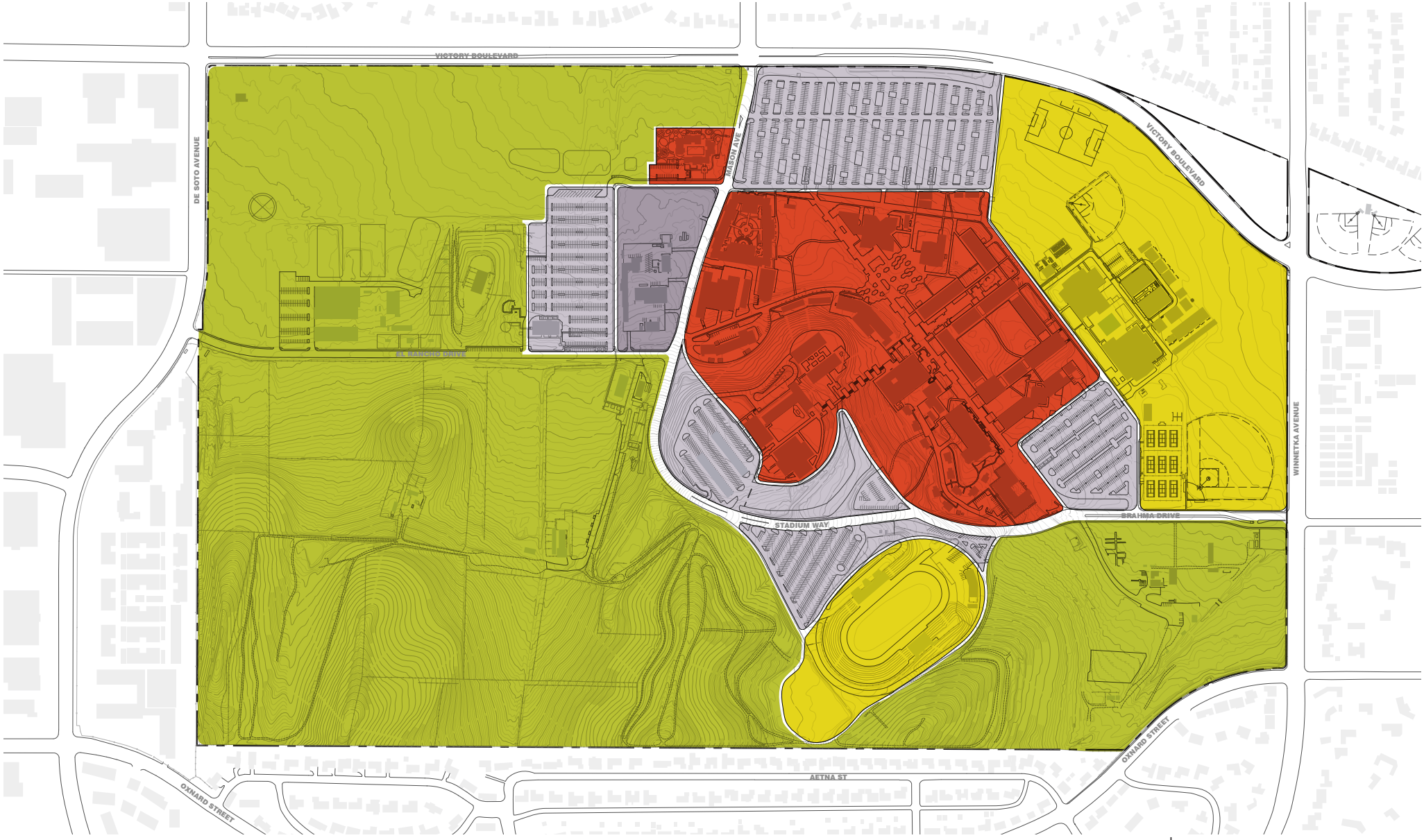
FACILITIES

Existing facilities on the Pierce campus: 800,000gsf
Square footage added under Bond A/AA: 250,000gsf
Average number of stories: 1 – 2 stories
Average age of building: 45 years
Setback Restrictions: None
Height Restrictions: None

Note: These numbers are approximate and may vary slightly. The majority of buildings on campus are single story structures; the exceptions are the new buildings currently under construction.

LAND USE

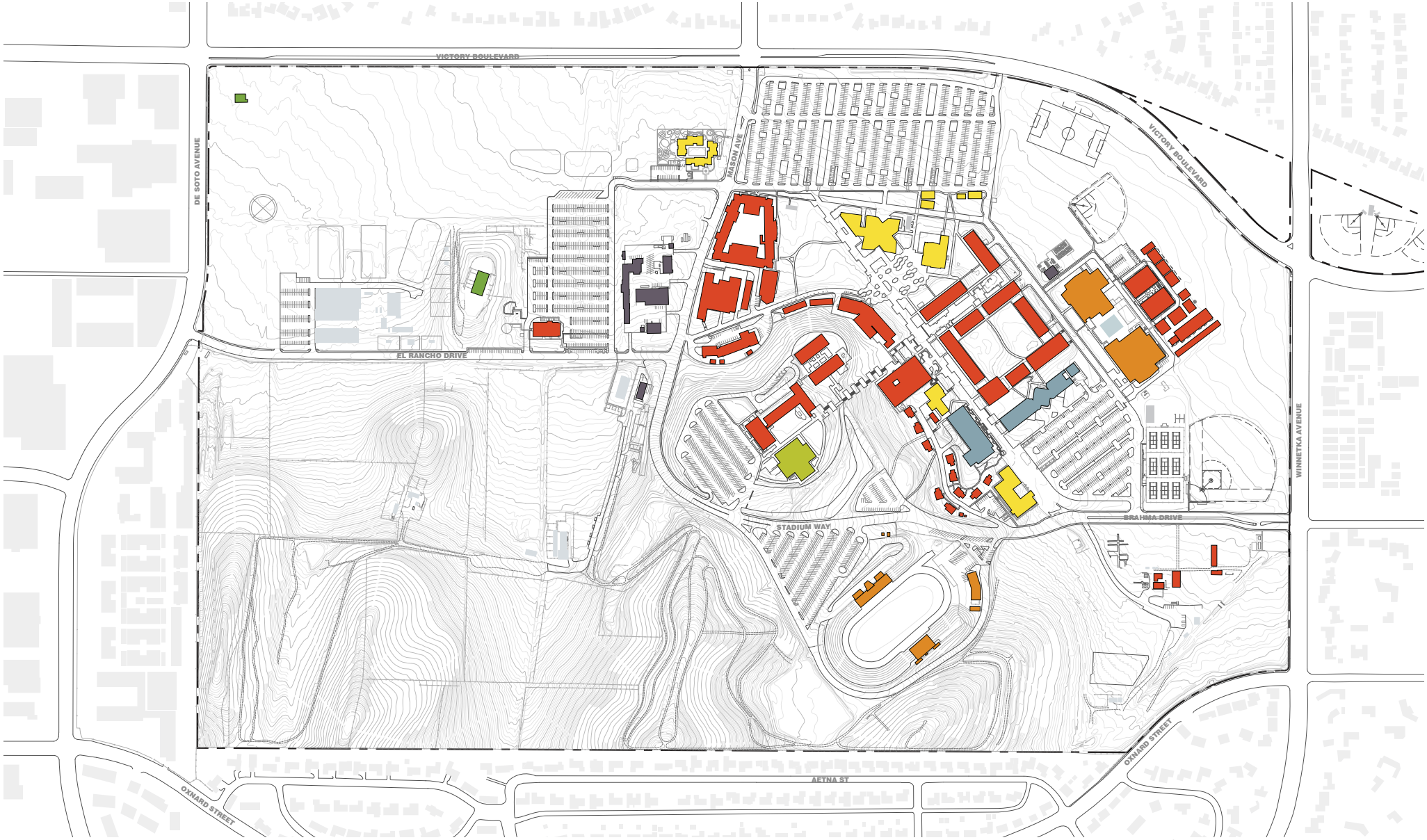
Existing zones of use at Pierce include educational, recreational/athletic, agricultural, horticultural, community, plant facilities, and parking. Over 200 acres are devoted to an agricultural laboratory which has been less intensely used in recent years. Academic activity is concentrated in the campus core while parking areas remain on the periphery.


VICTORY BOULEVARD
DE SOTO AVENUE
MASON AVE
VICTORY BOULEVARD
WINNETKA AVENUE
EL RANCHO DRIVE
STADIUM WAY
BRAHMA DRIVE
OXNARD STREET
AETNA ST
OXNARD STREET
academic core
athletics/recreation
agriculture
parking
support facilities
0
200'
400'

BUILDING USE

The majority of academic buildings are located within the campus core and together with student services and administration, clustered along the pedestrian mall. The main academic classroom buildings are separated from the academic program at Pierce Village by the recreational facilities, forcing students to cut through the gymnasiums between classes.

New construction and major renovations currently underway may well shift the campus' center of gravity. The new Center for the Sciences will lead activities north, while the new Student Services building will draw students southward. The renovation of the old bookstore as a new campus center is ideally located in the heart of the mall. Landscape renovations will provide outdoor gathering spaces along the mall, helping to activate this main campus spine.


VICTORY BOULEVARD
DE SOTO AVENUE
MASON AVE
VICTORY BOULEVARD
EL RANCHO DRIVE
WINNETKA AVENUE
BRAHMA DRIVE
STADIUM WAY
OXNARD STREET
AETNA ST
OXNARD STREET
academic
athletics/recreation
administration
student life
performance
agricultural
plant facilities
sheds
0
200'
400'

INTENSITY OF USE

Some of the most heavily utilized classrooms are located in the buildings which surround the Botanical Garden. While many of the science courses offered in these spaces will shift to the new Center for the Sciences, these buildings will continue to be used primarily as instructional spaces. The new Student Services building will further concentrate student services on the southern portion of the pedestrian mall and counterbalance the new academic cluster along the northern mall. As academic and student services are redistributed throughout the core, parking lots are well situated to serve the campus.


5 minute walk
5 minute walk
VICTORY BOULEVARD
DE SOTO AVENUE
MASON AVE
EL RANCHO DRIVE
STADIUM WAY
VICTORY BOULEVARD
WINNETKA AVENUE
OXNARD STREET
AETNA ST
OXNARD STREET
enrolled students/building
potential enrollment transfer
parking counts (based on 2008 Fall parking analysis provided by Pierce)
student services frequency of use (based on 1997 Student Survey)
0
200'
400'

VEHICULAR, SERVICE & EMERGENCY ACCESS

Primary access to the campus is via the two main entrance drives off Victory Boulevard and Winnetka Avenue. Access to the farm areas west of campus is provided off of De Soto Avenue. The main campus thoroughfare is Brahma Drive/Mason Ave which winds around the campus core. Existing parking areas are quite large and continuous with few trees planted within or between them, affording little shade to pedestrians as they walk toward the buildings.

Parking is generally adjacent to the pedestrian core, with the exception of parking lots 4, 8 and 9, minimizing pedestrian crossings and conflicts with vehicles. However, with the construction of parking lot 8, there are significant numbers of students entering the academic core from the west side.

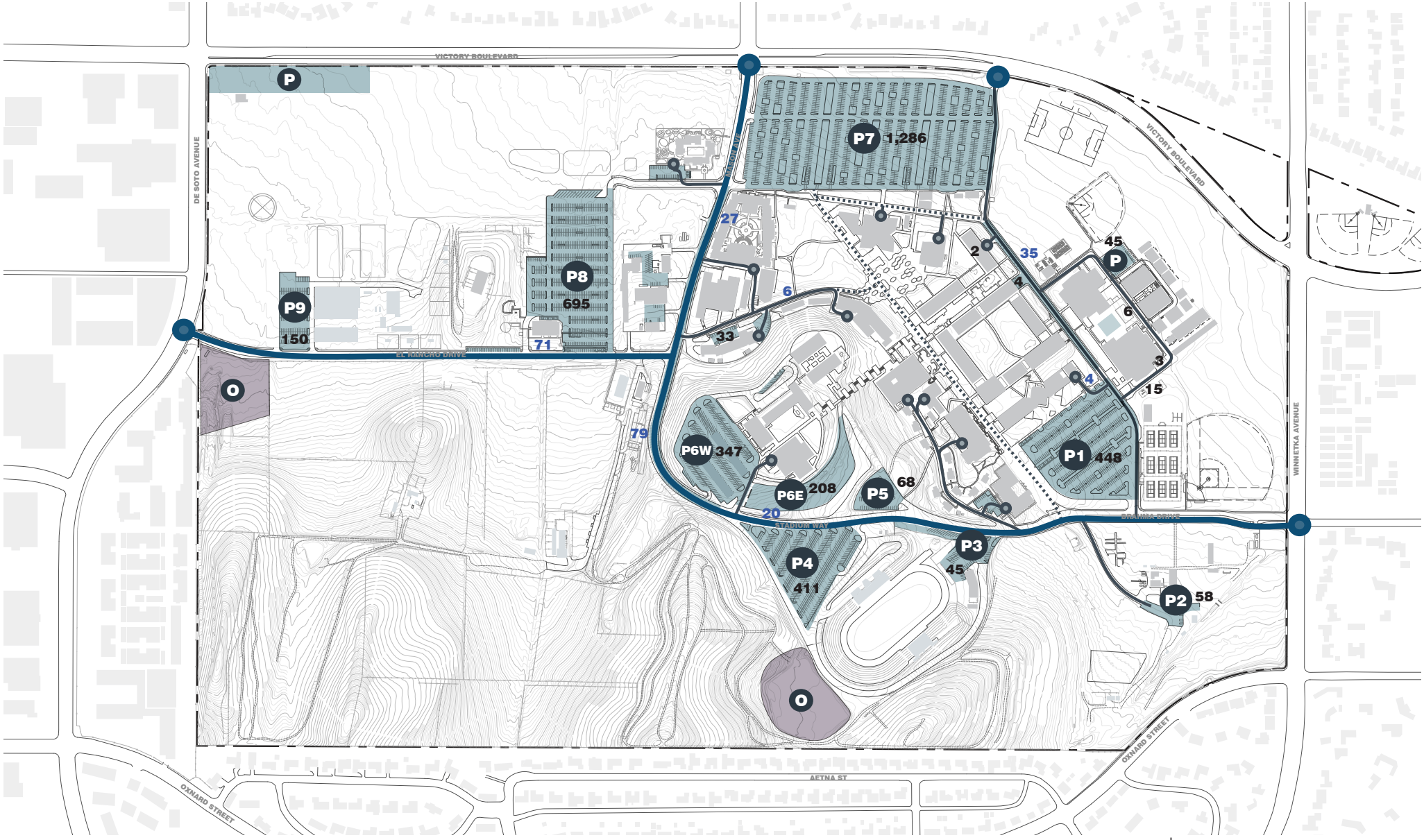
Vehicular access on the pedestrian mall is currently limited to service and emergency vehicles.

PARKING AREA	TOTAL # OF SPACES (faculty, staff, and student parking)*
Parking Lot 1 (Admin Lot)	448
Parking Lot 2 (Horticulture)	58
Parking Lot 3 (Field House)	45
Parking Lot 4 (Stadium)	411
Parking Lot 5	68
Parking Lot 6W (Performing Arts)	347**
Parking Lot 6E (temporary lot)	208
Parking Lot 7 (Victory lot)	1,286
Parking Lot 8	695
Parking Lot 9	150
El Rancho Drive	71
Mason Avenue	27
Olympic Drive	41
Stadium Way	99
Gym/Pool	73
Industrial Arts/Anthropology	39
Fine Arts Parking	28**
TOTAL	4,094***

* Parking numbers are based on inventory counts compiled by Fehr & Peers in April 2009

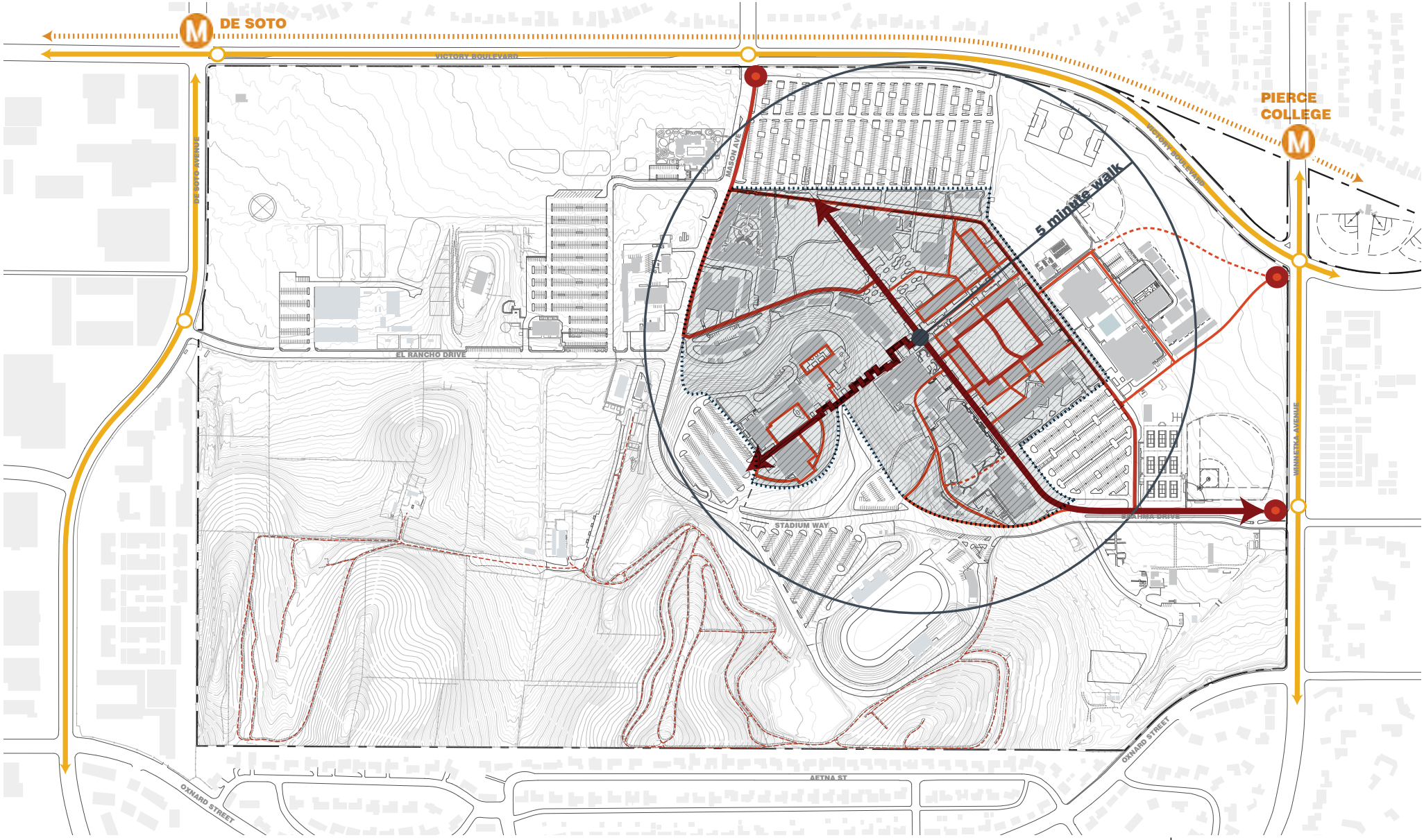
** Lot was closed on day inventory was compiled; number based on information provided by Pierce College

*** 85 estimated spaces in unmarked dirt lots


VICTORY BOULEVARD
DE SOTO AVENUE
VICTORY BOULEVARD
WINNETKA AVENUE
OXNARD STREET
AETNA ST
OXNARD STREET
EL RANCHO DRIVE
STADIUM WAY
P
P7 1,286
P8 695
P9 150
O
P6W 347
P6E 208
P5 68
P1 448
P3 45
P4 411
P2 58
O
P 45
27
2
35
4
6
6
33
71
3
15
4
79
20
Vehicular Entries
Main Vehicular Circulation
Service/Emergency Routes
Service Entries
Parking Lots
Overflow Lots
Parking Lot Count
Street Parking Count
0
200'
400'

PEDESTRIAN CIRCULATION

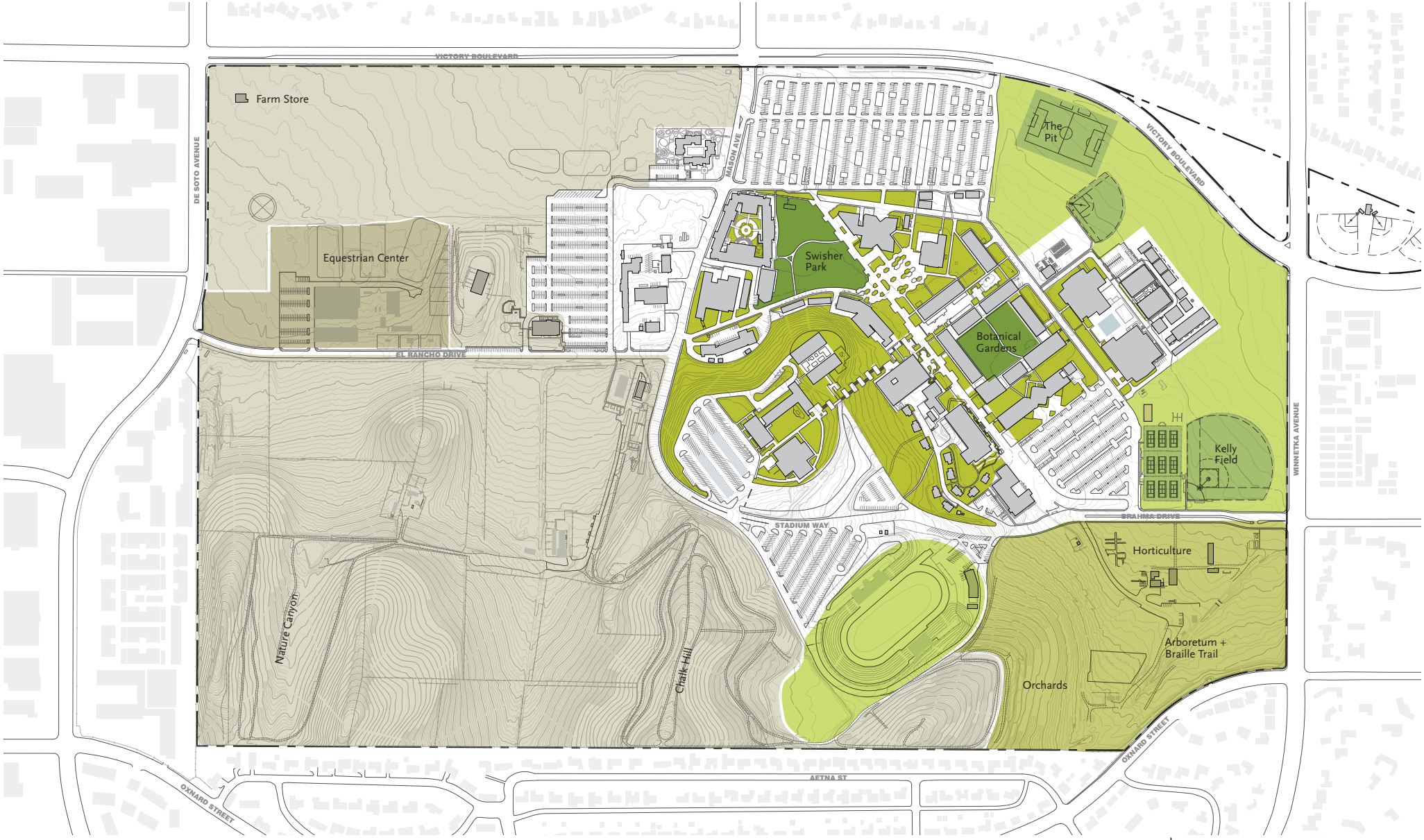
The campus is located close to two stops on the Orange Line and many students access the campus via the intersection of Winnetka and Victory. A gateway project provides a more formal, shaded pedestrian pathway into the campus. The pedestrian core is compact and most areas can be easily reached within 5-10 minutes. The most important feature of this area is the campus mall, which acts as a pedestrian extension of the main entrance of the campus off Winnetka Avenue. A series of steps provide access to the arts area on top of the hill.


DE SOTO
VICTORY BOULEVARD
PIERCE COLLEGE
5 minute walk
MASON AVE
DE SOTO AVENUE
EL RANCHO DRIVE
STADIUM WAY
WINNETKA AVENUE
OXNARD STREET
AETNA ST
Main Pedestrian Circulation
Secondary Pedestrian Circulation
Informal Pedestrian Circulation
Pedestrian Trails
Pedestrian Entries
Metroliner
Bus Routes & Stop
0
200'
400'

OPEN SPACE

There are a variety of open spaces on campus, from formal (botanical garden, Swisher Park) to more natural vegetated areas. There are large amounts of vegetation on the natural slopes and at the southeast corner of the site, there is a redwood forest.

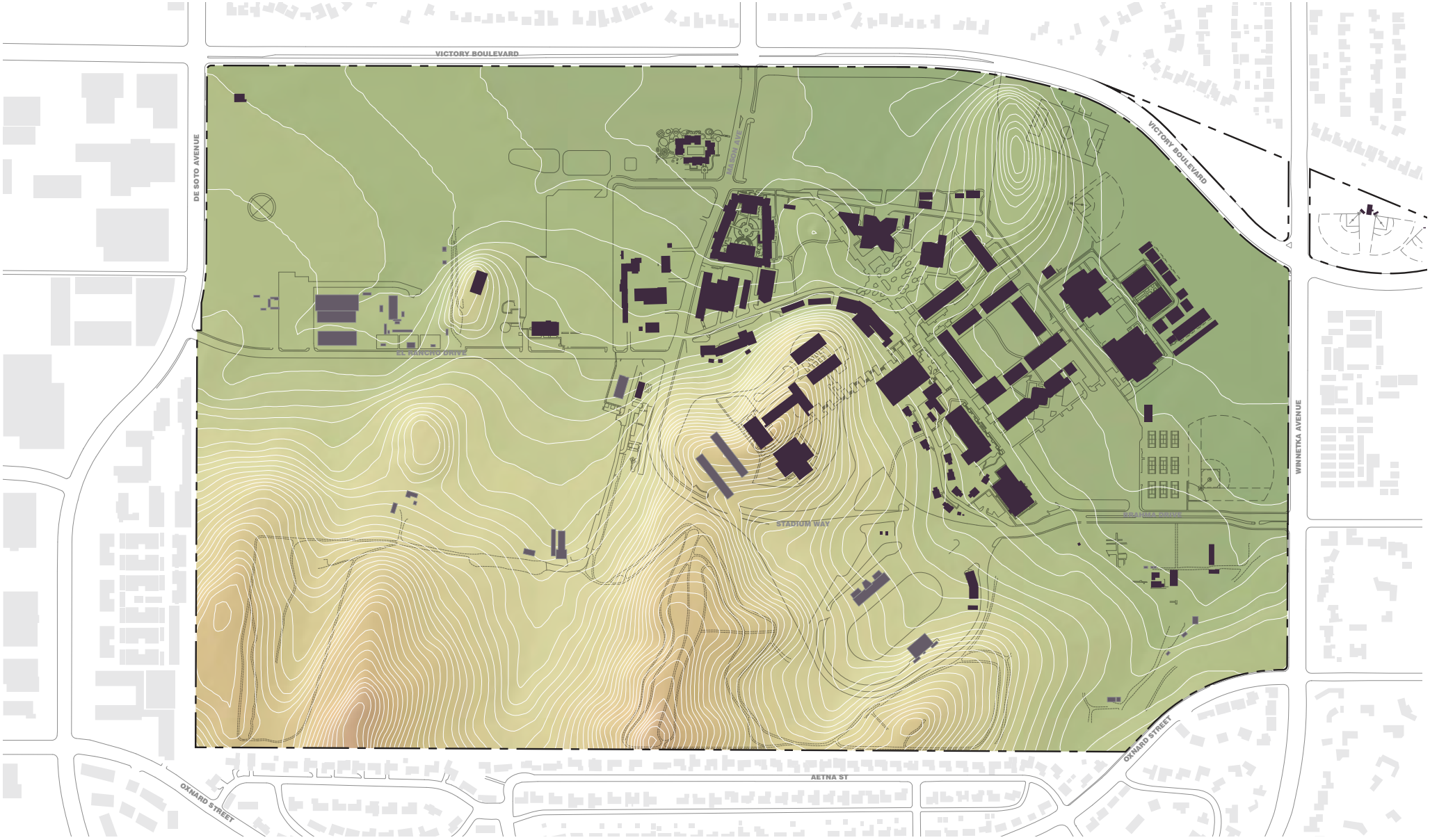
area of tree coverage

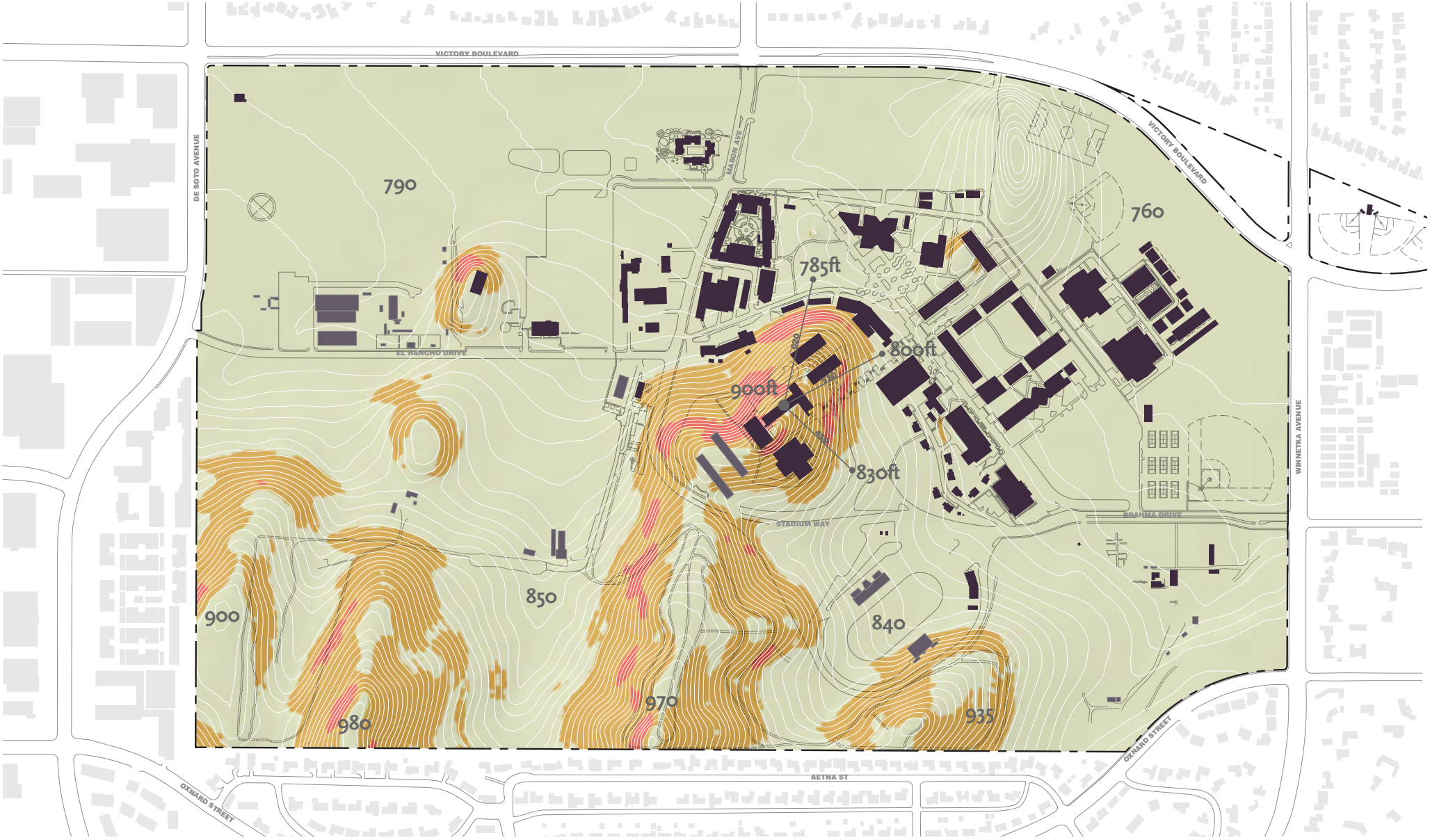

VICTORY BOULEVARD
DE SOTO AVENUE
Farm Store
Equestrian Center
EL RANCHO DRIVE
MASON AVE
Swisher Park
The Pit
VICTORY BOULEVARD
Botanical Gardens
Kelly Field
WINNETKA AVENUE
STADIUM WAY
STAHMA DRIVE
Horticulture
Arboretum + Braille Trail
Orchards
Nature Canyon
Chalk Hill
OXNARD STREET
AETNA ST
OXNARD STREET
informal landscape
athletics/recreation
fields and courts
garden/ park
horticulture/ orchard
agriculture
equestrian/farm
0
200'
400'

SLOPE/TOPOGRAPHY

The hill in the center of the campus is both a challenge to climb as well as a challenge to build upon. From the top of the hill to the pedestrian mall there is a 100 ft change in elevation and a 15-30% slope. Future development on the hillside could take advantage of the spectacular views while helping to bridge the elevation change.

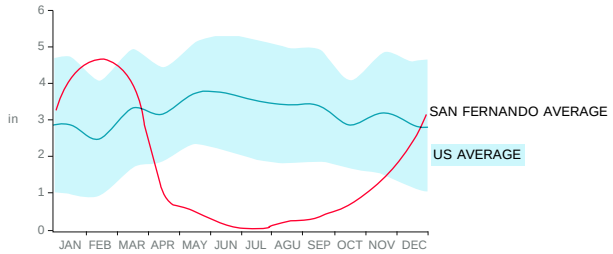
In addition to the main campus hill, there are rolling hills located along the southern edge of the campus that resemble fingers reaching into the site. These hills add to the scenic beauty of the site and help reinforce the visual presence of the open space.


VICTORY BOULEVARD
DE SOTO AVENUE
EL ESMERO DRIVE
BALBOA AVE
VICTORY BOULEVARD
WINNETKA AVENUE
STADIUM WAY
OXNARD STREET
AETNA ST
OXNARD STREET
0
200'
400'

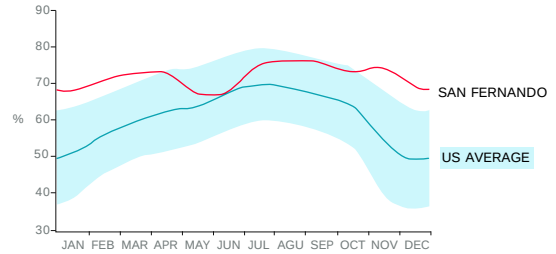

VICTORY BOULEVARD
DE SOTO AVENUE
MASON AVE
VICTORY BOULEVARD
EL RANCHO DRIVE
WINNETKA AVENUE
STADIUM WAY
BRAHMA DRIVE
OXNARD STREET
AETNA ST
OXNARD STREET
790
760
785ft
800ft
900ft
830ft
850
900
840
980
970
935
0-15% slope
15-30% slope
+30% slope
0
200'
400'

CLIMATE DATA

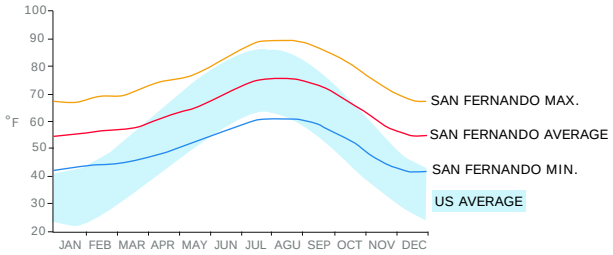
The San Fernando Valley is only 10 miles from the Pacific Ocean, but it continues to experience increasing temperature trends and lengthening summer seasons. There is an increase in the number of days that reach over 100 degrees Fahrenheit. According to the "San Fernando Valley Climate Summary" by Steve W. Woodruff, Certified Weather Observer, these trends suggest a heat island effect contributed by buildings, paved streets, parking lots, and freeways. The phenomenon that occurs every spring is "June Gloom", a weather pattern that results in low, overcast skies. Pierce College is often considered to have its own unique micro climate and temperatures during the summer months can climb up to 110 degrees Fahrenheit. The combination of the Santa Monica Mountains and Santa Ana winds ensure that Pierce often experiences drier weather and lower precipitation than many parts of Los Angeles.



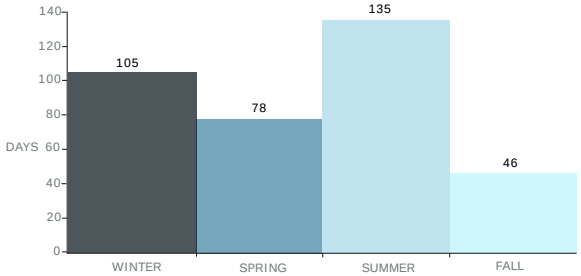
PRECIPITATION



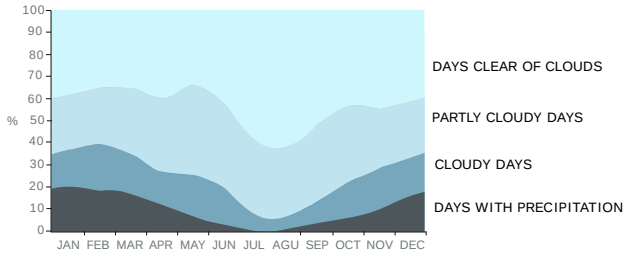
SUNSHINE



AVERAGE TEMPERATURES



LENGTH OF THE SEASONS
SAN FERNANDO VALLEY



CLOUDY DAYS

COMMUNITY USES

Community colleges are based on a culture of shared use by the traditional student population for educational/ vocational pursuits and the community for avocational use. The Pierce College curriculum has been modeled on this approach and is praised for the additional resources it provides to the community. While the campus open space represents an asset to both the College and the community, it also creates a point of contention over future recreational use. The diagram on the right shows the areas actively used by the surrounding community.

The campus core hosts a number of activities that are open to the public, including shows at the performing arts center, festivals at Swisher Park, as well as recreational and educational classes in various classroom facilities and the campus center.

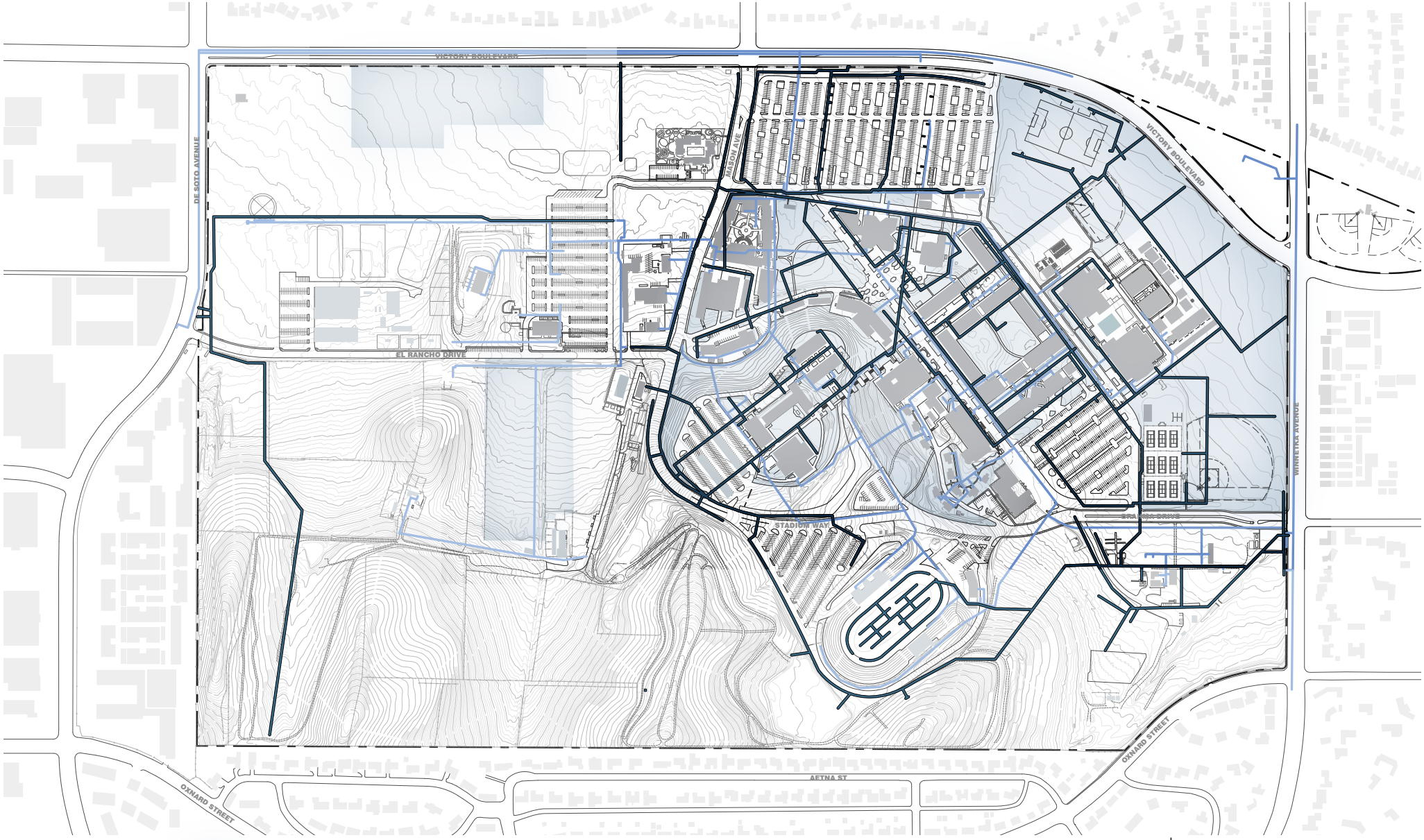
Although the community rents out classroom space and attends performances in the academic core, they primarily use the outlying athletic facilities, horticulture and farm areas. Over the years, the athletic areas are increasingly used as a community resource for recreation, little league, high school football games, marching bands, dog shows, film shoots, home shows, and special or holiday events. The farm areas host a variety of annual festivals that continue to draw large crowds. The equestrian center serves as the Los Angeles County large animal emergency evacuation center. Pierce Extension has adult classes and a “Kids on Campus” program that utilize the horticulture and agricultural science buildings.

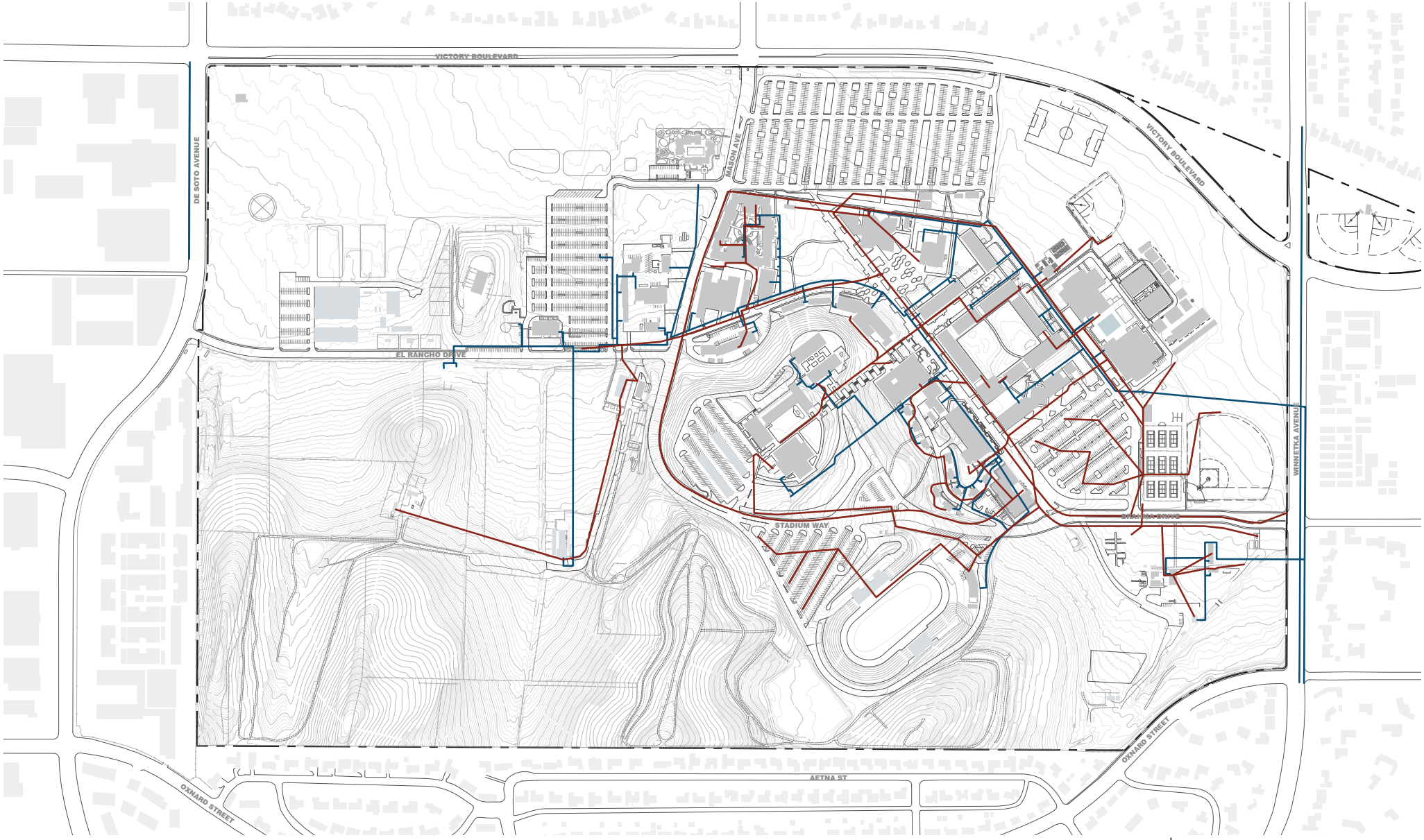

VICTORY BOULEVARD
DE SOTO AVENUE
MASON AVE
VICTORY BOULEVARD
WINNETKA AVENUE
Farm Market
Farm Festivals
Equestrian Center
EL RANCHO DRIVE
Festivals
Golf
Soccer
Little League
Youth basketball
Pool Volleyball
Regional
Baseball
Club
Performing
Arts
STADIUM WAY
STAINKA DRIVE
High School
Cross Country
High School
Athletics
OXNARD STREET
AETNA ST
OXNARD STREET
0
200'
400'

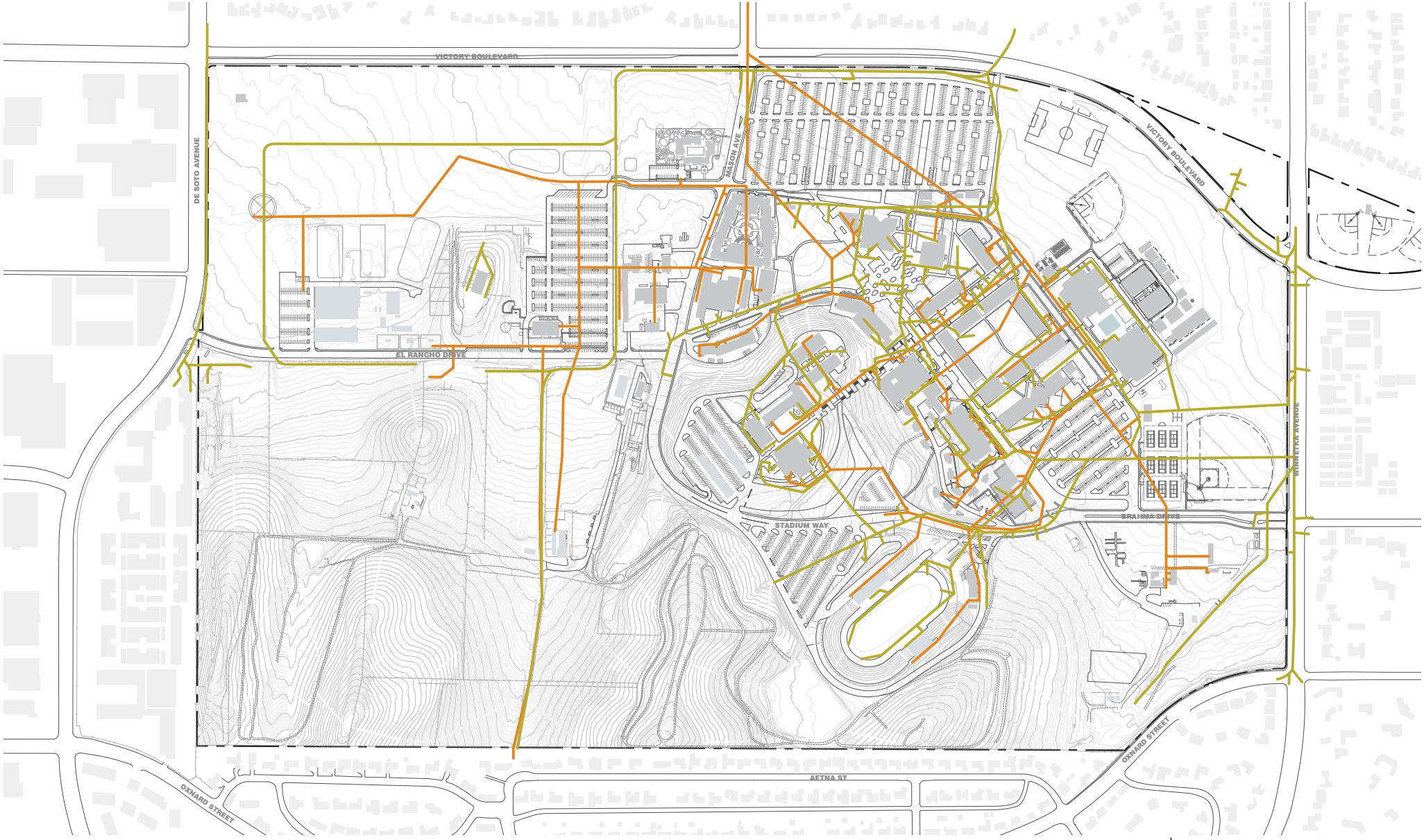
UTILITIES

Pierce is well served by existing utilities. A chiller plant provides chilled water to help cool buildings and instructional spaces. A series of microturbines allow the central plant to effectively use natural gas to generate additional electricity for the campus. Recently installed PV cells provide additional electricity, generating 191kW of the campus' total energy consumption. In addition to this, electric and gas lines run throughout the site, connecting all campus buildings to the to public utility grid. Storm drains and sewer lines connect the campus buildings to the main trunk lines that run under adjacent roadways, beyond the campus boundary.

Only the core and a small portion of the agricultural land are irrigated; the rest is left for dry-land farming.


VICTORY BOULEVARD
DE SOTO AVENUE
MASON AVE
VICTORY BOULEVARD
EL RANCHO DRIVE
WINNETKA AVENUE
STADIUM WAY
OXNARD STREET
AETNA ST
OXNARD STREET
Irrigated Zones
Irrigation Lines
Water Lines
0
200'
400'


VICTORY BOULEVARD
DE SOTO AVENUE
MASON AVE
VICTORY BOULEVARD
EL RANCHO DRIVE
WINNETKA AVENUE
STADIUM WAY
OXNARD STREET
AETNA ST
OXNARD STREET
Electrical Lines
Gas Lines
0
200'
400'



Storm Drain

Sanitary Sewer

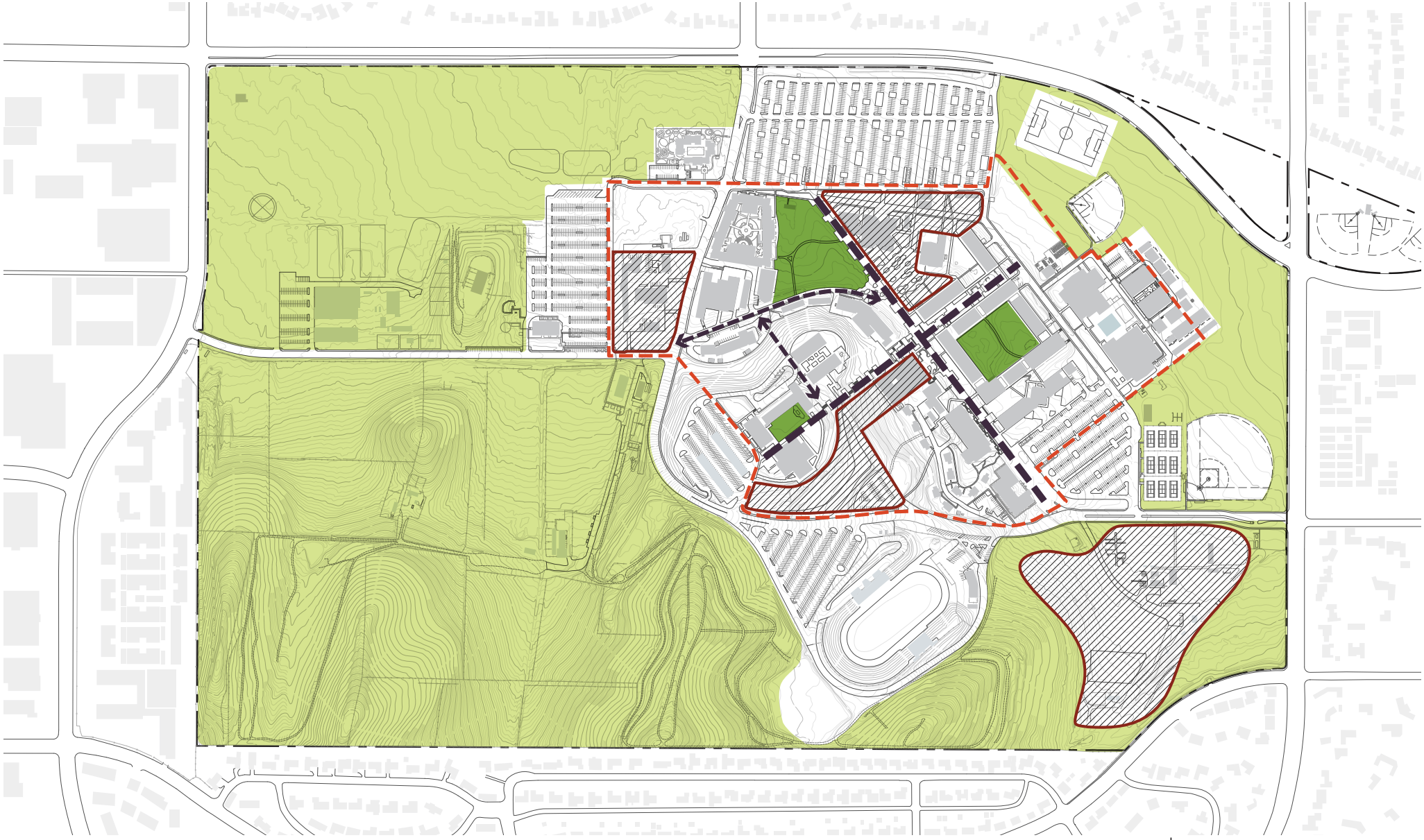
MASTER PLAN CONSIDERATIONS

Through discussions with the Steering Committee, a number of considerations were identified that influenced the design of the Master Plan Update. Recognizing the campus core as a dynamic pedestrian environment, the plan seeks to contain development within the campus core and bring additional density to the College's primary academic areas. This will allow Pierce to preserve valuable open space while promoting environmental stewardship. Potential development areas have been identified to help guide Pierce through the next phase of growth. These areas are linked to the strong pedestrian axis through a network of paths.

Relocating the maintenance and operations facility to the southeast corner of the campus near the horticulture program will free up prime land in the core for future development.

Some buildings will be demolished to make way for development, including the library, cafeteria, plant facilities, and temporary trailers that were built to serve as "swing" space during campus construction and renovation.

The new Library Crossroads Building has been sited in the location of the existing cafeteria and design is currently underway. The existing Campus Center will be converted into other uses once its services and functions have been transferred to the new buildings.


open space to remain
sacred space to remain
reinforce pedestrian axes
campus core
development zones
0
200'
400'

5 MASTER PLAN UPDATE

Built upon a comprehensive vision of sustainability, the Master Plan Update supports Pierce's educational mission while guiding the physical development of the campus through the implementation on Measure J. The plan establishes a physical framework with the flexibility to accommodate both near-term capital projects and long-term development.

PLANNING PRINCIPLES

The unique qualities of the Pierce campus setting and environment serve as strong determinants to the campus master plan's conceptual development. The Master Plan Update builds on the following fundamental planning principles.

Sustainability

- Develop a comprehensive environmental vision for the campus as a whole
- Concentrate future development within the core
- Respect and minimize impact on natural systems

The Master Plan Update must create a holistic environmental vision for the campus to minimize the College's ecological impact. This is especially critical for Pierce, given its large landholdings. Agricultural land should be integrated into the overall vision. Key areas include integrating storm water management, mitigating heat island effect, reducing impervious surfaces, cultivating natural habitats, and promoting energy conservation. Academic functions should be concentrated within the existing academic core. Future buildings should be two or more stories to increase energy efficiency and make better use of the land.

Mission

- Create flexible learning environments to adapt to changing needs
- Improve access to technology throughout campus
- Expand community and educational resources

The Master Plan Update must support Pierce College's educational mission. This means supplementing the College's classroom supply, creating informal learning spaces, and integrating technology throughout the campus. Pierce has successfully managed to integrate workforce development and transfer programs, and future facilities must promote this career-laddering approach, disciplinary overlaps, and collaboration. The College needs a critical mass of programs, requiring both new programs and growth in existing programs. The primary goal of the College is to produce workers who can think, and thinkers who can work.

Community

- Promote a pedestrian-oriented campus core
- Create places for social interaction between students, faculty, and staff
- Strengthen interaction with external community

Learning is fundamentally social. The main drivers for community are food, a campus center, and a library and learning center. Location is the single most important factor for these resources. Outdoor spaces where students can gather informally are also important, and currently lacking on the campus. Planned renovations to the mall will provide more "outdoor rooms", but further investment of this kind is a high priority for the College.

Learning communities should be promoted and supported. The College wants facilities which maximize the spread of knowledge. To some extent, existing "ownership" of buildings on campus restricts this process, as does the physical configuration of existing buildings which tend not to have internal corridors and congregation spaces. The College plays an important role in the surrounding community, and the Master Plan Update must support this function. Current initiatives on campus like the farmers' market, the harvest festival, the corn maze, and the pizza farm have been enormously successful, and these types of endeavors should be encouraged.

Campus Image

- Reinforce "collegiate" image
- Create better connections, security, comfort
- Highlight stewardship opportunities

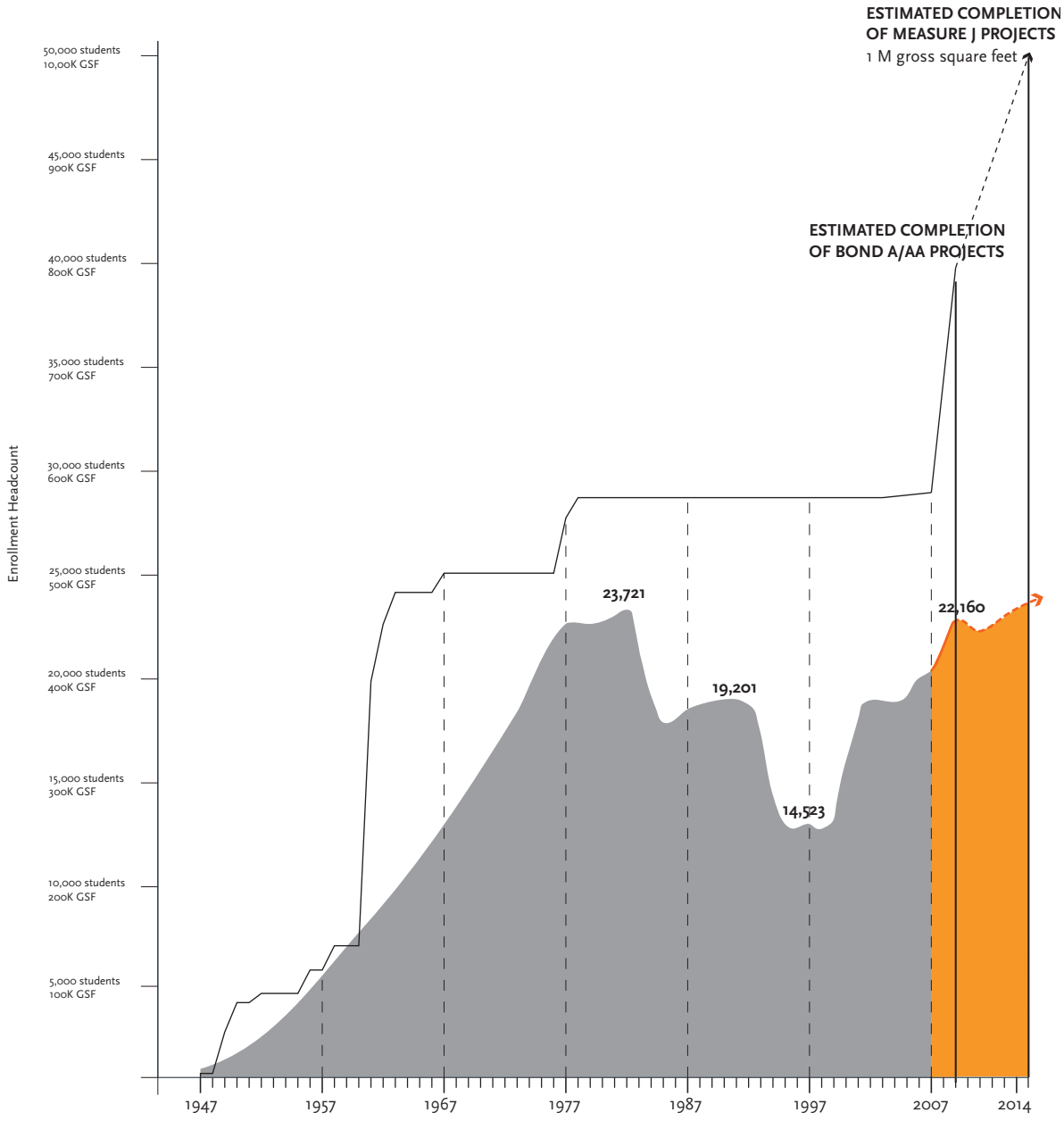
Campus aesthetic plays a crucial role in student, faculty, staff, and visitors' experience of Pierce College. It influences feelings of belonging, motivation, and empowerment, and is critical to student success. To date, Pierce's sterling reputation is based on the excellence of its staff and faculty. The campus' physical experience should be enhanced to better align with and support Pierce's academic mission.

Pierce College has multiple stewardship opportunities. By adopting campus renewal as a habit and through judicious investment in landscape and renovation, Pierce can generate a welcoming sense of place. Students will no longer feel they need to "move along," that they are going somewhere rather than being somewhere.

ENROLLMENT TRENDS

Since 1999, Pierce has seen a dramatic increase in its enrollment, which has almost doubled from 12,000 to 22,000 over the past decade. The increase may be due to changes in state funding, capacity problems of competitor institutions, local population growth, closer coordination with local high schools and growing interest in the transfer pathway, and increased need for post-secondary training.

The current economic downturn has caused a slight drop in enrollment in the 2009-2010 academic year. Pierce expects this trend to be temporary and that enrollment growth will resume in the next five years. There are sufficient facilities on campus to accommodate changes in enrollment and the new facilities proposed in the Master Plan Update will allow for future changes in pedagogy and curriculum.



ACADEMIC PROGRAM

A new bond provides the College with an opportunity to re-evaluate its programmatic needs and ensure that it has the facilities necessary to fulfill its mission. A new capital plan entitled "A Sustainable Vision for Los Angeles Pierce Community College, by Sasaki Associates," was completed in January 2008, to address new academic program demands and the College's newly-formulated commitment to sustainability.

Grounded in a rigorous analysis of available data, including space needs by program type, room utilization, workforce demand and program costs (used to identify potential new programs), current best practices, and site opportunities, three new academic construction projects were identified. Wherever possible, projects were combined to create synergies, reduce costs, and promote collaboration.

1. Green Technologies Building (70,000 SF)

This building will house the College's new green technologies program. It will increase the local capacity for responding to environmental challenges, generate new economic opportunities in the Valley, and integrate workforce and transfer programs. The building will contain classrooms and applied learning spaces, as well as new technology, and will be LEED-certified.

2. Digital Arts and Media Building (70,000 SF)

This LEED-certified building will have a small ecological footprint, generate economic opportunities, and integrate workforce and transfer programs. Digital arts graduates will meet an identified need in the local job market. The building will serve the campus community well, potentially acting as a bridge between existing applied technologies, liberal arts, and fine art programs.

3. Library/Learning Crossroads Building

This 70,000 SF building will provide a new center for campus activity. As a "hybrid" building, it will contain the following elements:

- Library
- Center for Academic Success
- Faculty Resource Center
- Technology and Distance Education Development
- Tutoring
- Student Success Center

The ground floor will contain a food court. Located on the site of the existing outdoor cafeteria seating area, it will serve as a second food anchor to the Freudian Sip and actively engage in the activity of the pedestrian mall.

Hybrid buildings reduce the total amount of square footage required, and thus minimize ecological impact. They are cost effective, saving both capital and operating expenditure. The new crossroads building will be home to an integrated academic environment, promoting collaboration and social learning, with a positive impact on student performance and retention.

4. Expanded Automotive and New Technical Education Facilities (20,000 SF)

An expansion to the existing Industrial Technology building will provide additional space for the Automotive Technology program. Together with the adjacent Green Technology building, this space will be part of a larger technology cluster where students will be able to explore applications for green technology.

An additional project was identified as the Comprehensive Campus Sustainability Package, which includes a broad range of measures across the entire campus aimed at meeting the three goals articulated in the College's sustainability vision. The elements of the package are:

- North and south of mall renovations (Phase II) which will introduce technology-rich social spaces into existing classroom building areas, make these buildings more transparent, and foster collaboration
- Campus-wide landscape improvements aimed at improving important connections between different activities
- Second stairway or ramp connecting the new Center for the Sciences with the Arts District
- Major new detention pond with irrigation system
- Parking lot solar panels to reduce energy dependency
- A new maintenance and operations facility allowing for the co-location of all activities resulting in improved communication and efficiencies
- Performing arts renovations focusing on improved seating and ADA access to the main theater
- Stadium improvements (Phase II) including repairs to visitor seating and a new field
- Additional parking
- Infrastructure and plant extensions as needed for new facilities
- Horticulture renovations

The ecological benefits of the above elements are clear: improved storm water management and irrigation, better parking management, energy efficiency through the expansion of solar panels, and landscape improvements which promote sustainable habitats and provide important social connections. Economic benefits arise because renovations cost less than new construction. Concentrating operations will improve efficiency and improved energy use and energy production will lower operating costs. Social benefits include improved connections, community outreach, and an improved learning environment.

The projects outlined in the capital plan were refined into the following Bond J project list, approved by the Los Angeles Community College District (LACCD) Board.

New Facilities:

1. Green Technologies Building 70,000 SF
2. Digital Arts & Media Building 70,000 SF
3. Library/Learning Crossroads Building 80,000 SF*
4. Expanded Automotive and New Technical Education Facilities 20,000 SF**
5. Maintenance & Operations Facility 30,000 SF

Agriculture Education Center (in progress)***

Note: These square footages are based on the Capital Plan, dated January 2008, with the following exceptions:

* Based on Final Project Proposal, dated June 2008

** Based on programming assumptions

*** not shown on illustrative map on the following page

Renovations:

6. Performing Arts ADA Improvements
7. Stadium Area Improvements
8. Infrastructure & Central Plant Extensions
9. Horticulture/Animal Science

Student Learning Environments***

Other:

Parking Lots and Roadways***

Parking Lot Solar Panels***

Sustainable Landscape, Storm water Mitigation, and Campus Access (includes 2nd stair)***


VICTORY BOULEVARD
DE SOTO AVENUE
MASON AVENUE
EL RANCHO DRIVE
WINNETKA AVENUE
AETNA STREET
OXNARD STREET
1
2
3
4
5
6
7
8
9
0
200'
400'

CAMPUS MASTER PLAN

The sustainability vision establishes the foundation for the physical Master Plan. Incorporating the goals outlined in the Planning Principles, the Master Plan Update provides an overall vision for integrating Measure J projects into the campus.

ACADEMIC CORE

The concept for the Master Plan Update is to create an "envelope" for future growth through the re-organization of existing vehicular circulation patterns, street hierarchies, pedestrian movement, and land use at several critical areas on campus.

One key area is the zone around the existing plant facilities. Prior to the construction of Parking Lot 8, the campus had been organized around a central academic core, with the majority of parking on the periphery. However, the new Lot 8 has created pedestrian/vehicular conflicts as students must cross Mason Avenue in order to reach their classrooms. The Master Plan addresses this by rerouting Mason, allowing the academic core to expand into the existing plant area and thereby, creating a continuous pedestrian zone.

Focusing on the campus core, the Plan recognizes the importance of the existing pedestrian mall. This central axis provides the primary pedestrian circulation through the campus core. A cross-axis provides access up the hill to the Performing Arts Building. The recent construction of Parking Lot 8 has shifted large volumes of student traffic to the pedestrian path that connects this parking lot to the central part of campus. The Master Plan reinforces the importance of this path by separating pedestrian and vehicular traffic with the creation of new entry/egress points. Together, these three main pathways provide a strong organizational element within the campus core along which future development can occur.

A secondary path through campus includes a second stair connecting the automotive and industrial tech area to the fine arts complex on the hill and continues down toward the stadium, terminating in a new entry plaza. This secondary access helps reinforce the pedestrian hierarchy of the campus core.

The Plan creates two distinct academic districts within the campus core. The proposed buildings in Measure J will help establish these districts, promoting synergies with adjacent buildings and contributing to the creation of a strong sense of place.

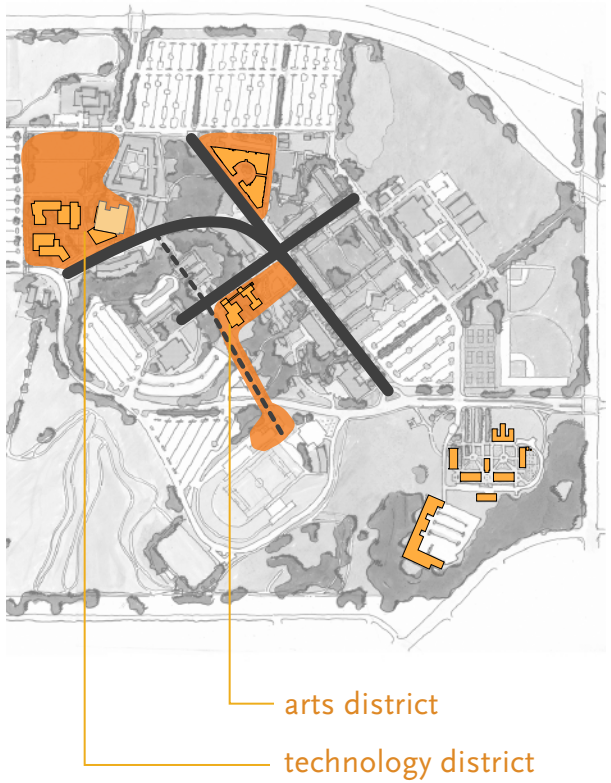
The first of these is the "Technology District" which is centered on the new Green Technologies building, a multi-disciplinary facility that seeks to train students for the "green collar" jobs of the future. Located in close proximity to the existing automotive, industrial technology,

and science facilities, the new building creates possibilities for collaboration across disciplinary lines. The expansion of existing auto and industrial tech facilities and the Green Technologies building will form a new complex around a shared courtyard. As the new campus gateway, the technology complex is intended to establish a new identity for the campus. The existing Maintenance and Operations (M&O) functions will be relocated to a new facility at the southeastern corner of the campus.

Immediately north of the Green Technologies building, an approximately 3.9-acre site is set aside for future educational facilities. The realignment of Mason Ave redirects traffic around the campus core and integrates the new district with the pedestrian academic core. The second stairway connects this district with the other proposed district, the “Arts District”.

Located on the site of the existing library, the proposed Digital Arts and Media building establishes the foundation for the new “Arts District”. Focusing on recent developments in digital arts, the new building will provide the facilities necessary to train future designers, animators, and digital media artists. Close proximity to the current fine arts, music, and performing arts facilities present opportunities for future collaboration and will allow the new building to build upon existing creative energy. The Digital Arts building climbs the hillside allowing additional access to the hilltop and helping to overcome the change in topography.

Through discussions with the College, the Steering Committee made the decision to demolish the current library. The building is incongruent with other campus buildings and renovating it into other uses would be difficult and costly. The current library collection will be moved to a new library facility, the Library Crossroads building, on the site of the existing cafeteria. The Digital Arts building is set back from the pedestrian mall to provide a new outdoor amphitheater and gathering space that will serve as a valuable student node in the center of campus.



CAMPUS WIDE

Outside of the campus core, the existing stadium area will see significant upgrades. The track will be removed to allow for a full-size soccer field. Existing turf will be replaced with synthetic turf to reduce the amount of irrigation. Irrigation is still required as necessary to keep the turf cool (approximately 10-20% of regular lawn irrigation).

New horticultural facilities in the southeast corner of the campus will give the program the space necessary to grow. The presence of a row of trees helps to create a stronger presence on Brahma Drive and give horticulture a reinforced sense of campus identity. The M&O facilities will move to an adjacent site.

The Master Plan proposes pedestrianizing the portion of Olympic Avenue immediately southwest of the two gymnasiums to help incorporate the recreational areas into the academic core. While the road will remain open to vehicular traffic, a stronger pedestrian presence will help improve pedestrian access throughout the campus core.

The Master Plan identifies a number of potential projects that are dependent upon the availability of future funding:

- A new entry plaza along Stadium Way, aligned with the new pedestrian pathway up the hill to help connect the stadium to the campus core and create a new stadium gateway.
- A synthetic turf practice field in the flat area behind the stadium, creating a valuable recreation amenity for the community.
- Relocating the softball field adjacent to the Soccer Pit to a site adjacent to the existing baseball field to allow the two fields to take advantage of shared facilities.
- A new restroom/concession facility located along the new gateway path, providing service to both fields.

LAND USE

The land uses proposed by the Master Plan build upon and are compatible with existing campus land use. The academic core of the campus will expand to the eastern edge of the recently constructed Parking Lot 8. The existing M&O facilities will be relocated to the southeast corner of the campus, adjacent to the proposed horticulture facilities. The Master Plan seeks to concentrate future development within the campus core and in doing so, preserve valuable agricultural land. Accommodating future density within the campus core will allow Pierce to make efficient use of land and new facilities.


VICTORY BOULEVARD
DE SOTO AVENUE
MASON AVE
VICTORY BOULEVARD
EL RANCHO DRIVE
WINNETKA AVENUE
STADIUM WAY
BRAHMA DRIVE
OXNARD STREET
AETNA ST
OXNARD STREET
academic core
athletics/recreation
agriculture
parking
support facilities
0
200'
400'

MAJOR BUILDING RECOMMENDATIONS

In line with Measure J, the Master Plan proposes several new buildings, renovations, and infrastructure projects. Key among these new buildings are the proposed Green Technologies Building and the Digital Arts and Media building. Both of the projects signify a new direction for the campus, creating new districts that will help Pierce maintain its high standards. The new Library Crossroads building, with a food court on the ground floor, will help foster additional activity on campus and help activate the adjacent public spaces and Swisher Park. Uses in the Campus Center have been moved to other buildings and it will be converted into a faculty lounge.

New Buildings:

1. Green Technologies Building
2. Digital Arts & Media Building
3. Library Learning Crossroads Building
4. Expanded Automotive and New Technical Education Facilities
5. Maintenance & Operations Facility


VICTORY BOULEVARD
DE SOTO AVENUE
MASON AVE
VICTORY BOULEVARD
EL RANCHO DRIVE
WINNETKA AVENUE
BRAHMA DRIVE
STADIUM WAY
AETNA ST
OXNARD STREET
OXNARD STREET
1
2
3
4
5
academic
athletics/recreation
administration
student life
community
agricultural
plant facilities
sheds
0
200'
400'

MAJOR LANDSCAPE RECOMMENDATIONS

The Master Plan builds upon the existing campus landscape framework to preserve and enhance pedestrian circulation routes. An integrated approach to the use of sustainable landscape materials and features will be employed at both a campus-wide and site-specific level to create a more pleasant and efficient campus environment.

Permeable and high albedo paving materials should be used for all new pathways and plazas to reduce urban heat-island impacts and increase pedestrian thermal comfort.

The use of native and appropriate drought-resistant plant species will help to buffer architecture, increase shade with tree canopy cover, provide aesthetic enhancements and allow for educational opportunities throughout the campus.

Vegetated swales and retention areas located along pedestrian circulation routes, in parking lots and around buildings, will capture stormwater runoff and allow for ground water recharge. A campus-wide approach to storm water catchment and the use of appropriate plant ecology will serve to reduce infrastructure loads during rain events, increase ground water availability and reduce annual irrigation needs.

Specific examples of these applied principles include:

- The proposed Green Technologies and the Digital Arts and Media will include purposefully designed outdoor spaces that allow comfortable use during 100+ degree weather.
- The realignment of Mason Street will replace the vehicular-oriented roadway with a pedestrian-oriented pathway. Existing trees will be preserved to provide shade cover.
- The renovated and expanded horticulture program proposes to preserve existing trees and preserve the arboretum, keeping it accessible to all community members.


VICTORY BOULEVARD
DE SOTO AVENUE
MASON AVE
VICTORY BOULEVARD
EL RANCHO DRIVE
VANOWEN
VANNETTA AVENUE
STADIUM WAY
BRAHMA DRIVE
OXNARD STREET
AETNA ST
OXNARD STREET
informal landscape
athletics/recreation
fields and courts
garden/ park
horticulture/ orchard
agriculture
equestrian/farm
0
200'
400'

PEDESTRIAN CIRCULATION

The Master Plan seeks to reinforce the walkability of the core campus. The rerouting of Mason Avenue and new buildings will help expand the pedestrian zone and provide uninterrupted access to parking lots. A five-minute walking radius gives an indication of the compactness and accessibility of the primary academic and administrative areas. The Master Plan and recent campus projects will shift the center of gravity to the northwest in terms of academic spaces. A five minute walk from the intersection of the mall and the pedestrian path to Parking Lot 8 encompasses the entire academic core. The Metro Orange Line stations on Victory Boulevard provide additional pedestrian access and are only a short walk from the center of campus.

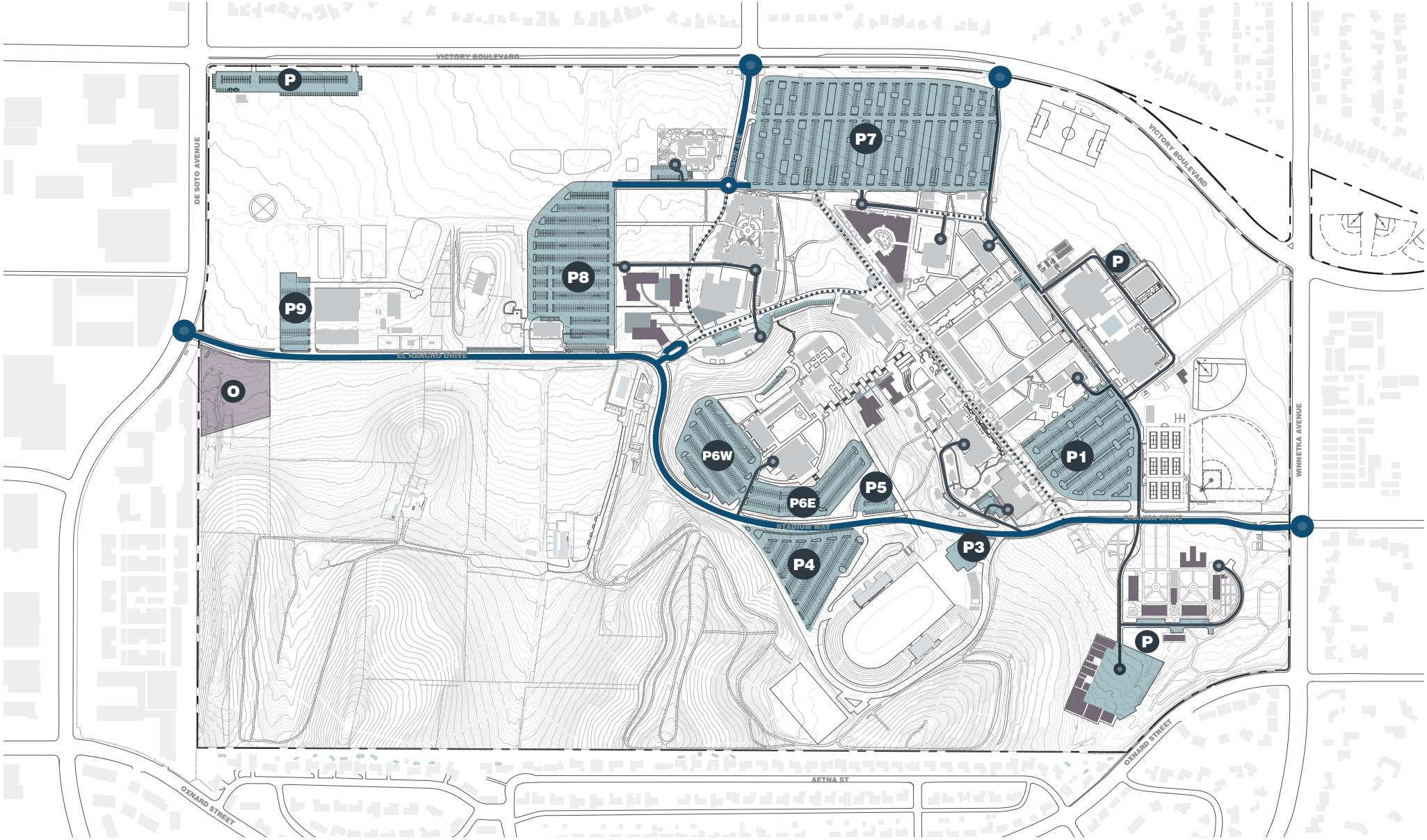
In addition to the primary pedestrian pathways in the campus core, a series of secondary and recreational pathways run throughout the campus. The expanded pedestrian zone allows a better connection between the academic core and the northwestern agricultural land.


DE SOTO
PIERCE COLLEGE
5 minute walk
VICTORY BOULEVARD
DE SOTO AVENUE
MASON AVE
EL RANCHO DRIVE
STADIUM WAY
PRAIRIE DRIVE
WINNETKA AVENUE
OXNARD STREET
AETNA ST
Main Pedestrian Circulation
Secondary Pedestrian Circulation
Informal Pedestrian Circulation
Pedestrian Trails
Pedestrian Entries
Metroliner
Bus Routes & Stop
0
200'
400'

VEHICULAR, SERVICE & EMERGENCY ACCESS

The realignment of Mason Avenue directs traffic around the expanded campus core. This reduces pedestrian-vehicular conflicts, ensuring students a pedestrian friendly pathway from their cars to their classrooms. Mason Avenue will terminate at Parking Lots 7 and 8 in order to minimize cut-through traffic.

Service vehicles will continue to have access to the core campus and students in the Automotive Technology program will have direct vehicular access to their instructional spaces via the existing fire lane between the Center of Sciences and the Automotive Building. The new buildings and proposed landscape treatments will help define pedestrian zones, calming service traffic and providing additional safety for students.


VICTORY BOULEVARD
DE SOTO AVENUE
EL RANCHO DRIVE
STADIUM WAY
WINNETKA AVENUE
OXNARD STREET
AETNA ST
P
P7
P8
P9
O
P6W
P6E
P5
P4
P3
P1
Vehicular Entries
Main Vehicular Circulation
Pedestrian Pathway
Service/Emergency Routes
Service Entries
Parking Lots
Overflow Lots
0
200'
400'

UTILITIES & INFRASTRUCTURE

The existing utilities and infrastructure on the Pierce campus are concentrated in the campus core and are sufficient to handle additional development on campus. The Master Plan does not recommend any substantial changes to the existing utility network. Existing utilities along Mason Avenue will not be altered by the development of the new technology district.


VICTORY BOULEVARD
DE SOTO AVENUE
MASON AVE
VICTORY BOULEVARD
EL RANCHO DRIVE
WINNETKA AVENUE
OXNARD STREET
AETNA ST
OXNARD STREET
Storm Drain
Sanitary Sewer
Electrical Lines
Gas Lines
Water Lines
0
200'
400'

PROJECT AREAS

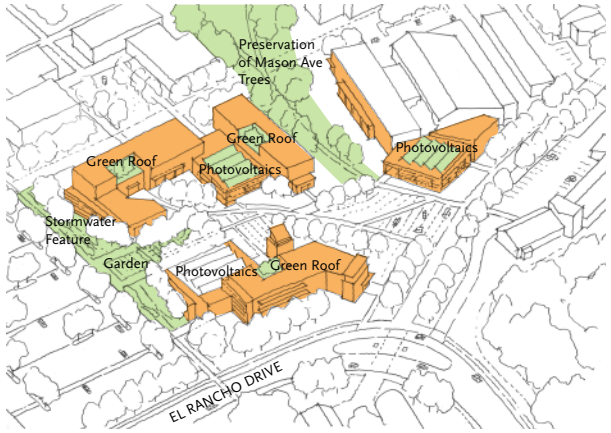
The construction of two main Measure J academic buildings, the Digital Arts and Media building and the Green Technologies building, will give impetus to the creation of two new districts.

TECHNOLOGY DISTRICT

The new Green Technologies building provides the foundation for the new "Technology District" and establishes a western gateway to the campus core. Situated on the site of the existing M&O facilities, the concept is to integrate the new green tech building with the expanded auto tech and industrial tech facilities to create one large technology complex organized around an internal courtyard and visually linked by a cluster of studios. The studios are conceived as large work spaces that spill out onto the courtyard and they will be designed to flexibly respond to the constant change and innovation inherent to technology.

In contrast to the casual working vibe of the courtyard, the new complex has a more formal entry plaza along the pedestrian route where students can display their projects and showcase the various program work to campus visitors. The plaza and courtyard can also serve as demonstration sites for green technology. Green technologies, such as photovoltaics or alternative-fuel automobiles can be displayed in the plaza space.

The presence of a storm drain between Lot 8 and the Technology District creates an interesting opportunity to



showcase sustainable stormwater management. Service and vehicular access is served by the existing fire lane at the north end of the automotive building, keeping the southern edge completely pedestrianized.

A new gateway to the campus is created along the existing service drive that runs past the Industrial Technology building to the pedestrian mall. This is made possible by the realignment of Mason Ave so it runs directly to Parking Lot 8. A new traffic roundabout will allow traffic to flow smoothly into both Parking Lots 7 and 8. The portion of Mason that is incorporated into the academic core will be closed to traffic and existing trees will be preserved. The proposed Green Technologies building will respect the existing utility corridor that runs under the pedestrianized street.

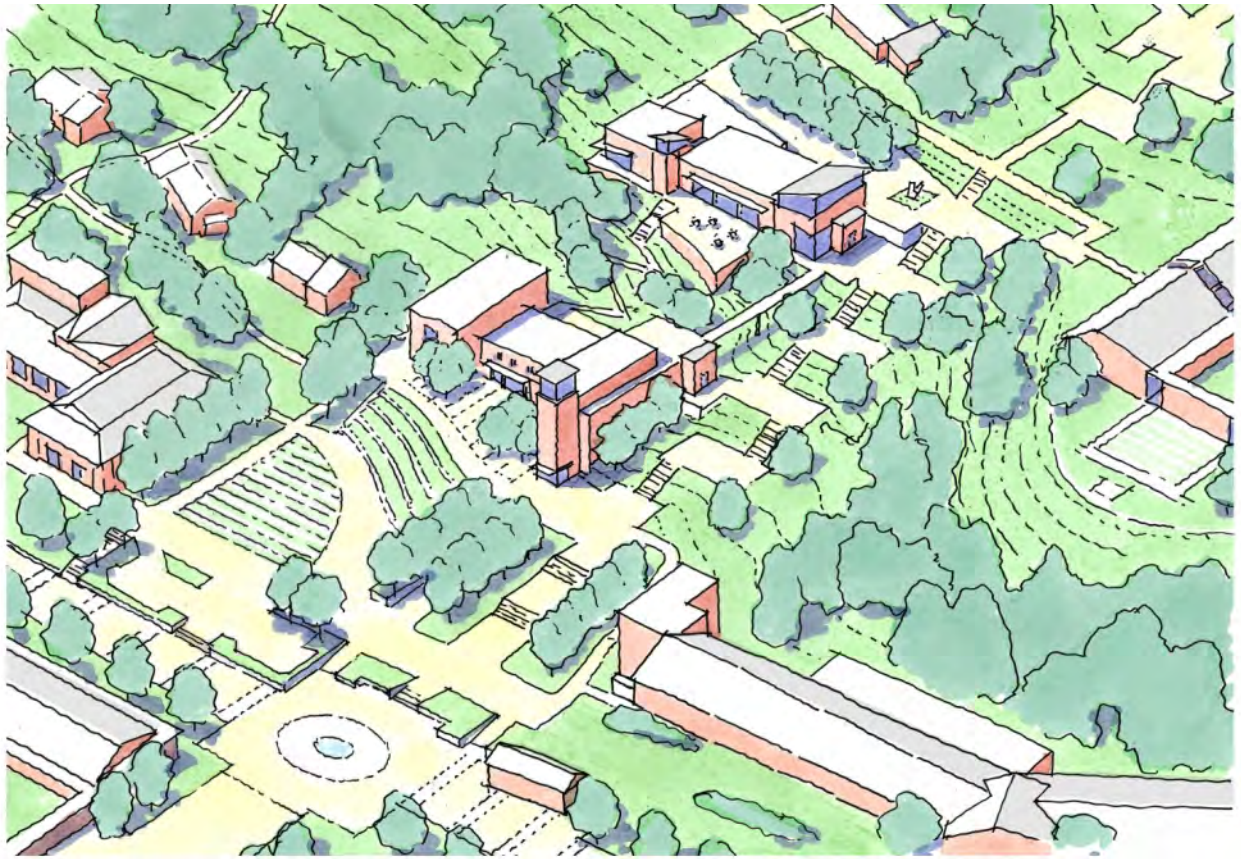
Immediately to the north of the Technology District, a portion of the new academic area will be set aside for future educational opportunities. The proximity of the new Green Technology building and the Child Development Center could facilitate future opportunities for interdisciplinary collaboration. The area also creates a pedestrian connection between the academic core and the agricultural areas to the west and a direct connection between the Child Development Center and the rest of campus.

PROJECT AREAS

ARTS DISTRICT

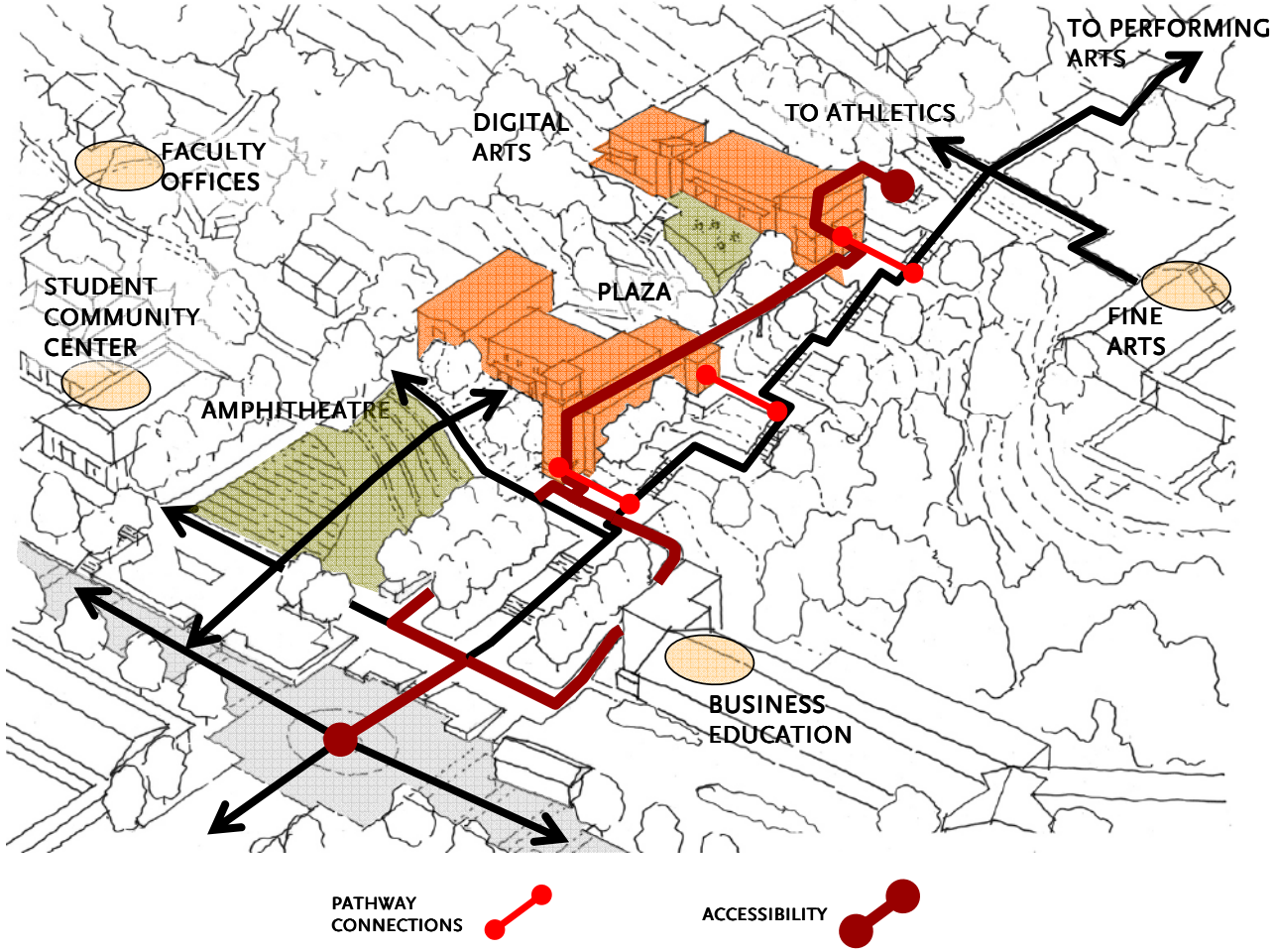
The new Digital Arts and Media Building, together with the existing Music Building, Performing Arts Building, and Fine Arts complex form the proposed “Arts District.”

The new Digital Arts and Media facility steps up the hill to overcome the topography and connects the elevation of the pedestrian mall to the elevation of the Fine Arts complex. The building parallels the existing stairs, connecting to them at different platform levels. The main massing of the building is set back to align with existing one-story academic buildings; however, transparent volumes jut out to activate the stairs and visually and physically engage students climbing the hill. The building’s lower level can potentially contain an auditorium space and several meeting rooms which flow out into the adjacent amphitheater space. The vegetation along the existing stairway will be trimmed back to allow for an improved visual connection up the hillside. The central piece of the building is the elevator tower that is visible from the pedestrian mall and connects to a gallery space that parallels the stairs and showcases student work. The stair could further the arts theme by transforming the landing platforms into art exhibition areas and becoming the “arts walk.”



Demolishing the library structure will allow part of the site to be converted into a public space where an amphitheater provides opportunities for performances and gatherings. Located at the intersection of the primary campus pedestrian axes, the new amphitheatre's seating will spread out, framing the performance space and opening it up to the pedestrian mall. Setting back the Digital Arts building from the mall allows a direct connection between the existing faculty offices and the pedestrian axes and academic buildings.

The new building is also well situated to help facilitate the new cross-campus pedestrian connection to the improved stadium. A second stairway on the northern face of the hillside connects the Fine Arts building to the new "Technology District". This same pathway continues past the Digital Arts building and down the hillside to the stadium. Connecting the stadium to the hill provides an additional pedestrian connection through the campus that parallels the primary mall.



F.A.R. ANALYSIS

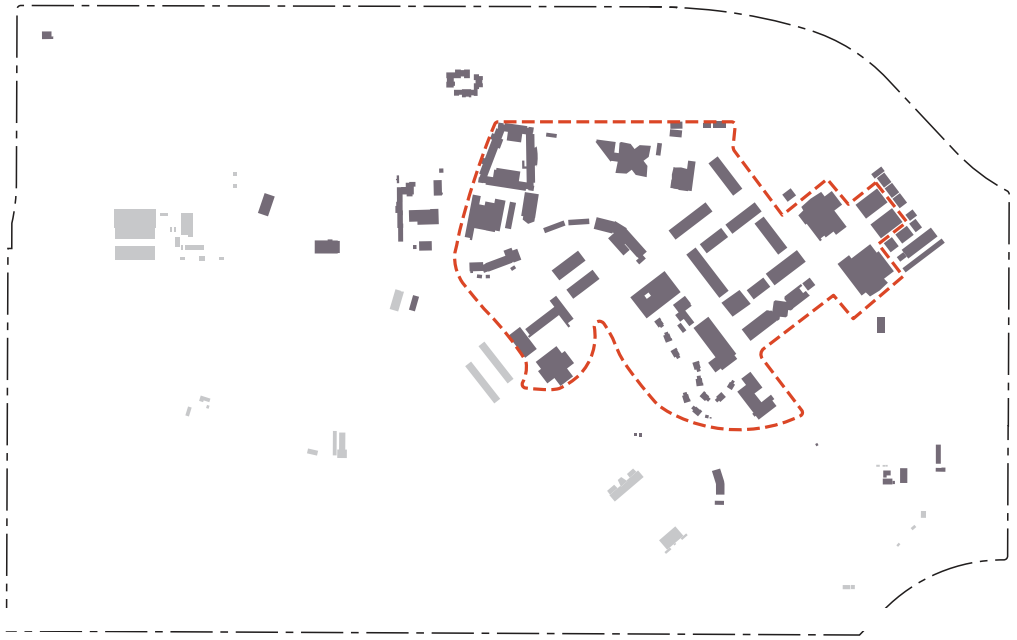
Looking at the development of the campus over time, the Floor to Area Ratio (FAR) provides an indication of the density of the campus and a metric for evaluating the impact of the new projects in the Master Plan Update. A campus with a higher density and more compact development allows for greater efficiencies and a more sustainable campus, permitting more pedestrian activity and reducing the impact of the automobile. While FAR varies by institution, most campus cores tend to have FARs of between 0.5 and 1.0 with variations based on location, type of school, and age of facilities.

In 2000, the FAR for the Pierce College campus was very low, a reflection of the amount of area given over to agriculture and the fact that most structures are single-story. According to FAR calculations, the Pierce campus was half as dense as the average of the other LACCD campuses. Under Bond A/AA, the gross square footage (gsf) of the campus core increased by more than 30% adding over 200,000gsf of additional space. Accounting for demolition, this construction increases the FAR in the campus core to 0.26.

With the Measure J projects, the core density will increase, allowing a greater concentration of activity in the campus core while preserving existing open space.

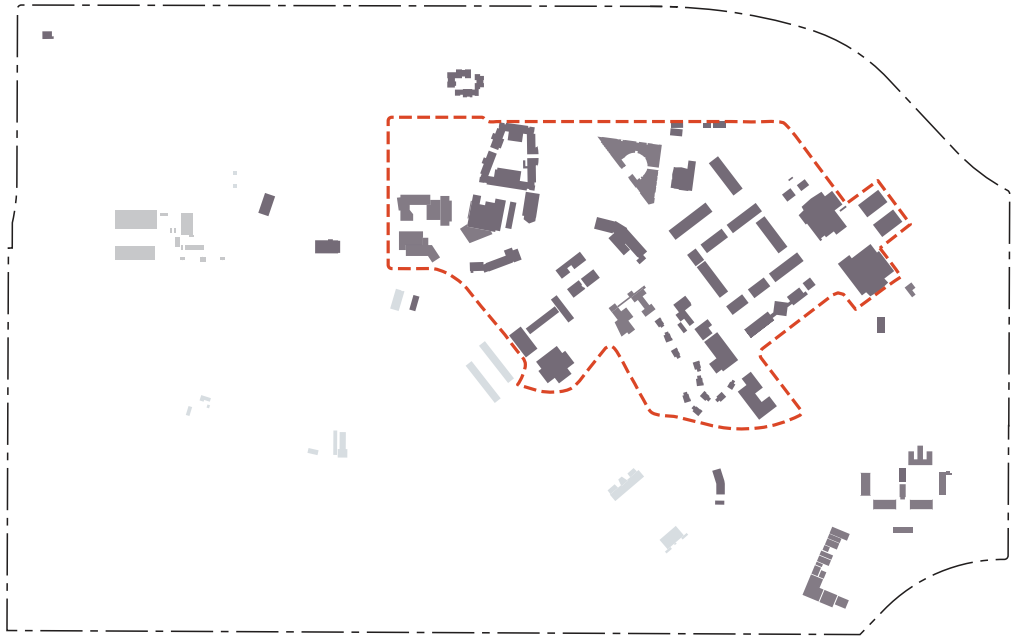
2008

CORE FAR: 0.26



2015

CORE FAR: 0.30

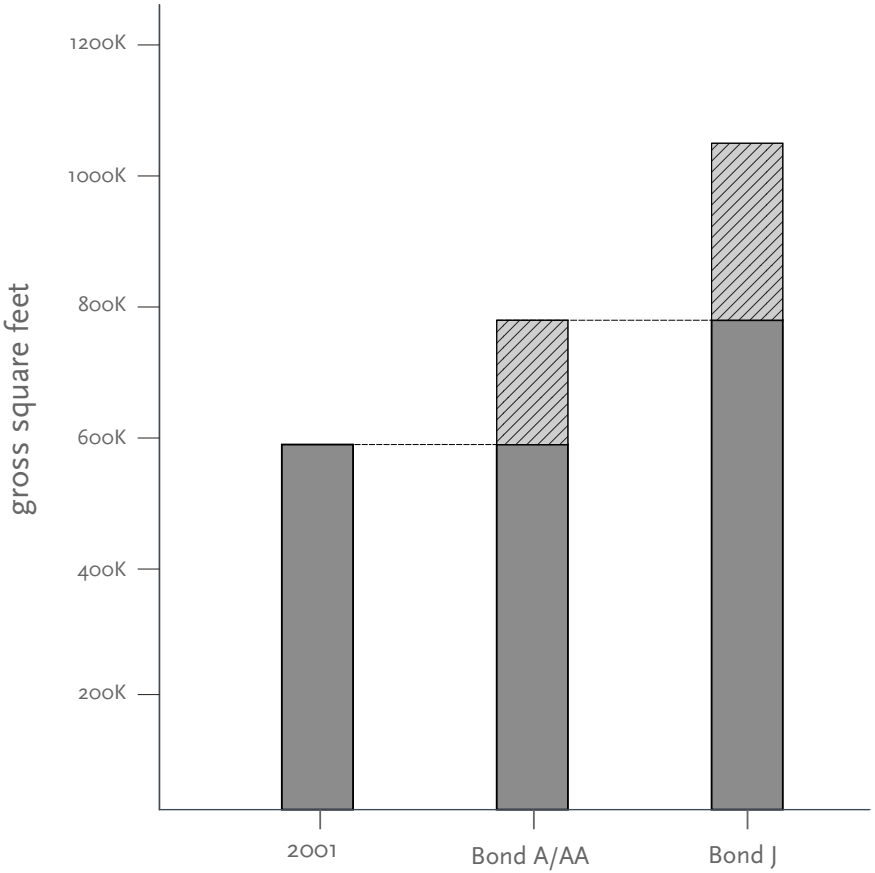


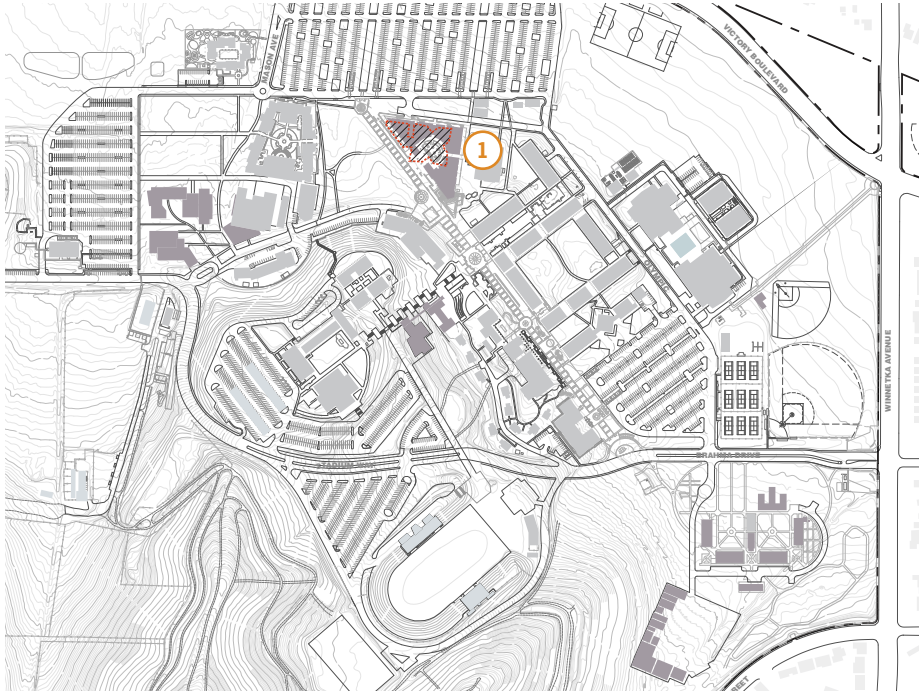
IMPLEMENTATION & PHASING

With the passage of Measure J, the first projects to be realized must be the demolition of the existing cafeteria and its replacement with the new Library Crossroads building. This will allow the current library collection and staff to be relocated to the new facility and allows the existing library to be demolished. The demolition of the existing library is a critical first-step for the construction of the proposed Digital Arts and Media building and associated improvements to the Arts District.

The relocation of the existing M&O facilities is another critical first-step towards the realization of the Master Plan. Once a new facility has been built in the southeast corner of the campus, plant functions can move and existing structures can be demolished. The next key step is the rerouting of Mason Avenue. Once this has occurred, the new Green Technology building and automotive expansion can proceed.

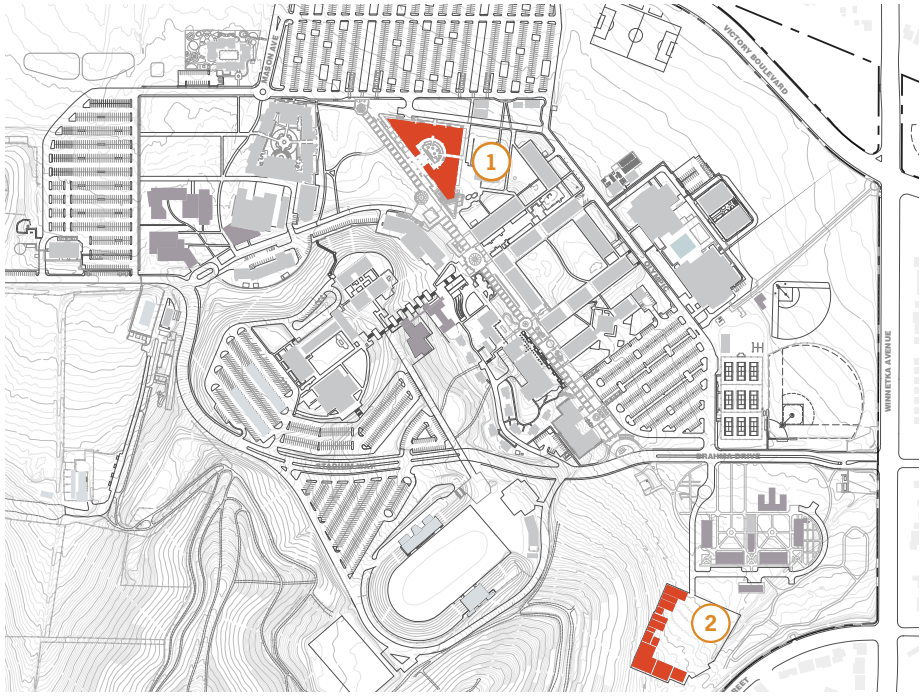
The other projects in Measure J can occur according to their own sequencing and are not contingent upon each other.





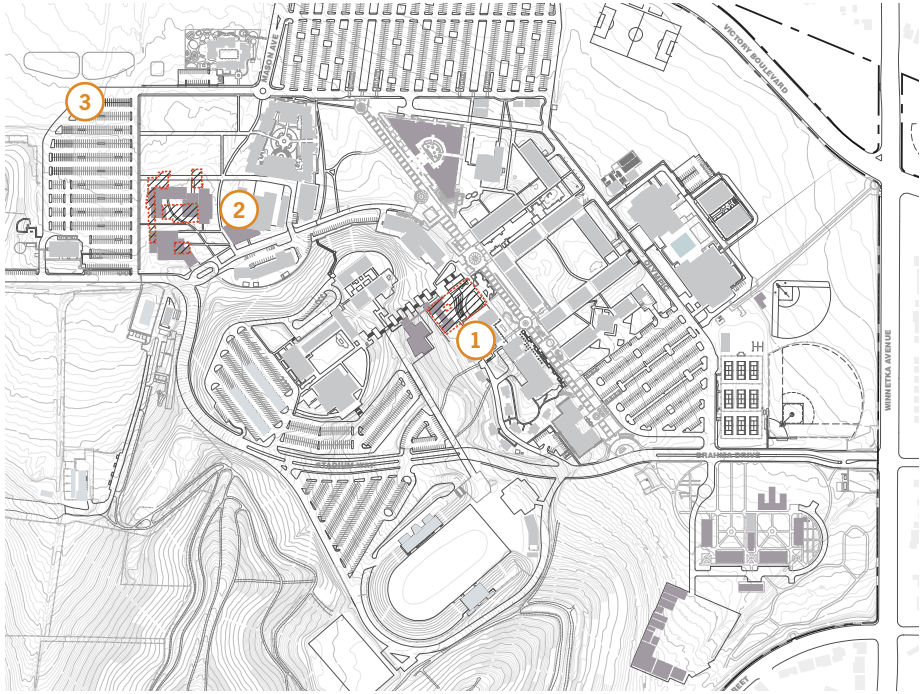
Phase 1:

1. Demolish existing Cafeteria



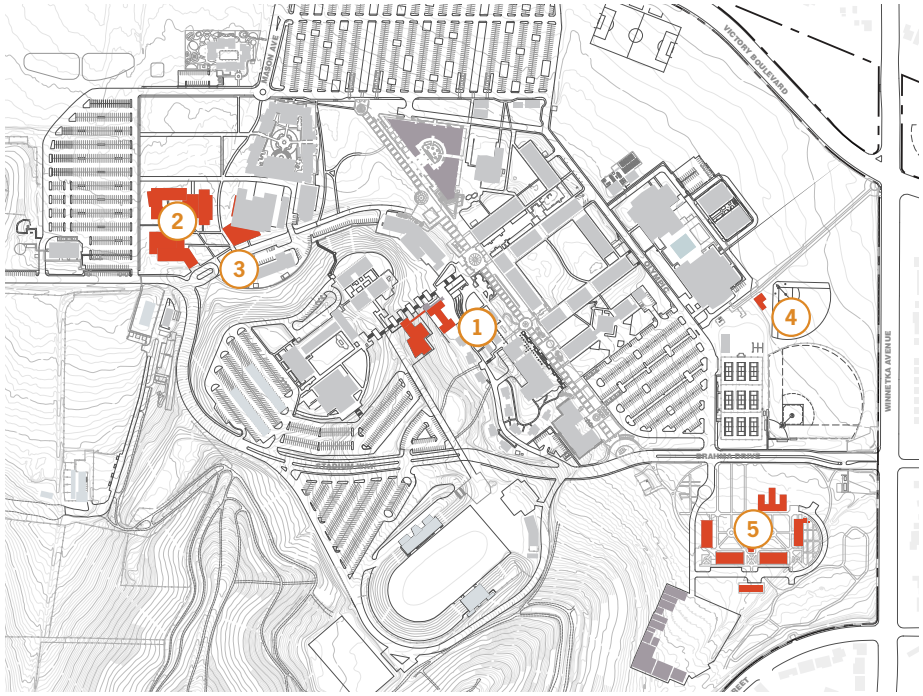
Phase 2:

1. Construct Library Crossroads Building
2. Construct Maintenance and Operations Facility



Phase 3:

1. Demolish existing Library
2. Demolish existing Plant facilities
3. Reroute Mason Avenue



Phase 4:

1. Digital Arts & Media Building
2. Green Technology Building
3. Expanded Automotive & Industrial Tech Facilities
4. Restroom/concessions facility & relocated softball field
5. Horticulture

Note: Projects in Phase 4 can proceed in any order

6 CAMPUS PLANNING STRATEGIES

The success of the Master Plan is built upon a series of campus-wide strategies that provide the guidance necessary for its realization. These strategies provide a basic series of considerations and approaches necessary for the Master Plan to achieve its overall goals.

DESIGN STRATEGIES

The following strategies provide a series of considerations and approaches to help guide the implementation of the proposals in the Master Plan. While high-level in their specificity, these strategies provide a potential framework and list of considerations that future projects should consider. Recognizing that Pierce has fully developed standards including an Aesthetic Master Plan in place, these strategies seek to build upon these documents and provide a broader set of strategies specifically related to the Master Plan.

The following set of design strategies have been developed to help provide a more detailed understanding of the Master Plan. Addressing a number of key design areas, these strategies provide a high-level reference guide that, when applicable, references previously developed guidelines.

- Landscape
- Design Process
- Character
- Building Orientation/Siting
- Height and Massing
- Transparency
- Major Entries and Service Entries
- Utilities/Service
- Wayfinding

Landscape

Please refer to the Pierce College Aesthetic Master Plan.

Design Process

Please refer to the "Design Review Process" in the Pierce College Aesthetic Master Plan.

In addition to the review process outlined in the Aesthetic Master Plan, it is important for the design process to incorporate sustainability considerations. Projects should establish sustainability goals at an early point in the design process. An integrated design process will allow maximum efficiency and increase the potential for innovative design solutions. Building occupants should be involved with the programming and design process to ensure the successful incorporation of sustainability goals. These recommendations are consistent with LEED guidelines.

Character

Please refer to the sections of the Pierce College Aesthetic Master Plan which addresses color, materials, details and features that contribute to Pierce's intended Spanish Mission character.

Building Orientation/Siting

There are several factors which should be considered when placing proposed future buildings at Pierce. Given the importance of a walkable core, new buildings along the mall should be oriented along the pedestrian spine. While this orientation may not completely maximize north-south faces, solar glare can be mitigated by deep overhangs and covered arcades. Glazing on the north facing elevations can help take advantage of indirect light sources while sun-shading on south facing windows will minimize energy use and improve thermal comfort. New buildings should also help create comfortable outdoor spaces by framing campus spaces and providing shade, protection from wind, and shelter from rain, allowing students to interact outside of the classroom. A variety of exterior spaces connected by pedestrian paths and sheltered arcades will help improve campus circulation and integrate interior and exterior campus space. Views are an important element of the Pierce campus experience and buildings should be sited to take full advantage of the surrounding landscape and topographic variation.

Height and Massing

The existing campus is composed of predominantly one-story structures built in the 1950s and 1960s. In order to accommodate future core development, new buildings should vary from two to three stories. The massing and composition of these future structures will contribute to an interesting sense of place, avoiding the "monoculture" of the existing academic core.

Transparency

Entry and shared spaces in the proposed buildings should be transparent, creating an inviting and welcome aspect, and visually connecting interior spaces with landscape features. The climate at Pierce creates conditions favorable to increased transparency between buildings and the creation of transitional zones. New building facades along the stairs up the hill should maximize transparency to create strong connections between the existing stairs and the new building; active interior circulation corridors should be located at the stair-side façade so people and activity can be viewed from the stairs through large glazed areas.

Major Entries

Building entrances and other connections between interior and exterior spaces should be located on the pedestrian mall or other public spaces including the campus quad. These entrances should be given a prominent identity and could be punctuated with vertical elements.

Utilities/Service

There are a number of suggestions that could help Pierce accommodate any additional utilities or service areas on campus. To minimize the impact of new buildings on the overall campus feel, service areas should be integrated with adjacent buildings screened from entries, primary pedestrian paths, and vehicular circulation routes. The enclosures should use finishes, lighting, and materials similar to the adjacent buildings or should be screened with landscape elements to help integrate the area into the campus. Overground utilities should be integrated with adjacent buildings or structures when possible whereas new underground utilities should be consolidated under roads, walkways, and plazas to minimize impacts on the landscape. Locate surface hatches, utility covers, and ventilation and access elements within paved areas. If

planted areas are the only option or where paving areas are limited, coordinate with tree locations and integrate into shrub and ground cover plantings to conceal their appearance. View corridors and other desirable places should be free of visible utilities that may impact their sense of place.

Future utility placement and access to existing utilities should minimize occupant disruption.

Wayfinding and Signage

A coordinated environmental graphics strategy should be used throughout Pierce College to simplify pedestrian and vehicular navigation, create a cohesive sign family, and enhance the physical environment of Pierce College.

Please refer to the Pierce College Aesthetic Master Plan and Pierce College Wayfinding and Signage Study.

SUSTAINABILITY STRATEGIES

Sustainability is the key goal of the Pierce Master Plan Update. A sustainable place is one which views the concept of sustainability through a broader lens and in doing so, places equal value on economic, environmental, and social issues. The existing Pierce College Aesthetic Master Plan addresses sustainability strategies based on the LEED rating system. District-wide, the LACCD has established broad sustainability principles of which LEED certification is a major component. In addition, the District has set energy efficiency goals for the individual campuses through energy-use reduction and the provision of on-site renewables. In addition to the LACCD goals and the principles and standards outlined in the Aesthetic Master Plan, Pierce College has an overarching goal that aims to balance smart campus development and growth with environmental sustainability by:

- Supporting appropriate design for the local climate

  Given Pierce's unique climate, buildings and landscape elements should be designed to provide optimal comfort while making maximum use of existing resources. New buildings should be oriented to maximize daylight exposure. Climate-appropriate materials should be used.

Building Integrated PV

Cottonwood Creek Swale

- Reducing urban heat island effect

  Building features and landscape materials and vegetation should provide shading to minimize heat islands, reduce cooling load, and create comfortable outdoor spaces that encourage interaction among students, staff and faculty. The use of high albedo paving and/or roof surfaces and vegetated roofs should be considered. Existing tree cover should be maintained wherever possible, especially in the forested area in the southeast corner of the campus. Additional tree plantings should be installed in parking areas to decrease heat gain.

- Implement smart building systems

  An integrated approach should be applied to all future building design in order to increase energy efficiency. Alternative energy resources, such as wind turbines, building-integrated photovoltaics, ground source heat pumps, or cogeneration should be explored.

- Keeping all future development compact and within the pedestrian core

  Future development should be concentrated in the pedestrian core, preserving existing open space and allowing for responsible stewardship of the

natural landscape. Increased density and compact development allows for shared efficiencies of existing service areas, utilities, and parking.

- Addressing sustainable materials and construction strategies

  Construction should have minimal environmental impact and campus disruption. Any impact of construction on local ecosystems and stormwater runoff should be mitigated. Locally available materials and recycled materials should be used where possible.

- Maximizing water conservation

  New buildings and landscape elements should utilize appropriate water conservation strategies that focus on reducing potable water use. Strategies include the use of efficient irrigation, low-maintenance and native plant species, low-flow plumbing fixtures, and automatic sensors. Reclaimed water should be used for irrigation should it become available at the Pierce campus.

- Managing storm water as an opportunity

  Storm water management should utilize natural landscape elements to help address issues of water quantity and quality. Swales, bio-retention basins, green roofs and permeable or porous paving materials could be used to manage stormwater by reducing run-off and contaminants. They will also support on-site recharge of rainwater, especially in parking areas.

- Implementing best management practices (BMPs)

  Best Management Practices are effective, practical methods to prevent or reduce the movement of sediment, nutrients, pesticides, and other pollutants from the land to ground water. Recognizing that innovations in sustainable strategies and design occur on a project by project basis, future projects should strive to implement BMPs whenever possible.

Portland State University, Epler Hall - Rainwater Management

Maryland - Bioswale

MIT - Stormwater Basin

The following list of sustainability considerations should be used during the design process to help provide guidance, ensuring a structured approach to implementing future sustainability initiatives:

1. Site Planning

Site orientation & land use
Accessibility & mobility
Views

2. Energy & Emissions

Reducing demand eg: passive design
Maximizing efficiency
Sustainable supply eg: renewable energy
Sustainable transportation

3. Water Use & Quality

Water efficiency
Water harvesting
Water reuse
Stormwater management
Flood risk mitigation

4. Materials & Waste

Material life cycle analysis
Local purchasing & procurement
Construction waste
Operational waste

5. Landscaping & Biodiversity

Appropriate plant selection
Creating green links
Microclimate

6. Partnerships

Tenant & resident sustainability initiatives
Community involvement & facility sharing
Signage & education

7. Local Identity & Culture

Community characteristics
Local identity
Culture & art
Historical features

8. Third Party Certification

Rating systems
Process

TRANSPORTATION STRATEGIES

The following is a general list of some potential transportation strategies.

Parking

- Provide shading
- Increased permeability
- Use of vegetated swales and stormwater basins

Public transportation

- Incentives: subsidized metro passes

Pedestrian circulation

- Prioritize pedestrians: traffic calming / safety measures
- Provide shaded routes for thermal comfort

Wayfinding

- Signage to provide directional and recreational information

Mason Avenue

One of the College's primary concerns regarding on-campus traffic is the use of Mason Avenue/Brahma Drive and El Rancho Drive as cut-through streets by motorists looking to avoid traffic congestion on nearby roadways. To help address this issue and accommodate future development, Mason Avenue will be rerouted to Parking Lot 8. While traffic will be able to circulate along the edge of Lot 8 and connect to El Rancho Drive, a variety of traffic calming techniques will be used to help slow potential through traffic. A proposed roundabout adjacent to the entry to Lots 7 and 8 will help alleviate the impact of rerouting Mason Avenue and allow smoother ingress and

egress to both lots. The roundabout will also help mitigate the impact of additional traffic near the Child Development Center.

Parking Lot 8

The rerouted Mason Avenue will terminate at Parking Lot 8. Allowing vehicles to circulate along the outside edge of Lot 8 will keep the flow of through traffic away from the eastern portion of the Lot, adjacent to the new Green Tech area. This will permit safer pedestrian crossings from Lot 8 to campus. The use of additional traffic calming measures such as raised pedestrian crosswalks, speed humps, and/or speed lumps where pedestrian crossings are anticipated to occur, will further reduce traffic speed. Maintaining a connection to El Rancho Drive will allow service and emergency vehicles access to the entire campus.

Parking Lot 7

The northeastern driveway of Parking Lot 7 is currently responsible for significant vehicle queuing. This queue is a result of the delay incurred from the lack of visibility of oncoming traffic when turning right onto Victory Boulevard. With the large volumes along Victory Boulevard, it is difficult for vehicles to exit the driveway in a timely manner.

From the manual intersection counts performed at Mason Avenue and Victory Boulevard in November 2008, there are around 1,700 vehicles traveling eastbound and 1,650 vehicles traveling westbound during the AM peak hour (between 7-9am), and around 1,950 vehicles traveling eastbound and 1,300 vehicles traveling westbound during the PM peak hour (between 4-6pm).

The main factor adding to the queue is the on-street parking allowed on the south side of Victory Boulevard adjacent to Parking Lot 7. The parked vehicles create a visual barrier and cause potential sight distance challenges for vehicles trying to exit Parking Lot 7 at this location. It is also recommended that the parking east of this access point be eliminated to increase visibility for exiting motorists.

At Parking Lot 7's northwest driveway, it is recommended that a right-out restriction be reinforced by the installation of flexible bollards or a raised median on Mason Avenue. This will prevent motorists exiting the lot from making a left turn onto Mason, allowing for a smoother flow of traffic.

El Rancho Drive

At the eastern end of El Rancho Drive, it is recommended to add a pick-up/drop-off area in a "roundabout" type design. This creates a single access point along El Rancho and provides sight distance for vehicles turning back onto El Rancho Drive along the curvature of the roadway. The pick-up/drop-off area should be designed to allow adequate turning radii for a passenger vehicle to circulate past vehicles parked along the curb within the pick-up/drop-off area.

7 CONTRIBUTORS

Several members of the Pierce community participated in the numerous master planning work sessions and presentations. Students, faculty, staff, and administrators alike contributed insightful ideas, thoughtful comments, and probing questions throughout the process. Appreciation is extended to all who participated in creating the Master Plan Update.

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