FACILITIES STRATEGIC PLAN

(Abridged Version - Draft)

2025 - 2035

Glendale Community College

Verdugo, Garfield & Montrose Campuses

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Letter from President

For nearly 100 years, Glendale Community College has proudly served as one of the region's top community colleges, supporting students on their academic and professional journeys. We are particularly proud of our high transfer rates to the University of California and California State University systems. In an era when higher education continues to be the best path to socioeconomic mobility, Glendale Community College remains a vital and affordable resource for our community.

Our college is a lifeline for many local students, providing an affordable pathway to college credits, certifications, and the critical job skills needed for today's workforce. We are proud to be the gateway to opportunity for so many, including the essential workers—nurses, firefighters, law enforcement officers—who are the backbone of our community. Through the decades, we have witnessed great change. We have grown from a single-building institution to a sprawling, multi-campus college. Our curriculum and offerings have expanded and evolved, allowing students to grow and learn with the times, offering classrooms that have developed in both technique and technology. Through all this growth and innovation, one constant has been our ability to support students in achieving their goals at GCC—today and tomorrow.

In reflection on the past, it is clear that educational institutions must evolve to meet future challenges. The next generation of students will step into an economy where most jobs have not yet been created. This demands educational institutions to embrace change, effectively innovate, and adapt to future needs. The success of colleges will be judged by their ability to evolve to meet the needs of our modern students and future communities, and GCC is primed to embrace this challenge.

As Glendale Community College approaches its 100th anniversary, we are preparing for the future with a strategic campus plan that will guide this educational asset into GCC's second century of service. Our college comes with an incredible legacy of service, and with it, the responsibility to uphold the standards set through nearly a century as an institution. However, many of our facilities, including classrooms, labs, and training centers, were built over 60 years ago. These buildings, while having served us well, are now in need of significant repairs and upgrades. Electrical systems, plumbing, gas lines, and security infrastructure all require modernization to meet current standards. Moreover, ensuring the campus is earthquake- and fire-safe is paramount for the well- being of our students, faculty, and staff. Our ability to evolve and respond to the future is inextricably linked to modern facilities, built with future adaptation in mind.

The 2025-2035 Facilities Strategic Plan will ensure that Glendale Community College continues to serve our community effectively and meets the challenges of the future. Together, we can ensure that GCC remains a place where students can pursue their educational and career goals in a safe, modern, and inclusive environment as we look forward to our next century of service.

Dr. Ryan Cornner
Superintendent/President

Mission

We empower students to transform their lives by achieving their economic, educational, career, and life goals through our instructional programs, student services, and community partnerships.

Values

- Student - Centered Climate
- Diversity, Equity, Inclusion, and Accessibility
- Open Access
- Shared Governance & Decision Making
- Educational Excellence
- Sustainability and Stewardship
- Community Building, Engagement, and Partnerships

Vision

We are committed to building community and a sense of belonging for all. Through innovative and meaningful learning experiences, students enrich their lives, imagine their futures, achieve upward social and economic mobility, and contribute to a more inclusive, informed, and just society.

#1

Process + Participation

Overview

In 2015, a comprehensive Facilities Strategic Plan (FMP) was completed. This FMP translated educational planning objectives into recommendations for the development of the college's sites and facilities. This document was followed by an updated FMP in 2019 which served to "inform GCCD's community stakeholders of progress made toward implementing the 2015 Glendale CCD Facilities Master Plan and its long-range plan for developing facilities needed to serve GCCD's students and community."

This 2025 Facilities Strategic Plan (FSP) seeks to examine previous plan findings in juxtaposition with current post-pandemic trends such as enrollment, remote learning, and the college's most current educational plan and its revised vision and mission. Our objective is to articulate the purpose, process and participants of the FSP, review planning data that supports our findings, in addition to an analysis and assessment of existing conditions. The development of the 2025 FSP was developed through a high participatory process involving the College's many constituencies. Throughout the design process, a series of meetings, campus forums and workshops were conducted to involve the many distinct and diverse voices of the Gelndale Community College. The FSP will vet essential planning issues and prioritize and pair them with the team's recommendations.

Institutional Goals

Glendale Community College's Institutional Strategic Plan embodies innovative initiatives that support the College's mission statement. The Institutional Goals outlined in the plan provide a foundation for the Facilities Strategic Plan (FSP) to develop strategies that offer adequate and appropriate spaces for the current and future curriculum, instructional delivery modes, learning environment, and necessary support structures.

Strategic planning involves both a long-term vision and the addressing of short-term goals. In addition to the Institutional Goals, forecasting the future program of instruction is achieved through the analysis of Weekly Student Contact Hours (WSCH) in the Planning Data section. While it is challenging to predict curricular content precisely up to the year 2035, certain assumptions can be made to guide the long-range forecasting process. It is assumed that the educational mission will remain consistent with past practices.

Campus Engagement

Maximizing campus engagement was identified as a crucial element for the 2025 Facilities Strategic Plan. To achieve this goal, Glendale Community College leadership collaborated with the Planning Team at the outset to identify various stakeholders, establish the FSP Subcommittee Task Force, and design a series of engagement activities.

These activities encompassed meetings, presentations, workshops, and discussions. They were integrated into the planning process to ensure the inclusion of diverse voices from Glendale Community College, broaden the plan's perspective, and enhance acceptance of the recommendations.

A summary of this extensive campus participation is provided on the following pages.

Campus Forum

At the beginning of the planning process, Glendale Community College was invited to participate in an all-day Campus Forum at Verdugo & Garfield campuses on March 14, 2024. Students, faculty, staff, and administrators engaged with the planning team through interactive boards and conversations. Information gathered during these sessions was analyzed and used to inform the facilities planning process.

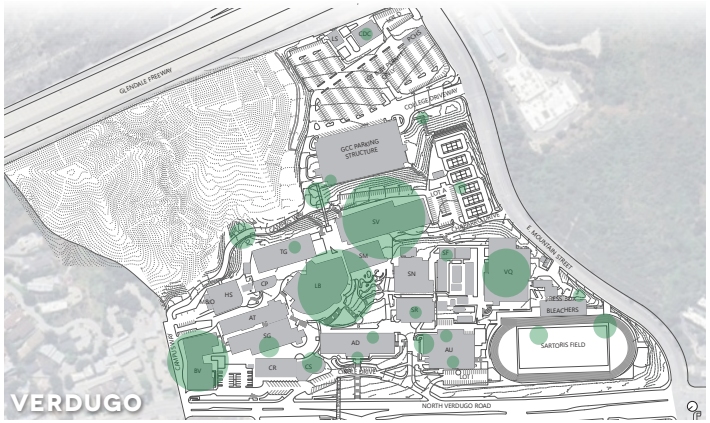
The findings from these sessions are summarized on the following pages.

Suggestions for Improvements and Enhancements

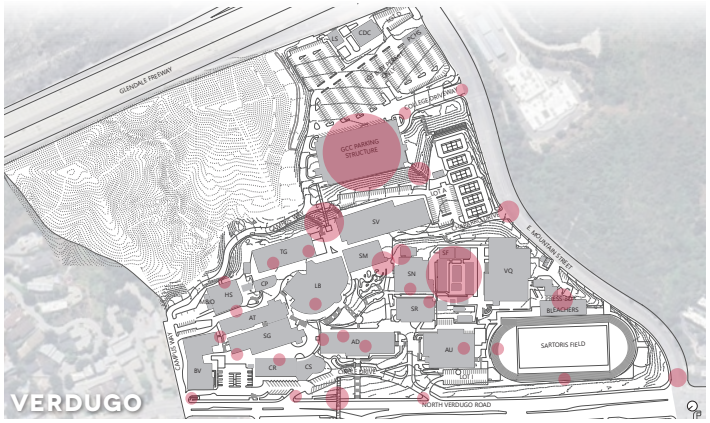
Participants were asked to share their ideas on how to make Glendale Community College a better place. Over 200 responses were collected, analyzed and sorted to identify common themes. Common themes emerged were:

Verdugo Campus

FAVORITE

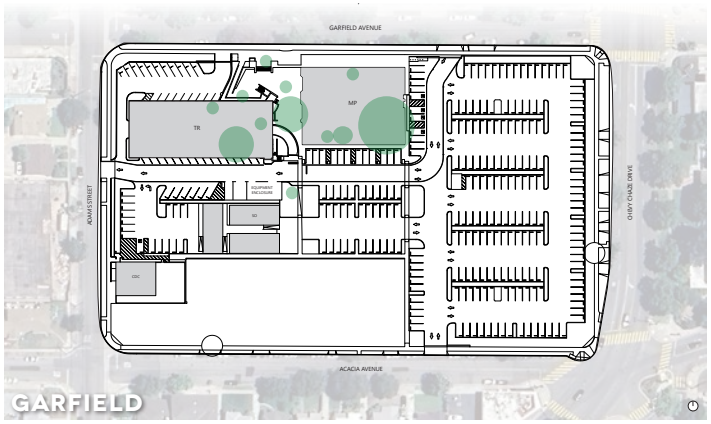


LEAST FAVORITE



Garfield Campus

FAVORITE



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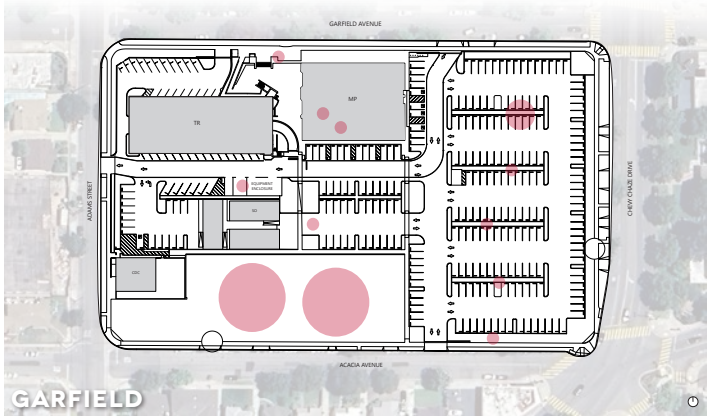
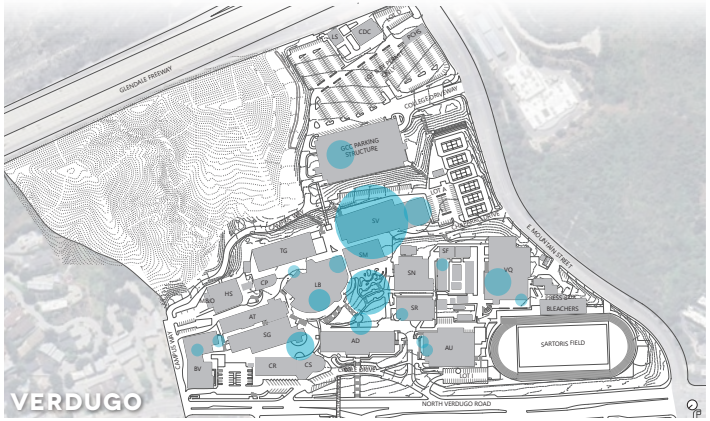


Participants were asked to identify their 'favorite' and 'least favorite' areas of campus. The results are summarized below. While some places are identified as both 'favorite' and 'least favorite', the following themes emerged.

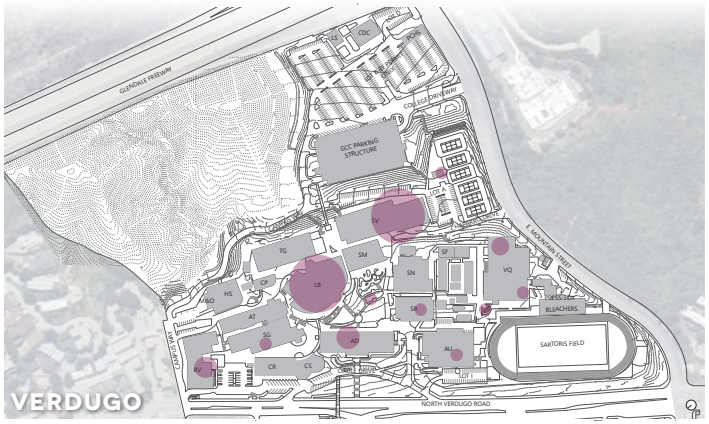
- The highly active Sierra Vista Learning commons was favored by many.
- The age and condition of buildings appear to be a direct factor - newer buildings are favored, and older buildings are not.
- The parking garage and portable buildings were identified as 'least favorite' and most likely represent concerns about access and location.
- Mariposa is the preferred building to study/focus
- Parking and lack of outdoor space was identified as 'least favorite'
- Campus Community is also concerned about the unkept green space along Acacia Avenue

Verdugo Campus

SOCIALIZE

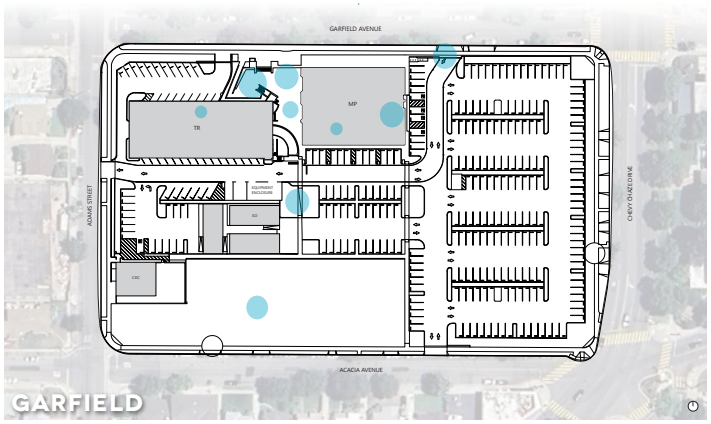


STUDY/FOCUS

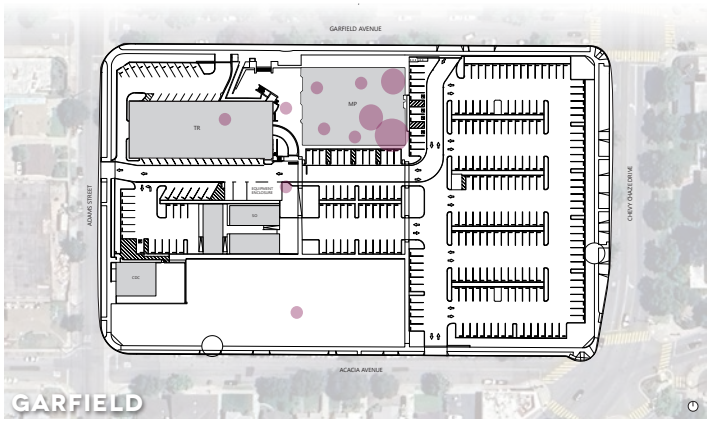


Garfield Campus

SOCIALIZE



STUDY/FOCUS



Participants were asked to highlight the places they use most frequently to socialize or focus.
The responses illustrated in the graphics highlight that many spaces on campus are popular for both focusing and socializing.

#1 Sierra Vista – Learning Commons
#2 Library
#3 Central Quad Area north of Administration Building

#1 Mariposa Building - Classrooms
#2 Limited Outdoor Space

Common Themes
Verdugo Campus

STUDENT + COMMUNITY LIFE
- Increase Community Engagement
- Student Club and Improved Social Spaces
- Campus Signage and Wayfinding

STUDENT SUPPORT
- Modern Technology + Equipment
- Comfortable Outdoor and Indoor Classroom Furniture
- In-person Classes
- Counseling and DSPS support

FOOD + COLLABORATION
- More Food Options On Campus
- Meeting Spaces for Tutoring and Staff

CIRCULATION + PARKING
- Improve Access to The Garage
- Improve Safety/Security

FACILITIES
- Renovation of Outdated Buildings and Existing Restrooms
- Better Access to Student Services
- Remove SF Complex
- Additional Gathering Spaces

OPEN SPACE
- Usable Outdoor Spaces

Garfield Campus

STUDENT + COMMUNITY LIFE
- Additional Outdoor Gathering Spaces

STUDENT SUPPORT
- Modern Technology + Equipment
- Classroom Furniture
- Need Health Center

CIRCULATION + PARKING
- More Parking

FACILITIES
- Renovation of Tropico Building

Parking on Campus

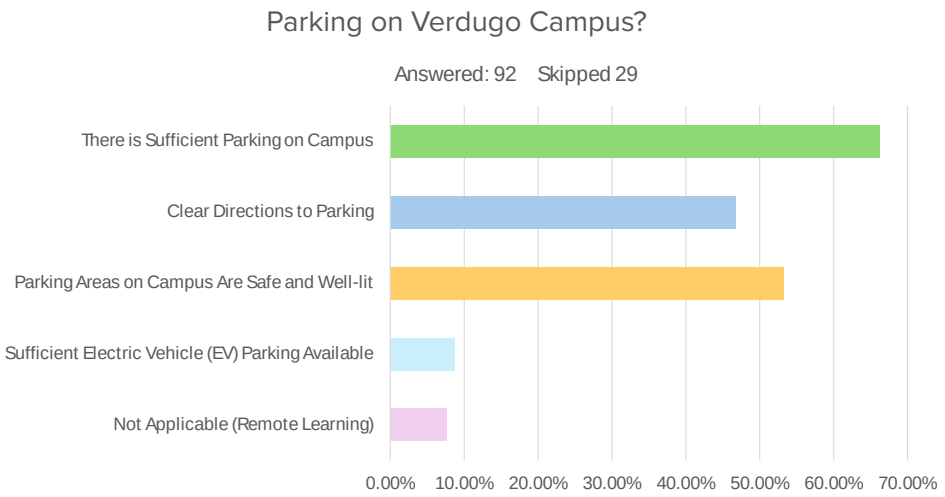
How to get to Campus

90%
Personal Vehicles

9%
Public Transportation

1%
Bicycle, Walking & Other

Campus community believes there is sufficient parking on campus. Vehicular entries to campus parking are clear.



Attributes and Improvements

Student, faculty and staff generally agrees on the top attributes and improvements that contribute to a positive campus experience.

#1 **Provides quality instruction and inclusive environment**

#2 **Sierra Vista Learning Commons is the favorite place on campus for study/focus and socializing**

#3 **Campus is a food desert, more food options will improve campus culture**

#4 **More in-person Classes and one-on-one time with Instructors**

#5 **Enhanced focus on Student Life and support spaces**

#6 **Enhanced campus wayfinding and signage**

College Leadership and Planning Committee

Dr. Ryan Cornner	Superintendent/President
Amir Nour	Interim Executive Vice President, Administrative Services
Agnes J. Eguaras	Dean of Instructional Service
Ali Kobaissi	Program Manager III, Night/Weekend Garfield Site Manager
Ani Keshishian	Director, Professional Development Center
Cameron Hastings	Senate President | Political Science Chair | Professor of Political Science
Clifford Gimbert	Interim Project Manager
Chris Cicuto	Associate Dean, Athletics
Daphne Dionisio	Program Manager of Accreditation & Institutional Effectiveness
Donnie Hodges	IT Support Specialist
Drew Sugars	Director of Communications and Community Relations
Drew Yamanishi	Dean of Students Services
Ed Karpp	Dean, Research, Planning and Grants
Emelyn Judge	Associate Dean, Health Sciences Division
Freddy Saucedo	Dean, Workforce Development
Gary Montecuollo	Chief of Police / Adjunct - Instructor of Administration of Justice
Guido Girardi	Performing Arts Production Manager / Adjunct - Instructor of Theater Arts
Jose Hernandez	Lead Warehouse Worker
Lauren Lampietti	Director, Network System and Operations
Michael Davis	Instructor of Mathematics
Mike Dulay	Professor of Psychology and Social Sciences
Narbeh Nazari	Police Sergeant
Nonah Maffit	Administrative Assistant
Paola Santana	Executive Director, College Foundation
Patrick Shahnazarian	Interim Director of Facilities
Richard Kamei	Guild President | Sociology Department Chair | Professor of Sociology
Silva Sorkazian	Interim Assistant Director Facilities, Bond & Construction
Susie Chin	Instruction Librarian
Terry Flexser	Assistant District Accountant
Virna Silva	Administrative Assistant

#2

Planning Data

Overview

The Planning Data section outlines the methodology used to determine the required amount and type of space to support instructional programs and student support services for the 2025 Facilities Strategic Plan. This section is divided into the following sub-sections:

- FACILITIES PLANNING FORECASTS
- CALCULATING SPACE NEEDS
- SPACE INVENTORY ANALYSIS
- FACILITIES STRATEGIC PLAN SPACE PROGRAMS
  - Verdugo Campus
  - Garfield Campus

Space Utilization

To determine a college's space capacity requirements, enrollment and program forecasts are applied to specific standards for each type of space. Title 5 of the California Code of Regulations sets the standards for the utilization and planning of educational spaces on public community college campuses. When these standards are applied to the total number of students or Weekly Student Contact Hours (WSCH), they yield total capacity requirements in Assignable Square Feet (ASF), which is the space available for assignment to occupants.

ASF refers to the total square footage of a building that can be assigned to an occupant. The Gross Square Footage (GSF) of a building includes all areas within the exterior walls, such as circulation spaces, stairs, elevators, restrooms, and building systems.

The Title 5 space standards, which are used to determine future capacity requirements, are listed in the table to the right. Each component of these standards is applied with an appropriate form of enrollment to produce a total ASF capacity requirement for each category of space. The sum of these categories represents the total building requirements for the college.

Prescribed Space Standards

Category	Formula	Rates
Classrooms	ASF / Student Station	15
	Station Utilization Rate	66%
	Average hours room / week	53
Labs	ASF / Student Station*	
	Station Utilization Rate	85%
	Average hours room / week	27.5
Offices / Conference	ASF per FTEF	140
Library / LRC	Base ASF Allowance	3,795
	ASF / 1st 3,000 DGE	3.83
	ASF / 3,001 - 9,000 DGE	3.39
	ASF / > 9,000 DGE	2.94
Instructional Media	Base ASF Allowance	3,500
	ASF / 1st 3,000 DGE	1.50
	ASF / 3,001 - 9,000 DGE	0.75
	ASF / > 9,000 DGE	0.25

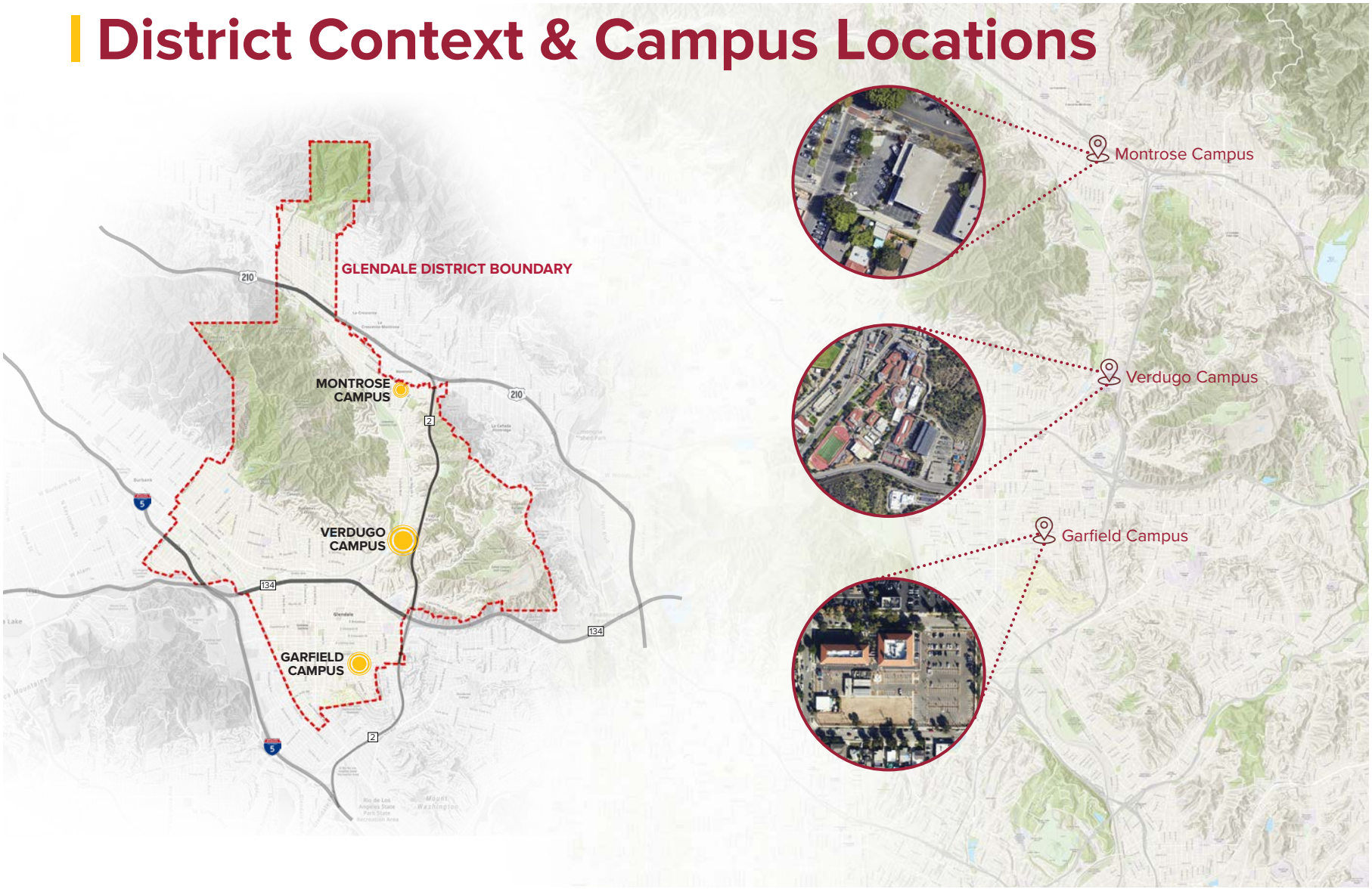
* Varies per discipline

Source: Board of Governor's of the California Community College, Policy on Utilization and Space Standards, September 2010.

#3

District Context & Campus Location

District Context & Campus Locations



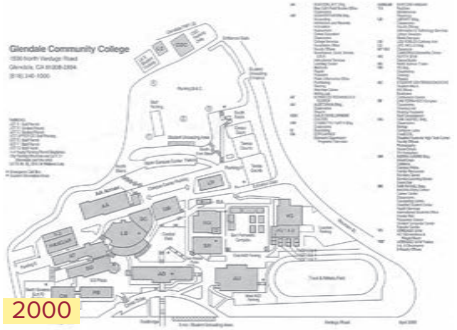
#3.1

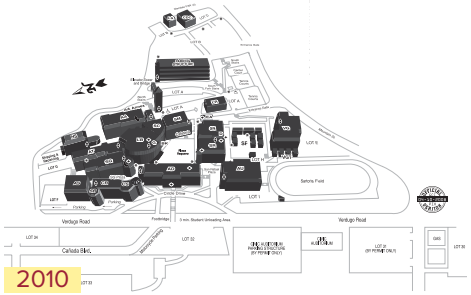
Verdugo Campus

Existing Condition Analysis

Campus Development History

The Verdugo Campus opened in 1937. It was anchored by the Administration Building, partial construction of the Verdugo and Sierra Nevada gymnasiums the Student Center and the Camino Real classroom building. The campus development was oriented along the frontage at N. Verdugo Rd. Over the decades, it expanded eastward where the hillside was filled and terraced to create building pads. The Administration, Auditorium and Camino Real buildings determined the architectural style and language of the campus and established a precedent for future buildings.





GLENDALE COMMUNITY COLLEGE

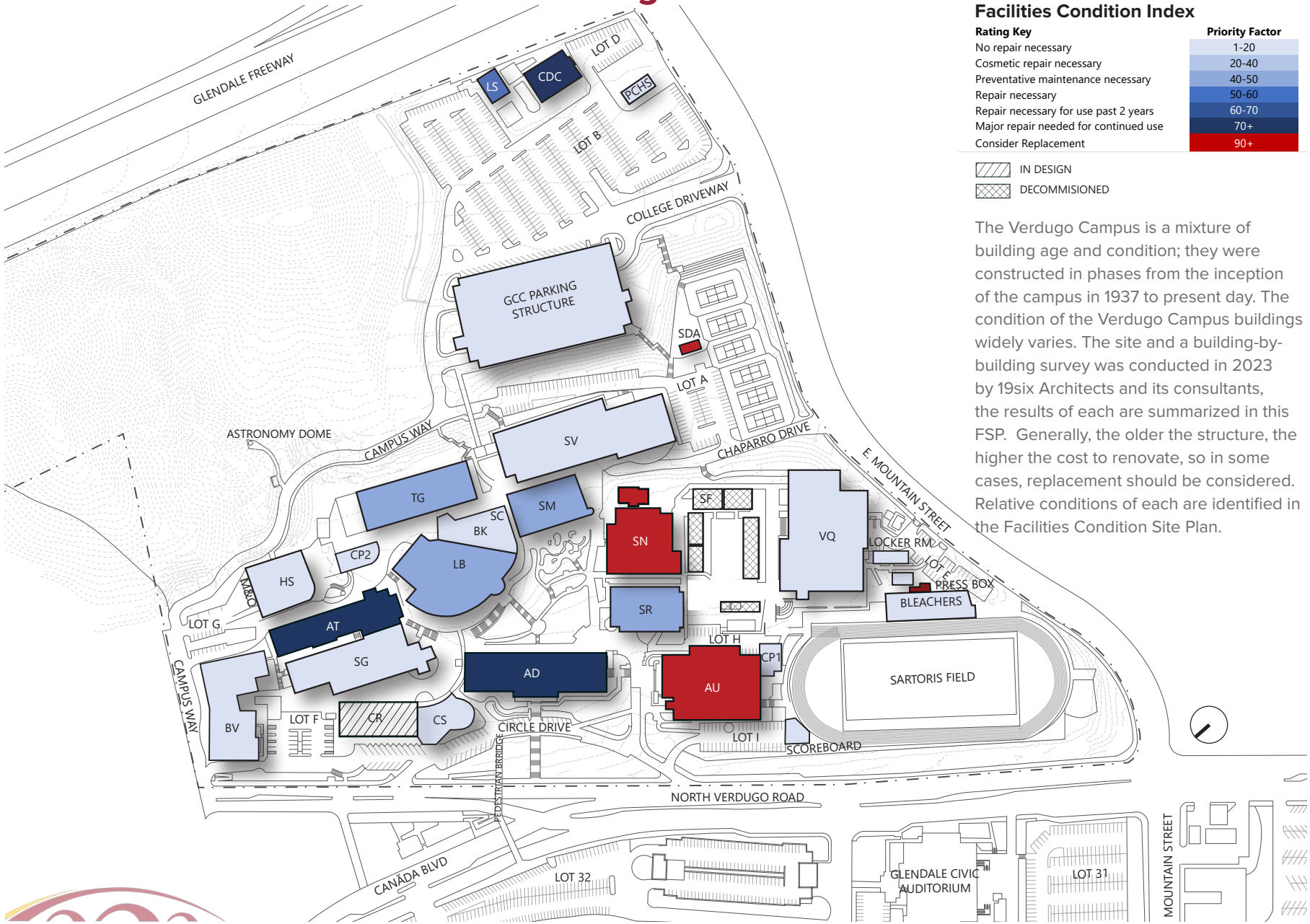
Campus Context

Regionally, The Verdugo Campus is located in the City of Glendale, within the County of Los Angeles. It is situated at the San Rafael Hillside and Arroyo in the Verdugo Canyon. The site is bound by a residential community edge on the north, State Route 2 (Glendale Freeway) on the east, E. Mountain St on the south, and N. Verdugo Rd on the west. Locally, the surrounding neighborhood has low-density residential development, small businesses, schools, the Glendale Civic Auditorium, and churches. Restaurants and commercial development are nearby bounded by N. Verdugo St. and Canada Boulevard. They are patronized by GCC staff and students. This retail center and remote parking lots are linked to the campus via a pedestrian bridge.

Existing Campus

The Verdugo Campus, is a vibrant hub of education and community engagement. This comprehensive community college offers a wide range of programs, including associate degrees, vocational training, and transfer courses to four-year universities. The campus features state-of-the-art facilities such as the Advanced Technology Center, the Sierra Vista, Buena Vista, and Tongva Buildings, and a modern planetarium, providing students with cutting-edge resources for learning and development. The Library Building and the J.W. Smith Student Center serve as central spots for academic and social activities. With its commitment to innovation and excellence, GCC Verdugo Campus fosters a dynamic learning environment that supports the diverse needs of its student population, preparing them for both academic and professional success.

Facilities Condition Site Plan - Verdugo



Facilities Condition Index

Rating Key	Priority Factor
No repair necessary	1-20
Cosmetic repair necessary	20-40
Preventative maintenance necessary	40-50
Repair necessary	50-60
Repair necessary for use past 2 years	60-70
Major repair needed for continued use	70+
Consider Replacement	90+

IN DESIGN

DECOMMISIONED

The Verdugo Campus is a mixture of building age and condition; they were constructed in phases from the inception of the campus in 1937 to present day. The condition of the Verdugo Campus buildings widely varies. The site and a building-by-building survey was conducted in 2023 by 19six Architects and its consultants, the results of each are summarized in this FSP. Generally, the older the structure, the higher the cost to renovate, so in some cases, replacement should be considered. Relative conditions of each are identified in the Facilities Condition Site Plan.

Infrastructure Condition

Existing site utilities include domestic water, reclaimed irrigation water, fire protection water, storm and sanitary sewer, natural gas, electrical and communications. The infrastructure is in varying degrees of age and dilapidation. Over the years, these systems have been removed, repaired, altered and extended. Notably, all underground water lines will need replacement due to deterioration; some are constructed with asbestos containing materials. There is a smaller water system on the southeast side of the campus serviced from infrastructure on East Mountain Street.
Fire water is comprised of a looped system with multiple connections to public infrastructure. One at East Mountain Street and two connection points at North Verdugo Rd infrastructure. The campus is served by reclaimed water for landscape areas with three service points. Segments of gas lines have been replaced but there remain problems with concrete encasement and overpour requiring additional effort to accomplish replacement. Natural gas is being phased out by the State and this campus will eventually be fully electrified. There are two central plants on the campus for chilled water for air conditioning systems. The college plans to improve this system incorporating thermal energy storage tanks and by looping the two central plants together.

Vehicular Circulation + Parking

The Vehicular Circulation and Parking plan of the campus illustrates vehicular circulation patterns, campus entry points, fire department access, service vehicle, passenger loading, public transit and parking lots. Most drivers enter the campus via the Glendale Freeway and exit at East Mountain Avenue or via North Verdugo Rd and Cananda Blvd. Public transit serves the campus at stops along North Verdugo Rd. The current parking capacity is 2364 on campus and 848 metered stalls on city-owned lots, totalling 3212 stalls.

The right turn access from East Mountain Ave to College Driveway, is poorly designed, the parking areas are not clearly visible, and entry signage is confusing. The right turn pocket is not obvious as drivers must enter it well before approaching the intersection and is often missed by drivers not familiar with it. The main parking lots are situated on the upper level of the site and a significant distance from mid campus with an imposing vertical drop in elevation. The primary vertical circulation from the upper campus parking area to the mid-level campus is achieved by a single elevator, which is overwhelmed during peak hours.

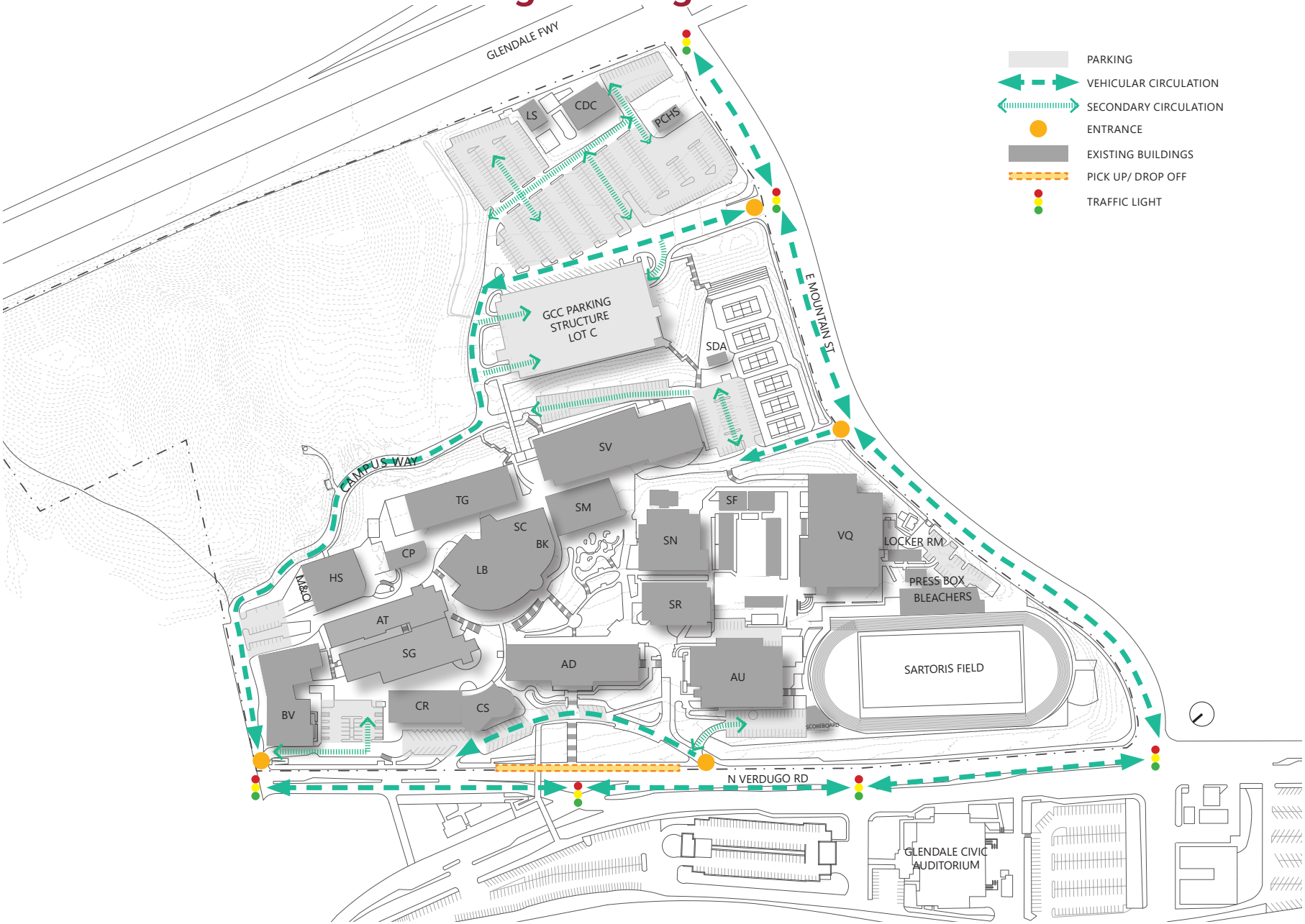
The main multi-level parking structure, where the majority of students park, is in this southeastern quadrant. The parking structure is poorly lit and there are occasional speeding drivers which cause car/pedestrian conflicts. Secondary entrances to low capacity lots are from Chapparo Drive and Campus Way which traverses the entire campus and serves as a fire access road also.

At present, parking capacity is sufficient with the current enrollment, however one must navigate circuitous routes to find open stalls. Stalls with ADA accessibility are scattered throughout the campus and problematic in terms of ADA path of travel due to the terracing of the campus. Passenger drop-off and loading occurs at the North Verdugo Rd frontage; the distance of its linear pathway is insufficient as increasing numbers of students are driving to this campus. Current average parking utilization is 37%, the maximum utilization is 56% at 10:00 a.m. These figures are significant decrease from historic utilization due to the expansion of on-line and hybrid classes.

To avoid the need for remote swing space, we recommend building a new sound stage facility in Lot B, which may temporarily serve as swing space. It is also within close proximity to the existing bridge at Lot C parking structure and elevator tower for access to the campus at large.

GLENDALE COMMUNITY COLLEGE

Vehicular Circulation + Parking - Verdugo

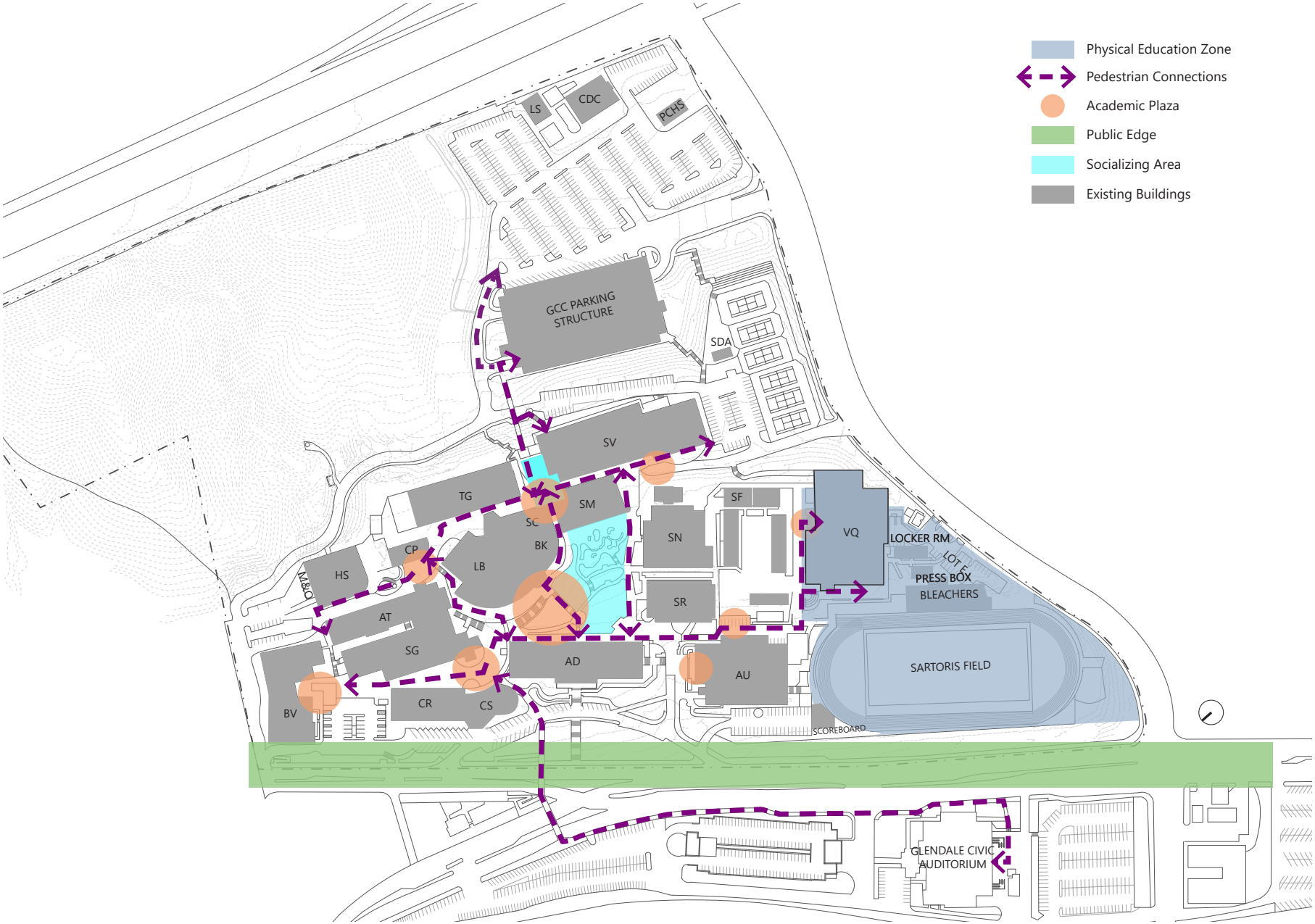


Pedestrian Circulation / Open Space

Pedestrian pathways through the Verdugo Campus are known for their spectacular vistas and landscapes. The campus has several routes that connect the upper, middle, and lower levels. However, the lack of a main corridor to connect spaces contributes to the challenges experienced in wayfinding, especially for newcomers. The sloping topography complicates the circulation of the campus. There are vantage points and visible landmarks to orient the pedestrian to where they are. This is illustrated in the following campus circulation plan. The terrain, in some locations, limits the feasibility of ramps alongside the existing stairs, which causes some routes to be redirected through buildings for the use of elevators. GCC strives to be inclusive for all abilities and is engaged in finding solutions to make accessible paths of travel less winding.

Many of the visually inviting open spaces are underutilized as many students tend to cluster in locations where tables and shade are available. Much of Plaza Vaquero's landscape is consumed by a series of ramps and stairs without many levels having shaded places to linger. Additionally, the landscaped open space does not accommodate gathering spaces suitable for events as there is no stage-like focal point.

Pedestrian Circulation / Open Space - Verdugo



Campus Identity

The existing campus presents several challenges related to signage and wayfinding. Campus gateway and wayfinding signage are currently inadequate, making navigation difficult.

- Access to the campus parking lot from East Mountain Street is not clearly visible, complicating entry.
- The terrain and lack of visual connection between the upper and lower levels of the campus contribute to further wayfinding and circulation issues.
- Additionally, many campus buildings have multiple front doors, leading to confusion due to unclear signage and building identification.
- There is also a lack of clarity regarding accessible routes.
- Access to admissions and records is not clearly identified for first time users.

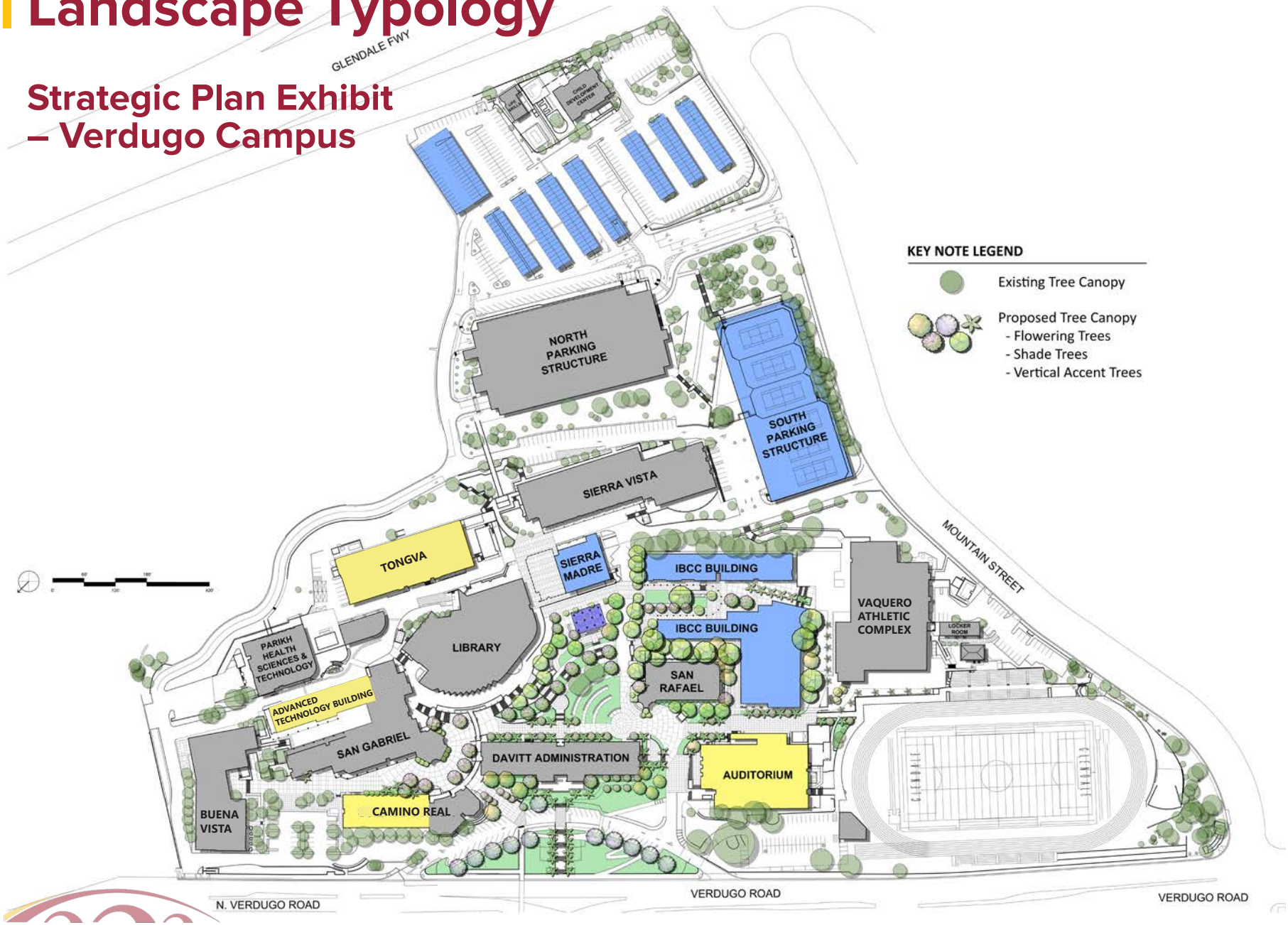
Functional Zoning Plan - Verdugo Campus

The graphic plan highlights the location functions at the building and campus level.

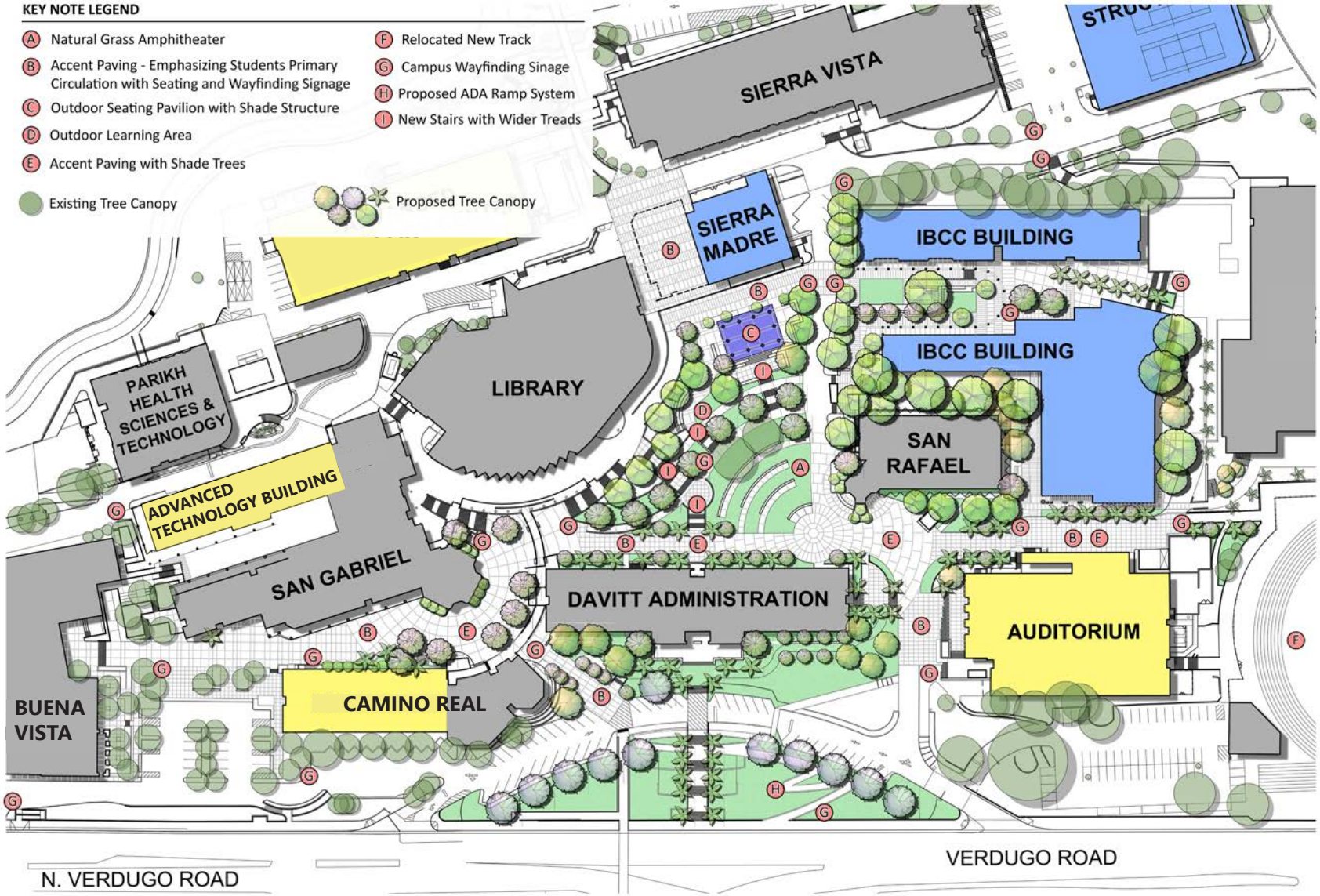
- Student support services are distributed between the Sierra Vista and Sierra Madre buildings.
- Functions located on the lower campus feel disconnected from those on the upper campus due to a lack of visual connection and ease of access.
- Additionally, the parking zone is concentrated on the northern side of the campus, which increases the time required to access services.

Landscape Typology

Strategic Plan Exhibit – Verdugo Campus



Strategic Plan Exhibit - Enlargement



Strategic Plan Inspirational Photos


A


B


C


C

A. Natural Grass Amphitheater
B. Accent Paving
C. Outdoor Seating Pavilion with Shade Structure
D. Outdoor Learning Area
E. Accent Paving with Shade Trees
F. New Stairs with Wider Treads


D


E


F

Summary of Findings

The Verdugo Campus presents advantages, opportunities and challenges based on the surveys and visual inspection of the campus as mentioned in the previous pages. The Facilities Strategic Plan needs to address current and future needs of the campus by providing effective instructional spaces, support services and parking for future generations to come. Along with this it needs to focus on enhancing campus environment and creating an inclusive, welcoming and supportive culture for entire campus community.

Key Campus Planning Challenges:

- Safe Vehicular route to the parking structure from East Mountain Street
- Providing clear circulation and wayfinding to student support services programs
- Providing safety and security throughout the campus. Providing additional elevators from the parking garage to the campus
- Accommodating new building within the existing available campus footprint
- Providing food facilities and social gathering opportunities for the campus community
- Providing fluid, interconnected open space that supports and enhances campus life
- Avoiding creation of additional swing space and relocation of program from swing space to campus
- Creating a visual and physical connection between lower and upper campus
- Restoring and renovating existing facilities on campus
- Implementing sustainability practices and projects throughout the campus

#3.1

Verdugo Campus

Recommendations

Overview

The Facilities Strategic Plan (FSP) recommendations for the Verdugo Campus provide an overall vision of the future campus development, including proposed sites for new facilities and site development projects. The recommendations in this section reflect the discussions from the planning process. Although the drawings in the plans appear specific, they are actually conceptual sketches that indicate the location and purpose of the improvements. The final design of each site and facility project will be completed as projects receive funding and undergo detailed programming and design.

Facilities Strategic Plan

The FSP projects identified during the planning process are listed on the right in alphabetical order and do not represent a priority order. Additionally, GCC will identify a potential future opportunity for a new Fire/Public Safety Academy. In addition to the buildings that have been identified for modernization, many existing buildings on the campus require minor repairs. Although the buildings are well maintained and many are in good condition, a prudent planning process must anticipate the need for repairs and upgrades at some point in the course of the planning horizon.

Modernization work is recommended for all facilities for which a significant change in use is not planned. Through these projects, the College will accomplish the following objectives:

- Repairs and upgrades for safety and accessibility.
- Upgrades of technology systems.
- Refreshment of finishes and furniture systems.
- Upgrades for sustainability.

Demolition

San Fernando Complex
Sierra Nevada
Sierra Madre

New Construction

Instructional Building + Conference Center (IBCC)
Sound stage
Parking structure and tennis courts
Elevator Tower
Welcome Center and Student Support Services Building
Fire Safety / Public Safety Academy

Renovation

Camino Real Building (In design)
Sartoris Field, Bleachers, Field House, Press box and Expansion of Parking Lot I
Auditorium Building
Tongva Building
Advanced Technology Building
Child Development Center and Life Skills Building
Campus Wide Restroom and furniture upgrades

Site Development

Campus Entrance Upgrades
Campus Wayfinding and Signage
Open Space and Pedestrian Path of Travel Upgrades
E Mountain Street Upgrades
Pedestrian Bridge Upgrades
New Chiller Plant Loop
Thermal Energy Storage

GLENDALE COMMUNITY COLLEGE

Facilities Strategic Plan & Descriptions

This section of the FSP Document includes descriptions of the recommended projects. They are grouped into three categories:

- New Construction
- Renovation/Replacement
- Site Development

All FSP projects are developed to support the Facilities Planning Principles created during the planning process.

New Construction

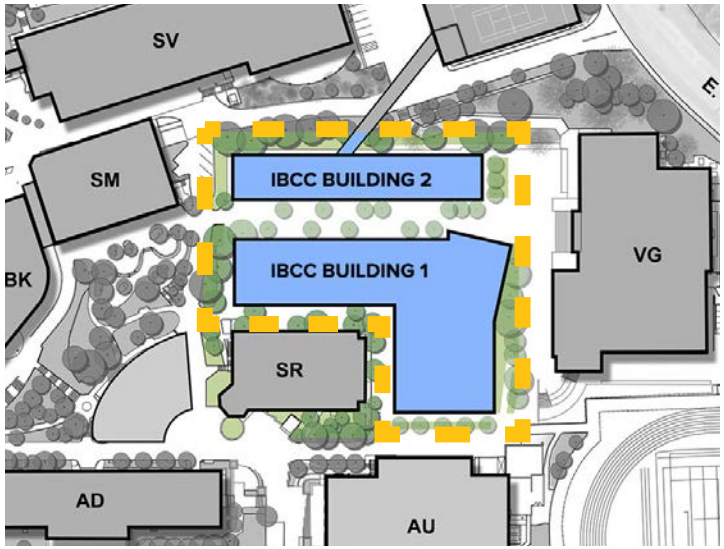
Instructional Building + Conference Center (IBCC)

The new multi-story Instructional Building & Conference Center (IBCC) will be a collaborative, cross-disciplinary space featuring classrooms, labs, studios for music, dance, film, TV, electronic media, performance spaces, and faculty offices. It will also include multimedia-enriched study areas and a versatile conference center for various events, along with storage for event equipment.

Currently, Glendale Community College's performing arts programs are in outdated, cramped facilities and Swing Space located in Civic Auditorium. The Dance Program is in the Sierra Nevada Gymnasium, and the Music Program shares the Auditorium with the Theatre Arts Program, both suffering from space and acoustic issues. The new IBCC will provide modern, spacious facilities to meet the growing needs of these programs that are equipped to support current modes of instruction.

It will also house the new Cafeteria, Dining, Bookstore and other student support spaces, thus creating a hub for student gathering spaces, interaction and collaboration with their peers.

The IBCC will enhance pedestrian accessibility with an upper entry plaza and elevators, offering an accessible path between buildings on Chaparro Drive, such as the new Sierra Vista building and the South Parking Structure, and those downhill along El Camino Real. The proposed parking structure and the connecting bridge will further enhance its functionality and community access. See the project description for further information.



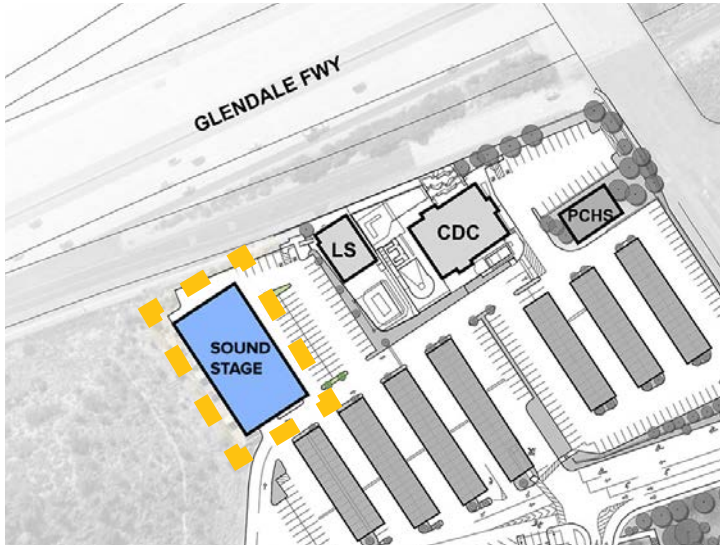
New Construction

Sound Stage

The construction of the IBCC will necessitate the demolition of the existing Sierra Nevada building. To avoid the need for swing space and to further enhance the campus's Arts program, we recommend building a new sound stage facility in Lot B, near the Child Development Center and Life Skills Building.

This facility will offer a realistic working environment for teaching the full range of skills required for theater and modern film productions. It will include a new sound stage with overhead catwalks, a set fabrication shop, a prop shop, a costume shop, outdoor work yards, exterior set staging, and a yard for mobile equipment and support spaces.

In addition to meeting the growing demand for program expansion, this facility will also provide rental opportunities for the college.



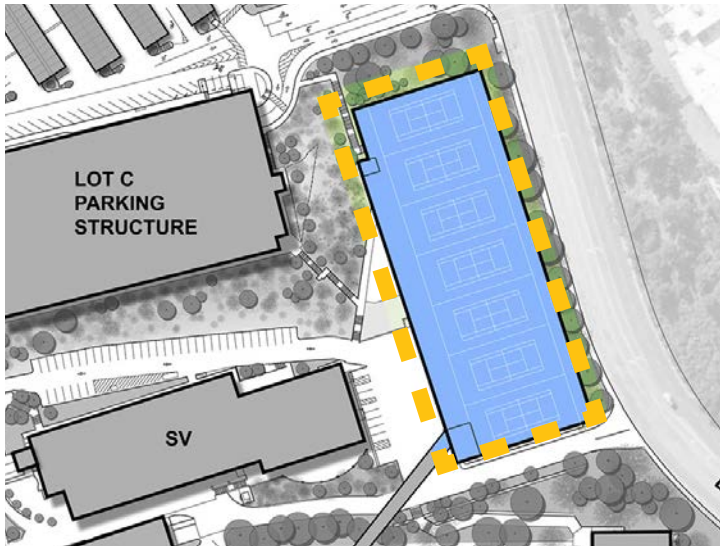
New Construction

Parking Structure + Tennis Courts

The South Parking Structure will offer approximately 160 stalls replacing the parking lost in Lot A and Lot B plus some additional parking spaces. It will be constructed on the site of the current tennis facility, which will be replaced with seven new tennis courts on the upper decks.

Vehicle access will be provided via Chaparro Drive and Lot A Drive. A traffic study is recommended to explore the possibility of adding vehicular access from College Drive, which could connect to the North Parking Structure. This route could better handle traffic volume and provide a direct access point for students, reducing campus circulation needs.

The proposed structure will accommodate parking needs for the new IBCC, Physical Education facility, and Auditorium. It will also include space for campus police and their vehicles, positioning them close to the campus core and ensuring ample parking. Accessible restrooms for the tennis courts will also be provided. The site's layout and topography allow for a bridge to connect the parking garage directly to the conference center, offering convenient access for the community.

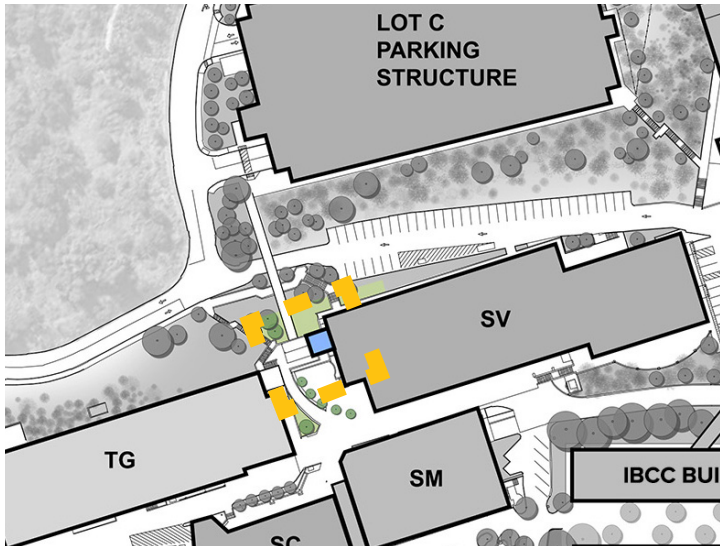


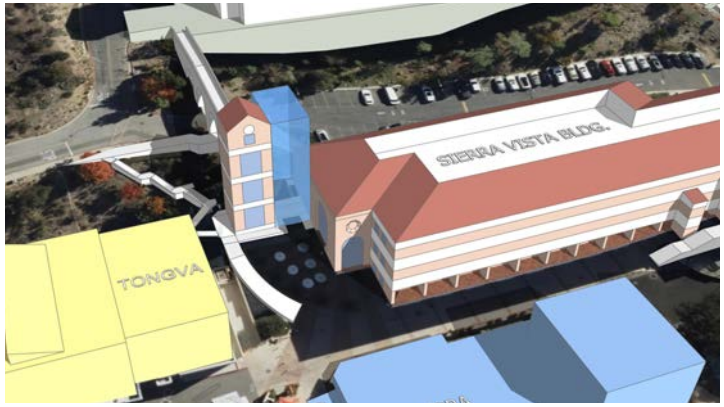
New Construction

Elevator Tower

The addition of the new elevator tower will significantly enhance accessibility to the located in the Sierra Vista Building, making it easier for first-time visitors to find and access these services. This improvement will also make the campus more navigable and welcoming.

Moreover, by increasing the number of elevators serving the campus, the new tower will help alleviate long wait times and reduce congestion during peak hours. This will improve the overall efficiency of campus transportation and ensure a smoother experience for all users. The added capacity will address overcrowding issues in existing elevator tower increase visibility between different levels of the campus, contributing to a more comfortable and accessible environment.





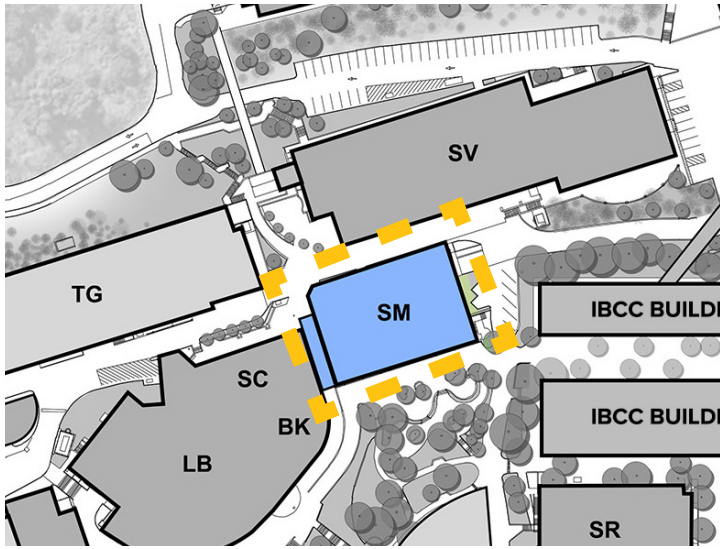
New Construction

Welcome Center & Support Services Building

The Glendale Community College Facilities Strategic Plan (FSP) prioritizes removing barriers to ensure inclusivity for all students. A key element of the plan is the demolition of the existing Sierra Madre Building to make way for a new Welcome Center. This center will serve as the main entry point for the campus, positioned prominently at the elevator tower exit. It will provide vital support services for first-time visitors and ongoing students, staff, and faculty, establishing a central hub for campus orientation and assistance.

The design of the Welcome Center features a partial upper floor, which will enhance connectivity between the upper and lower sections of the campus. This strategic design will facilitate the growth of a central quad, a new focal point that will enhance student gathering spaces and foster a vibrant campus community.

Additionally, the Welcome Center's lower level will be dedicated to student wellness and collaboration. This area will house support spaces and create opportunities for peer interaction and collaborative learning, further enriching the student experience. The overall plan aims to improve accessibility to the campus core, ensuring a more integrated and supportive environment for all members of the college community.



New Construction

Fire Safety/Public Safety Academy

Glendale Community College is actively pursuing the development of a new or expanded Fire Safety Academy. This state-of-the-art facility will be designed to meet the comprehensive training needs of future public safety professionals. The academy will feature advanced simulation labs and versatile classrooms, offering both theoretical instruction and hands-on experience. Key elements will include realistic environments for fire behavior, emergency medical response, and hazardous materials management. The facility will emphasize safety with robust emergency systems and rigorous safety protocols while ensuring accessibility and inclusivity through universal design principles. Cutting-edge technology and equipment will enhance training effectiveness, and collaborations with local fire departments and emergency services will align training with real-world practices. The site will provide storage, testing facilities, indoor and outdoor training grounds. The strategic plan will also focus on sustainability, incorporating energy-efficient systems and environmentally friendly materials, and adhering to relevant standards and accreditation requirements.

Further analysis and development will proceed once the site for the facility is confirmed.

** PRECEDENT IMAGES*

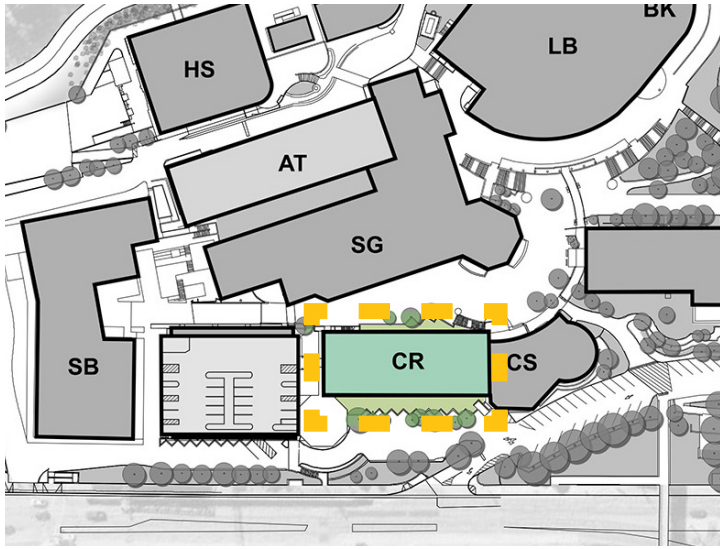
Renovation / Replacement

Some of the Verdugo campus buildings were constructed in the 1930s and 1940s and do not have many useful years remaining. Some of the facilities have been renovated over the years, however, subsequent renovation is recommended for some of these facilities. The renovation will renew and lengthen the lifespan of these facilities by replacing aging building components and creating welcoming spaces to accommodate new and existing functions.

Changes in programming will be made to improve campus zoning and address the effects of new construction. Instructional technology will be updated to support successful student learning through innovative modes of instruction. Energy and water efficiency will be improved, and upgrades made to support sustainability. Facilities will be brought into compliance with current safety and accessibility regulations for the benefit of the students, faculty, staff, and the community. Finishes and furniture systems will be updated.

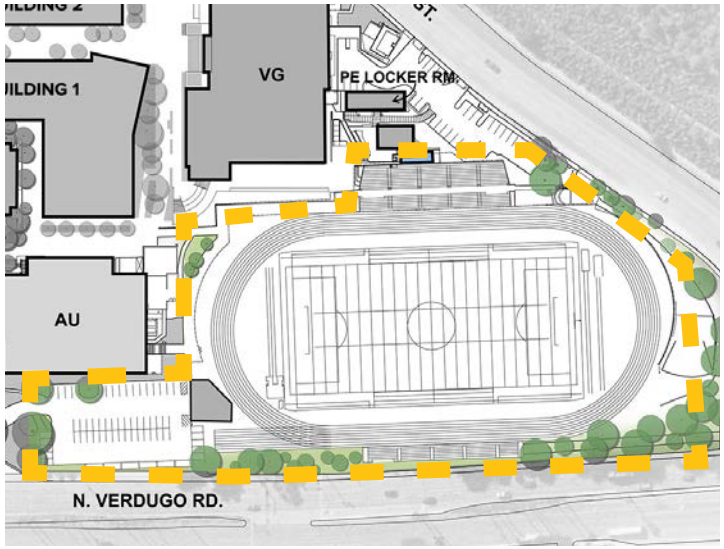
Camino Real Building (In Design)

The building is being renovated to house a new Virtual Reality program making Glendale College one of the pioneer colleges to offer this resource for their students. The lower level will accommodate virtual reality free roam pods, immersive classrooms, makers spaces, and Esports program. The upper level will be a student collaboration hub and will support diverse student groups and communities. The project is currently under review by the Division of the State Architect.



Sartoris Field, Bleachers, Field House, Press Box, and Expansion of Parking Lot I

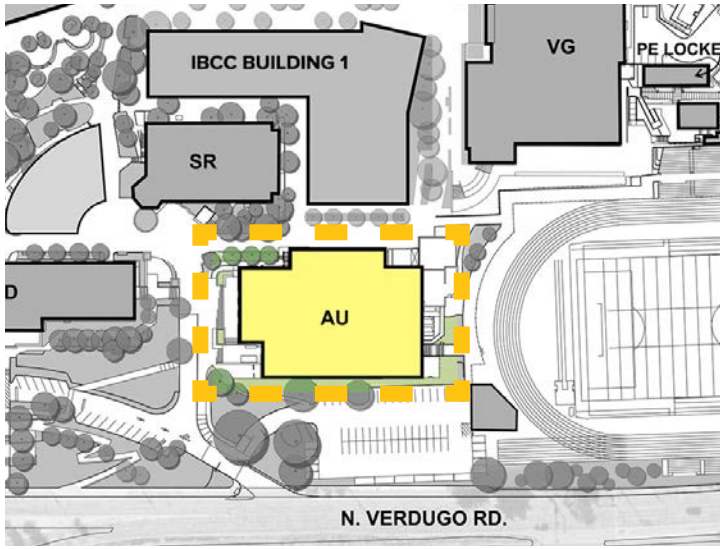
The renovation of Sartoris Field will include renovating the field to meet the IOCC authorized field standards. It will include upgrading the bleachers, field house, and new press box to provide modern, state-of-the-art facilities for athletes and spectators. Additionally, the project will expand parking lot I, ensuring ample parking space for events and daily use. These improvements aim to enhance the overall experience for students, staff, and visitors, making the field a premier venue for college sports and community events.

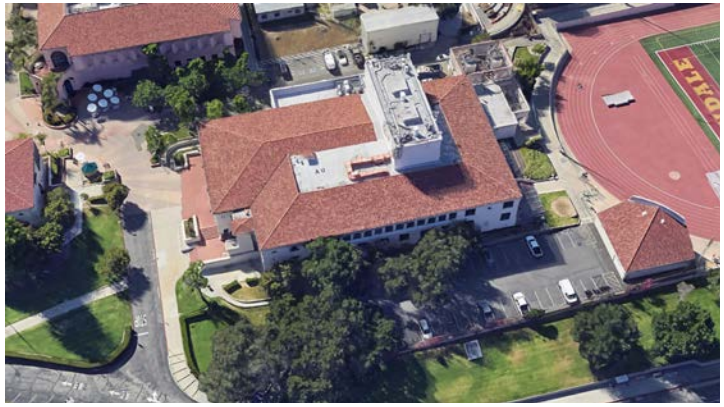


Auditorium Building

The Auditorium has been serving Glendale College since 1947 and is well loved as one of GCCD's heritage buildings and home to its highly regarded Theatre Arts Program. This project is a comprehensive renovation or replacement that will extend the lifespan of this facility and provide space to meet current needs and future growth and accessibility. The Facilities Condition Index is over 50% which indicates the building systems are in need of replacement. The college is pursuing state funding for this project.

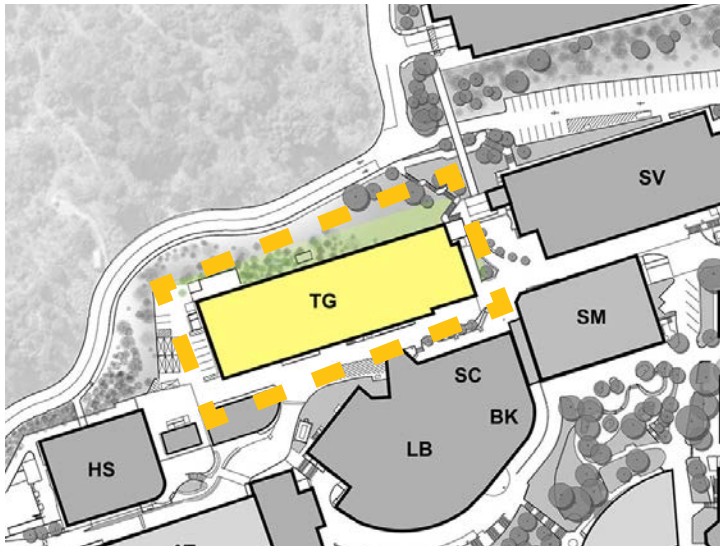
The decision to renovate or replace the building will be decided during the state funding final project proposal phase when more specific project costs are known. Upon completion of the renovation/replacement the Auditorium will provide Lecture, Labs, Offices and state of the art performance space, maintaining consistency with the aesthetic context of the campus.





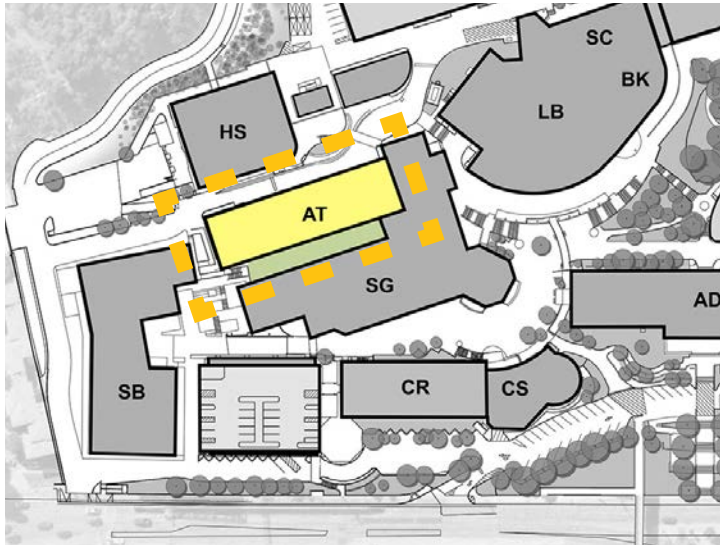
Tongva Building

This building has been partially renovated to include a state-of-the-art welding shop, however it still requires additional upgrades to meet Fire Life safety and accessibility requirements. The existing systems also need to be replaced. The proposed renovation will need to be carefully planned and done in phases to avoid the need for swing space.



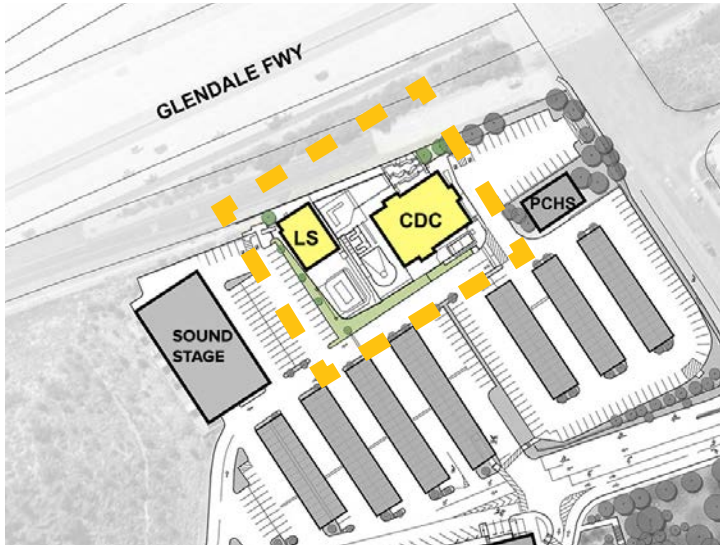
Advanced Technology Building

The renovation of the Advanced Technology Building will encompass a comprehensive refresh to bring the facility up to current code standards. This project will ensure that the building meets all safety, accessibility, and technological requirements, providing a modern and secure environment for students and staff. Upgrading the infrastructure and facilities will enhance the overall functionality and appeal of the building, supporting cutting-edge educational programs and fostering an innovative learning atmosphere.



Child Development Center and Life Skills Building

The renovation of the Child Development Center (CDC) and Life Skills (LS) Building will focus on creating a modern, safe, and stimulating environment for young learners and staff. Upgrades will include state-of-the-art classrooms, enhanced play areas, and improved accessibility features to meet current code standards. The renovation will also incorporate advanced educational technology and resources to support comprehensive child development and life skills programs. These enhancements will provide a nurturing and dynamic space that promotes learning, growth, and development for all children and families involved.



Campus Wide Restroom and Furniture Upgrades

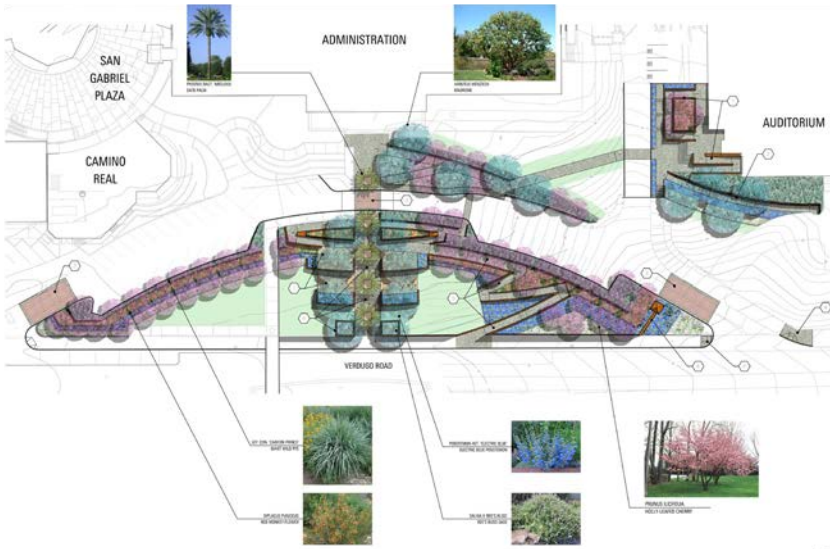
The campus-wide restroom and furniture upgrades will involve renovating restrooms to meet modern standards of cleanliness, accessibility, and sustainability, ensuring a comfortable and inclusive environment for all users. Additionally, new furniture will be installed across classrooms, common areas, and study spaces, providing ergonomic, durable, and aesthetically pleasing furnishings that enhance the learning and social experience for students and staff. These upgrades aim to improve overall campus functionality, comfort, and visual appeal, contributing to a more welcoming and efficient educational setting.

Site Development

Campus Entrance Upgrades

Data collected from a May 2024 Traffic and Parking Survey, reveals inbound traffic arriving at Lot B and Parking Structure C from East Mountain Ave has the highest volume entering the Verdugo Campus. Currently, there are safety concerns with the right turn into the campus and the visibility of this entrance. Improving this access can be further supported by emphasizing campus entrance signage and adding additional directional signage along the East Mountain Street access. This will ensure a safer and more efficient entry for students, staff, and visitors.

The Facilities Stragetic Plan (FSP) proposes significant enhancements to the main campus entrance from Verdugo Street to improve accessibility and user-friendliness. The upgrades will include a redesigned entrance in the front of the Administration Building that facilitates smoother access to the sidewalk, ensuring that pedestrians can navigate the area safely and conveniently. This will also involve optimizing the layout of the vehicular drop-off zones to better accommodate the flow of traffic and reduce congestion. By creating designated, well-marked drop-off areas, the plan aims to enhance safety and ease for students and visitors during peak times. These improvements will contribute to a more organized and secure environment, making the campus more welcoming and accessible for everyone.



** DRAWINGS AND IMAGES BY LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING*

Campus Wayfinding and Signage

It is recommended that the District prepare and implement a campus wayfinding and signage plan to address concerns and issues regarding the lack of clarity and visibility of signage at Verdugo campus. Here are some of the attributes that the signage on campus needs to implement:

1. Install Clear Directional Signs: Place easy-to-read signs at key points to guide pedestrians and drivers.
2. Provide Campus Maps: Position detailed maps at major entrances, parking areas, and high-traffic locations.
3. Mark Buildings Clearly: Label all buildings with visible and consistent signage for easy identification.
4. Ensure Accessibility: Design all signage to be ADA-compliant, including braille and other accessible features.
5. Integrate Technology: Use digital wayfinding tools, such as interactive kiosks and mobile apps, for real-time navigation.
6. Maintain Aesthetic Consistency: Ensure all signage reflects the college's branding and aesthetic.
7. Enhance Safety: Include emergency information and evacuation routes in the signage system.
8. These actions will create a more effective, user-friendly, and inclusive wayfinding system, enhancing the overall campus experience.

Open Space and Pedestrian Path of Travel Upgrades

A large open space will be designed as part of the IBCC building, seamlessly connected to the current open areas south of the Sierra Madre building. The plaza will provide spaces to eat, study, meet, nap, and play among other activities. It will provide a primary area with shade and connections to building entries. It will allow the college to create an accessible path of travel from the upper campus to the lower campus and form a larger combined gathering space for school events and outdoor education opportunities. The lawn area leading to the Administration Building will be partially enhanced to include tiered auditorium seating with integrated green space, creating an outdoor performance venue with a flexible stage for performances and musical events. Additionally, the lawn area will be preserved for house artwork, enriching the core of the campus and expressing its culture..

This design will incorporate sustainable features such as low water-use plants, shaded areas, bioswales, and other eco-friendly landscape elements. It will also integrate modern technology and security measures. By connecting the lower and upper campus, the redesign will create a cohesive campus heart, fostering a sense of community and celebration among students, staff, and visitors.

Precedent Images

Campus-Wide Accessibility Upgrades

It is recommended that the district conduct a detailed Accessibility Compliance Study by a Certified Access Specialist (CASp) to provide the College with a comprehensive outline of upgrades needed to meet current accessibility regulations. While addressing all identified items immediately may not be feasible, the study can prioritize the most critical issues for near-term action and plan for phased implementation. The upgrades will address both exterior campus paths of travel and parking needs, as well as building enhancements.

Potential projects include:

- Upgrading non-accessible restrooms for accessibility.
- Upgrading all door hardware to meet accessibility compliance.
- Ensuring all instructional space doors meet width requirements.
- Upgrading drinking fountains, with consideration for installing units with bottle refill stations.
- Updating casework, sinks, and built-in stations as required for compliance.
- Providing universal compliance entries to buildings.
- Ensuring access to all public areas of a building, including raised platforms and stages.
- Adding additional accessible parking on campus.
- Providing compliant paths of travel to buildings throughout the campus.

These actions will ensure the campus meets current accessibility standards and provides a more inclusive environment for all users.

Campus Wide Security and Safety Upgrades

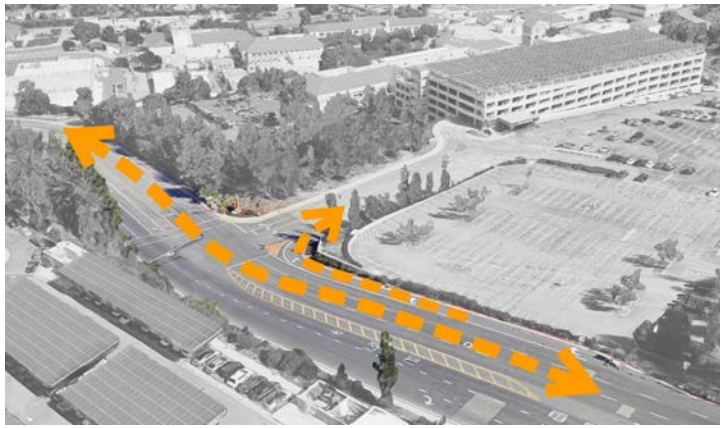
The District takes a proactive approach to campus security and safety by using CPTED (Crime Prevention through Environmental Design) principles and best practices to design outdoor and building spaces. This approach will be enhanced with electronic security and safety systems, coordinated with campus police and a campus-wide safety plan. Projects include:

- Expanding the electronic access control system to all buildings.
- Installing digital CCTV security cameras and a monitoring system in parking areas and other key campus locations.
- Expanding the intrusion alarm system to include all buildings and key spaces.
- Installing a campus-wide emergency notification system through the fire alarm system, including exterior speakers to cover all campus areas.

These measures will be implemented as new buildings are constructed, existing structures are renovated, or as specific security projects.

E Mountain Street Upgrades

In conjunction with the City of Glendale, the District will conduct a comprehensive traffic analysis to ensure safe and efficient access to the parking structure from East Mountain Street. This analysis will focus on identifying and addressing potential safety concerns, such as visibility issues at the entrance. To improve visibility and safety, the plan will include the installation of additional signage, such as directional and informational signs, and the implementation of other traffic safety measures, like enhanced lighting or road markings. The goal is to optimize the traffic flow and reduce potential hazards, ensuring a safer experience for drivers and pedestrians navigating the campus.



Pedestrian Bridge Upgrades

The District, in collaboration with the City of Glendale, is working to enhance both the safety and appearance of the pedestrian bridge across Verdugo Road. This initiative aims to improve the bridge's functionality and visual appeal, making it a safer and more inviting passage for pedestrians. Upgrades may include beautification, structural, and aesthetic enhancements that align with the surrounding environment. These improvements will contribute to a more secure and pleasant experience for all users of the bridge.

Sustainability

Colleges play a pivotal role in their communities as centers of knowledge, research, and practice, driving community education and fostering sustainable futures. As part of the Facilities Strategic Plan (FSP), the planning team discussed the current strategies and engaged in activities to set future sustainability goals.

Sustainability is fundamentally about the ability to maintain or prolong systems and practices over time. In architecture and planning, sustainability refers to developments that meet current needs without compromising the ability of future generations to meet theirs. The concept has evolved to encompass a triple bottom line approach, balancing societal, economic, and environmental considerations.

Sustainability goes beyond environmental benefits; it involves fostering a balanced and equitable community. This means creating environments that enhance social well-being, support economic vitality, and protect natural resources. When these elements align—where social, economic, and environmental strategies intersect—sustainability can thrive and benefit the community as a whole. Sustainable practices ensure that decisions made today support long-term growth and prosperity, benefiting both people and the planet, and setting a new standard for future development.

Sustainability Projects

Campus Wide Solar Panels

Incorporating solar energy solutions into the college campus is a key component of our sustainability strategy. The campus aims to reduce its carbon footprint and lower energy costs by integrating solar panels in parking lots, new buildings, and facilities. GCC has a goal to achieve Net Carbon Zero Footprint by 2035. The plan includes installing solar panels to harness renewable energy, which will provide a significant portion of the campus's electricity needs. The college will also explore the possibility of storing the energy on campus with Battery Storage systems. This initiative will contribute to a more sustainable campus and serve as an educational tool for students, highlighting the benefits of renewable energy. The project will be implemented in phases, with ongoing assessments to optimize performance and ensure alignment with the college's sustainability goals.

Improving and Replacing Outdated Building Systems

Improving or replacing existing systems to enhance energy efficiency is crucial to the college's sustainability efforts. This initiative involves upgrading outdated equipment and systems with modern, energy-efficient alternatives to reduce energy consumption and operational costs. Key areas of focus include:

- Upgrading HVAC Systems: Replacing old heating, ventilation, and air conditioning systems with high-efficiency models that provide better climate control and reduce energy usage.

- Implementing LED Lighting: Replacing traditional lighting with LED fixtures that consume less energy and have a longer lifespan, leading to reduced maintenance and lower electricity bills.

- Enhancing Insulation and Windows: Improving building insulation and installing energy-efficient windows to minimize heat loss and gain, thereby reducing the need for heating and cooling.

- Optimizing Water Systems: Upgrading water fixtures and systems to use less water and improve efficiency, including low-flow faucets, toilets, and irrigation systems.

- Installing Energy Management Systems: Implementing advanced energy management systems to monitor and control energy use more effectively, identifying areas for further efficiency improvements.

These upgrades will help the campus achieve significant energy savings, reduce its environmental impact, and support the broader goal of creating a more sustainable and cost-effective campus environment.

Central Plant Loop

Implementing a central plant loop system will improve campus energy efficiency by centralizing heating and cooling. This system generates and distributes thermal energy through a network of pipes, reducing the need for individual units in each building. Benefits include lower energy consumption, reduced operational costs, and enhanced system efficiency. By consolidating these functions, the central plant loop ensures better control and monitoring of energy use, contributing to the campus's sustainability goals.

Thermal Storage Tanks

Thermal storage tanks are designed to store excess thermal energy, allowing it to be used during peak demand periods. This system benefits the campus by reducing energy costs, as energy can be stored during off-peak times when prices are lower and used during peak periods when costs are higher. It also improves overall system efficiency by optimizing the performance of heating and cooling systems and helps balance the load on the central plant and electrical grid.

Additionally, thermal storage provides a reliable backup for maintaining consistent temperature control, even during high demand or system outages. By lowering overall energy consumption and reducing greenhouse gas emissions, thermal storage tanks contribute to a more sustainable and cost-effective campus operation.

Phased Development

Verdugo Campus

Projects	Program	Area (GSF)
Phase A Projects		
Sound Stage Studios	Area to set up 2-3 sounds stages or one black box theatre, restrooms and office; Dance swing space	12,000
New IBCC Building Phase 1	Recital Hall, Music, Dance, Choir, Sound, Recording Studio, see concept floor plan	67,000
New IBCC Building Phase 2	Conference Center, Café, Instructional Spaces, Screening rooms, Media & Film program	40,200
New elevator tower	Will house two new elevators leading to SV 3rd floor and lower campus	2,000
Demo Sierra Nevada Building	Existing single-story building	18,000
Relocate Dance Programs from Civic Auditorium to new sound stage	Relocate Dance program back to campus	
Relocate Programs from Civic Auditorium to new IBCC building	Relocate Dance program back to campus	
Replacement of Auditorium Building	Replacement of existing building	41,000
Campus Wide Infrastructure Upgrade	Sewer and Water Replacement	180,200
Solar Panel Installation	Solar Canopies - KW/ KWH	735

** Project scope within this phase are proposed and subject to change*

Verdugo Campus

Projects	Program	Area (GSF)
Phase B Projects		
New Parking Structure and Bridge	Single story parking structure and tennis courts. Bridge connecting structure to IBCC	66,000
Mountain Street Entrance Upgrades	More signage and roadway improvements	2,000
Demo Sierra Madre Building	Existing two-story building. Food pantry swing space in Sound Stage	18,000
New Sierra Madre Building	House New Welcome Center, bookstore, food services and collaboration space	15,000
Quad improvements	Amphitheatre with landscaped steps, Wi-Fi upgrades, accessibility upgrades	45,000
Campus Wide accessibility Upgrades	Phased construction - Upgrade path of travel and connect lower and upper campus	Phase B - 10% Phase A & B New Construction Costs
Street front accessibility and drop off upgrades	Vehicular drop zone and accessibility upgrade for front entrance of the campus	20,000
Campus Wide Signage and Wayfinding		
Elevator Modernization	Per Elevator Location	3
Campus Wide Infrastructure Upgrade	Sewer and Water Replacement	81,000

** Project scope within this phase are proposed and subject to change*

Verdugo Campus

Projects	Program	Area (GSF)
Phase C Projects		
Tongva building renovation	Existing building (Exclude welding program) renovation has to be in phases as the swing space is not an option)	27,000
	Tier 1 - Seismic Consideration ONLY	
Upgrade classroom furniture and AV systems		60,000
Upgrade campus wide restrooms		18,000
Advanced Technology Building	Existing building Renovation	13,000
Demo and Build Pressbox		1,500
Expand Track and Field, new field house, bleachers		32,680
Child Development Center and Life Skills	Existing building	8,000
Campus Wide Infrastructure Upgrade	Sewer and Water Replacement	35,000

** Project scope within this phase are proposed and subject to change*

Verdugo Campus

Projects	Program	Area (GSF)	Phase
Campus Wide Infrastructure/Technology/Security/Sustainability Upgrades			
Upgrade technology to include the Enterprise Resource Planning Software (GCC-ERP)		467,910	A
Solar Panel Installation			A
Campus Wide MEP Upgrades		206,710	A-C
Campus Wide Infrastructure Upgrade	Remaining	206,710	A-C
Campus Wide Security and safety Upgrades	Strategic improvements in campus security that modernize the security of parking, buildings and support robust, timely responses in the event of emergencies. Enhance campus safety and security measures with card keys for all doors and automatic door opening and closing in case of emergencies. (Approx 400,000 GSF)	467,910	A-B
Chiller Plant Loop	Tons. Replace chillers in CUP #2, Equipment Rough-in Piping	1,450	A-B
Thermal Storage Tank			A-B

** Project scope within this phase are proposed and subject to change*

#3.2

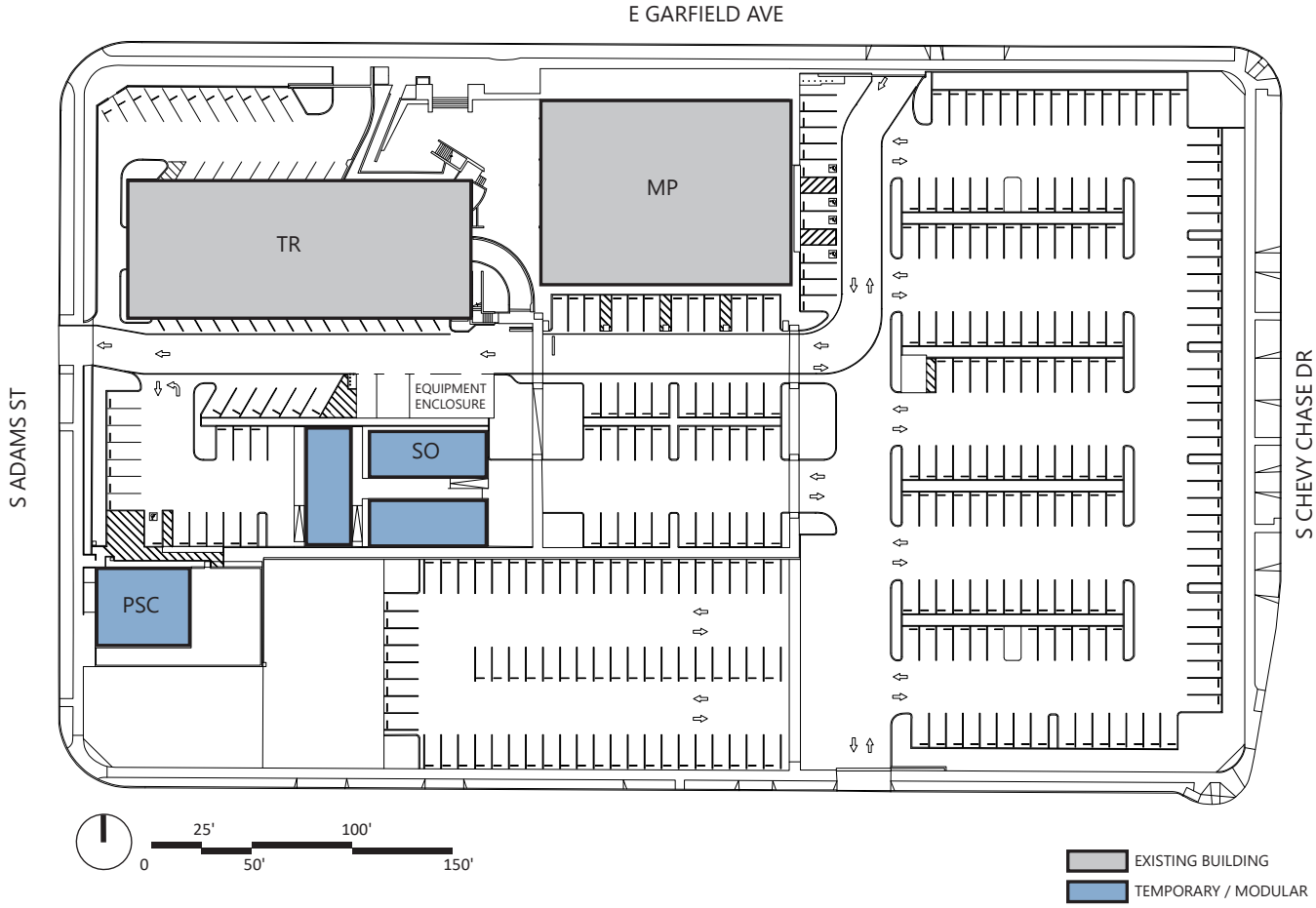
Garfield Campus

Existing Condition Analysis

Overview & Campus Context

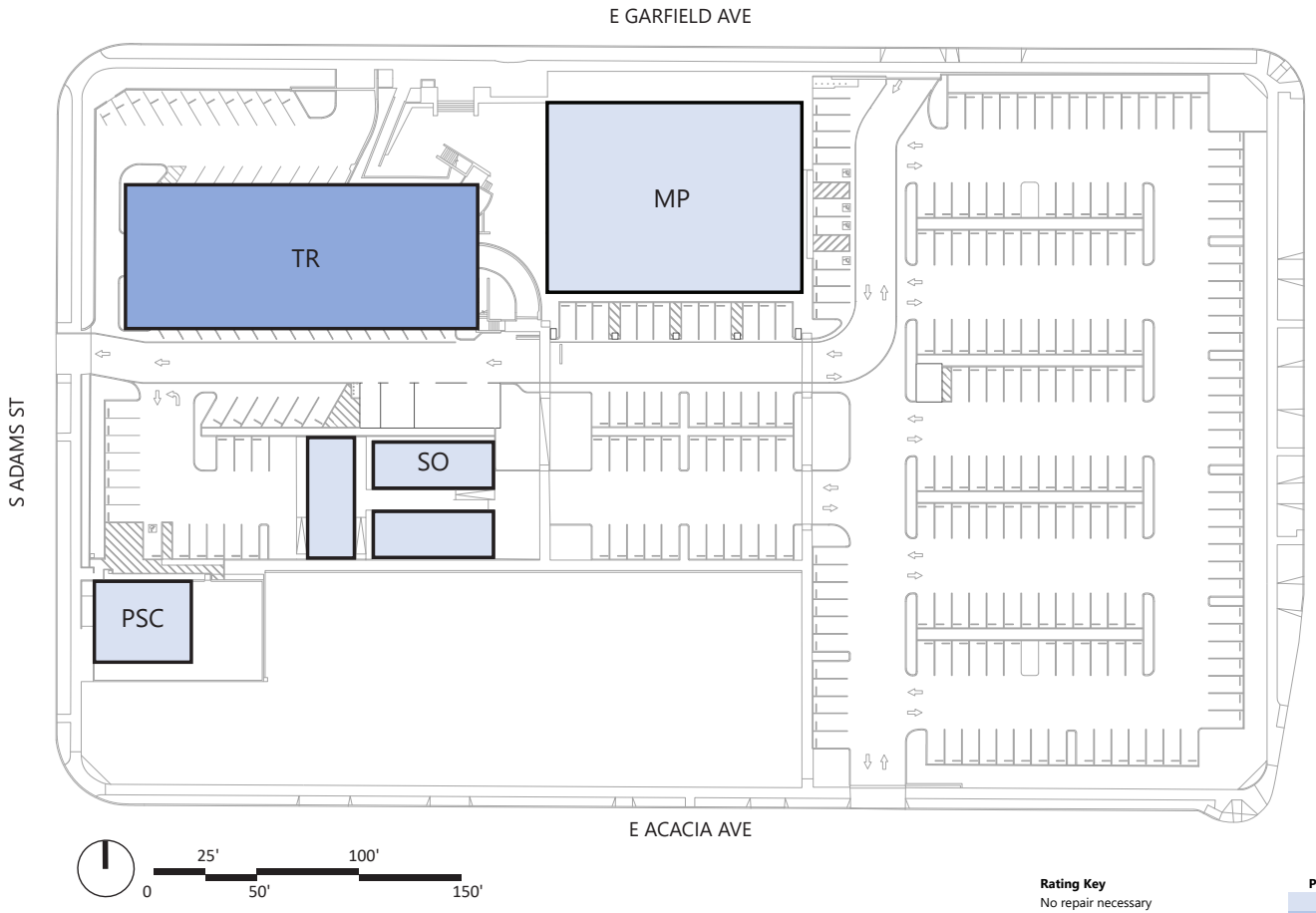
The Garfield Campus, in contrast with the Verdugo Campus, is located on a level site, fronting on E. Garfield Ave, its northern boundary is S. Chevy Chase Dr/Tyler St., E. Acacia Ave is to the south and the western boundary is South Adams St. It is furthest south of the three campuses. The surrounding community is dense commercial, mixed-use, low-rise residences, churches, and schools. The campus parking has been problematic in management and enforcement; students park throughout the neighborhood streets and walk to campus.

Existing Campus



Glendale Community College's Garfield Campus, located in Glendale, California, is a hub for adult education and career training. The site area is 1.4 acres with three structures totaling 73,951 GSF and an assignable area of 47,277 GSF. The following buildings: Tropico, Somerset, and Mariposa Buildings and the PSC are located on the site. The campus is aging; the Tropico Building specifically needs significant renovations. The site is lacking in social connection nodes, and parking availability is short of optimum during peak demands in the evenings. Poor site drainage has been an ongoing issue for several years.

Facilities Condition



The primary buildings are relatively young; the oldest is the Tropico Building (1994) and the Mariposa Building (2011). Both need modernization with the Tropico Building having the highest need with its aging infrastructure, worn roofing and poor vertical circulation. The PSC, a relocatable building, also has clear signs of deterioration period. Given the age of the buildings, it is likely that varying levels of current ADA Accessibility will be required for all buildings and the site.

Rating Key	Priority Factor
No repair necessary	1-20
Cosmetic repair necessary	20-40
Preventative maintenance necessary	40-50
Repair necessary	50-60
Repair necessary for use past 2 years	60-70
Major repair needed for continued use	70+
Consider Replacement	90+

Infrastructure Condition

Domestic Water

Based on the Ground Penetrating Radar plan prepared by Ultra Engineering Contractors Inc., the Garfield Campus appears to be served by the public water infrastructure in E. Garfield Avenue. There are existing connections to the public water main on the northeastern corner of the Mariposa Building. The size, condition and material of these services will require further study as plans develop for this campus.

Fire Water

This water is sourced from infrastructure within the E. Garfield Avenue building. A wall mounted FDC is observed on the Mariposa Building and a private hydrant on the southeast corner of the Tropico Building, and a second one on the westerly side.

Storm Drain

There is minimal storm drain infrastructure on the property according to the topographic survey. The site drains by surface flow from the northwest to the southeast. There is an existing concrete valley gutter that runs down the center of the drive aisle of the parking lots on the south and east sides of the Mariposa Building. There are catch basins in the gutter which direct runoff to an underground stormwater detention tank. An existing pump empties the tank by pumping collected runoff water and discharges it via the curb face on E. Garfield Avenue. This system frequently backs up and floods during heavy rains. The new surface parking lots that occupy the easterly and south-easterly sites of the campus drain to the landscape islands between rows of parking. Stormwater runoff is collected by several catch basins on the islands. According to the District, there are ponding issues in these lots, further investigation is warranted.

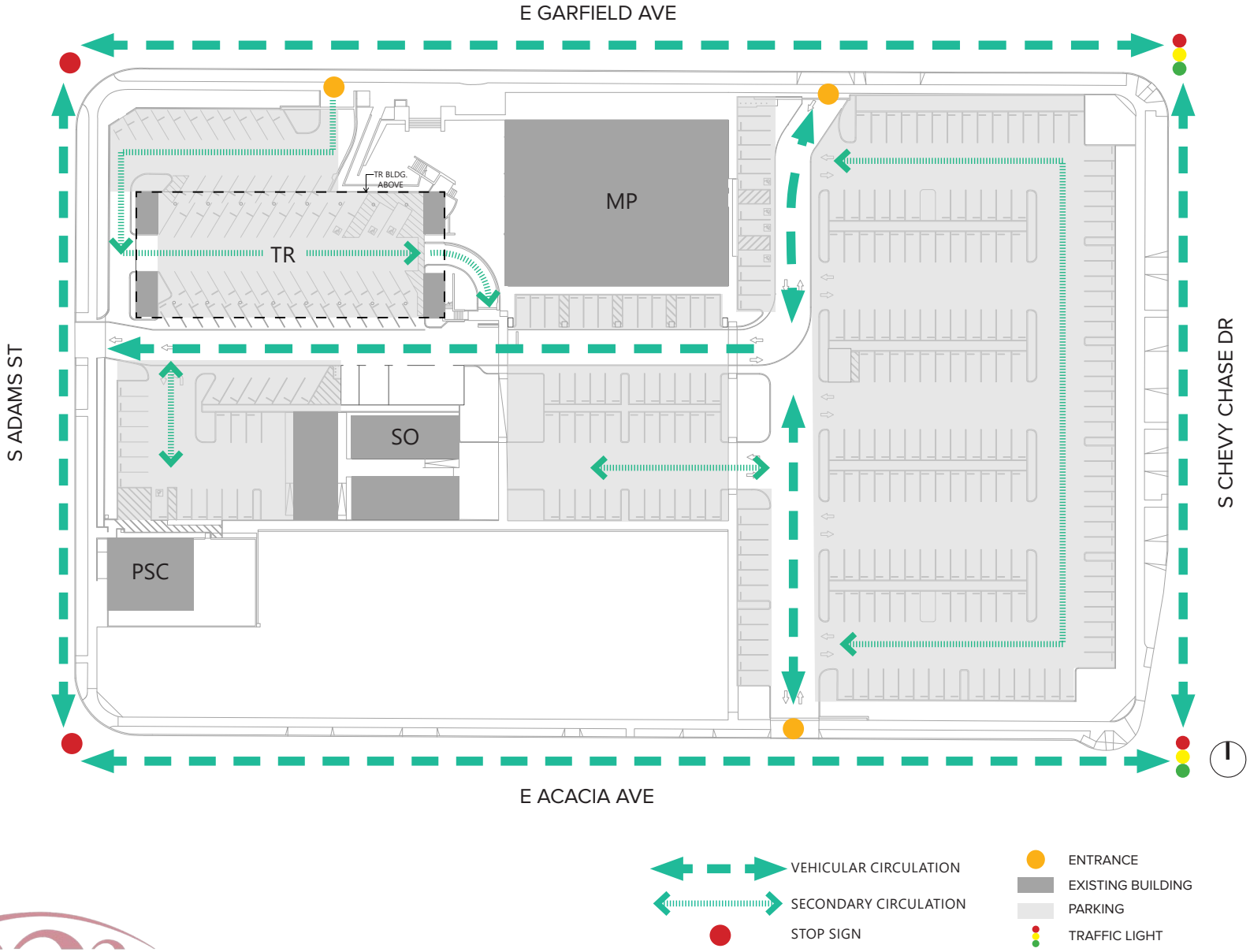
Gas

Based on the utility survey there is an existing gas line that runs east-west parallel to the southern face of the Tropico Building. This line serves the Mariposa Building from its southwest corner. The condition of these lines are unknown, additional site utility investigations for future work are recommended.

Vehicular Circulation + Parking

The primary entrance to the main parking field occurs at Garfield Ave located on the east side of the site, with a second entrance on Acacia Avenue. Additionally, there is a drop off/loading zone on Garfield Ave. Vehicular circulation within the parking lots is functional. However, the off-street parking utilization peaks in the morning and early afternoon indicating a parking shortage and some congestion. There are 312 parking spaces off-street and 96 on-street spaces on Garfield Ave, Adams Street and Acacia Avenue. The on-site spaces have a modest utilization in the morning and higher for evening classes. Delivery trucks frequently block spaces. Carpool Only, Clean Air, and EV charging stations each have peak utilization. A heat sink is created due to the lack of shade canopy in the parking area.

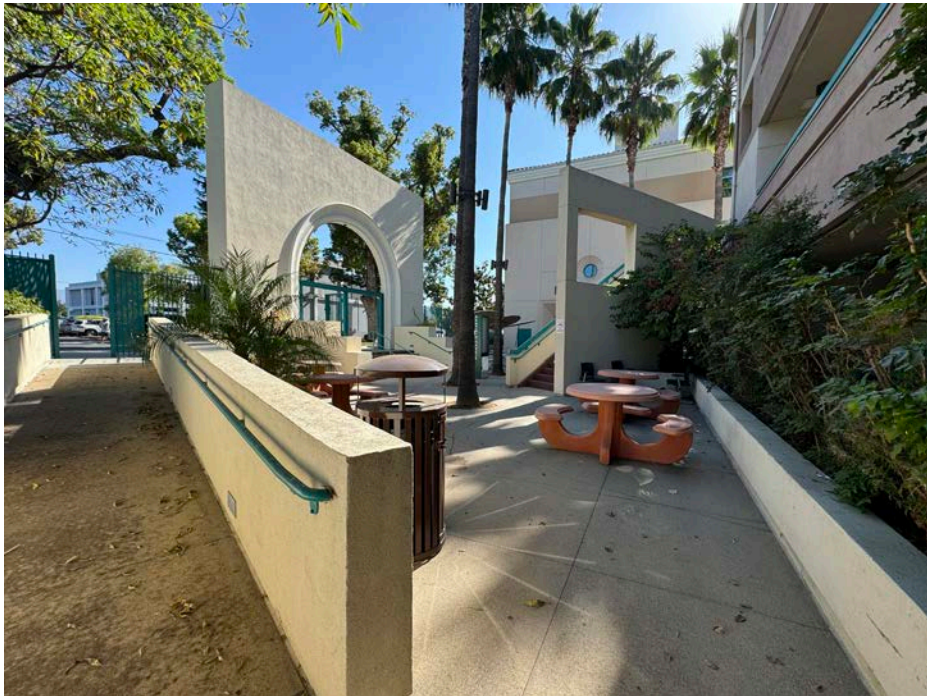
Vehicular Circulation + Parking - Garfield



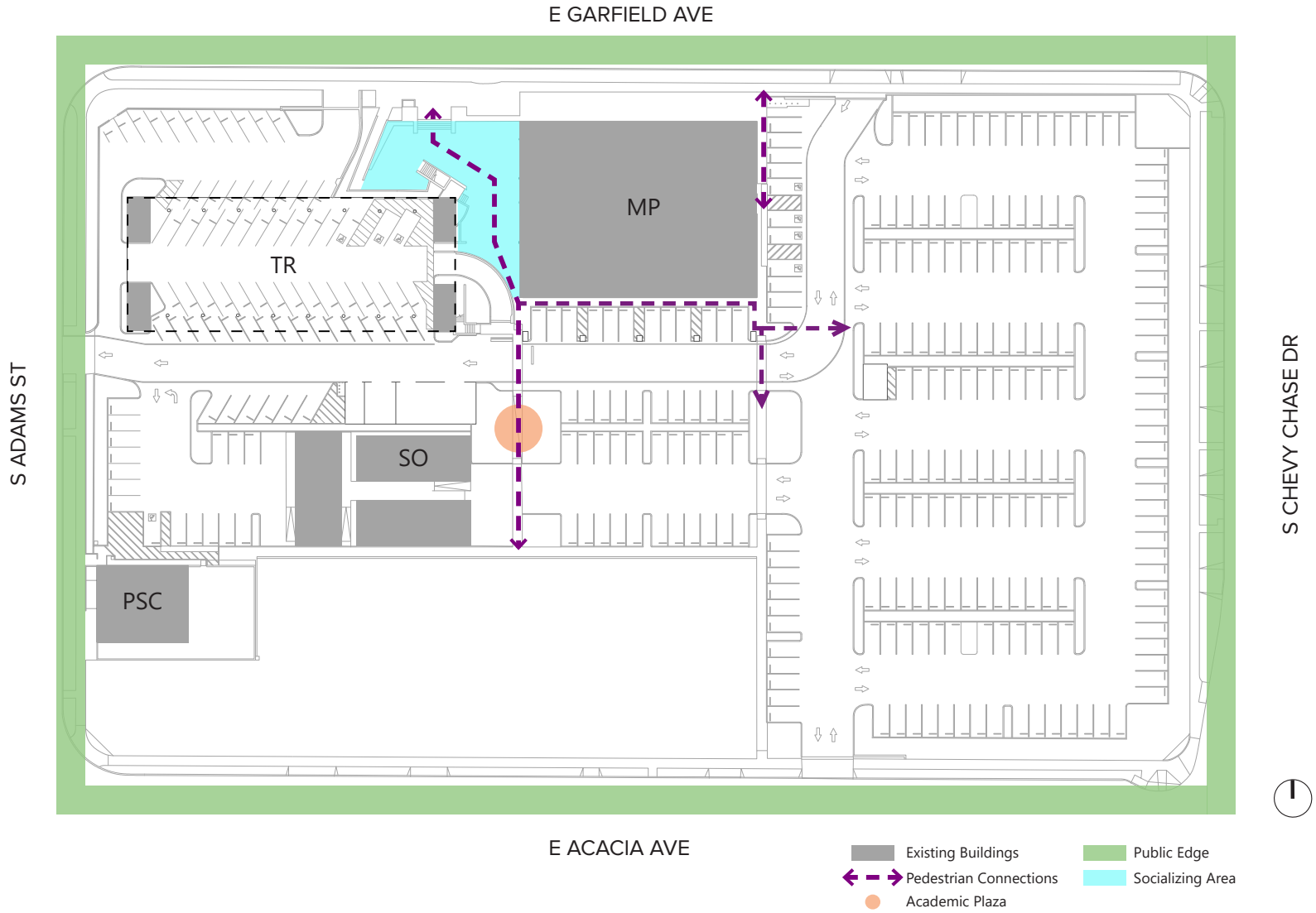
GLENDALE COMMUNITY COLLEGE

Pedestrian Circulation / Open Space

Pedestrian circulation begins off campus as students approach Garfield from throughout the neighborhood. The pedestrian entrance is a highly visible architectural portal on the Garfield Ave frontage. The arched portal leads to a plaza between the Mariposa and Tropico buildings. The lower level of the Tropico building is above ground by one level and is reached via stairs/elevator. The exterior circulation balconies of the Tropico building offer views of the surrounding urban fabric and mountain ranges.



Pedestrian Circulation / Open Space - Garfield



Summary of Findings

The Garfield Campus presents unique opportunities and challenges based on the surveys and visual inspection of the campus. The Facilities Strategic Plan needs to address current and future needs of the campus by providing effective instructional spaces, support services and parking for future generations to come. Additionally, a focus needs to be on enhancing campus environment and creating an inclusive, welcoming and supportive culture for entire campus community.

Key Campus Planning Challenges

- Parking inadequacy and enforcement
- Campus is lacking the location and defined space for social connectivity
- Site stormwater collection and management infrastructure is low functioning
- Restoring and renovation of aging facilities particularly the Tropico building which is in also in need of roof replacement
- Due to the age of the site, it is likely underground infrastructure is in decline and needs an assessment survey
- Need to enhance dated appearance of Garfield Entrance/ Frontage and Entry Court
- The parking lots lack shade canopy creating urban heat islands
- Landscape zones are undermaintained a good number of plantings and trees are in distress or in significant decline.
- Implementing sustainability practices and projects throughout the campus

#3.2

Garfield Campus

Recommendations

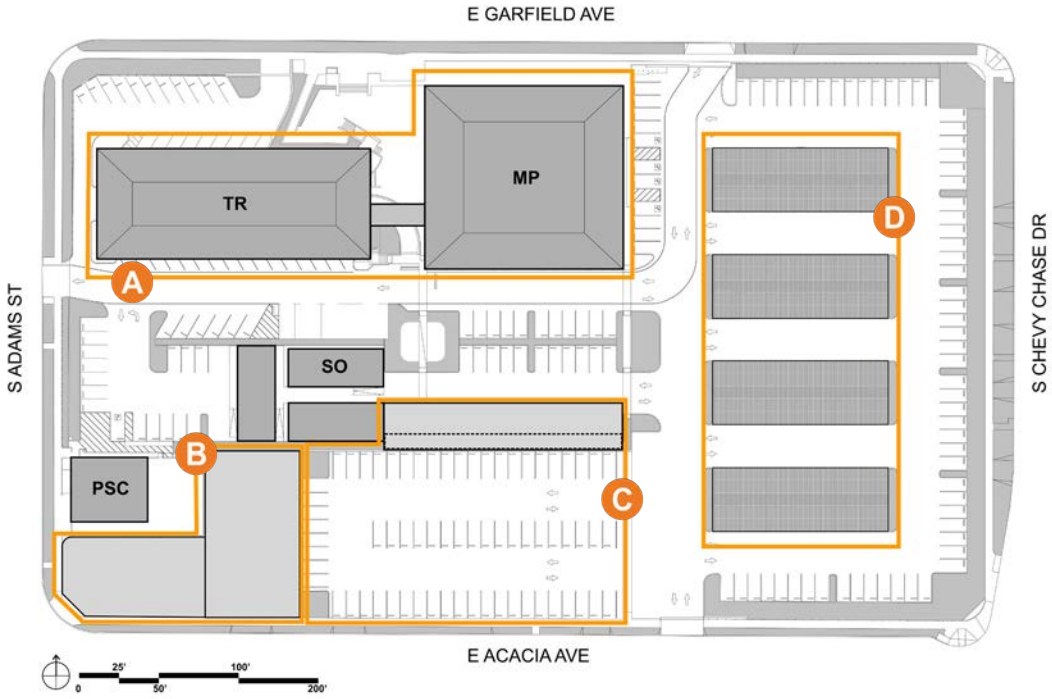
Facilities Strategic Plan

Facilities Project Descriptions

The FSP projects identified during the planning process are listed below in alphabetical order and do not represent a priority order.
In addition to the buildings that have been identified for extensive modernization, all existing facilities on the campus require minor repairs. Although the campus is well maintained, a prudent planning process must anticipate the need for repairs and upgrades at some point in the planning horizon.

Through these efforts, the College will accomplish the following objectives:

- Repairs and upgrades for safety and accessibility.
- Upgrades of technology systems.
- Refreshment of finishes and furniture systems.
- Upgrades for sustainability.

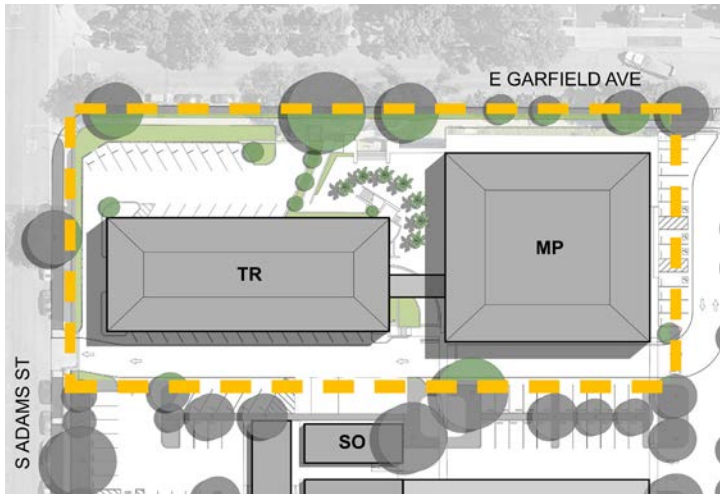


- **A** Tropico & Mariposa Building
- **B** Urban Garden & PSC Play Area
- **C** Parking Lot & Outdoor Gathering Space
- **D** Future Solar Panels

Tropico & Mariposa Building

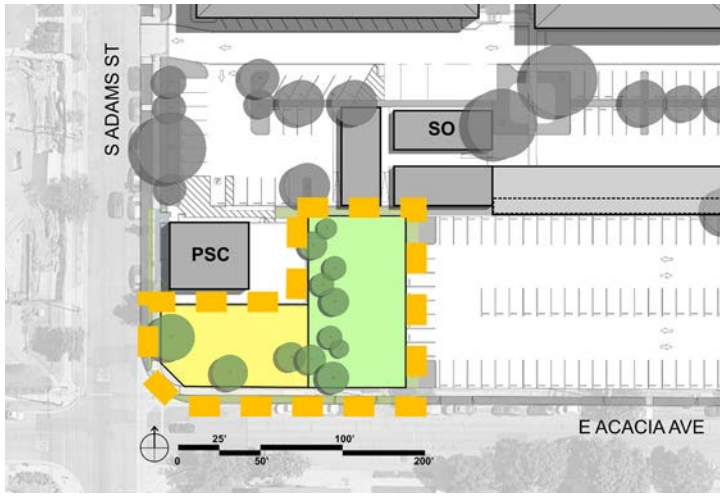
From the rooftop down, the Tropico building has building components that have aged well beyond their useful life. This building will encompass an extensive refresh bringing upgraded infrastructure, improved fire and life safety elements, and ADA compliance to current code standards. Right-sizing spaces to meet the District's pedagogical methodology and educational program will provide a cutting-edge modern and comfortable environment for students and staff.

The Mariposa building is relatively young but should undergo a less intense renovation to extend its useful life and functionality. A light refresh of this building will bring it to current code standards, meeting all safety, accessibility, and technological requirements.



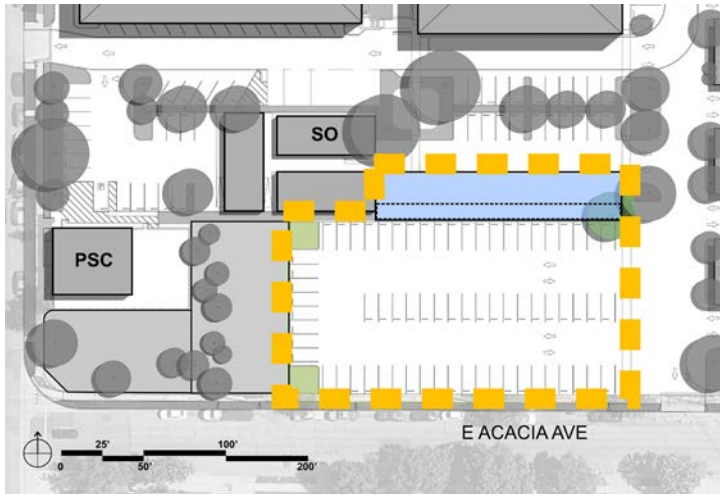
Urban Garden & PSC Play Area

Given the Garfield Campus location in the heart of the community an Urban Garden is recommended with its benefits of promoting health, lowering CO2 emissions and increased biodiversity and healthy organic produce, and heightened cohesion between GCC and its community. This garden is juxtaposed with an extended playground for the Parent Support Center (PSC) which will feature high visibility to staff, new play apparatus, and code-compliant accessibility. The expanded playground will also provide shaded seating and eating areas for staff.



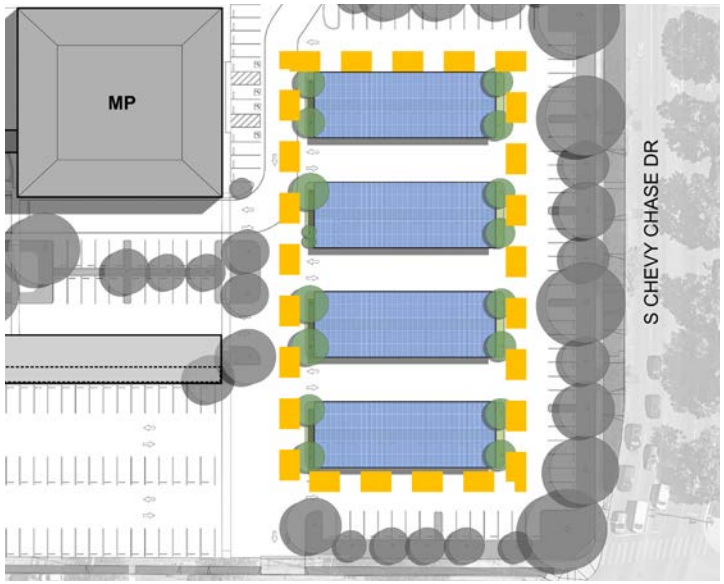
Parking Lot & Outdoor Gathering Space

The current unshaded parking lots contribute to Urban Heat Island (UHI) effect. They have a minimal tree canopy and a few of those trees are in decline. The site enhancements may include the removal of dead plant materials and replacing them with new low water plants where possible. The solar panels described below will have a positive impact on cooling down the parking fields. Improvements may also include revamped site utility connection points, irrigation lines. Revamped storm water Best Management Practice (BMP) components and a more robust infrastructure will correct the current storm water flooding.



Future Solar Panels

The parking area is earmarked for solar panels over the stalls which will provide shade, reduce the Urban Heat Island effects all while producing clean electrical energy and cover from inclement weather.



Site Development

Campus Entrance Upgrades

The entry plaza upgrades should include new permeable paving and landscape that reinforces circulation paths. Gathering and waiting areas may be enhanced with comfortable seating clusters using upgraded site furniture. The upgrades will include a design enhanced entrance in the front of the Tropico Building that facilitates smoother access to the sidewalk, ensuring that pedestrians can navigate the area safely and conveniently. This will also involve optimizing the layout of the vehicular drop-off zones to better accommodate the flow of traffic and reduce congestion. The attention to enhancements beyond portico entry will give the Garfield campus a renewed sense of identity. The integration of local images or murals on screens and walls could reflect the local culture and community that surrounds the campus. A refresh of the current plaza would provide an inclusive, engaging, and collaborative environment for students and faculty. The placement of moveable outdoor furniture and improved site lighting would allow for use by both students and faculty at all times of the school day. Prioritizing this essential hub would provide comfort, accessibility, and a sense of belonging for the entire campus.

Campus Wayfinding and Signage

It is recommended that the district prepare and implement a campus wayfinding and signage plan to address concerns and issues regarding the lack of clarity and visibility of signage at the Garfield Campus. Here are some of the attributes that the signage on campus needs to execute.

1. **Install Clear Directional Signs:** Place easy-to-read signs at key points to guide pedestrians and drivers.
2. **Provide Campus Maps:** Position detailed maps at the primary entrance, and parking areas.
3. **Mark Buildings Clearly:** Label all buildings with visible and consistent signage for easy identification.
4. **Ensure Accessibility:** Design all signage to be ADA-compliant, including braille and other accessible features.
5. **Integrate Technology:** Use digital wayfinding tools, such as interactive kiosks and mobile apps, for real-time navigation.
6. **Maintain Aesthetic Consistency:** Ensure all signage reflects the college's branding and aesthetic.
7. **Enhance Safety:** Include emergency information and evacuation routes in the signage system.

These actions will create a more effective and intuitive wayfinding system, enhancing the overall campus experience.

Open Space, Social Gathering, and Pedestrian Path of Travel Upgrades

The proposed Outdoor Gathering Space will bifurcate the south parking lot and create visual relief from the asphalt parking fields with shade trees, low shrubs and seating clusters which will provide cool spaces to study, meet, and eat. The space could also serve as an accessible pedestrian spline which connects the campus to parking spaces on the eastern lots. It will provide shade and pedestrian connections to building entries. The Tropico and Mariposa Buildings are connected by upper and lower bridges. Both are in a state of disrepair and will need improvements. There is also an opportunity for messaging and/or cultural artwork on the vertical surfaces of the double deck bridge facing the plaza and the connection to the Outdoor Gathering space.

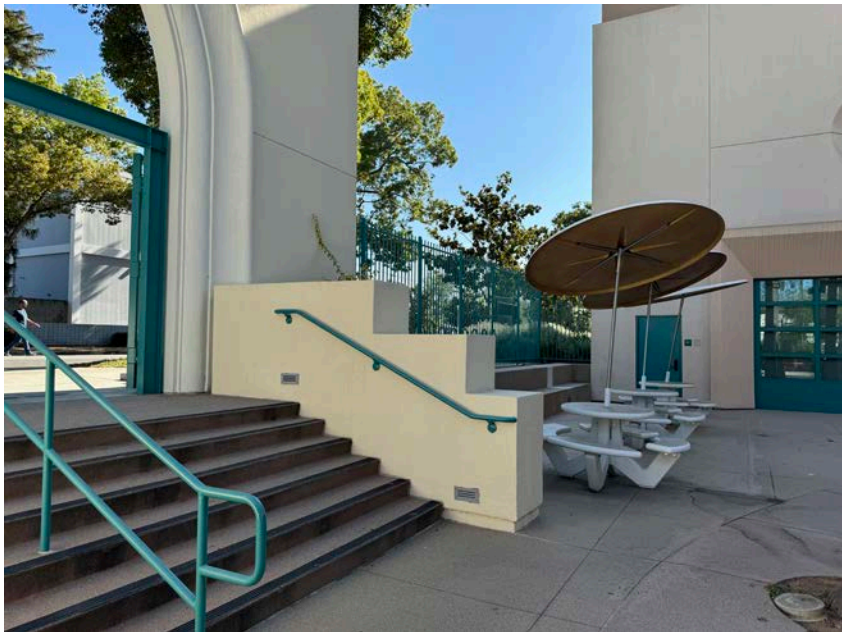
Campus-Wide Accessibility Upgrades

It is recommended that the District conduct a detailed Accessibility Compliance Study by a Certified Access Specialist (CASp) to provide the College with a comprehensive outline of upgrades needed to meet current accessibility regulations. While addressing all identified items immediately may not be feasible, the study can prioritize the most critical issues for near-term action and plan for phased implementation. The upgrades will address both exterior campus paths of travel and parking needs, as well as interior building enhancements.

Potential projects include:

- Upgrading non-accessible restrooms for accessibility.
- Upgrading all door hardware to meet accessibility compliance.
- Ensuring all instructional space doors meet width requirements.
- Upgrading drinking fountains, with consideration for installing units with bottle refill stations.
- Updating casework, sinks, and built-in stations as required for compliance.
- Providing universal compliance entries to buildings.
- Ensuring access to all public areas of a building, including raised platforms and stages.
- Adding or upgrading accessible parking on campus.
- Providing compliant paths of travel to buildings throughout the campus.

These actions will ensure the campus meets current accessibility standards and provides a more inclusive environment for all users.



Campus-Wide Security and Safety Upgrades

The District takes a proactive approach to campus security and safety by using CPTED (Crime Prevention through Environmental Design) principles and best practices to design outdoor and building spaces. This approach will be enhanced with electronic security and safety systems, coordinated with campus police and a campus-wide safety plan. Projects include:

- Expanding the electronic access control system to all buildings.
- Installing digital CCTV security cameras and a monitoring system in parking areas and other key campus locations.
- Expanding the intrusion alarm system to include all buildings and key spaces.
- Installing a campus-wide emergency notification system through the fire alarm system, including exterior speakers to cover all campus areas.

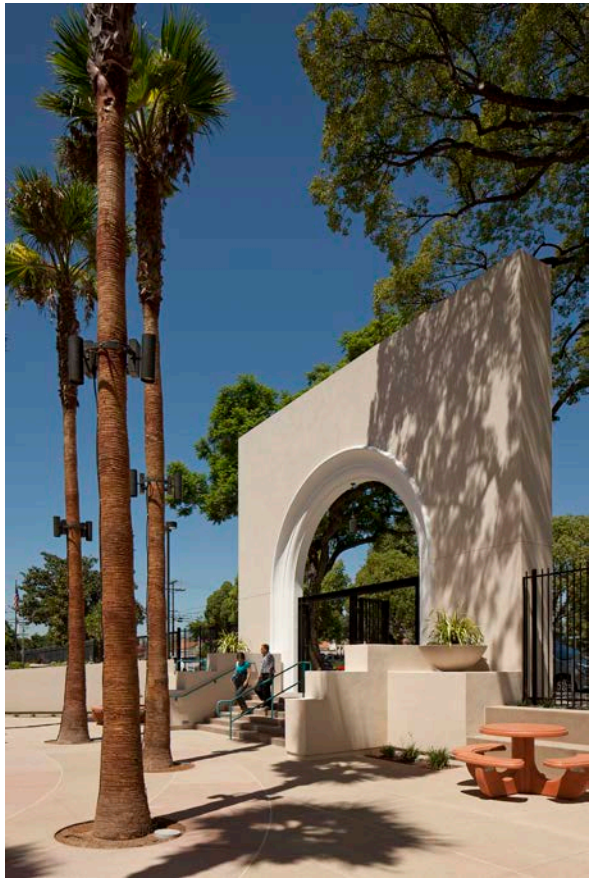
These measures will be implemented as existing structures are renovated, or as specific security projects.

Campus Wide Sustainability

Community Colleges are under the jurisdiction of the Division of the State Architect and as such must comply with certain mandatory requirements of the California Green Building Standards Code. The State encourages building design practices that minimize the impact on the environment and promotes sustainable design. The Campus Wide Sustainability implementations prescribed for the Verdugo Campus applies Districtwide and responds to the State mandates. The following sustainability strategies are unique to the Garfield Campus which include:

- Implement Energy Audits on a regular basis to identify where energy might be wasted and develop plans to source and remedy the problem.
- Site infrastructure upgrades
- Facilites MEP upgrades
- Add the required number of EV charging stations at the parking lots.
- Increase the number of shade trees to provide at least 50% shade within 15 years.
- Provide for staff and student bicycle storage
- Solar panels over parking lots

These upgrades will help the campus achieve significant energy savings, reduce its environmental impact, and support the broader goal of creating a more sustainable and cost-effective campus environment.



Phased Development

The Facilities Strategic Plan (FSP) recommendations for Garfield Campus provide an overarching vision of the future. The transformation of this campus will occur in a series of phases, detailed in the following pages as follows:

- Parking lot extension
- Urban Garden and PSC outdoor area expansion
- Outdoor Gathering Space
- Tropico Building Renovation
- Upgrade Classroom furniture and AV systems
- Upgrade campus wide restrooms
- Solar Panel Installation (Campus specific)
- Campus Wide MEP Upgrades
- Campus Wide Infrastructure Upgrade

Garfield Campus

Projects	Program	Area (GSF)
Phase A Projects		
Parking lot extension		20,000
Urban Garden and PSC outdoor area expansion		9,000
Outdoor Gathering Space		5,000
Phase B Projects		
Tropico Building Renovation	Two story existing building	36,000
Upgrade classroom furniture and AV systems		20,000
Upgrade campus wide restrooms		900

Projects	Program	Area (GSF)	Phase
Campus Wide Infrastructure/Technology/Security/Sustainability Upgrades			
Solar Panel Installation (Campus Specific)		360	A
Campus Wide MEP Upgrades	Replace (1) Chiller	75	A-C
Campus Wide Infrastructure Upgrade	Drainage		A-C

** Project scope within this phase are proposed and subject to change*

#3.3

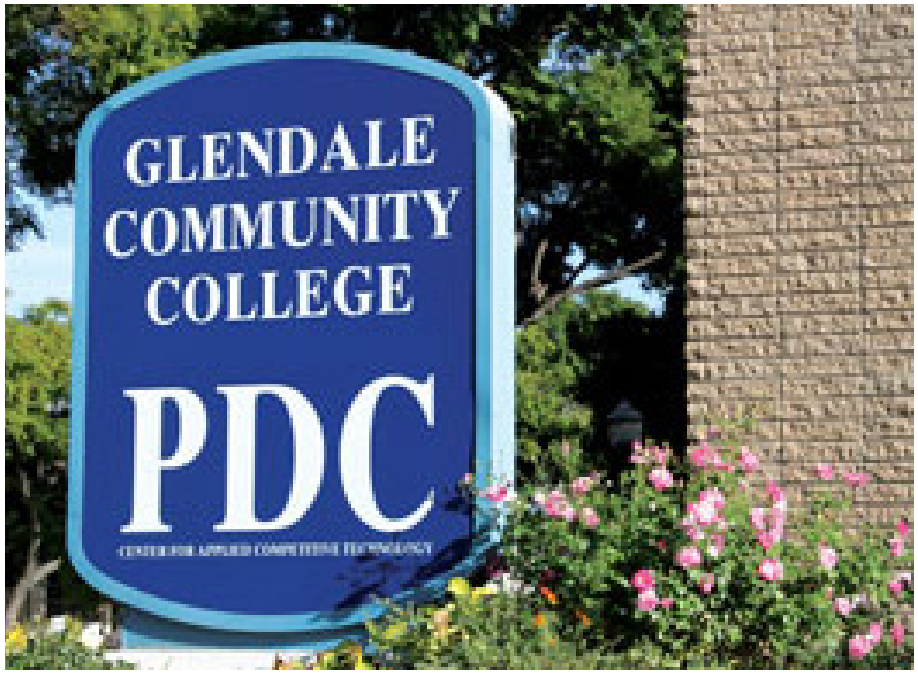
Montrose Campus

Existing Condition Analysis

Overview & Campus Context

The Montrose Campus, also known as the Professional Development Center (PDC), provides customized employee training for small to medium-sized companies. It is located in the Montrose district on Honolulu Ave in close proximity to the Interstate 210 Highway to the north and SR-2 Glendale Freeway to the east. Honolulu Ave is on the north boundary, parking and a neighboring building on the west, and Broadview Dr on the south boundary.

The campus attracts students from the greater Los Angeles region. The PDC was instituted in 1994. There are two buildings on campus, one is an 11,000 SF former bank building with offices and classrooms. The other is the PDC building which is adjoined at the east property line by a commercial building. Access to the site is from Honolulu Ave, the alley bisecting the campus to the south from Broadview Dr. The site has a significant cross slope from Honolulu south toward the alley creating two main entrances north and south at upper and lower elevations. The building is poorly configured and not adaptable to academic programing, or instruction and supervision.



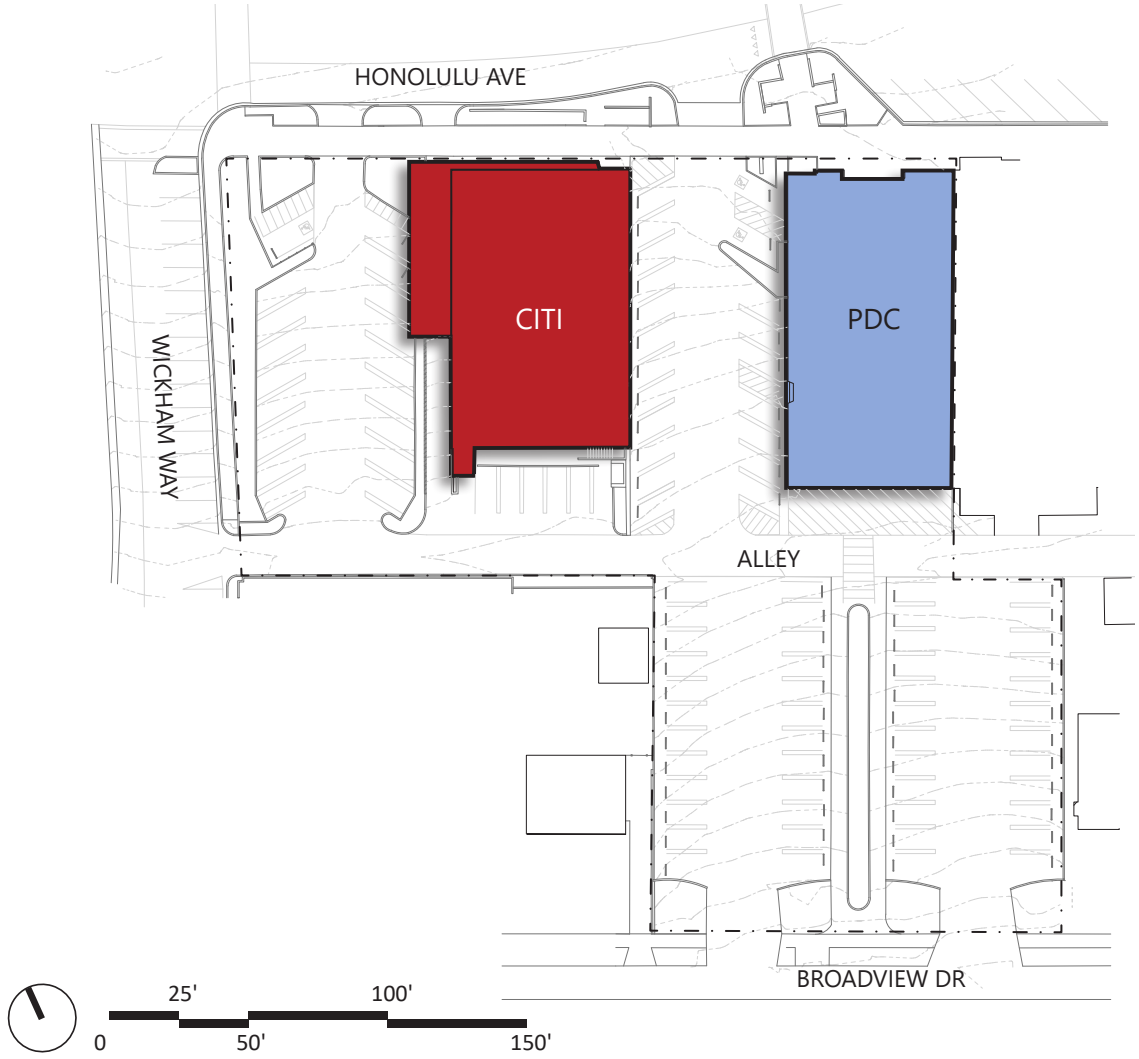
Campus Development History

The PDC moved to the Montrose location in 1994. The two-story 11,000 sf former bank was reconfigured for academic and administrative use, its parking lot extends south to Broadview Dr. The former 12,000 sf Citibank on the west quadrant, purchased by GCC in 2022, fronts Honolulu Ave. with parking extending west to Wickham Way. This building is currently not utilized for academic space.

Existing Campus

The Montrose Campus, the smallest of the three GCC campuses, provides a more intimate learning experience. It features a range of academic and training programs and support services, catering to the local community's educational needs. The site area is just under 1 acre with two buildings totalling 22,734 GSF and assignable area of 9986 GSF. The building housing the PDC was built in 1953 and the former Citibank building was erected in 1956. The latter has a multitude of adverse construction conditions. The existing buildings are aged, inefficient and have low adaptability to current and future educational programming. The lack of seismic restraint systems renders it unfeasible for educational purposes.

Facilities Condition



The PDC building needs roof replacement, and improvements to Mechanical, Electrical, Plumbing, and Technology infrastructure. Also necessary is significant ADA compliance work, upgraded security, and repurposing of interior layout to fit the educational program.

Based on our Facilities Condition assessment, the former Citibank building, received among the highest priority points in terms of problem areas, to the degree that we recommend it be demolished. Both structures are likely to contain hazardous materials given their respective ages and the time they were constructed.

Facilities Condition Index

Rating Key	Priority Factor
No repair necessary	1-20
Cosmetic repair necessary	20-40
Preventative maintenance necessary	40-50
Repair necessary	50-60
Repair necessary for use past 2 years	60-70
Major repair needed for continued use	70+
Consider Replacement	90+

Infrastructure Condition

Domestic Water

Based on the Ground Penetrating Radar (GPR) plan prepared by Ultra Engineering Contractors Inc., the Montrose Campus appears to be served by the public water infrastructure in Honolulu Ave. Water service infrastructure also exists on Broadview Dr. There are existing connections to the public water main on the northern side of both the existing buildings. The size, condition and material of these services will require further study as plans develop for this campus.

Fire Water

This water is sourced from infrastructure within Honolulu Ave. to the former Citibank building. There is a public fire hydrant to the north of the PDC building. A flow test will likely be required for intensified future development as it may yield low pressure.

Sanitary Sewer

The former Citibank building is served by a single lateral that is assumed to connect at the middle of the southern side of the PDC building. The size, condition and material of the service is unknown and will require further study as plans develop for this campus. There is no underground utility information or surface information provided in the GPR indicating the location of sewer service for the PDC building but it is assumed to be connected to a lateral connected to a sewer system in the public alleyway south of the building.

Storm Drain

There is minimal storm drain infrastructure on the property according to the topographic survey. The site drains by surface flow from the northwest to the southeast. There is a flow line in the alley that bisects the campus and captures runoff from the northerly portion of the campus and directs it easterly and off campus. The parking lot south of the alley also appears to surface flow from the northeast to the southeast. Based on the topographic survey there are two catch basins located on the south side of the surface parking lot the drain to the curb face via curb drain outlets that discharge onto Broadview Dr.

Gas

Both buildings have service from Honolulu Ave and are metered at the northwest corner of each one. The size, condition, and material of these services are unknown and will require further investigation as the project develops.

Vehicular Circulation and Parking

Vehicles enter the PDC from Honolulu Ave, the alley, or Broadview Dr. There are a total of 93 parking spaces on campus. Off-site metered parking is provided on neighboring streets. The sloped site necessitates entrances at upper and lower levels. Angled parking directs cars to exit to the south via the alley. This occasionally causes drivers to exit the parking lots north as a shortcut to Honolulu Ave making it unsafe for pedestrians and on coming vehicles at ingress drives. Exiting from the site must funnel through the alley which bisects the campus.

Pedestrian Circulation and Open Space

Due to prior use of the site as commercial bank buildings, there is minimal pedestrian circulation on the campus. These buildings are disjointed and they lacks ample connecting pathways internal to the campus with most of the pedestrian paths along Honolulu Ave. Given the slope of the site, a significant challenge to pedestrian circulation for ADA accessibility is created.

Summary of Findings

The Montrose Campus has exceptional potential to establish a more visible GCC presence and community assets. The use of former commercial property in the historic Montrose township is fiscally prudent and provides an ideal context for college and community collaboration. The site is nestled amongst retail and restaurant establishments.

The existing buildings lack adaptability for modern college programming. The functionality of the existing site is extremely difficult as an integrated campus with uniform accessibility to all areas. The existing buildings are old, inefficient and have low adaptability to current and future educational programming. The campus does not effectively use its prominent frontage along Honolulu Ave in the historic town center and lacks any significant historic or redeemable architectural value.

Key Campus Planning Challenges:

1. Poor current utilization of space and future program adaptability
2. Low yielding floor to area ratio
3. The Campus is lacking a sense of place and identity as a GCC entity and does not engage the immediate community
4. The Campus is lacking social connection nodes and place for community access
5. Existing buildings will be cost prohibitive to upgrade in order to meet DSA code requirements
6. Significant cross slope of the site brings forth challenges to ADA accessibility
7. The parking lots lack shade canopy creating urban heat islands
8. Parking space may limit the ability to intensify the use of the site

#3.3

Montrose Campus

Recommendations

Facilities Strategic Plan

Facilities Project Description

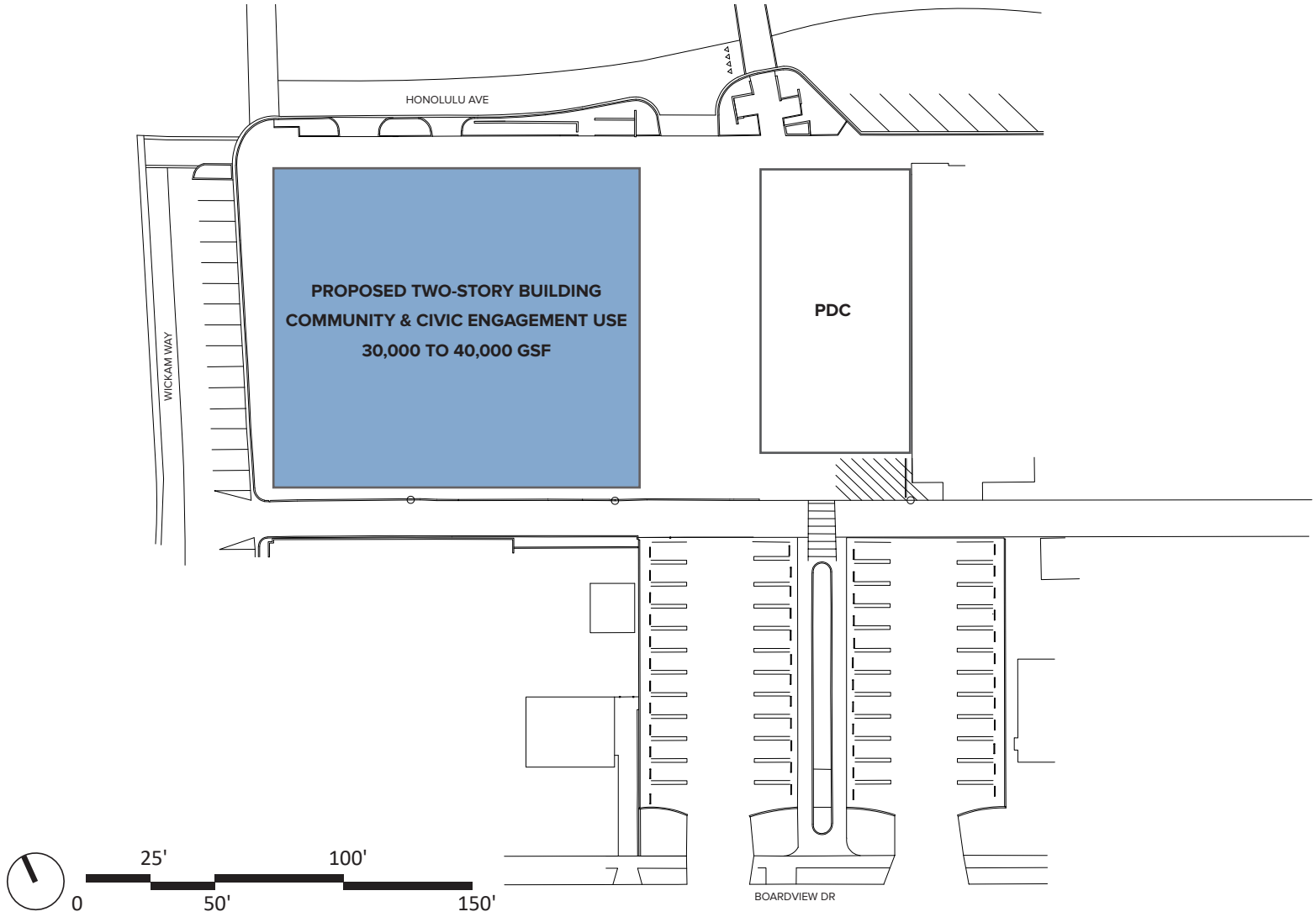
The FSP projects identified during the planning process are listed on the right in alphabetical order and do not represent a priority order. It is anticipated that much of the site will be redeveloped, one or both existing buildings may need to be demolished and existing infrastructure (water, power, sewer and storm drain) will undergo extensive modernization. Through these efforts, the College will accomplish the following objectives:

- Establish a strong presence and utilization in the Montrose town center and its community.
- Address the strategic goal of GCC which seeks to “bring the community college into the heart of the community.”
- Improved site accessibility.
- Replacing building(s) that are not viable for educational programs due to poor configuration and the extraordinary expense of seismic renovation. Consider uses with revenue generating potential

A. A new 30,000 to 40,000 GSF Community and Civic Engagement Use building and parking improvements (specific building use to be determined by further analysis).

B. Social connection zones for college and community functions

Facilities Strategic Plan



Montrose Campus

Projects	Program	Area (GSF)	Phase
Demolition of Citibank Building		11,000	A
New Building (30,000 to 40,000 GSF) and parking Improvements		40,000	A

** Project scope within this phase are proposed and subject to change*

#3.4
Auxiliary Sites

Proposed Fire and Public Safety Academy

Site acquisition

Fire Safety /Public Academy

Fire and Public Safety Campus

Projects	Program	Area (GSF)	Phase
Proposed Fire and Public Safety Academy			
Site acquisition	College to finalize possible site locations	10	8 -10 Acres
Fire Safety /Public Academy	See tentative program for the proposed facility	250,000	8 -10 Acres

** Project scope within this phase are proposed and subject to change*

GCC Baja California Field Station

Estación del Mar Cortés (EMC)

This complex includes six buildings which include a fieldhouse, laboratories, dormitories, restrooms, staff house and garage.
Improvements should include:

1. Replacement of generator, Lighting and HVAC and Fire Safety Systems.
2. Retaining walls for storm and mudslide protection
3. Thermal insulation and HVAC systems for the Staff House
4. Station manager residence
5. Improvements to plumbing infrastructure
6. Accessibility for path of travel
7. Furniture Fixtures and Equipment

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