



South Gate Educational Center

Joint Meeting of the LACCD Board of Trustees and City
of South Gate

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February 17, 2021



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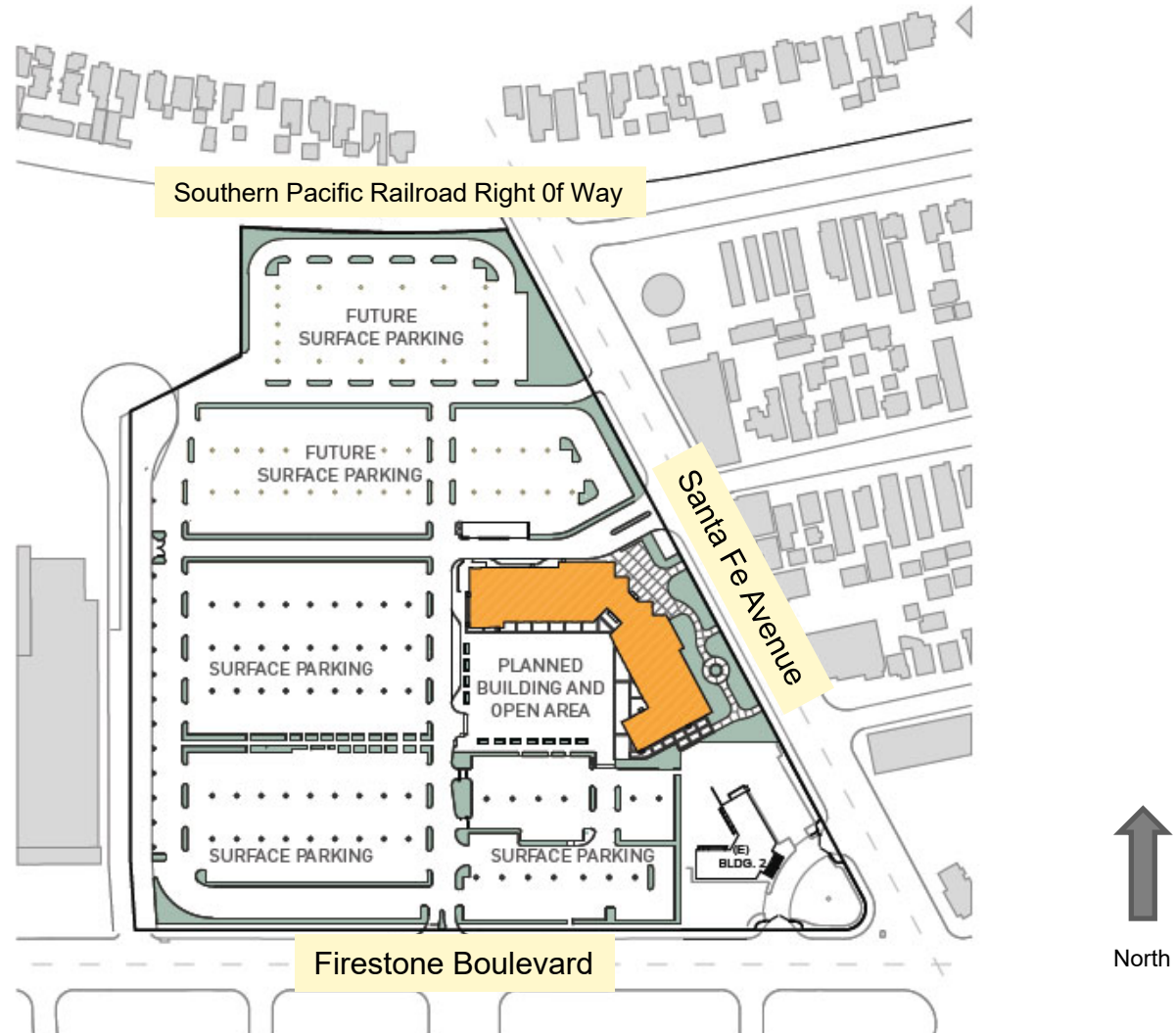
South Gate Education Center

Agenda

- Project Site Plan
- Master Plan and EIR History for the South Gate Educational Center (SGEC) Site
- Instructional Space Plan & Building Features
- 2015 SEIR Impact Summary
- Current Phase of the Project
- Project Status



South Gate Educational Center – Site Plan



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LACCD's Commitment to Southeast LA

- 1993 – ELAC partnership with community leaders in southeast Los Angeles to develop additional higher education opportunities in this historically underserved region
- 1994 – “Southeast Educational Center” opens in Huntington Park”
- 1997 – Center moved to current location, known as the “South Gate Educational Center”
- 2003 – Ameron site purchased for development of satellite campus (property later deemed unsuitable)
- 2009 – Firestone site purchased for development of SGEC facility



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Master Plan & EIR History

Original SGEC Master Plan presented to the BOT in September 2011 and included:

- Two phases of development
- Space for up to 12,000 students
- 135,000 GSF multi level building
- Funding for development of phase 2 had not been identified

2014 Subsequent EIR for 2013 Master Plan Certified by BOT and included:

- Space for up to 9,000 students
- Demolition of building 4 and its bridge connection to building 3
- Buildings 1, 2 and 3 would not be used for college use
- 100,000 GSF multi level building
- 1600 stall multi level parking structure + 60 stall surface parking lot

2015 SGEC Master Plan Supplemental EIR includes:

- A single phase – funding for development identified
- Demolition of buildings 1, 3 & 4
- Building 2 (corner building) shall remain and not part of this Master Plan
- 100,000 GSF multi level building
- 750 surface parking lot + 600 Future surface parking lot

In accordance with Board rules, formal certification of the EIR and approval of the Master Plan are required to proceed with development of the project.



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Justification for New Facility

- The current SGEC serves 5,000 students and is expected to grow to 10,000 students with the development of the new SGEC.
- Limited lab space at current SGEC.
- Instructional programming at current SGEC facility has nearly outgrown its physical space.
- Student focus groups report that the lack of student support services at satellite campuses is a barrier to student success.
- The population to be served by the new SGEC is traditionally underrepresented in higher education.



South Gate Educational Center – Main Entry



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2015 SGEC Master Plan – Planned Program

Location	Classrooms/ Instructional Space	Possible Sections	Increase
Current SGEC	17	238	
Proposed FEC	32	448	82.4%

Approved SGEC Program Facility

- 105,000 gross sq. ft. new 3-story building
- 32 Instructional spaces, 448 Possible Sections (82% increase from current SGEC)
 - 14 flexible smart classrooms
 - 5 classrooms/labs for the physical and biological sciences
 - 4 computer-based classrooms/labs
 - Specialized instructional spaces for Administration of Justice, Child Development, Art, Architecture, Engineering
 - 1 large lecture hall
 - Space for specialized student support services
- Open Area for gathering

SGEC Goals

- Allow students to complete their educational goals on-site
- Increased enrollment from 5,000 to 10,000 students
- The SGEC stands to annually transfer 150 students and confer more than 100 degrees and 50 certificates.



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South Gate Educational Center – Academic Programs

- Administration of Justice
- Allied Health
- Art
- Business
- Chicano Studies
- Child, Family & Education Studies
- Computer Science
- English
- Fire Tech
- Kinesiology
- Life Sciences
- Mathematics
- Physical Sciences
- Psychology
- Social Sciences
- Adult Education

Degree Pathways

- Associate Degree / Transfer to 4-Year College



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2015 SGEC SEIR: Impact Analysis

No Impact or Less-Than-Significant Impact

- Aesthetics
- Geology and Soils
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Population, Housing and Employment
- Utilities

Less-Than-Significant Impact with Mitigation

- Air Quality (Regional Emissions)
- Cultural Resources (Archaeological and Paleontological Resources and Human Remains)
- Hazards and Hazardous Materials
- Public Services (Fire and Police)

Significant and Unavoidable Impacts

- Historic Resources
- Air Quality (Construction)
- Noise (Construction)
- Traffic/ Transportation



2015 SGEC SEIR – Mitigation Measures

– Historic Resources

- Prior to demolition LACCD will document the buildings proposed for demolition in the form of a Historic American Building Survey (HABS).

– Air Quality & Noise

- LACCD will implement various best management practices to reduce temporary construction-related impacts to the extent feasible.

– Transportation / Traffic

- LACCD will install a traffic signal, associated roadway restriping and signage at the **Santa Fe Avenue/Project Driveway-Orchard Place intersection**. Specifically, a northbound left-turn lane will be provided and the signal will be designed to prohibit eastbound and westbound through movements while allowing for exiting (eastbound) left/right-turn movements.
- LACCD will install of an exclusive westbound right-turn only lane at the **Santa Fe Avenue/Firestone Boulevard Intersection**.



South Gate Educational Center – Santa Fe Avenue



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South Gate Educational Center – Building Features

Sustainability features

- A total of (48) **electric vehicle charging stations** planned throughout the parking area

Connectivity to multi-modal transportation options

- Lighting for pedestrians will be provided for students from the building to all parking areas and the adjacent bus stop.
- Over 100 bicycle parking spaces planned adjacent to the building. Included will be several covered bike racks.

Technology features

- The Student Library will include plenty of computer workstations, study carrels, and study rooms flexible to accommodate different sized groups.
- Lab spaces all include Fume Hoods, DI Water, Compressed Air, & Vacuum Air.
- The Student Health Center will include Exam Rooms, Mental Health Services, and Lactation Room for new mothers.



Ongoing Community Environmental Protections

In partnership with the CA Department of Toxic Substances Control:

- Site remediation has started and ongoing.
- All workers wear PPE for their safety, and all remediation activities are conducted within a containment area to prevent impacts to the surrounding community.

The new facility is an opportunity repurpose this property for residents of Southeast Los Angeles to learn, teach, and gain economic prosperity through education.



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South Gate Educational Center – Courtyard



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Project Status

- Project plans approved: February 2020
- Demolition and site cleanup: Quarter 1 2021
- Construction Procurement: Quarter 3 2021
- Construction Start: Quarter 3 2021
- Construction Completion: Fall 2023

Classes in New South Gate Educational Center are targeted for the Spring Semester of 2024.

Estimated construction budget: \$85 Million



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Thank You

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