

ATTACHMENT A:

Project Plans

ART CENTER COLLEGE OF DESIGN

# MASTER PLAN

PREDEVELOPMENT PLAN REVIEW SUBMISSION  
& DESIGN CONSULTATION REVIEW

NOVEMBER 25, 2014

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## BACKGROUND

For more than 80 years, Art Center College of Design (Art Center) has been providing a rigorous, transdisciplinary curriculum intended to prepare artists and designers to make a positive impact in their chosen fields, as well as in the world at large. The original Art Center campus was located in a courtyard of buildings on West Seventh Street in Los Angeles. Within ten years, Art Center enrollment had grown to nearly 500 students, representing 37 states and several foreign countries. After the war, returning veterans pushed enrollment numbers even higher, prompting a move in 1946 to a larger building on Third Street in the Hancock Park neighborhood of Los Angeles, as well as a commitment to a year-round schedule. Steady enrollment growth ultimately resulted in Art Center's move to the Hillside Campus in Pasadena in 1976, where it has remained for nearly 40 years.

Ten years ago, after considering a return to Downtown Los Angeles, the opening of South Campus in Pasadena signaled a change in direction for Art Center growth, along with a vision for new and exciting opportunities and connections in the southern portion of the City. That vision was manifested in the 2006 South Campus Master Plan, which approved much-needed student housing for the existing surface parking lot at the northeast corner of South Raymond and Glenarm—plans which eventually fell dormant. Since that time, South Campus continues to be a focus for new change and growth for the College. In 2013, Art Center acquired two additional parcels along South Raymond, including a former US Postal Service building and a parking lot/structure adjacent to the 950 Wind Tunnel building. In 2014, the College acquired a fifth parcel located at 1111 South Arroyo Parkway, which has an existing 6-story building intended to be the future home of academic programs and administrative services.

The Art Center College of Design Master Plan thus culminates years of careful planning for future growth, by incorporating and updating the 2006 South Campus Master Plan and providing a comprehensive 10-year planning blueprint that will shape and define the future of Art Center.

## TIMELINE

- 1930 Art Center is founded by Edward A. "Tink" Adams and begins offering classes in advertising, illustration, and painting.
- 1947 Art Center is relocated to Hancock Park after a dramatic increase in enrollment following World War II.
- 1949 Originally an advanced certification program, Art Center adds a full complement of general education courses and begins to award undergraduate and graduate degrees.
- 1965 Formerly The Art Center School, the College is rebranded as Art Center College of Design to better reflect its position as a leading institution of higher education.
- 1974 Art Center breaks ground at the future Hillside Campus location in Pasadena.
- 1976 Art Center relocates to the Hillside Campus.
- 1989 Art Center breaks ground on the Tyler addition to the Hillside Campus.

- 2000 January 28 – Board approves proposal to study moving to Los Angeles vs. staying in Pasadena.
- 2000 July thru October – City of Pasadena sites evaluated, Glenarm Power Plant Site chosen, City offers entire site.
- 2004 Art Center opens South Campus, in an historic Wind Tunnel facility, providing space for graduate and public programs, exhibitions and community.
- 2005 Art Center's South Campus is among the first buildings in Pasadena to receive LEED certification (Leadership in Energy and Environmental Design).
- 2005 Art Center's Hillside Campus Ellwood Building is designated an historic monument by the City of Pasadena.
- 2007 October – Board Approves Lease Agreements for Glenarm Power Plant Site
- 2010 Under the leadership of new President Lorne M. Buchman, Art Center begins a year-long visioning process to plan for the long-term future of the College as guided by students, faculty, staff, alumni and numerous other community and College stakeholders.
- 2011 The visioning process initiated in 2010 culminates in "Create Change," a new Strategic Plan built on three pillars to provide a new model for art and design education, and a new mission statement: Learn to create. Influence change.
- 2012 Art Center completes the Academic Facilities Master Plan (executed by Michael Maltzan Architecture), identifying priorities for academic growth, community building, and place making.
- 2012 Art Center launches a new, College-operated shuttle system to better connect Hillside and South Campuses.
- 2013 April – Art Center releases all rights to Glenarm Power Plant Site, but reserves its right to utilize Parcel B as a staging site during construction of its planned future housing.
- 2013 Art Center continues to look to South Campus as the hub of new and exciting opportunities, purchasing two adjacent parcels including a former US Postal Service facility. Art Center also commissions Robert Charles Lesser & Co. to prepare an On-Campus Student Housing Market Analysis, which confirms a strong demand for on-campus housing.
- 2014 Art Center commences work on a comprehensive Master Plan for review and approval by the City that charts a 10-year vision for the future of the College's physical campuses. The Master Plan incorporates the College's long-term plans for enhanced facilities and establishes a planning framework to guide future development across both Art Center campuses. As its cornerstone—supported by the successful, capacity-filled, opening of the 870 building, and the addition of the 1111 Arroyo building as a key gateway presence—the Master Plan positions South Campus as the emerging heart of the College.

The Master Plan includes the replacement and enhancement of existing academic facilities, parking, and circulation, as well as new plans for critical student housing at the South Campus. The Master Plan will be implemented in two phases through the year 2027.

## ONE COLLEGE, ONE COMMUNITY: FOUR PILLARS TO ENGAGED CHANGE

### 1. PLACE MAKING

- a. Creating visibility and cohesion through physical spaces in a way that is uniquely Art Center, but is also respectful of, and engaged with, the surrounding community and fabric of Pasadena
- b. Providing new and flexible spaces for diverse communities and disciplines
- c. Using physical spaces to create a consistent and connected campus experience
- d. Creating new spaces or renovation of existing spaces into sustainable, state-of-the-art facilities that enhance Pasadena's reputation for education, culture, and innovation

### 2. COMMUNITY BUILDING

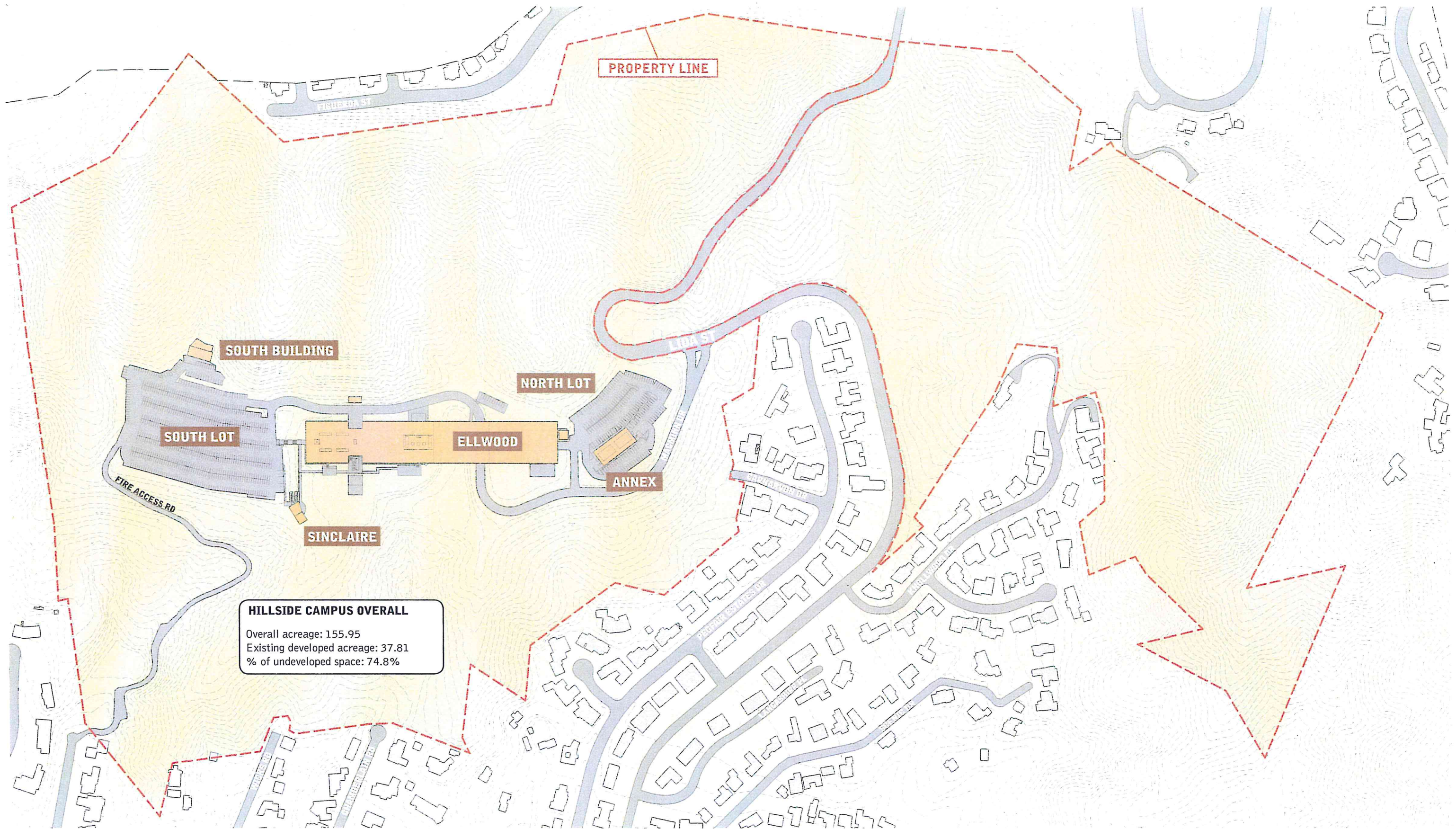
- a. Opening Art Center up to new connections within the community
- b. Community amenities and Public Programs at South Campus: proposed new theater public auditorium / exhibition spaces / campus quad / preservation of existing Public Programs / lectures / exhibitions
- c. Fostering partnerships and connections between Art Center and local community residents and businesses

### 3. STUDENT LIVING

- a. Providing accessible housing for students
- b. Offering flexible and creative living spaces to give students options for work, research, and play
- c. Using Responsible Design to further sustainability goals and underscore a reduction in Environmental Impacts

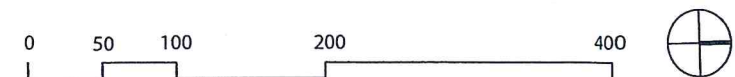
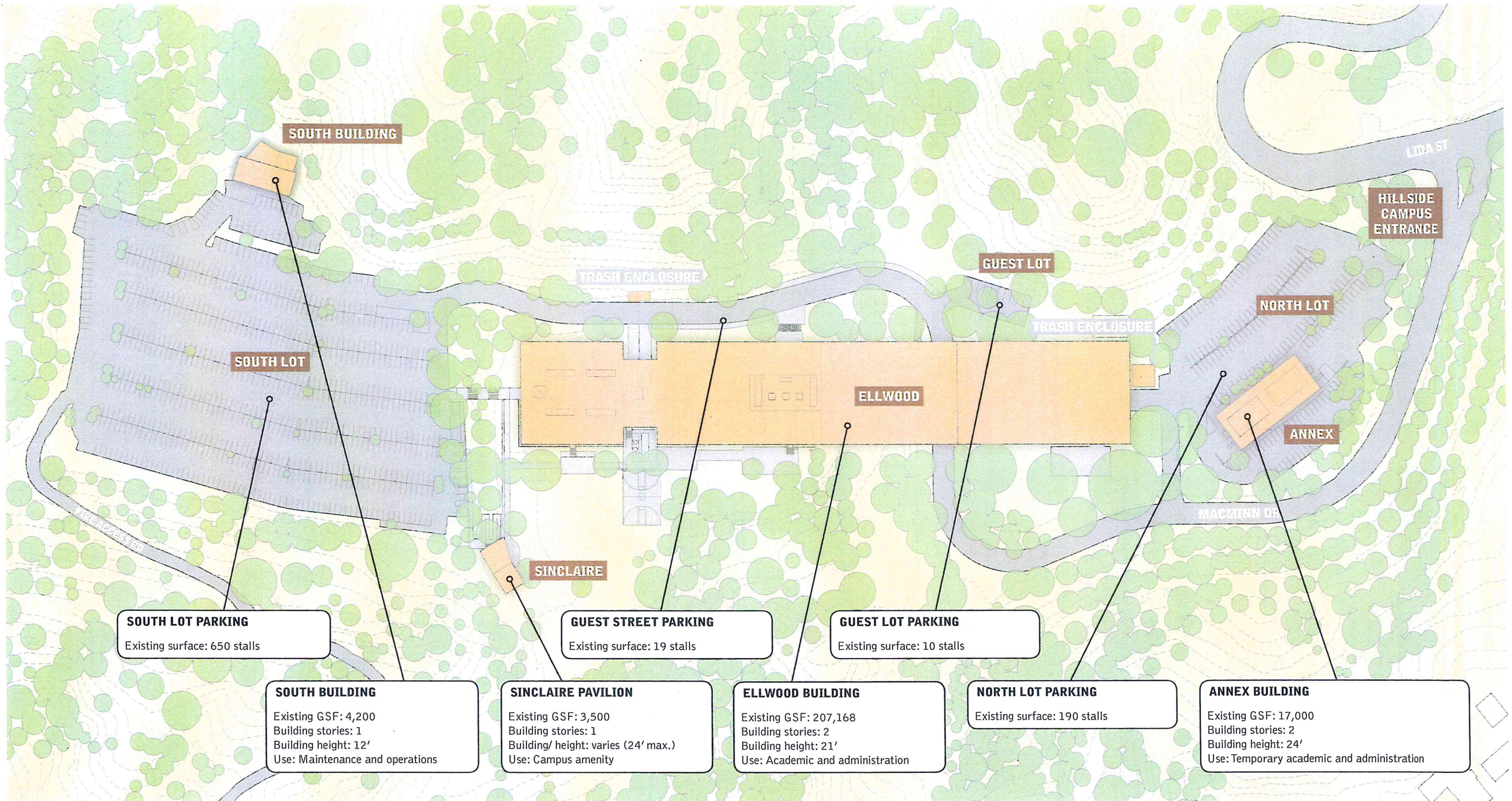
### 4. SUSTAINABILITY

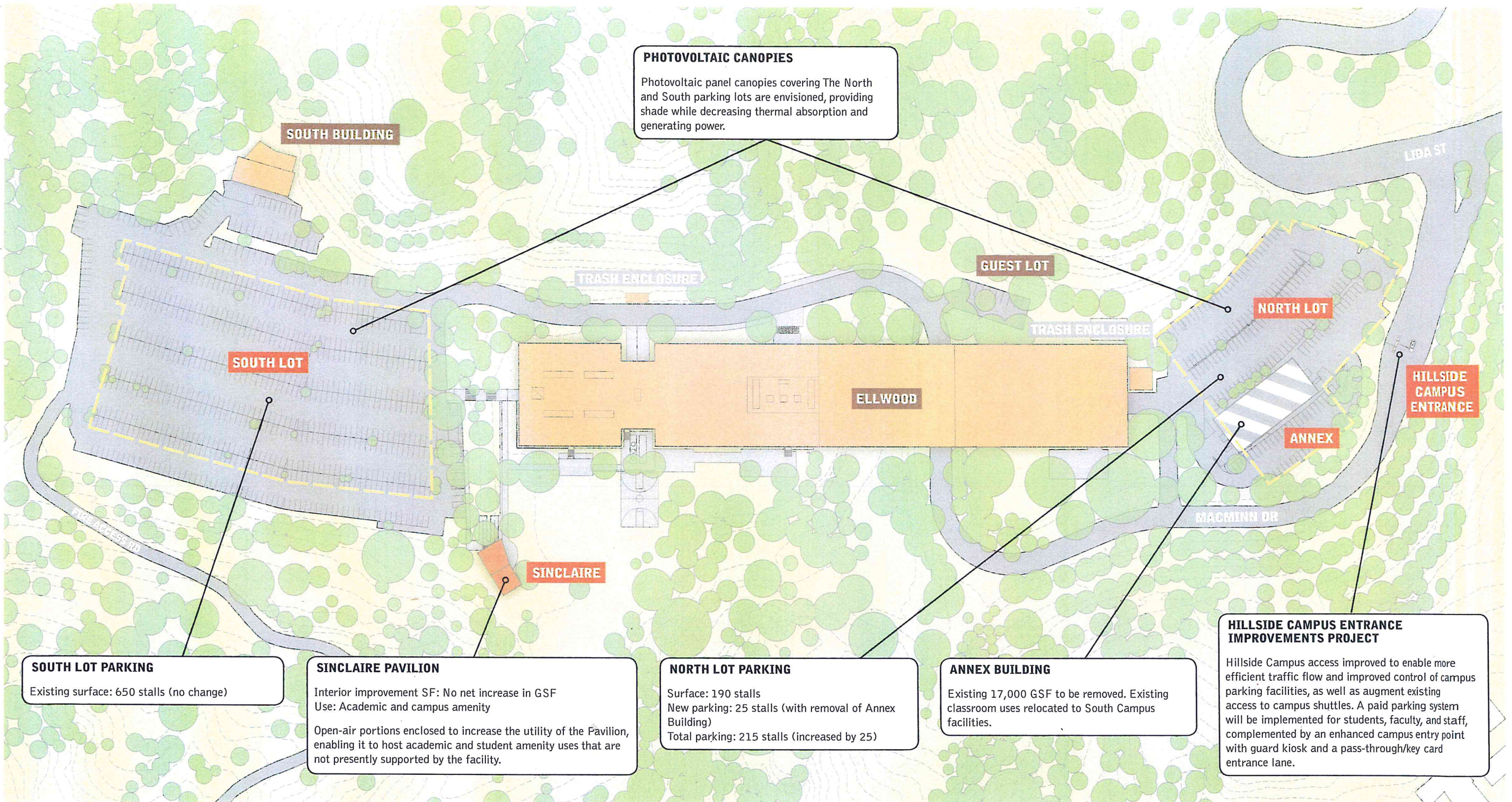
- a. Green Programs / Increased Efficiency: State-of-the-Art Facilities, Solar Energy
- b. New Shuttle Routes between South Campus and Hillside Campus (Official City Stop)
- c. Careful Growth to meet Demand, with No New Trips (Traffic Neutral or Beneficial)
- d. Paid Parking Program / Demand Based Parking / Zip Cars / Robotic Parking / Bike Share and Repair Program



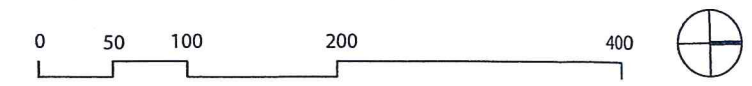
EXISTING FACILITY
  PARCEL EXTENTS







- EXISTING FACILITY
- NEW PHOTOVOLTAIC CANOPIES
- INTERIOR IMPROVEMENTS
- TO BE REMOVED



# EXISTING CONDITIONS

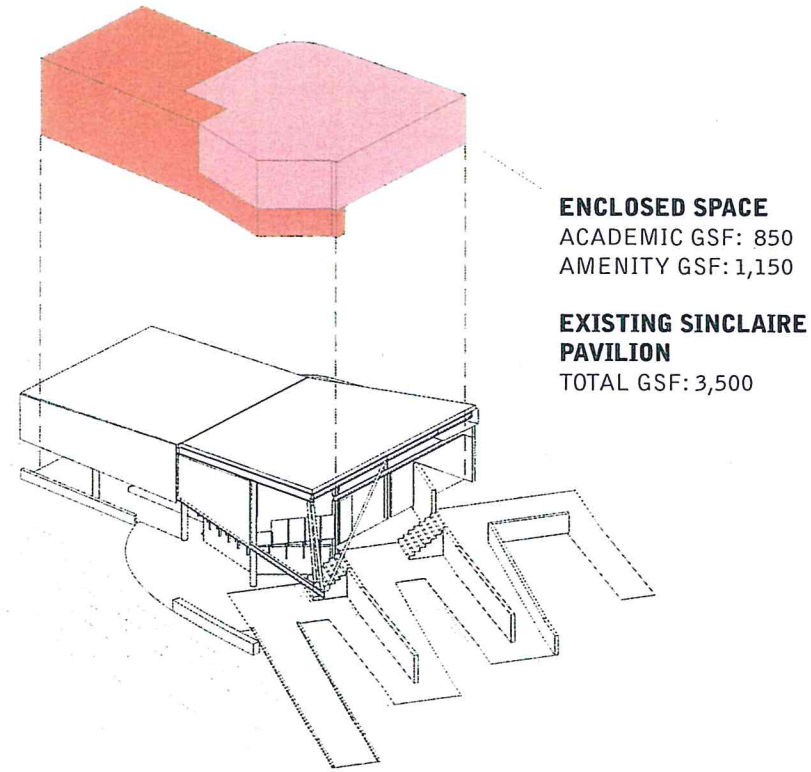
INTERIOR VIEW / SINCLAIRE PAVILION



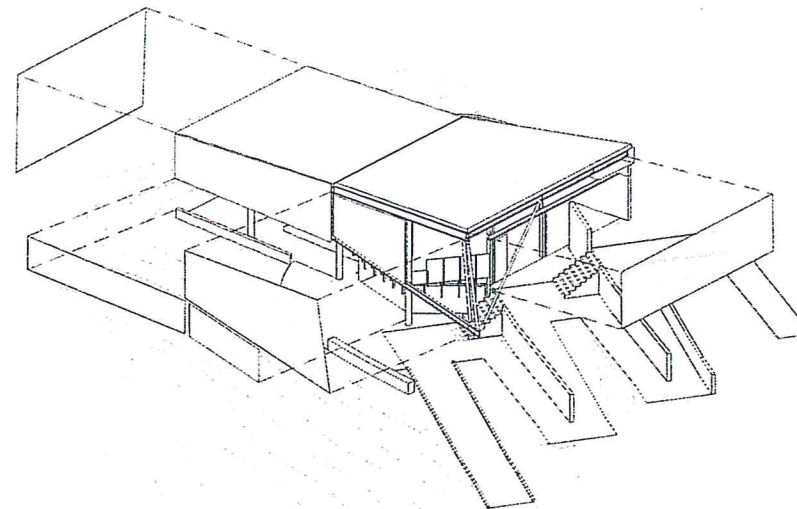
EXTERIOR VIEW / SINCLAIRE PAVILION

ACADEMIC
  AMENITY  
 NEW FACADE

# PROPOSED IMPROVEMENTS



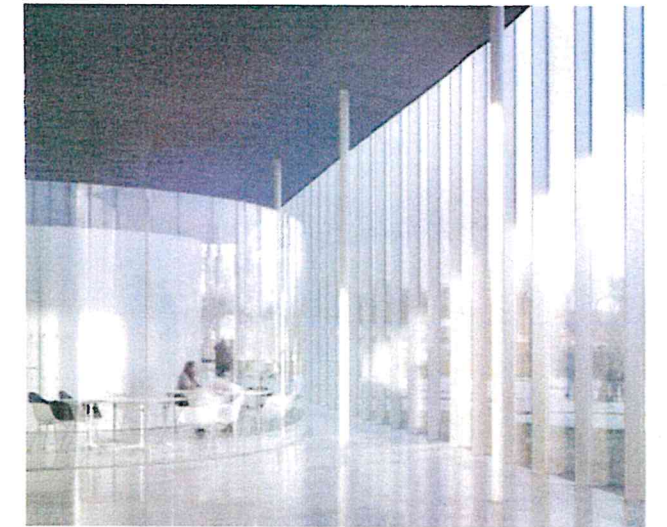
EXPLODED SINCLAIRE PAVILION VIEW



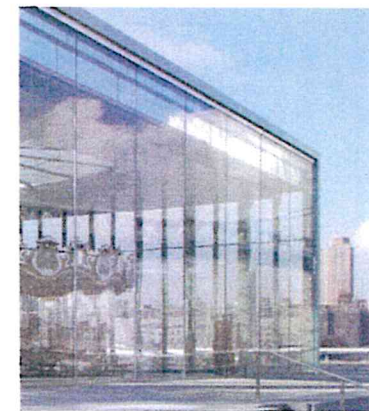
NEW PAVILION ENCLOSURE

# PRECEDENT EXAMPLES

CENTER FOR THE ARTS PAINTING STUDIO / INTERLOCHEN, MI

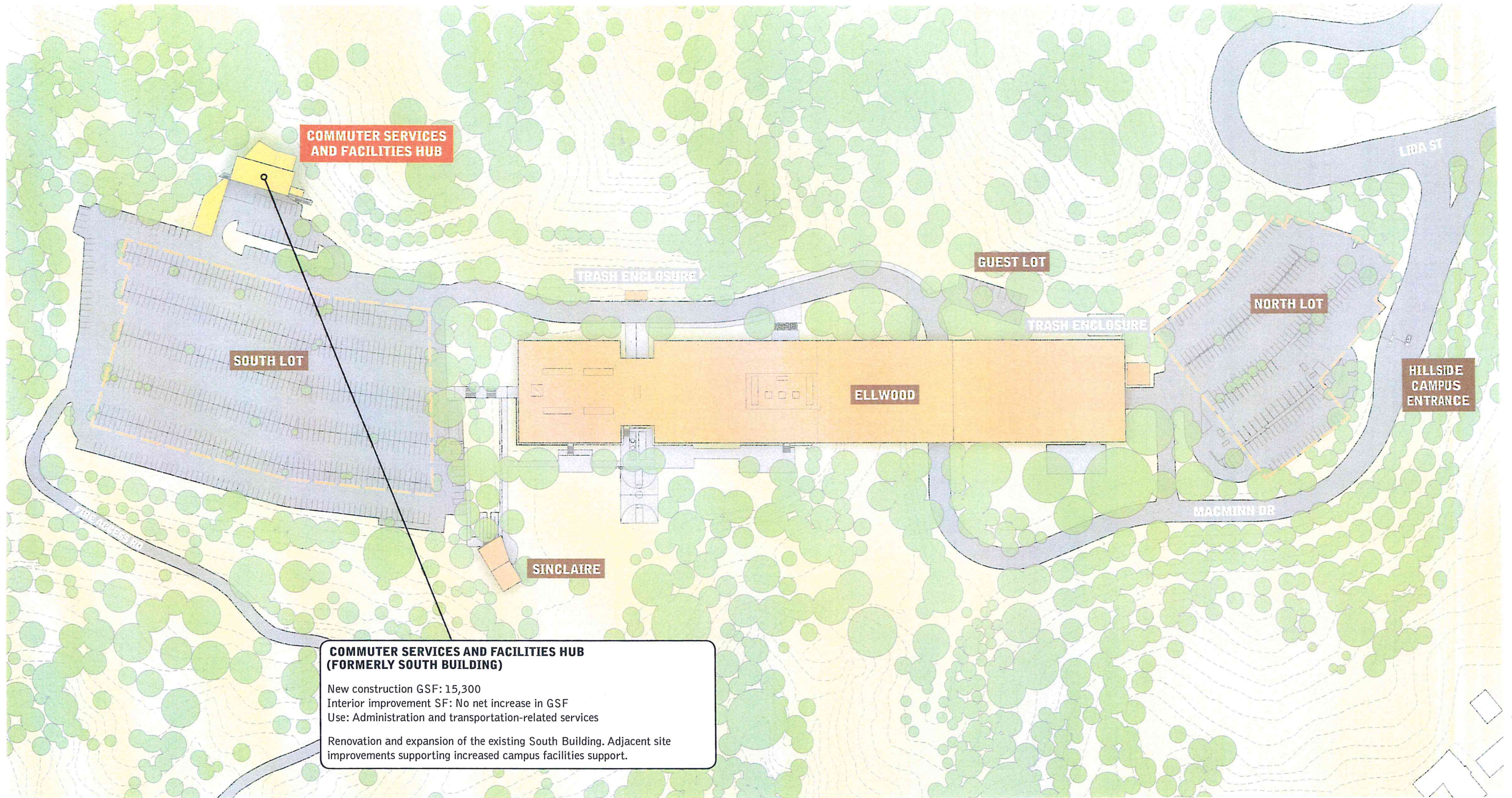


MUSEE LOUVRE-LENS / LENS, FRANCE



JANE'S CAROUSEL PAVILION / BROOKLYN, NY





**COMMUTER SERVICES AND FACILITIES HUB  
(FORMERLY SOUTH BUILDING)**

New construction GSF: 15,300  
 Interior improvement SF: No net increase in GSF  
 Use: Administration and transportation-related services

Renovation and expansion of the existing South Building. Adjacent site improvements supporting increased campus facilities support.

- EXISTING FACILITY
- NEW CONSTRUCTION
- EXISTING PHOTOVOLTAIC CANOPIES

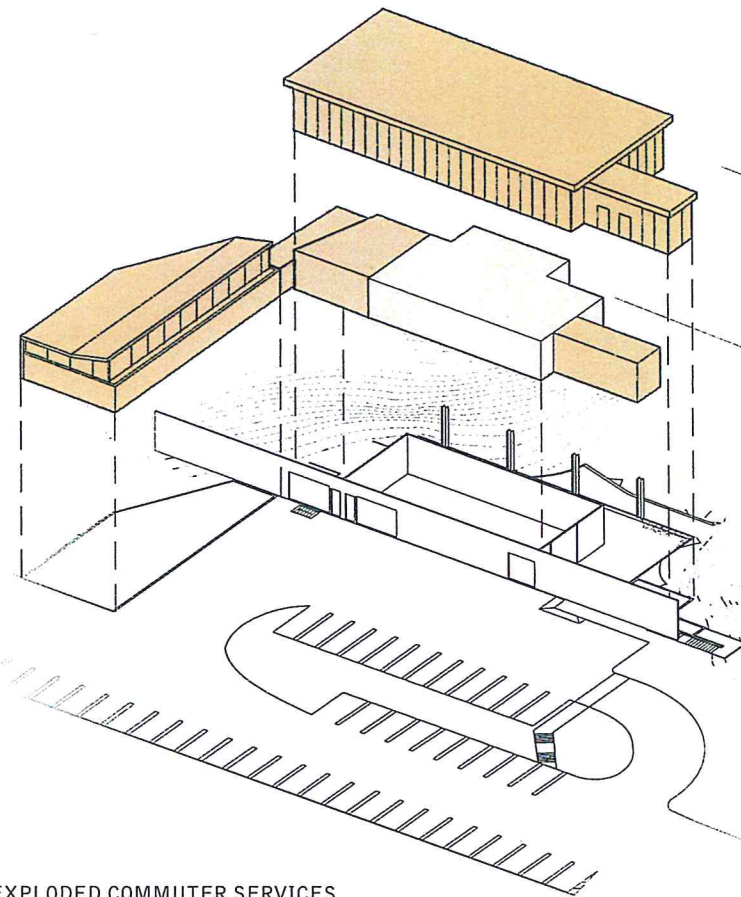


# EXISTING CONDITIONS

EXTERIOR VIEW / SOUTH BUILDING



# PROPOSED IMPROVEMENTS



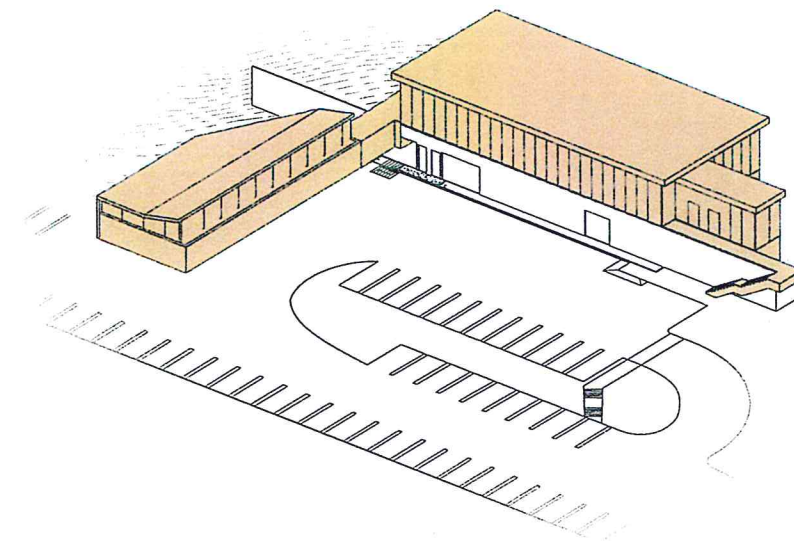
**NEW FLOOR 2**  
SERVICE GSF: 7,900

**EXISTING GROUND FLOOR**  
SERVICE GSF: 4,200

**NEW GROUND FLOOR**  
SERVICE GSF: 7,620

**EXISTING FACILITIES BUILDING**  
TOTAL GSF: 4,200

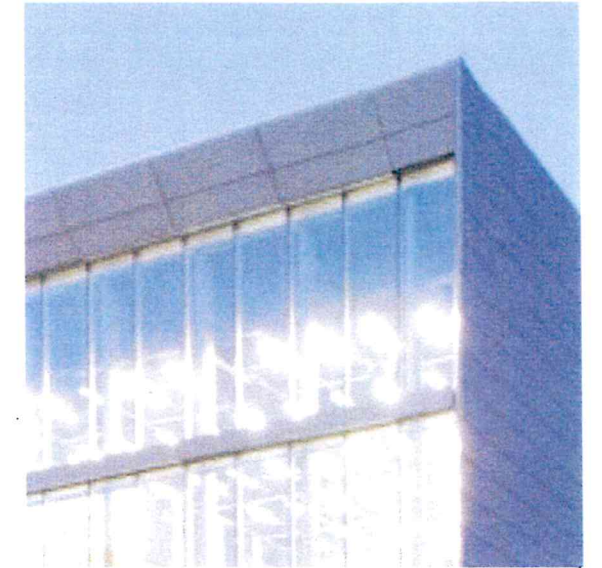
EXPLODED COMMUTER SERVICES AND FACILITIES HUB VIEW



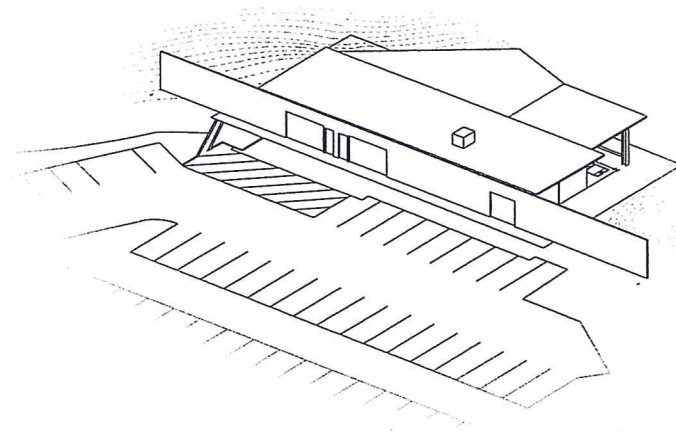
ASSEMBLED COMMUTER SERVICES AND FACILITIES HUB VIEW

# PRECEDENT EXAMPLES

GRANOFF CENTER FOR THE CREATIVE ARTS / PROVIDENCE, RI

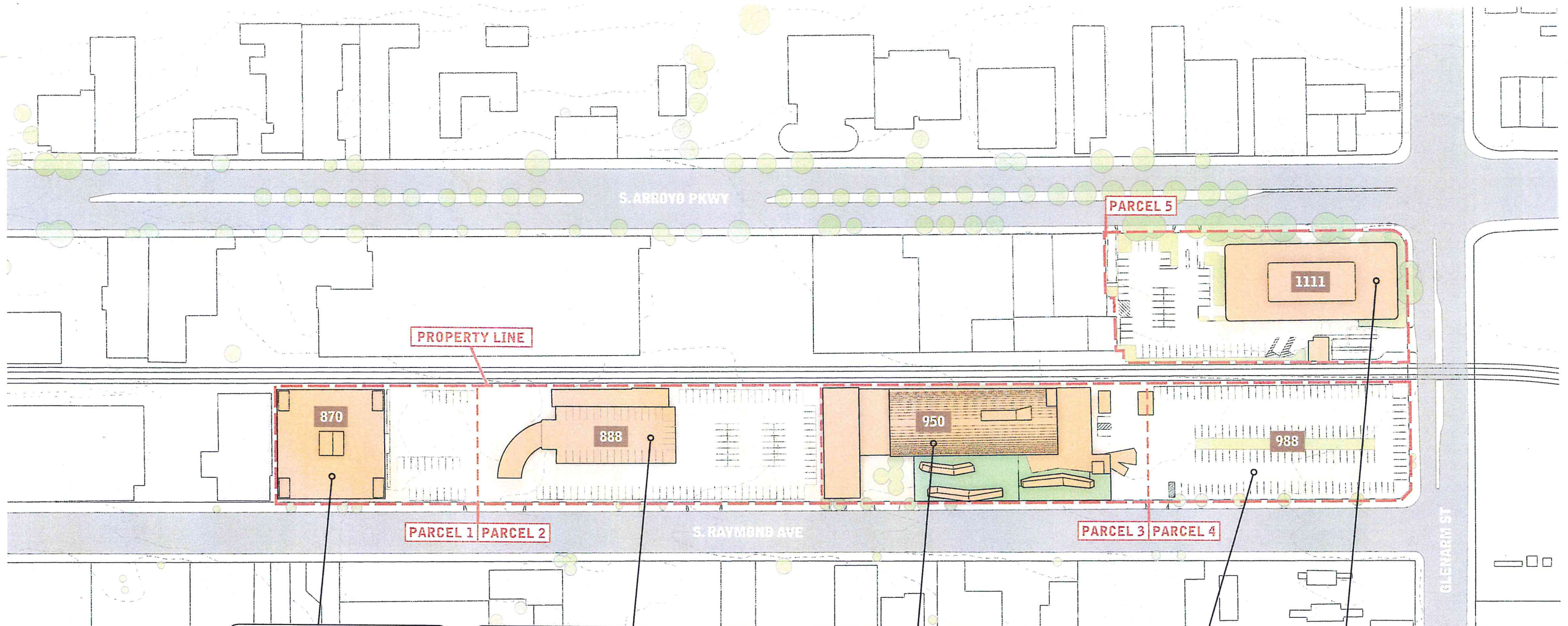


CSU HENRY MADDEN LIBRARY / FRESNO, CA



EXISTING SOUTH BUILDING VIEW

SERVICE
  EXISTING SERVICE



**870 BUILDING**  
 Existing GSF: 35,772  
 Building stories: 2  
 Building height: varies (39' max.)  
 Use: College academic  
**870 PARKING**  
 Existing surface: 25 stalls

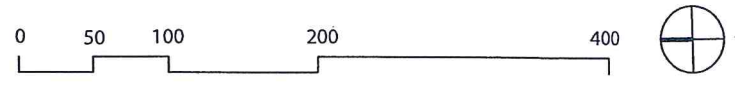
**888 BUILDING**  
 Existing GSF: 11,775  
 Building stories: 1  
 Building height: 16'  
 Use: Shop space/parking  
**888 PARKING**  
 Existing surface: 126 stalls

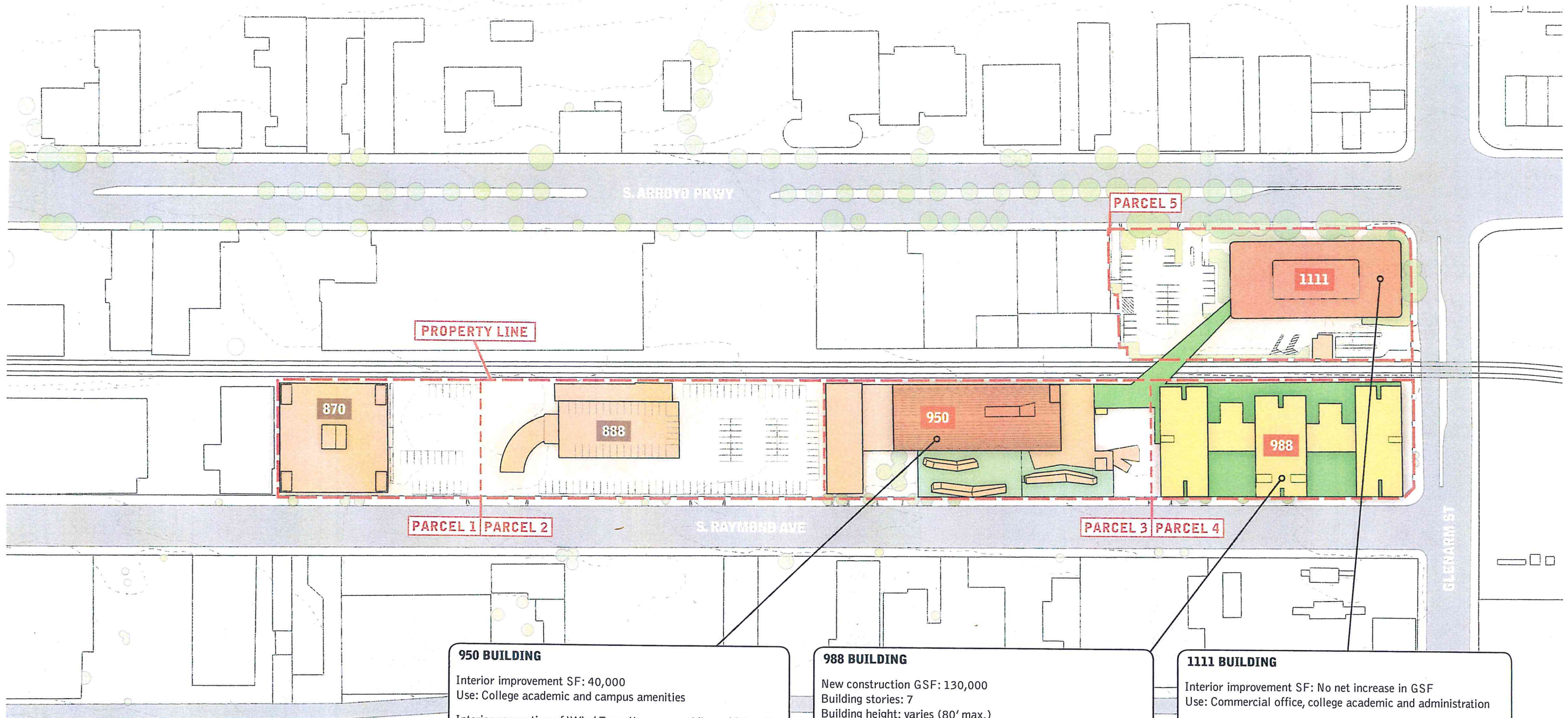
**950 BUILDING**  
 Existing GSF: 95,034  
 Building stories: varies (2.5 max.)  
 Building height: varies (64' max.)  
 Use: College academic and administration

**988 PARKING**  
 Existing surface: 149 stalls

**1111 BUILDING**  
 Existing GSF: 131,209  
 Building stories: 6  
 Building height: varies (96' max.)  
 Use: Commercial office and college administration  
**1111 PARKING**  
 Existing surface: 57 stalls  
 Existing subgrade: 370 stalls  
 Total parking: 427 stalls

EXISTING FACILITY  
 EXISTING ELEVATED GREENSPACE  
 PARCEL EXTENTS



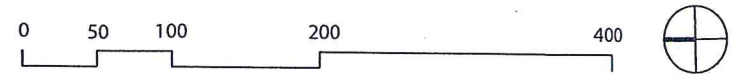


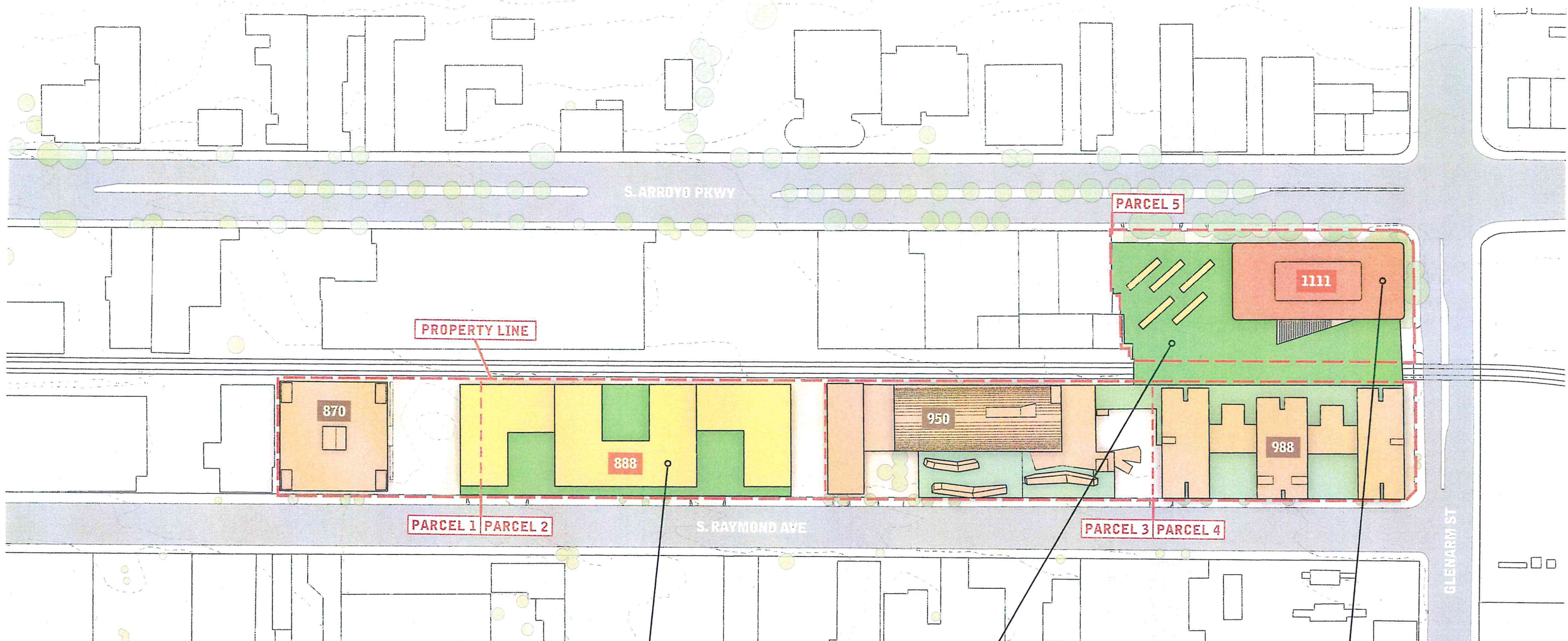
**950 BUILDING**  
 Interior improvement SF: 40,000  
 Use: College academic and campus amenities  
 Interior renovation of 'Wind Tunnel' space providing additional square footage supporting classroom, studio, and exhibition use. Additional interior renovations yielding no net increase in SF.

**988 BUILDING**  
 New construction GSF: 130,000  
 Building stories: 7  
 Building height: varies (80' max.)  
 Use: Housing, campus amenities, and parking  
 Five levels of housing over two levels of above-grade parking with ground-floor amenities, and two levels of below-grade parking. Ground-floor amenities may include retail/café, laundry, common areas, gym, studio space, and bike parking/rental. Housing consists of approximately 175 units with between 356 and 492 (max) beds.  
**988 PARKING**  
 Surface: 0 stalls (reduced by 149)  
 New parking: 350-400 (max)  
 Total parking: 350-400 (max) (increased by 201-250)

**1111 BUILDING**  
 Interior improvement SF: No net increase in GSF  
 Use: Commercial office, college academic and administration  
 Partial interior renovation converting existing commercial space to college administrative and academic use. Exterior pedestrian bridge connection between 1111 and 988 sites to allow students, faculty, and staff to safely cross over the Metro rail line.  
**1111 PARKING**  
 Surface: 50 stalls (reduced by 7)  
 Subgrade: 370 stalls (no change)  
 Total parking: 420 stalls (reduced by 7)

- EXISTING FACILITY
- NEW CONSTRUCTION
- INTERIOR IMPROVEMENTS
- EXISTING ELEVATED GREENSPACE
- NEW ELEVATED GREENSPACE
- PARCEL EXTENTS





**888 BUILDING**  
 New construction GSF: 200,000  
 Existing 11,775 GSF to be removed  
 Building stories: 7  
 Building height: varies (80' max.)  
 Use: Mixed use including housing, campus amenities, and parking

Five levels of housing and institutional space over two levels of above-grade parking with ground-floor amenities, and one level of below-grade parking. Housing consists of up to 200 units providing up to 500 beds. Alternately building program may consist entirely of academic use space.

**888 PARKING**  
 Surface: 0 stalls (reduced by 126)  
 New parking: To be determined  
 Total parking: To be determined

**ELEVATED QUAD OVER GALLERIES**  
 New construction GSF: 22,000

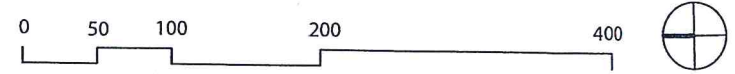
Exterior pedestrian bridge connection expanded to create quad greenspace bridging 1111 and housing on 988 site. Single level of new exhibition space situated under quad level north of existing building.

**1111 BUILDING**  
 Interior improvement SF: No net increase in GSF  
 Use: Commercial office, college academic and administration, and exhibition

Continued interior renovation converting existing commercial space to college administrative and academic use. Renovation of existing exterior facade.

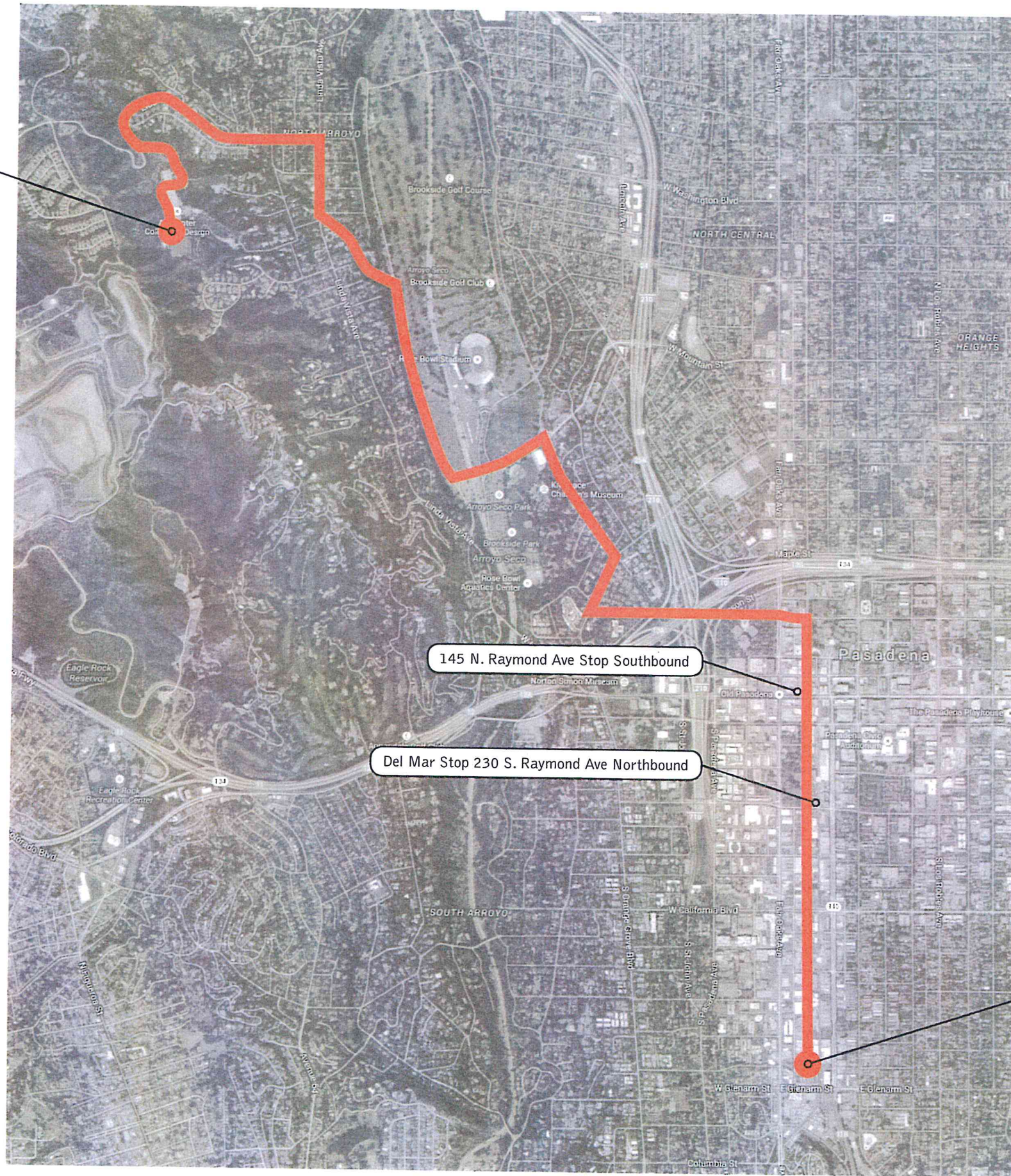
**1111 PARKING**  
 Surface: 0 stalls (reduced by 50)  
 Subgrade: 370 stalls (no change)  
 Total parking: 370 stalls (reduced by 50)

- EXISTING FACILITY
- NEW CONSTRUCTION
- INTERIOR IMPROVEMENTS
- EXISTING ELEVATED GREENSPACE
- NEW ELEVATED GREENSPACE
- PARCEL EXTENTS



**HILLSIDE CAMPUS**

- 1. Ahmanson Stop-by-Request (northbound stop under the bridge)
- 2. Student Parking Lot
- 3. Front Door (southbound at main building curbside)



**SOUTH CAMPUS**

- 1. 950 Raymond Avenue Front Door (inside parking lot)
- 2. 888 Raymond Avenue Parking Structure (northbound, at curbside if not available)



