



South Gate Civic Center /
Southeast Justice Center

CITY OF SOUTH GATE, CALIFORNIA
DECEMBER 2008

DRAFT



TABLE OF CONTENTS

Project Vision	Page 1
Project History	Page 2
Project Rendering	Page 3
Site Plan	Page 4
Massing Studies	Page 5
Building Program	Page 6
Courthouse Diagrams	Page 7
Civic Center Design Strategy	Page 8
Building Vignettes	Page 9
Sustainable Environments	Page 10
Images of Success	Page 11
Civic Center Community Uses	Page 12
Next Steps	Page 13



City of South Gate
8650 California Avenue
South Gate, CA 90280

Contact:
Mr. Steve Lefever
Director of Community Development

Tel (323) 563-9566
Main (323) 563-9500

slfever@sogate.org
www.cityofsouthgate.org



Online Land Planning

856 Avenue B
Redondo Beach, CA 90277

Mob (310) 594-7782
Tel (877) PLANS-50
Fax (310) 540-8832

abelson@onlinelandplanning.com
www.OnlineLandPlanning.com

PROJECT VISION

The State of California, through its Administrative Office of the Courts, has determined that there is a critical need for a new justice center in the southeast region of Los Angeles County. The City of South Gate's central location, proximity, and access to major highways and arterial roadways make it ideal for such a courthouse. As envisioned, the new courthouse would be part of a larger government center, which could also feature an urban, mixed use village. In addition to the new justice center, the City proposes replacing its existing city hall, police facility and other related administrative buildings which are antiquated and require updating.

The purpose of this planning booklet is to identify conceptual plans of what a potential civic center project could look like including the new State courthouse. The City envisions this development as a keystone project that would revitalize the area surrounding city hall and create a public amenity that could serve as a

hub to a much larger community and boulevard renaissance. Along with the new court complex and civic center, a new community college is proposed in South Gate, which could be the largest and most comprehensive green project of its kind in the nation. Other potential corridor developments include a multi-modal transportation center/transit oriented community, and the recently approved El Portal development, which is being billed as one of the most dynamic new regional retail and entertainment destinations in Los Angeles County.

The City's intent is to design an overall civic center that will be functional as well as a civic hub for residents' enjoyment. It is expected that the Project's overall design features will be innovative and environmentally friendly while maintaining respect for certain traditional aspects of a State courthouse. The City expects the end result will be delivery of an affordable and progressive regional government center to equally serve both the State's and City's needs.

EXISTING SITE CONDITIONS



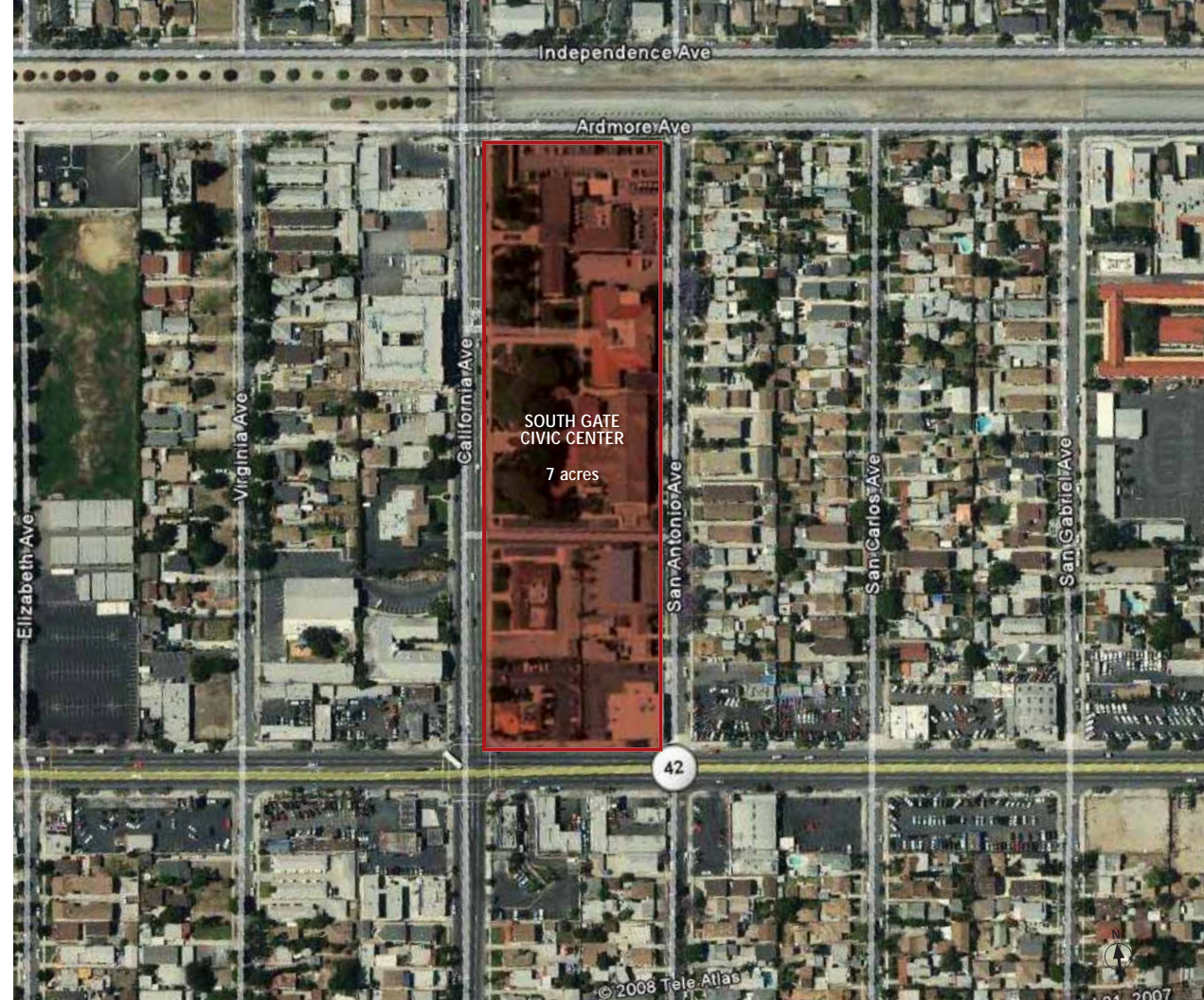
Corner of Firestone Blvd. and California Ave.



Court House



Corner of Ardmore Ave. and California Ave.



City of South Gate
Incorporated on January 20, 1923, South Gate is the 59th largest city in California & 16th largest city in Los Angeles County encompassing 7.4 square miles. South Gate is located 12 miles southeast of downtown LA. The 2007 population is nearly 100,000 residents.

Government
Local: Mayor & City Council; State: 30th Senate; 50th Assembly; Federal: 39th Congressional

Transportation
Highways: I-710 Long Beach & I-105 Century Freeways
Rail: Southern Pacific & Union Pacific Connections
Air: 12 miles LAX; 10 miles Long Beach
Ports: 19 miles World Port LA; 16 miles Long Beach
Bus: Served by the Metropolitan Transit Authority.

Housing
24,275 total housing units in South Gate. The 2007 median housing value is \$460,000 & 50% are owner occupied.

Schools
16 public schools (12 primary, 2 high & 2 middle); 3 community college extensions (Compton, Cerritos & East Los Angeles); 3 nearby California State Universities (Dominguez Hills, Long Beach & Los Angeles.)

City Hall & Civic Center Complex
As South Gate grew, the City Hall was relocated on California Avenue between Firestone & Ardmore Boulevards and built in 1942 & later rebuilt in 1964. The original buildings were part of the Federal Works Project Act. Today, the Civic Center includes the City Hall, Police Department, City Hall Annex & Civic Center Community Building which includes the Museum & Art Association.



- Single courthouse entry/exit faces plaza (red outline)
- Existing privately-owned property (turquoise outline)
- Courthouse will be "Green" Building. Depict solar panels on roof
- Project Boundary
- Beautified façade along Firestone

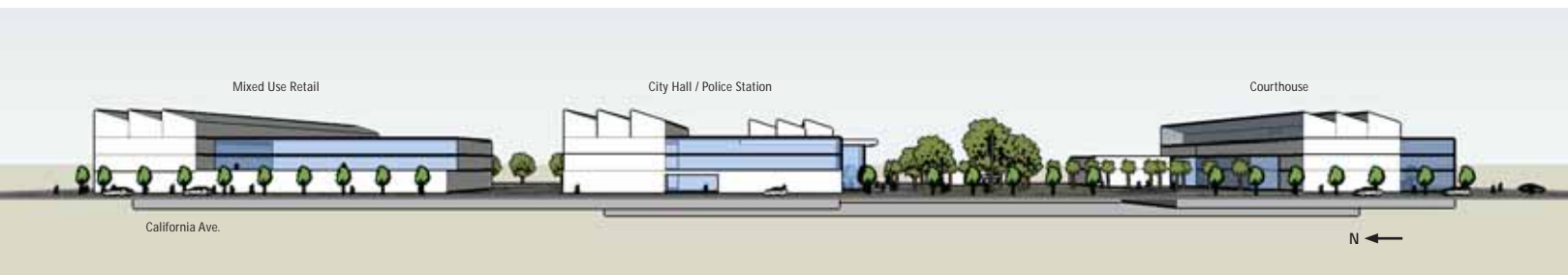
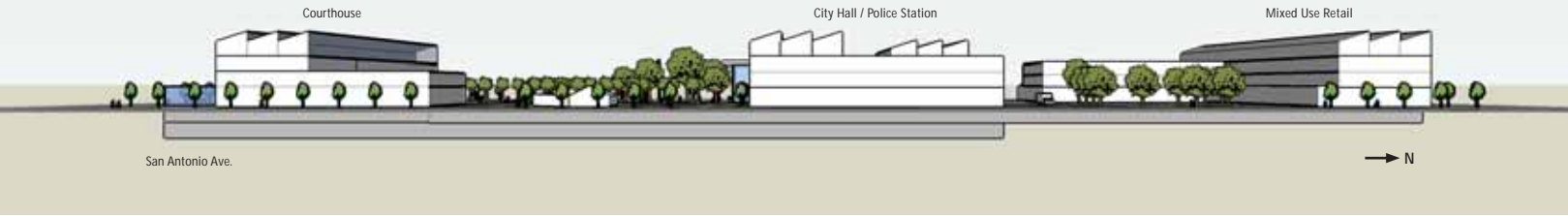


PROPOSED SOUTH GATE CIVIC CENTER

Approx. site area: 7 acres

- Proposed Uses:
- State Courthouse
(12 courtrooms = ~ 100,000 – 120,000 SF)
+ ancillary uses (i.e. 1 or 2 restaurants, public defender's office, sheriff's space, holding cells, district attorney's office).
 - Public plaza
 - City Hall and related plaza area
 - Site parking (At Grade/Subterranean)
 - Mixed use and open space (likely office space vs. residential apartments or condominiums)

MASSING STUDIES



PROGRAM FOR A 12-COURTROOM STATE COURT FACILITY

Component	Program DGSF	New Courthouse Facility				
		Basement	Floor 1	Floor 2	Floor 3	Floor 4
Court Administration	2,500				2,500	
Courtroom 1	4,000		4,000			
Courtroom 2-5	16,000			16,000		
Courtroom 6-9	16,000				16,000	
Courtroom 10-12	12,000					12,000
Fiscal Services	800				800	
Information Technology	675			675		
Court Operations	9,800		9,800			
Family Court Services	4,100			4,100		
Jury Assembly	4,500		4,500			
In-Custody Holding	3,700	3,700				
Building Lobby	2,500		2,500			
Information Desk	50		50			
Children's Waiting Room	650		650			
Interpreter Work Room	165				165	
Public Vending	220		220			
Central Building Security	825	825				
Staff Break Room	825		825			
Agency Support	395				395	
Building Support	1,690	1,690				
Public Defender's Office	3,750			3,750		
District Attorney's Office	3,750				3,750	
Sheriff's Office	3,750					3,750
Total Departmental Gross Square Feet	92,645	6,215	22,545	24,525	23,610	15,750
Estimated GSF Per Floor	125,071	8,390	30,436	33,109	31,874	21,263

NOTES:

1. Adapted for a 12-room State courthouse based on the AOC's December 2007 Project Feasibility Report for the Southeast LA Area
2. Includes 15,000 square feet of gross office square footage for the District Attorney, Public Defender and Sheriff's office
3. Ancillary court functions were increased proportionately from the AOC's 9-courtroom estimate to match a 12-court facility
4. Departmental gross square feet is multiplied by 1.35 to achieve estimated GSF per floor, as outlined by the AOC's feasibility study

PARKING REQUIREMENTS FOR COURTHOUSE AND RELATED USES

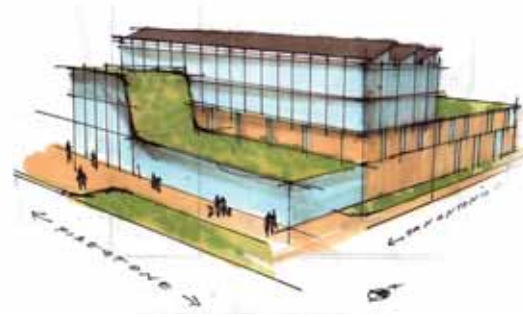
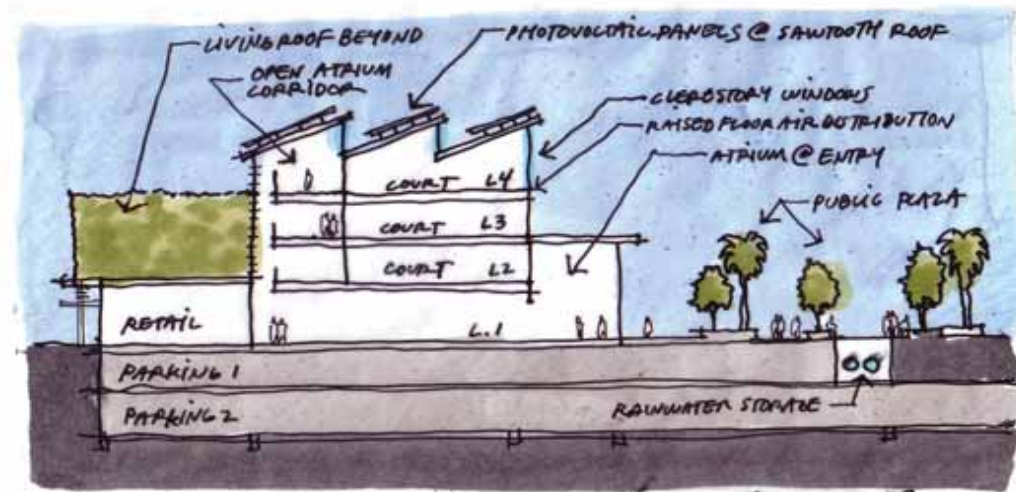
STATE COURTHOUSE	GSF	Req'd Parking	Ratio
Courtrooms & ancillary area	109,883	420	35 spaces per courtroom
Office for Sheriff, PA and DA	15,188	61	4 spaces per 1,000 SF of office
Subtotal State Courthouse	125,071	481	
GOVERNMENTAL USES	GSF	Req'd Parking	Ratio
City Hall (Admin + Police)	40,000	160	4 spaces per 1,000 SF of gov't use
Subtotal Governmental Uses	40,000	160	
COMMERCIAL USES	GSF	Req'd Parking	Ratio
Restaurants	3,500	35	10 spaces per 1,000 SF of restaurant
Commercial Retail	2,000	8	4 spaces per 1,000 SF of retail
Commercial Office	20,000	80	4 spaces per 1,000 SF of office
Subtotal Commercial Uses	25,500	123	

NOTES:

1. 35 spaces per courtroom is a projected figure used by the AOC. This estimate includes requirements for visitors, staff and jurors
2. City Hall will contain city administrative uses and police administrative uses
3. The amount of office space above structured parking is to-be-decided based on the structure size.



COURTHOUSE DIAGRAMS



Courthouse Roof Plan

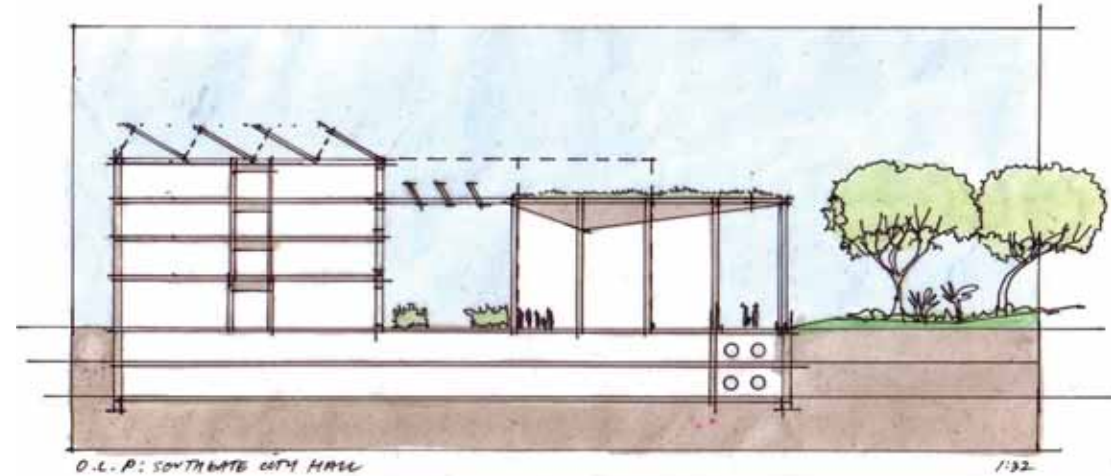
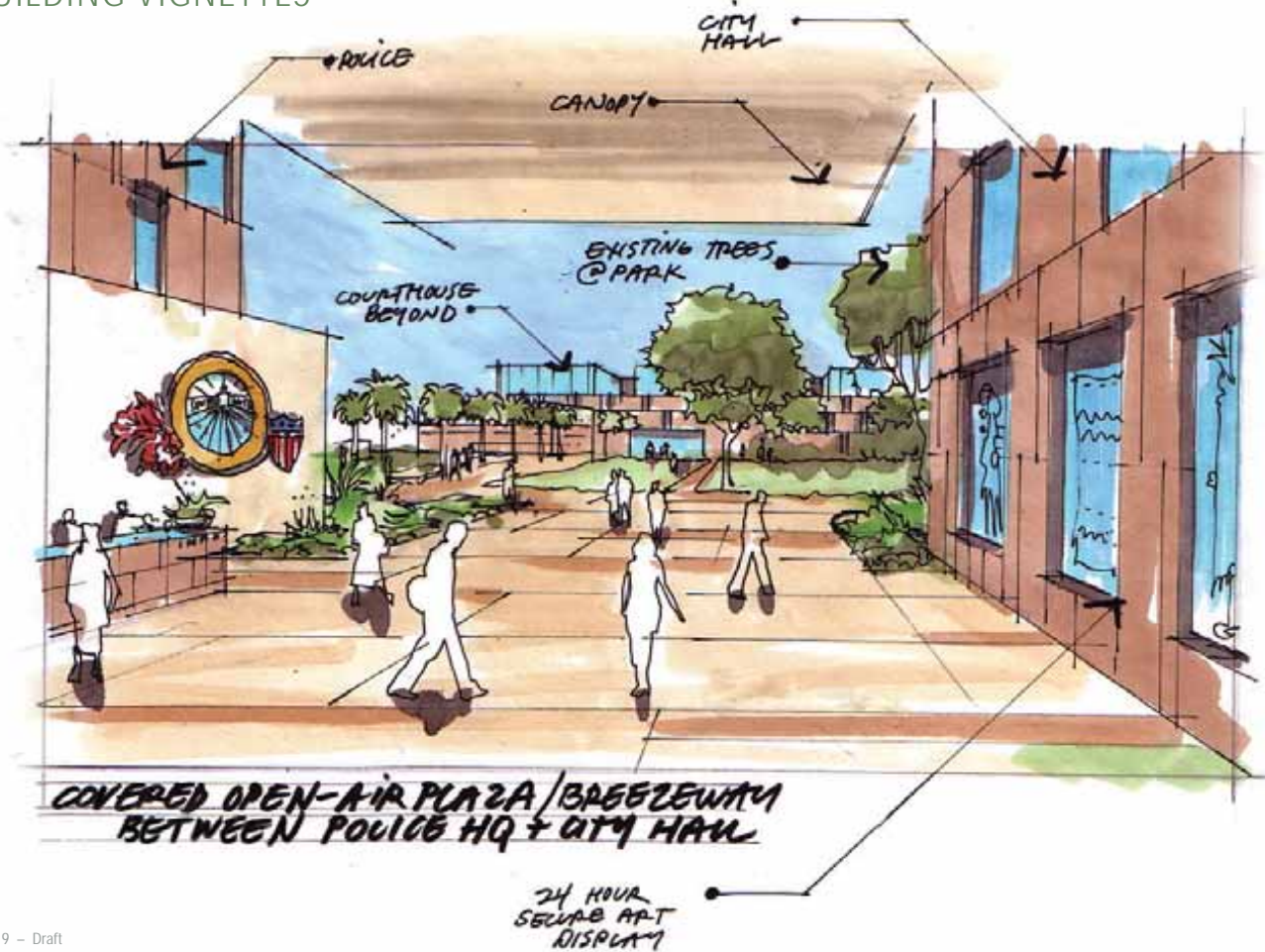
CIVIC CENTER DESIGN STRATEGY

Site Planning
 The design strategy for the City of South Gate Civic Center and Southeast Justice Center is to create a relaxed, casual and convenient environment that is in context with it's surroundings and is affordable and efficient.

The arrangements of buildings are predominately in a south facing direction and are purposely designed to be approachable from all sides and not overly opulent. They are expressions of the community itself and the City's rich history of industrial innovation within Los Angeles County and the State of California.

Building Design
 The architectural design of each building is purposely simple - arranged and oriented to integrate a full variety of sustainable technologies to lower the Civic Center's carbon footprint, reduce energy costs and improve air quality. A combination of rooftop solar troughs and tracking panels, automatic window shading devices, lightweight sod parapets, natural ventilation, underground rainwater cisterns, permeable paving materials, large drought tolerant plantings for the public plazas and courtyards will become a source of pride for the City and residents.

BUILDING VIGNETTES



SUSTAINABLE ENVIRONMENTS

Vibrant Streets

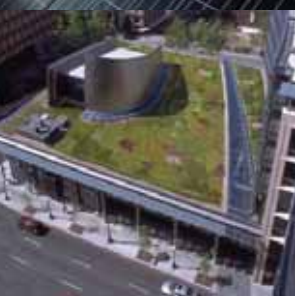
All sides of the South Gate Civic Center are activated to bring people together. Pedestrian oriented mixed uses are integrated to provide a respite for workers, jurors and visitors during the week. Cafés for lunch and business services catering to the needs of the Justice Center and the City Hall help create a social gathering point and a new micro-economy.

Daylighting

The new buildings capitalize on natural daylight to save energy costs through the use of clerestory windows, skylights, solariums, hybrid solar lighting and saw tooth roofs (reminiscent of South Gate's industrial warehouse past) to give users a healthful and uplifting work environment.

Transparency & 24 Hour Access

The Civic Center is a free-flow community environment for people to meet and exchange ideas. The large, open breezeway between City Hall and the Police Headquarters is an open area that is well lit and safe - both day and night. Public art, including South Gate's historic tile murals will be on display to admire and other scheduled activities will position the Civic Center as a visitor destination throughout the year.



IMAGES OF SUCCESS

CIVIC CENTER COMMUNITY USES

Civic Center Open Spaces

A central landscaped area that combines a formal plaza, passive quadrangle park and a series of courtyards with fountains and movable seating between the Justice Center and City Hall offers flexible opportunities for a variety of small impromptu outdoor meetings and large, scheduled public events.

Seaborg Family Home

The family home of Nobel-prize winning chemist and nuclear pioneer Glenn Seaborg 1922 to 1994, can be accommodated in the central plaza of the new Civic Center. The home is a typical small, single family residence of the period. In 2000, the City of South Gate designated the home on San Antonio Avenue as a significant cultural landmark and renamed a street in the Civic Center as Dr. Glenn Seaborg Way. In 2006, the Community Redevelopment Agency staff made recommendations to move the home to the civic center and open it as a historical museum.

In recognition to the Glenn Seaborg Family Home, a footprint area measuring 4800 square feet in the same location has been reserved for the new community building that can be used for various city associations and cultural needs.



THE NEXT STEPS

1. REFINED MASTER PLAN DEVELOPMENT

An exciting and vibrant master plan that addresses each design principle must be distilled from the original concept that ensures a convenient, efficient and safe environment which can be developed in phases.

2. LAND UTILIZATION STUDIES & PROGRAMMING

The refined master plan needs to be tested further to maximize the utilization of the land in relation to the Civic Center program, to coincide with City and State goals, the level of public investment and the operations and management strategy for the revitalization of the property.

3. ENVIRONMENTAL & SUSTAINABILITY PLAN

The Civic Center must convey a unified character both inside and outside of the property. Distinctive architecture, energy efficient practices, signage graphics, lighting, parking and landscape areas need to be organized carefully. Visitors to the Civic Center and Justice Center must be taken into a setting that is easy to navigate - highlighted by color, sun and shade opportunities, active and passive seating areas and gathering spaces which provide an enjoyable and safe civic experience - both day and night.

4. SELECTION OF IMPROVEMENTS & PHASING

Based on the refined master plan, a list of priority improvements will be identified. These priorities will need to be studied in greater detail to determine their feasibility including constructability, initial cost, capacity and balanced by the social, civic and environmental benefit to the City and State.





Online Land Planning

(877) 752-6750

www.OnlineLandPlanning.com