

PART I – PROGRAM - DRAFT

Los Angeles Mission College East Campus – Buildings 5 & 6 and Parking Structure Sylmar, California

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P S O M A S / R A W International

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PART I – PROJECT DESCRIPTION

CHAPTER 01 – EXECUTIVE SUMMARY

1.1 OVERVIEW

The main campus of Mission College is located in a residential neighborhood with an adjacent county park; the 79-acre El Cariso Community Regional Park and golf course, in northern Sylmar. The 22.5-acre main campus site at the base of the San Gabriel Mountains is the smallest of the nine campuses of the Los Angeles Community College District (LACCD).

In it's rapid development since the campus relocated in 1991, the land available for expansion has quickly diminished. The College began the exploration for a separate site after plans to acquire some of the neighboring park could not be achieved. The completion of the Health and Physical Education building on the new East Campus site, approximately one-third of a mile from the main campus, is the first building for the satellite campus to serve the current and anticipated student population.

The East Campus is linked to the Main Campus by Eldridge Avenue, the main street for the campus and primary access for the El Cariso Golf Course that separates the two portions of the College. The new proposed 400-car garage and the existing 1200-car garage on the main campus, along with street parking along Eldridge, make up the majority of the parking accommodations for the College. For the new proposed garage at the East Campus, the highest anticipated parking use is for events in the Health & PE building. The current parking for the Health & PE building is provided by shuttle bus service to the main campus and is intended as an interim accommodation until the new garage on the East Campus is built. Accessible parking for the PE building will need to be maintained per the current permitted landscape plan or relocated as a part of the new program.

Major vehicular access to the campus from the 210 Freeway is northward along either Hubbard, direct to the main campus, or Maclay, on the southeasterly border of the East campus. Bus service to the campus from Sylmar is provided to the main campus at the intersection of Eldridge and Hubbard and connects to the College to the local Metrolink commuter rail station. As a part of a future phase of work and in response to mitigation recommendations of the draft program Environmental Impact Report (EIR), road improvements to aid access to the College from Maclay will be required. Plans to improve the existing portion of Harding Street as it connects Eldridge to Maclay adjacent to the Health & PE building to the recommendations of the Los Angeles Department of Transportation (LADOT) are currently being investigated and will be done as a separate project.

1.2 SITE AND PLANNING

Following several master plans for the East Campus, the College has decided to complete the East Campus with Education Buildings No. 5 & 6 and a 400 stall parking structure. To support the goal of sustainability, a photovoltaic array is to be built on a one-acre portion at the south end of the site under a separate contract. These new buildings, along with the Health and Physical Education building, will constitute the completed satellite campus. While there is no requirement for expanding the buildings in the future, the College will leave that option open to the individual design/build teams.

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The College has determined that the Education buildings will need to obtain a LEED platinum rating and fulfill all of the requirements for the level of sustainability as defined by the United States Green Building Council.

1.3 PROJECT GOALS

The Los Angeles Mission College (LAMC) project goals are as follows:

- A. To expand the capacity of Mission College in both student population volume as well as depth and breadth of programs offered;
- B. To enhance the status of LAMC as an institution of higher learning that transitions students into a university setting;
- C. To develop a signature image of LAMC for the LACCD, as well as the students, faculty and administration of Mission College;
- D. To create a learning environment that is stimulating, creative and responsive to the development and expectations of the millennium generation and beyond;
- E. To integrate the East Campus location visually/physically and functionally with the Main Campus operations;
- F. To project an inviting and visually pleasing presence to immediate neighbors and the community at large.

1.4 REFERENCE DOCUMENTS

In the appendix is a list of the major documents for the College. The most recent master plan was written by Leo A. Daly and Mia Lehrer + Associates and addresses the East Campus and its relationship to the main campus. A Campus Aesthetic Guidelines and Design Manual was provided by Ted Tokio Tanaka Associates in 2004 which includes architectural, landscape, lighting, security and sustainability guidelines. These documents need to be reviewed by each design/build team, but broad leeway is being granted to the teams to determine the final architectural direction for this portion of the new campus. Attention should also be paid to the soon to be completed Health and Physical Education building as it is the campus complement to the new educational buildings. The surrounding residential neighborhood and sensitivity to maintaining view corridors to both the mountains to eastside of the site and golf course/main campus to the north would complete the contextual sensitivity the College is looking for in the proposed schemes.

The following document presents the program for the new buildings and provides supporting documentation to assist the design/build teams in conceiving their designs. The design standards for the submission of the design/build team will be outlined in the design criteria. The buildings will be permitted through the Department of the State Architect (DSA).

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