

CHAPTER 04 - BUILDING PROGRAM – PARKING STRUCTURE

4.1 OVERVIEW

As a commuter campus, the availability of parking is essential to the successful operation of Mission College and to the amiable relationship of the College to the surrounding neighborhood and the larger Sylmar community. The recently completed 1200 car garage on the main campus was a critical step for the College to reach its parking goals. For the satellite East Campus, another garage is needed. The program for this garage is to provide 400 stalls and additional support spaces for the East Campus including the infrastructure connection between the two campuses.

Primary access to the main campus from the 210 freeway is up Hubbard Street. The street upgrades to be provided to Harding, one of the East campus's border streets, will be performed under separate contracts. It will allow traffic from the freeway to proceed toward the East Campus up along Maclay to the new 400-stall garage. The EIR speaks to the issue of discouraging traffic through the residential neighborhood between the College and the freeway. The design/build teams have the option of locating the garage with primary access from the short extension of Eldridge into the site or from the lower elevation with direct access from Maclay. Exiting from the garage to gain access to Maclay as quickly as possible would facilitate the goal of reducing traffic through the surrounding residential neighborhood. The sloped land along the Maclay Street frontage is currently owned by the Army Corp of Engineering and will need to be acquired by the College, if a direct connection to the site is made from Maclay.

The new East Campus garage will assist in the reduction of traffic on Hubbard and provide another major parking destination on the campus. Eldridge Ave. will connect both the two campuses and Hubbard Street and Maclay Avenue. Since the new garage is intended for the College and the East Campus, consideration needs to be given to the parking requirements of the Health and PE building. Due to its prominent location and possible East Campus event related scheduling, it is anticipated that traffic will occasionally be intensive and spill over parking will move out to the diagonal parking on Eldridge and even to the main campus 1200-stall garage, roughly 1/3 mile away. If the accessible parking provided in the PE building is altered or move it must be replaced and satisfy all the requirements of current accessibility codes.

4.2 PROJECT OBJECTIVES

The objectives of the Parking Structure building are as follows:

- A. To utilize the natural topography of the site in order to minimize the mass and visibility of the structure;
- B. To achieve efficient vehicular ingress and egress of the facility while minimizing traffic on the East Campus site and surrounding streets;
- C. To provide user friendly, safe and secure access to the parking structure from all facilities on the East and Main Campuses, as well as, the community during special events;
- D. To buffer the parking structure with regard to visibility, noise and exhaust fumes from the adjacent private properties.

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4.3 SPECIAL CONSIDERATIONS

Mission College is vigorously pursuing sustainability for the campus and wants to continue this policy in the new East campus. Similar to the large main campus garage, a photovoltaic array needs to be planned for on the roof of the new garage. The same concern about spillage into the surrounding residential neighborhood needs to be considered.

The program lists several support rooms that need space within the garage in order to free up space in the two educational buildings. Attached are two diagrammatic plans for the garage as three story garages in either two-bay or three-bay arrangements that are provided only for illustration purposes. The EIR states that, to the extent possible, the garage should be screened from the surrounding neighborhood as much as possible.

4.4 PERMITS

The garage will be permitted through the Department of the State Architect (DSA). The following applicable codes and standards will be referenced for the design of the proposed buildings.

Applicable Codes:

- A. California Building Standards Administrative Code (Title 24, Part 1), 2007
- B. California Building Code (Title 24, Part 2), 2007
- C. California Electrical Code (Title 24, Part 3), 2007
- D. California Energy Code (Title 24, Part 6), 2008
- E. California Fire Code (Title 24, Part 9), 2007
- F. California Referenced Standards Code (Title 24, Part 12), 2007

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