THE STEINBERG GROUP
ARCHITECTS

Revision 03.23.04

Acknowledgments

The concepts, ideas and statements contained on the following pages are the collective work of various groups and individuals that contributed to the content of this document.

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Contents

INTRODUCTION

In 2001, Proposition A was approved by Los Angeles voters providing funds to modernize and repair facilities at all nine Los Angeles Community College District (LACCD) campuses. Los Angeles Harbor College received $124-million of the $1.245-billion bond measure. In 2003, the voters of Los Angeles approved Proposition AA providing an additional $980-million to fund improvements at all LACCD campuses. Harbor College received $77.4 million of these Prop AA bond funds.

In 2003 Los Angeles Harbor College and its directors selected The Steinberg Group to develop the new Master Plan and Guidelines under the Proposition A and AA funding.v

The Steinberg Group together with representative groups and individuals from the college have developed a facilities master plan that identifies the vision and objectives of the college and specific projects that will be constructed over the next 5-years.

Overview

The purpose of this document is to provide a Master Plan for Los Angeles Harbor College that addresses development of the campus under the Proposition A and AA bond measure funds. As a basis for planning, it describes criteria such as Plan Organization, Future Development, Hierarchy of Spaces, Pedestrian and Vehicular Circulation, and Site Access.

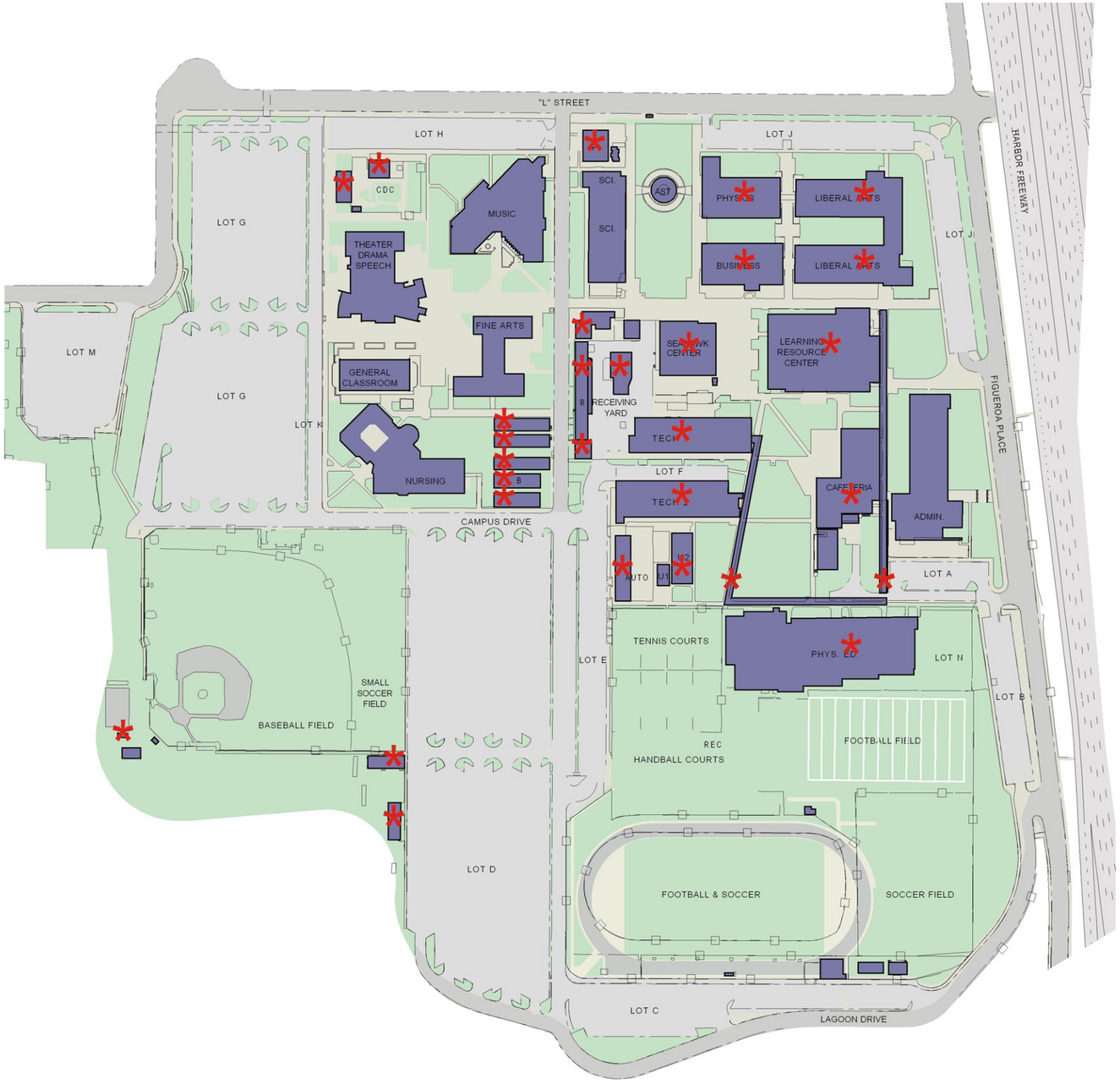
This document also provides a description of general guidelines for the design professional and the college community for development within the Los Angeles Harbor College Campus. The guidelines are intended to produce a unified architectural character and image by the use of common architectural vocabulary such as consistent forms, colors, materials, and details. The guidelines are to serve as a design tool and reference point for those retained to implement the goals of the campus master plan. The guidelines provide a statement of design intent and not of precise design solutions. They should be used as an interpretive rather than a prescriptive tool. As such, they should be used as a stimulus for thoughtful design.

Collectively, this document provides a framework for the creation of high quality buildings and improvements. The campus envisions an integrated development that will provide a desirable learning environment and enhance the campus community's overall image.

CAMPUS MASTER PLAN

The Los Angeles Harbor Master Plan illustrates the vision of proposed development funded by Proposition A and AA funds. It addresses removal of existing facilities and construction of new buildings, open spaces, and parking areas. The analysis exhibits on the following pages include diagrams that describe planning infrastructure, organization principals, character zones, and functional connections that form the basis of the master planning philosophy.

Existing Campus Plan



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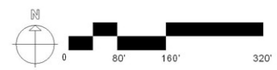
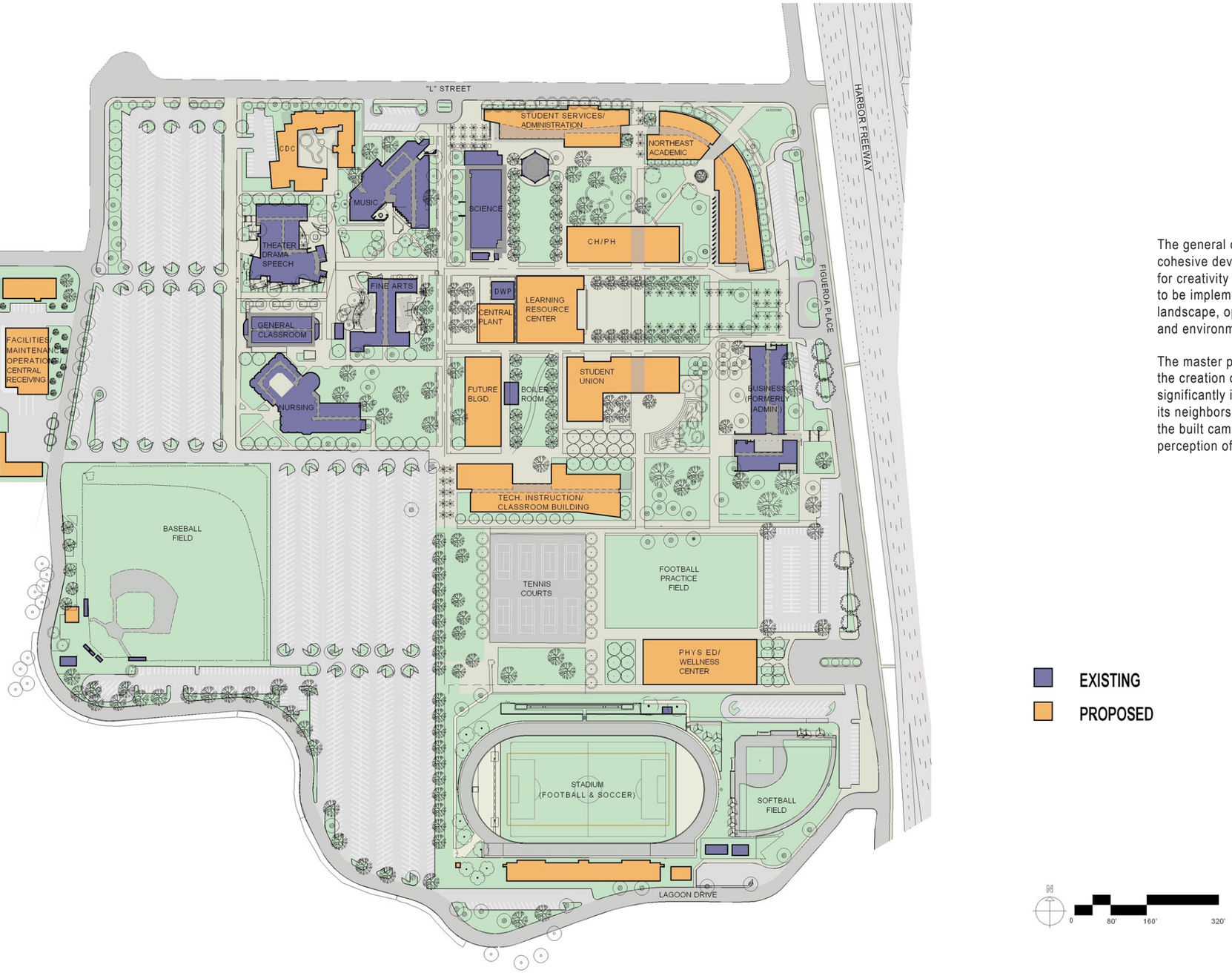


Los Angeles Harbor College is one of the earliest of nine colleges established within the Los Angeles Community College District (LACCD). The existing Los Angeles Harbor College campus opened in 1949 with three main college divisions: a technical division, a business education division, and an academic or general education division. The 37-acre campus is presently bordered to the north by L Street, to the east by Figueroa Place and more notably the Harbor Freeway, to the south by the Bixby Slough, and to the west by Ken Malloy Regional Park. The Master Plan vision prescribes that only 8-existing major buildings will remain in the long term.

Proposition AA Master Plan

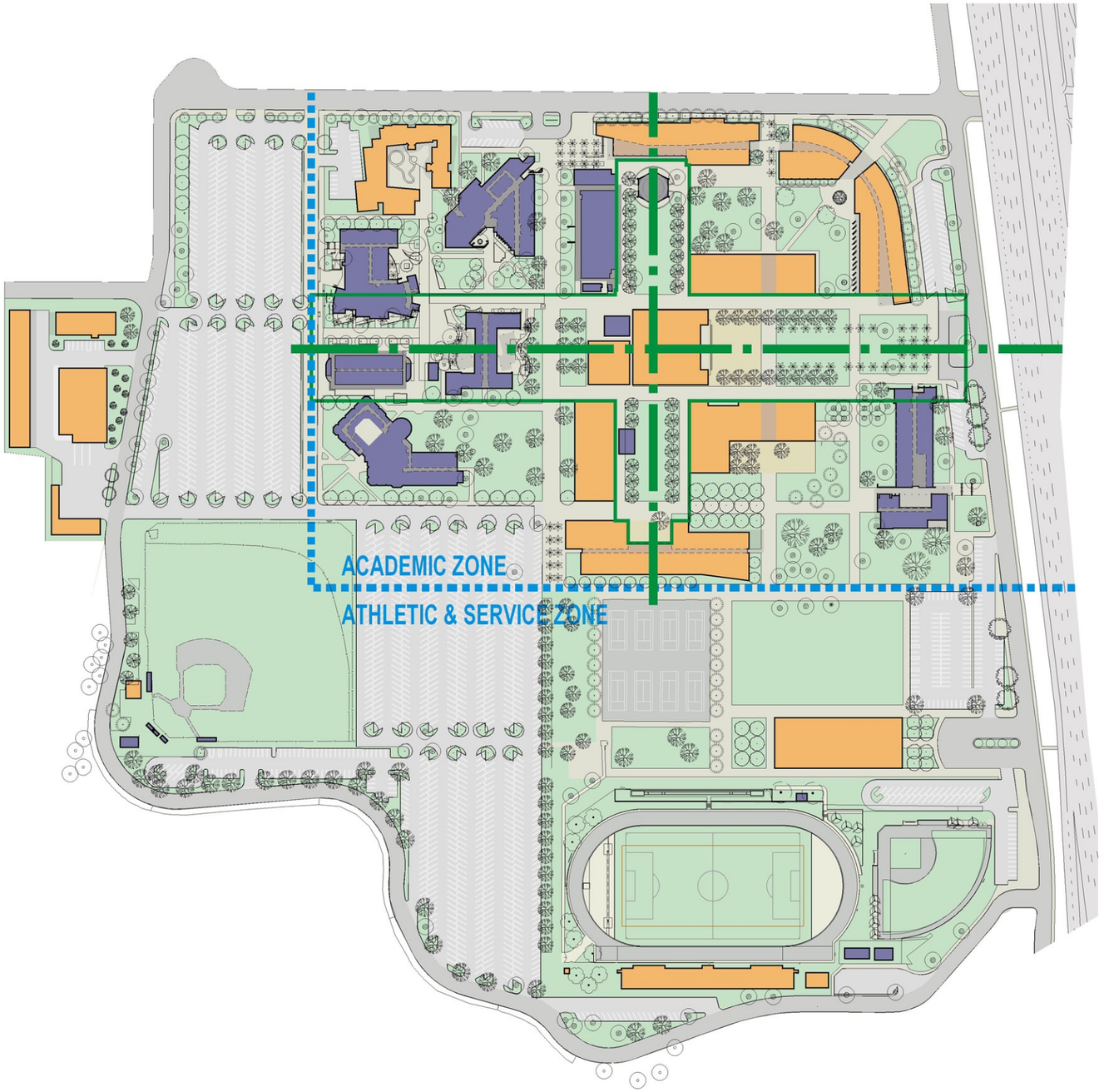


The general design goal of the Master Plan is to create a cohesive development of the campus while providing opportunities for creativity within individual projects. This objective is intended to be implemented through the built environment by means of landscape, open space, buildings, infrastructure systems, context, and environmental quality.

The master plan addresses issues dealing with physical image, the creation of “a sense of place” and movement systems that can significantly improve the connections between an institution and its neighbors. The master plan seeks to enhance the quality of the built campus environment so that it contributes to the overall perception of the college as a valuable part of the community.

Plan Organization

Plan Organization
Pedestrian Circulation & Entry
Vehicular Circulation & Parking
Emergency & Service Access

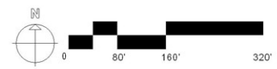


In both new construction and renovation work, the objective is to provide buildings that accommodate the functional requirements of users while contributing to the campus environment as a whole. Building locations and orientations are such that they define the edges of formal malls, quads, and garden spaces. Ordering datum and axes underlie the plan organization and should be recognized in site and building designs.

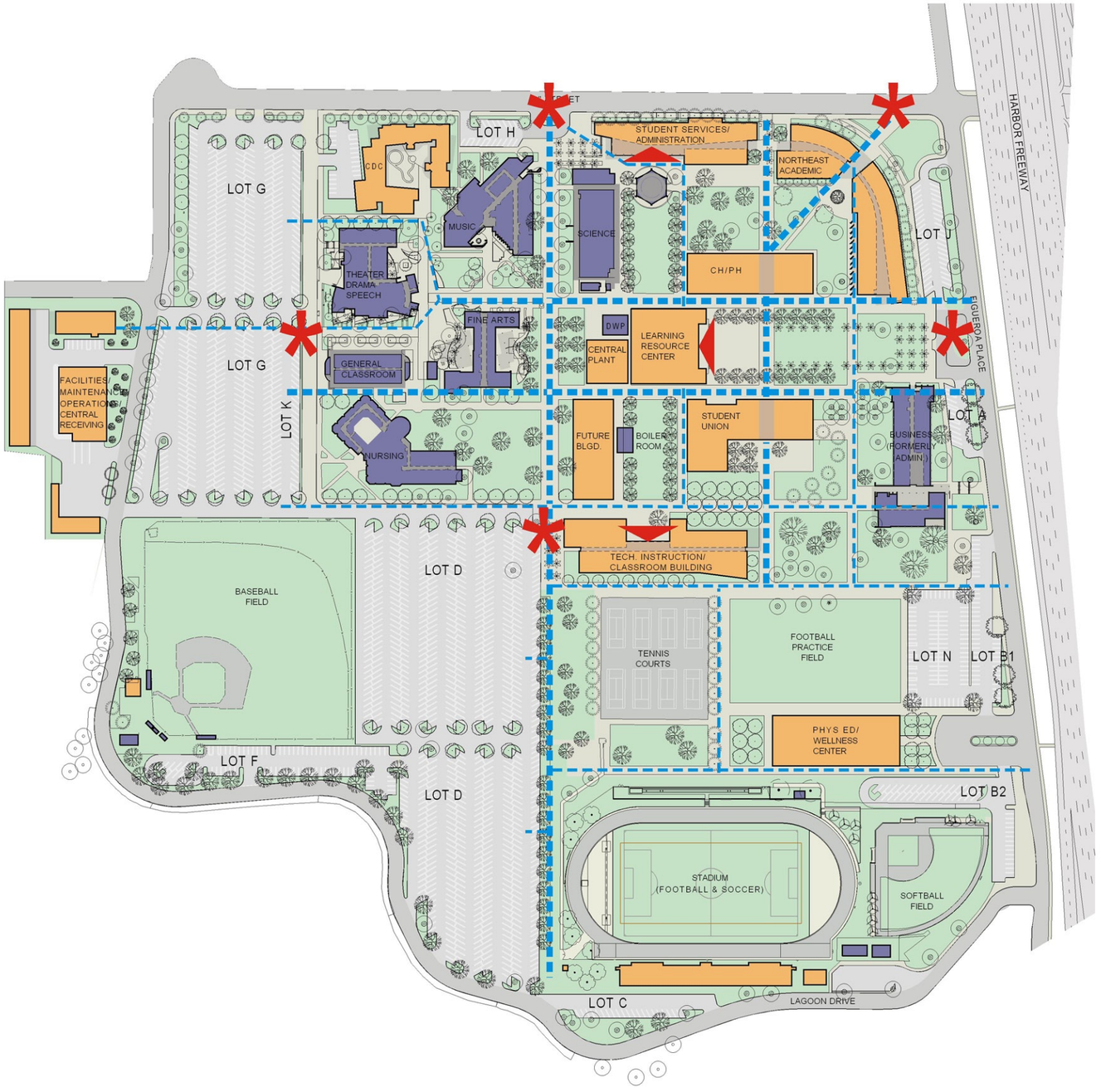
Two primary zones have been established for the campus to further order the image and attributes of improvements. The proposed scale and image of new buildings at the center of campus activity can be described as predominantly academic in nature. That is the overall mass, façade proportions, image, and associated architectural elements (entrances, windows, roofs, etc.) of buildings are to have an academic identity. The development on the campus boundary should be characterized as more service oriented. The height of new buildings should generally conform to the 2 to 3 story range typical of the existing Harbor College campus.

CRUCIFORM ORGANIZATION

ATHLETIC/ACADEMIC ZONES



Pedestrian Circulation & Entry



The Master Plan includes development and upgrade of circulation systems to meet functional requirements and provide a pedestrian linkage system for way-finding within the campus and interface with the surrounding community. Attention should be paid to maintaining and strengthening pedestrian linkages and the creation of well defined open spaces. The hierarchy of circulation pathways through the campus are a product of relationships creating movement between destinations including major campus arrival and entry points. Future buildings should be oriented in a way that allows for a fairly dense development of the campus and creates functional connections with surrounding facilities and the natural infrastructure.

A plan has been developed indicating accessibility path of travel compliance route throughout the campus. The compliance plan has been approved by the governing review authority and although not shown here is available for information.

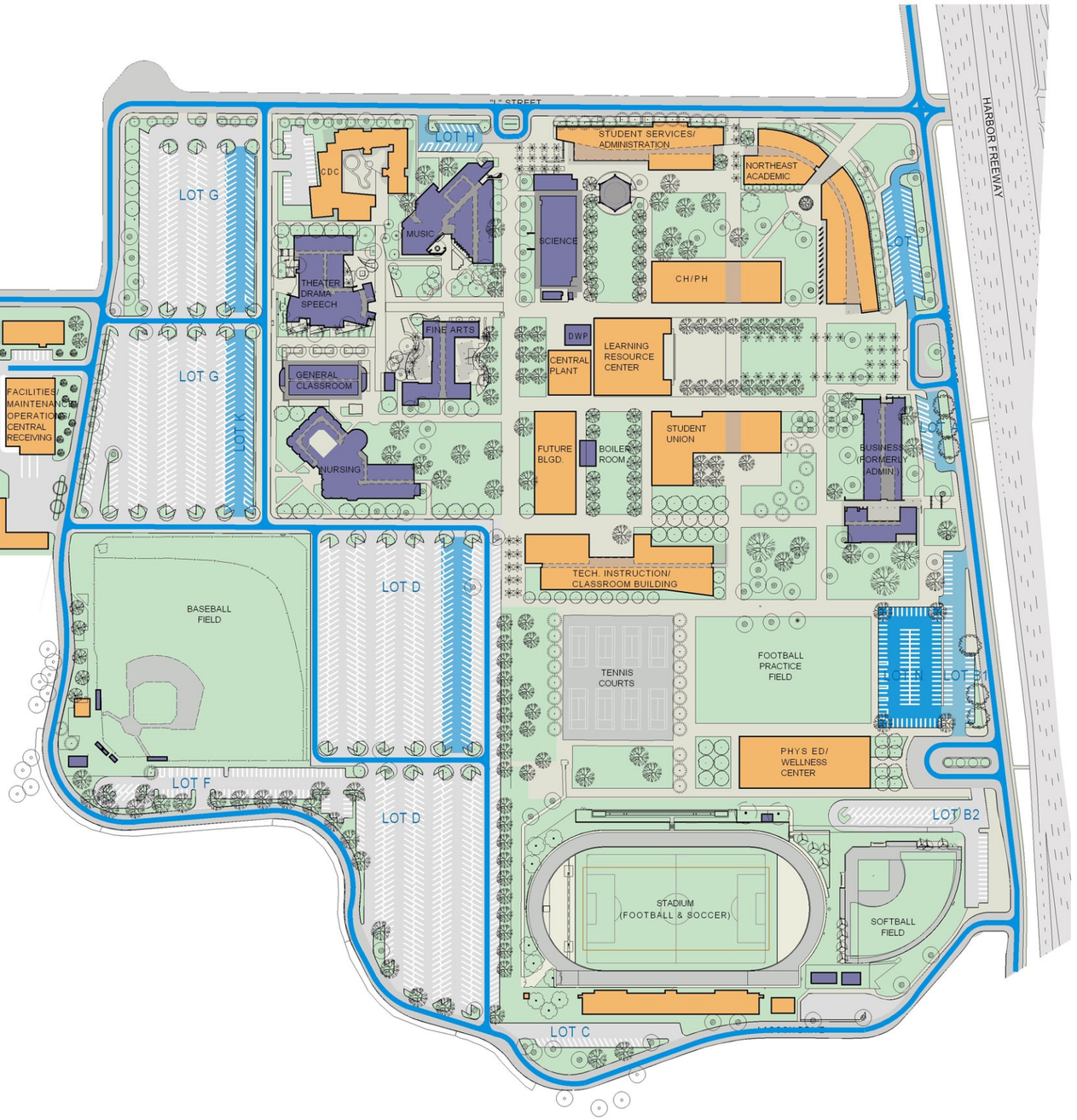
MAJOR PEDESTRIAN PATHWAY

SECONDARY PEDESTRIAN PATHWAY

MAJOR CAMPUS ENTRANCE

MAJOR BUILDING ENTRANCE

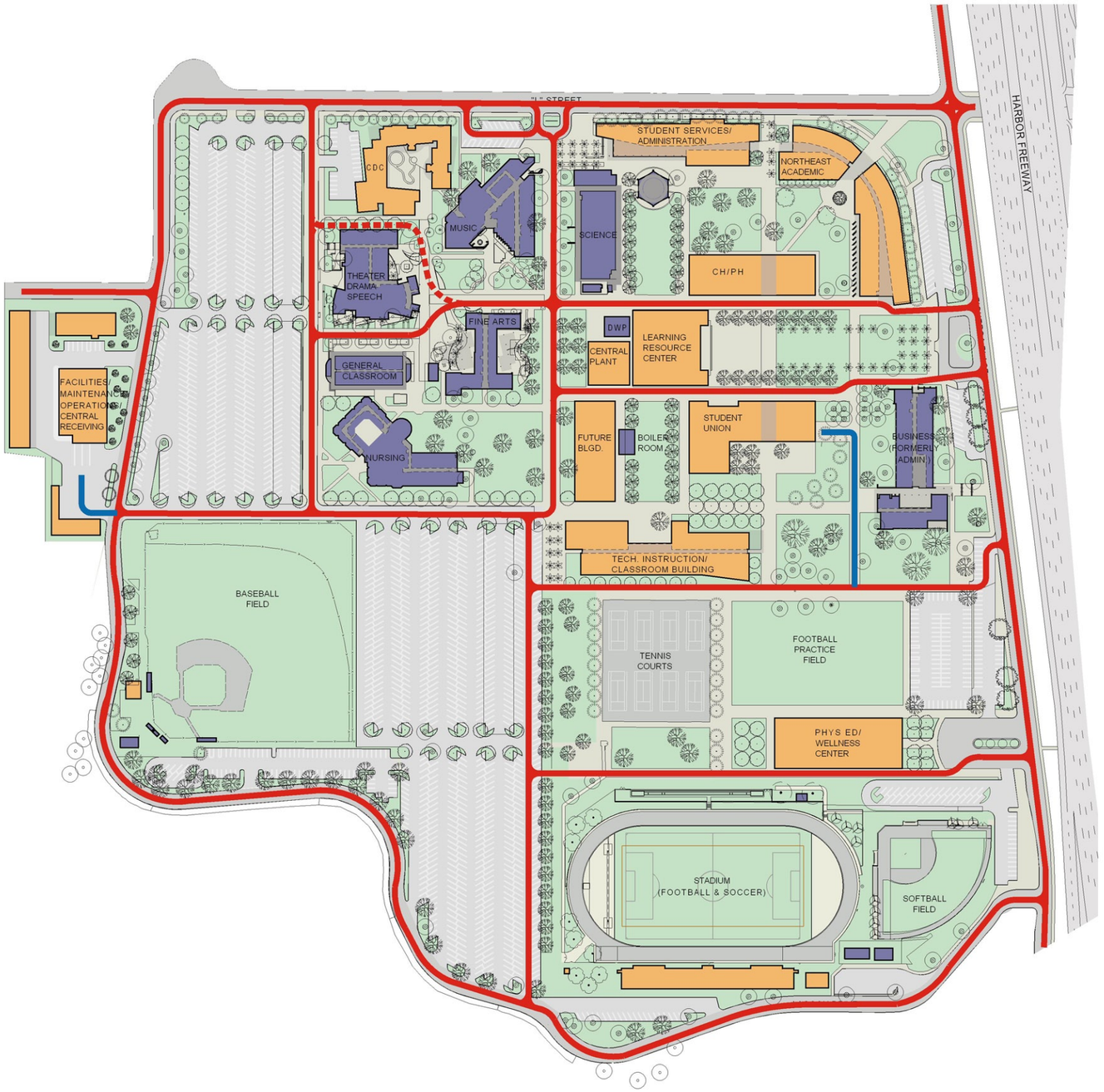
Vehicular Circulation & Parking



Proposed design solutions should recognize the college context for the design of open space, building to open space relationships, accessibility, and public safety. General vehicular circulation and parking areas are maintained at the perimeter of the campus to promote an internal pedestrian character.

All design strategies should maintain a responsiveness to the natural environment recognizing climate, air, water, light, and views. Projects at a minimum are encouraged to employ sustainable design practices to the best extent possible. The current version of LEED should be used as a basis and guide for sustainable measures.

Emergency & Service Access



Major emergency access roads throughout the campus have been identified to illustrate general conformance with the requirements of the Los Angeles Fire Department. It is strongly recommended that each proposed construction project be reviewed individually for fire department site access compliance. The same access roads will also serve as primary service access routes throughout the campus.

ARCHITECTURAL GUIDELINES

The design concepts for LA Harbor College have been identified to address the fundamental principles for improvements to the campus. These concepts demonstrate the desired character and image for architectural design as a whole to unify the campus master plan design philosophy. Entry, Circulation, Programmatic Expression, Structural Expression, and Functional Elements should form the basis of the underlying architectural vocabulary. A further definition of categories is illustrated to broaden each design concept.

The images included in these guidelines are not limited to the category and criteria in which they are exhibited. They were selected to address a wide range of ideas and examples of applicable subjects to help illustrate the concepts, functional elements and materials intended for LA Harbor College.

Circulation

Entry
Arcades
Exterior Corridors
Canopies

Object As Entry Element

Secondary Entry within Mass

Entrance Defined by Large Recession in Masss (2-Story)

Entrance Defined by Break in Building Masss (2-Story)

The circulation system is a primary infrastructure concept. As a basic building function, identification of circulation is fundamental to way-finding on the campus. Externally, it allows connection and linkages between surrounding context and features. Internally, it exhibits an organization of building program functions. Its clear identification allows the user to understand and navigate a building. The connection of external and internal systems can create a seamless campus wide movement network. A hierarchy of primary and secondary circulation should be expressed and articulated to further extend this concept.

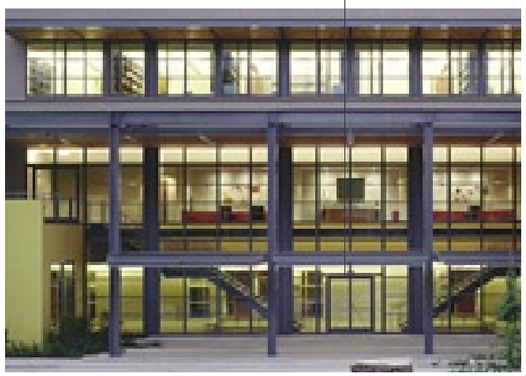
Circulation

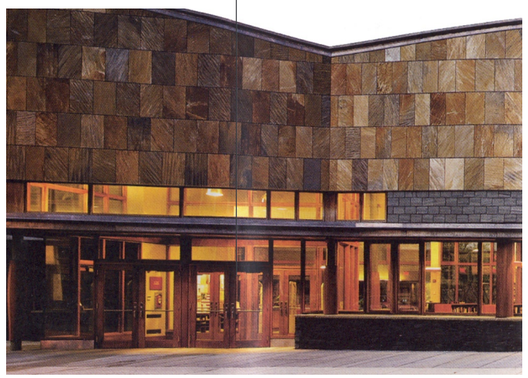
Entry
Arcades
Exterior Corridors
Canopies

Glazed Entry

Transparency Reveals
Interior Program

Glazed Entry





Transparency Reveals
Interior Program

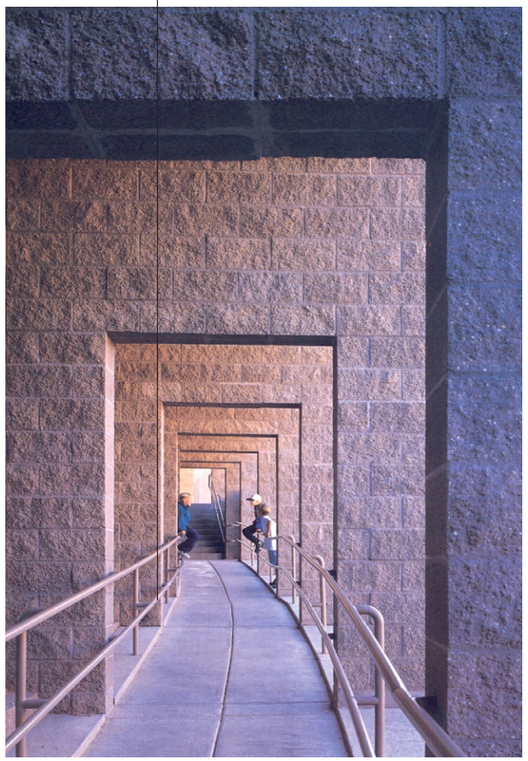
Illumination at night contributes to a safe,welcoming environment.

Circulation

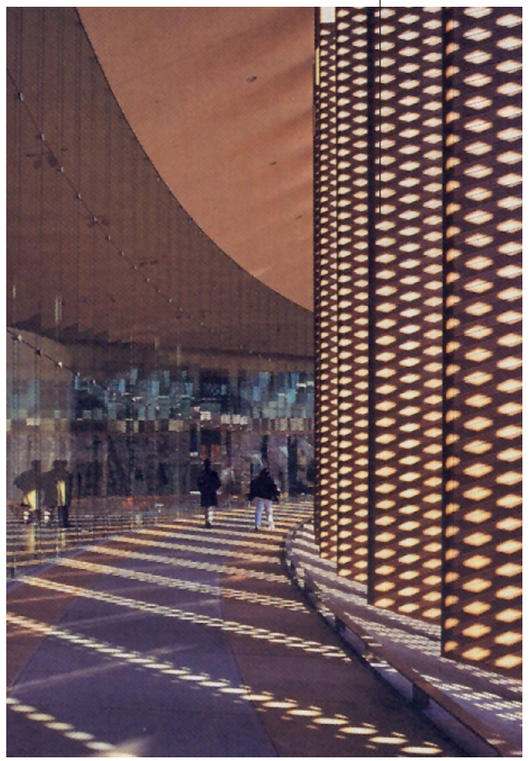
Entry
Arcades
Exterior Corridors
Canopies

Passageways through Buildings

Arcade Defined by Series of Fin Walls

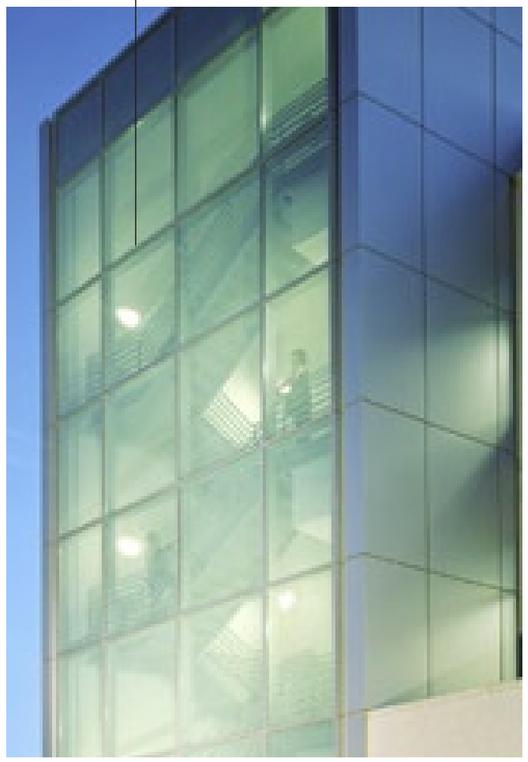


Arcade Defined by Vertical Louvers



First Floor Arcade Under Building Mass

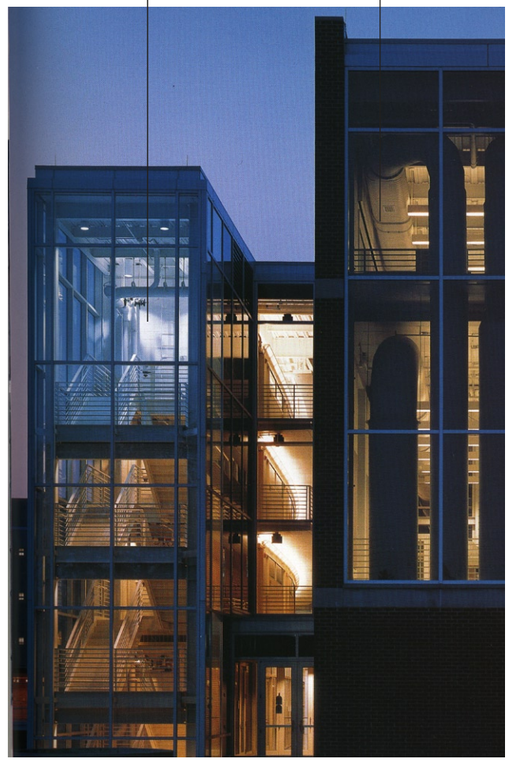
Stairway Visible to Exterior. Night Illumination



Screening of Exterior Circulation Balcony

Glass-Enclosed Interior Stair

Interior Circulation Path Expressed



Perforated Metal Exterior for Enclosed Stairway

Circulation

Building Entrance at Glazed Wall

Canopy Projects to Define Entry

Concrete Site Wall with Bench

Canopy Projects to Define Entry

Free-Standing Perforated Illuminated Canopy

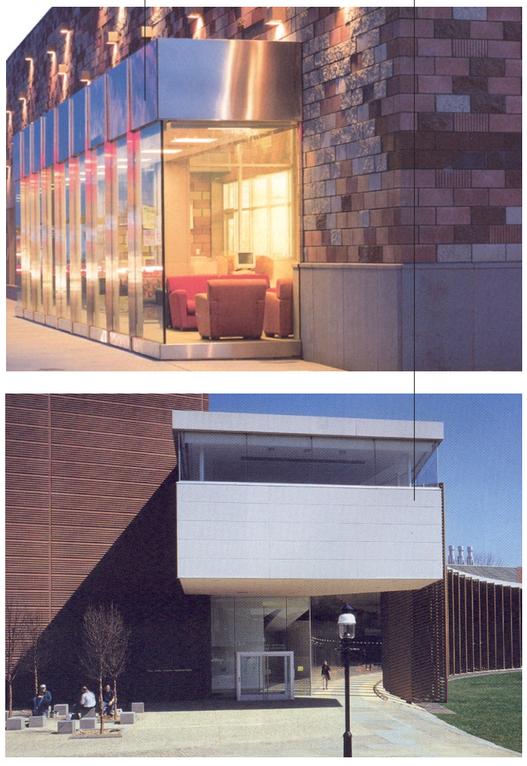
Canopy Defines Path to Entry

Programmatic Expression

Forms & Massing
Glazing & Fenestration
Roofs

Extrusion Expresses Programmatic Feature (Reading Room)

Expression of Program Element Helps Define Identity



Zoning of Public/Private Spaces & Natural Light Requirement

Expression of Unique Program Elements

Programmatic expression is a multipart concept. While each building has its own functional program demands, it must also be sensitive to its neighboring context. Massing and fenestration can be used to create interest and respond to adjoining structures. Building mass should be articulated both horizontally and vertically. Fenestration and detailing should emphasize human scale and help to define the use and levels of a building. Large footprint buildings should be subdivided into smaller components to provide a humanistic scale and understanding of the building.

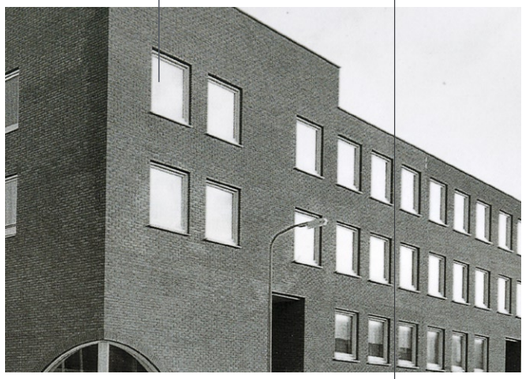
Punch Windows

Smaller Punched Windows Express Programm

Horizontal Ribbon Windows

Curtainwall and Storefront

Reading Room



SMALL

Human-scale openings for offices and small conference rooms.

MEDIUM

Moderate-size spaces - classrooms, labs, medium conference rooms.

LARGE

Large spaces - reading room, lobbies, dining room, major entries.

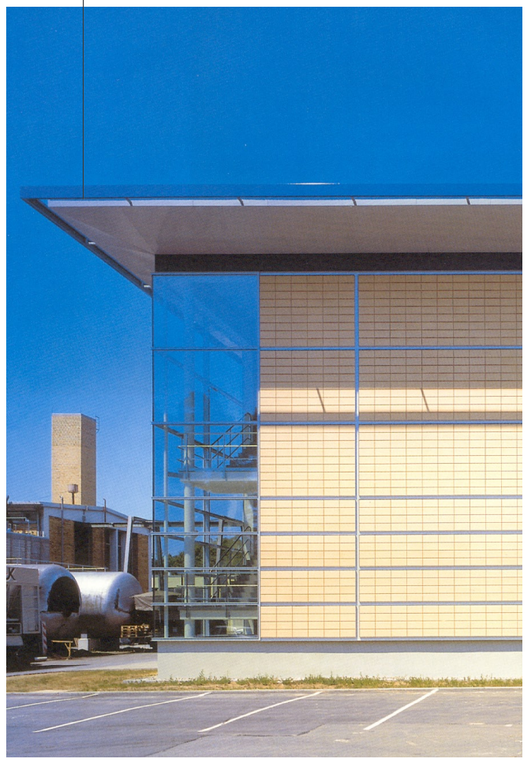
Glazing and fenestration are sized according to the demands of the spaces they serve. Small windows indicate smaller spaces (ie offices) while larger bands of horizontal fenestration would suggest a classroom or other moderate-size public space. Significant glazing demarcates major entrances and the largest public spaces.

Programmatic Expression

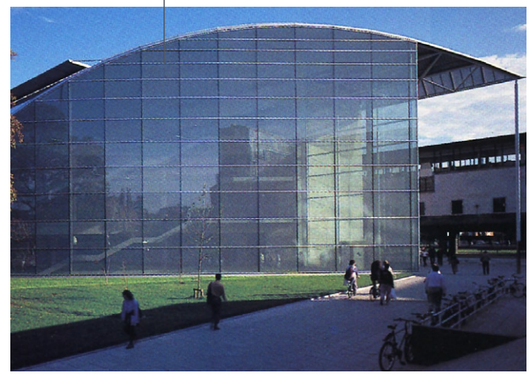
Detached Roof Form

Sloped Projection

Flat Roof Projection



Roof Expression of Interior Spaces



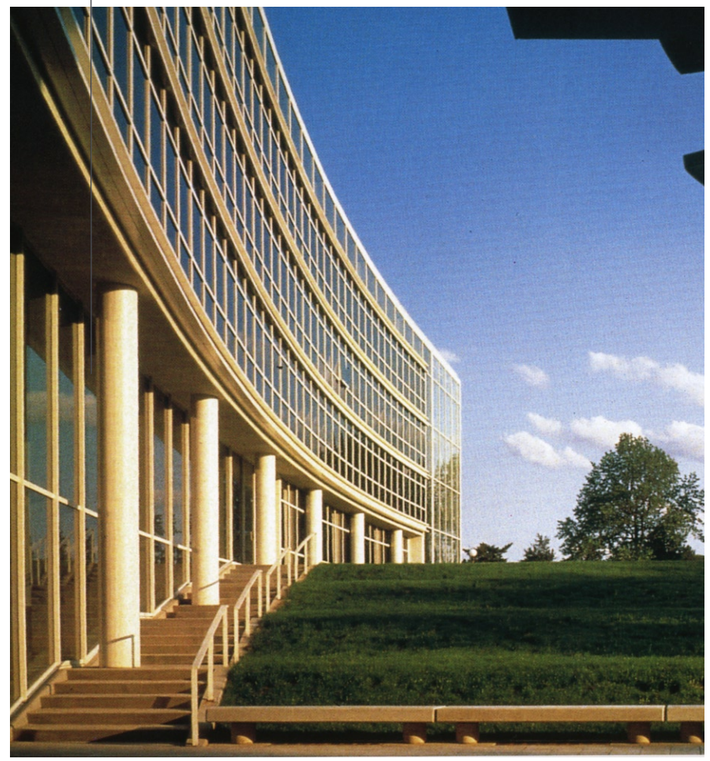
Structural Expression

Expression of Structure

Covered Walk

Expression of Structure at Entry

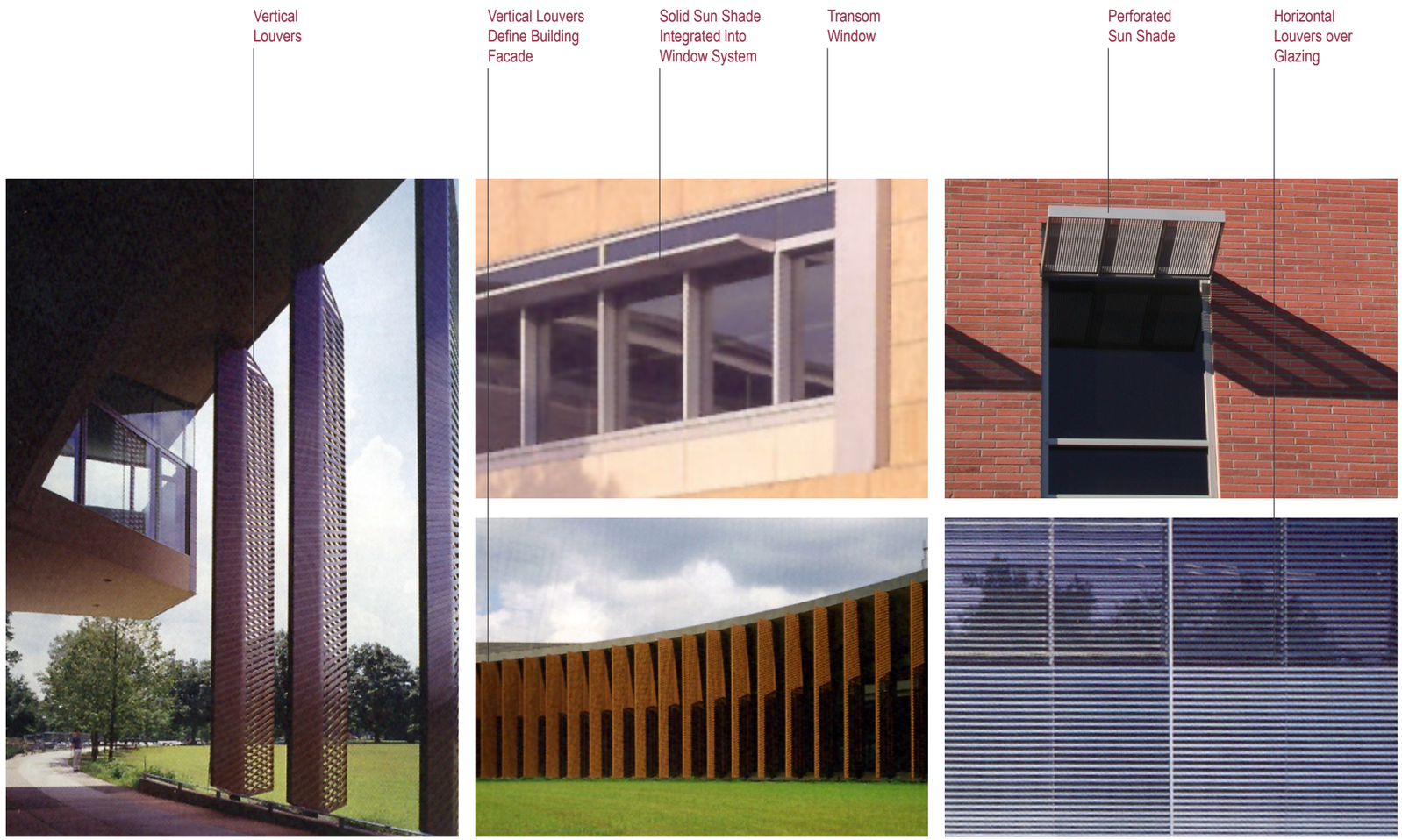
Expression of Structure Forms Base



The concept of structural expression can help to articulate a building in an honest, integral manner. Expression of the structure can inherently provide articulation, proportion, scale and definition to a building. The structure's rhythm and technics can provide a subtle language and sense of reassurance. The image of building structure can provide a building identity of its own.

Functional Elements

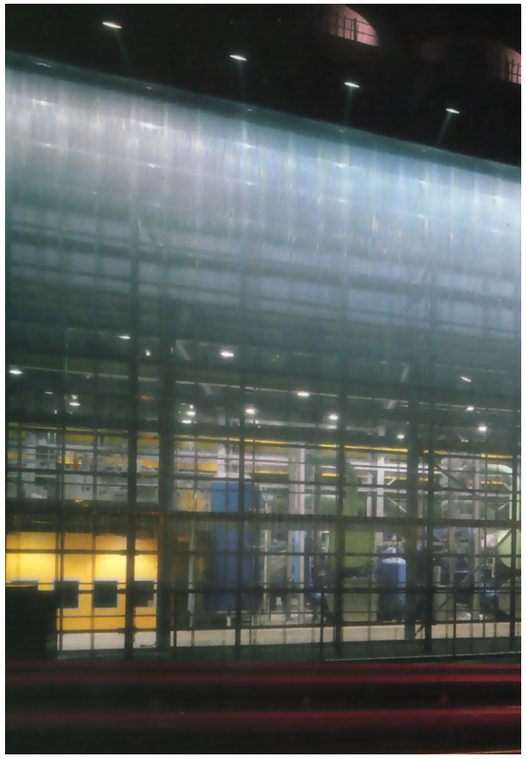
Sun Control
Louvers & Screens

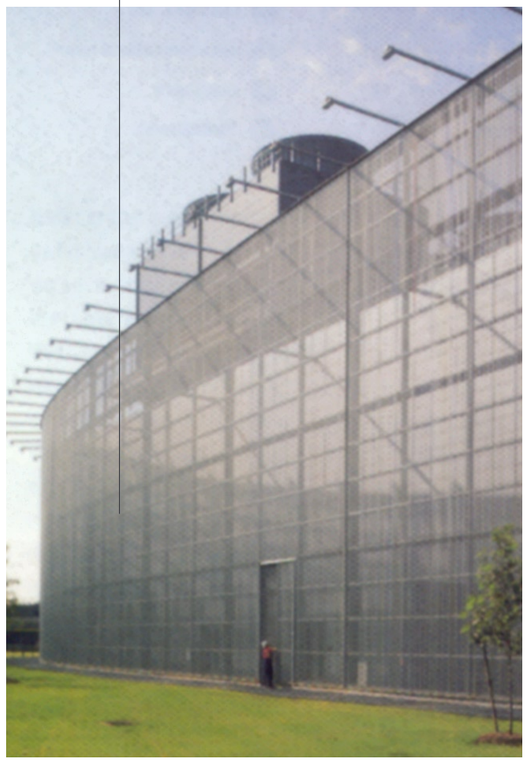


Expression of functional elements is a concept of providing a high level of quality through attention to details. Functional items can implement a unique design expression and exhibit an attitude for overall building image and character.

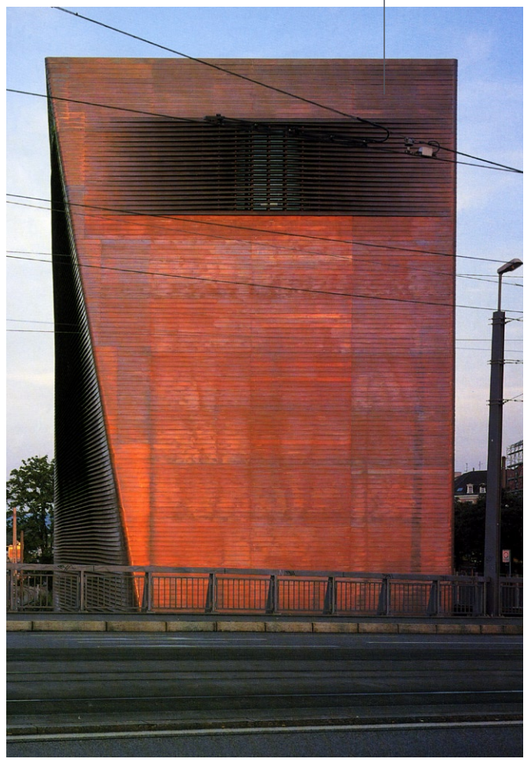
Functional Elements

Sun Control
Louvers & Screens

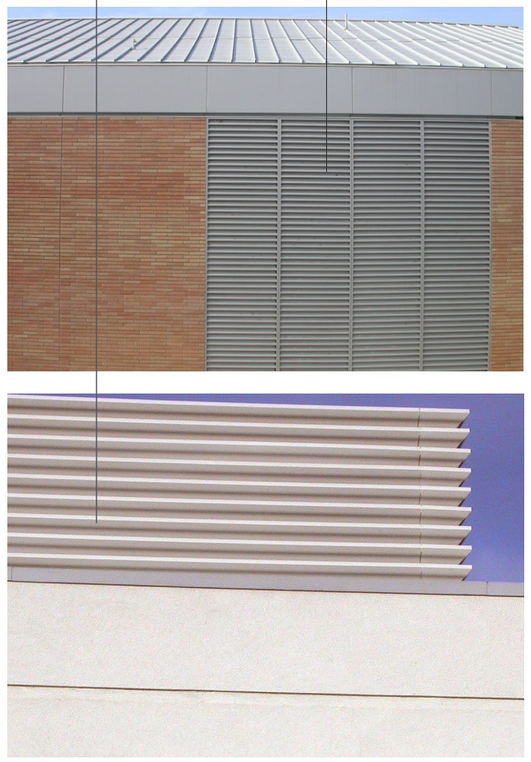




Perforated Corrugated Scrim for Mechanical Buildings



Louvered and Non-Louvered Integrated Skin

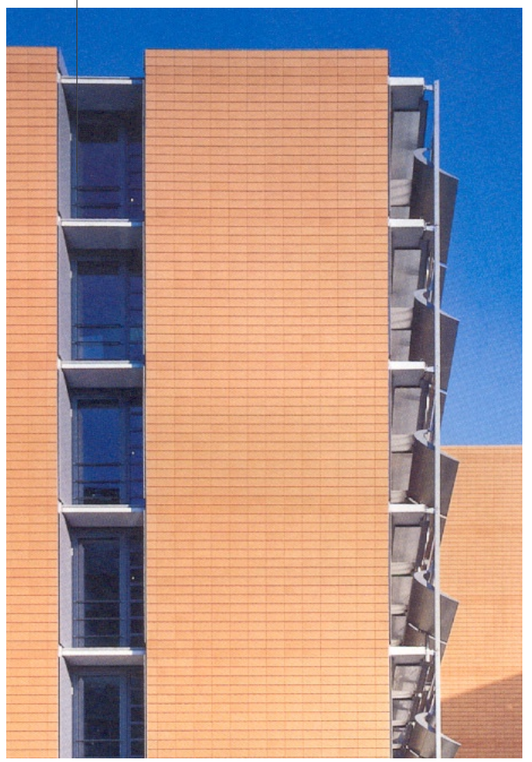


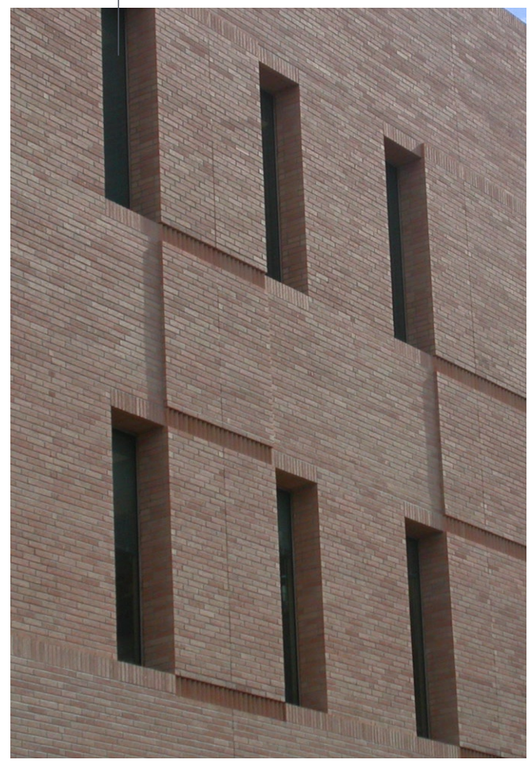
Louvered Screen Wall

Metal Louver

Lightweight enclosures define mechanical equipment

Articulation
Texture, Pattern & Color





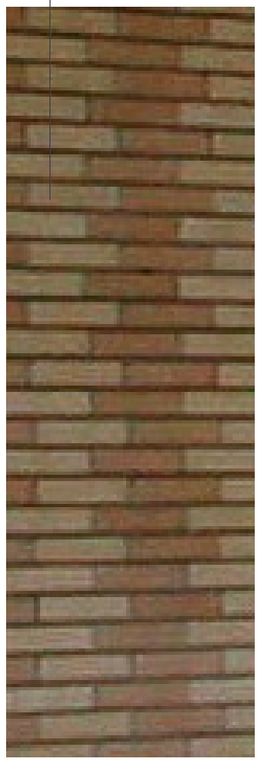
The range of materials used within the Harbor College campus should respond to the surrounding context. Selection of materials will have an effect on the perception, maintenance and energy efficiency of a project. Inherent or stable permanent coloring is preferable to applied color. Proper material selection can also help define and reinforce design strategies.

Brick is the primary campus material selected for its image of academic permanence and stability. As such, exterior walls should use brick consistently and effectively. Articulation and texture may vary and be used in subtle ways to help express various design concepts.

Variation within Singular Material Horizontal Rake Joints vs. Smooth Unexpressed Joints

Variation within Singular Material - Banding and Soldier Coursing

Existing Campus Brick: Two-Color Vertical Pattern



Brick with Expressed Horizontal Rake

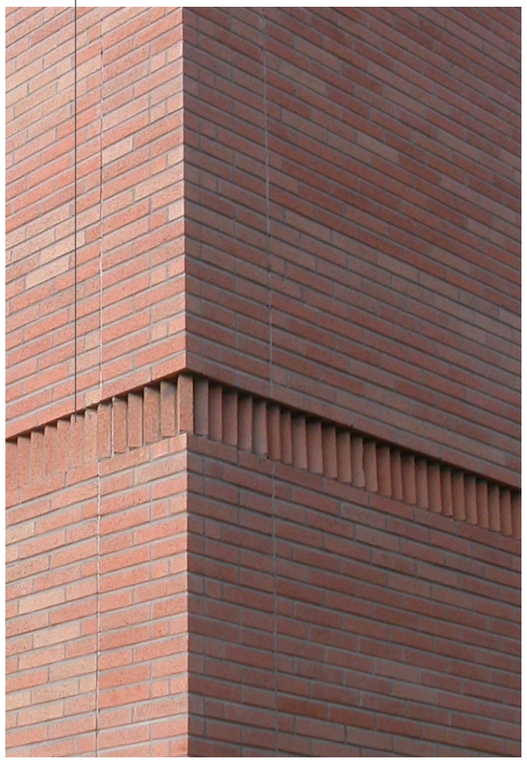
Precast Band

Inserted Complimentary Material - Precast

Expressed Reveal

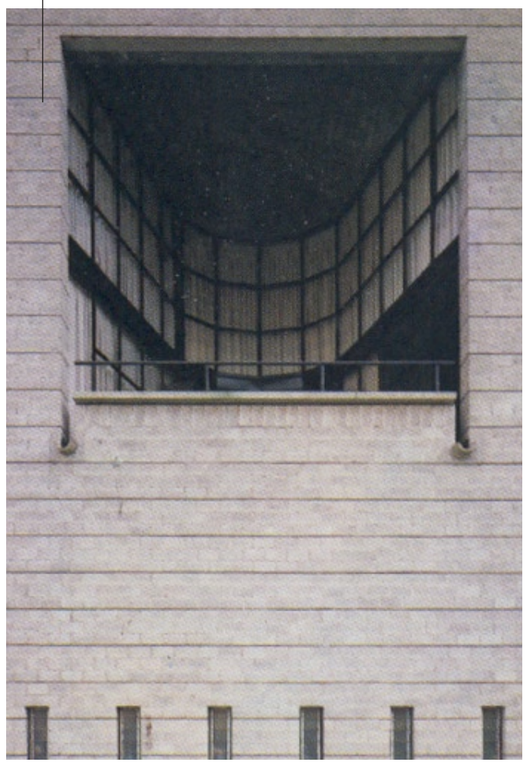
Random Tonal Variation of Brick – Single Color, Patinated

Variation within Single Material - Soldier Corsing



Concrete Masonry

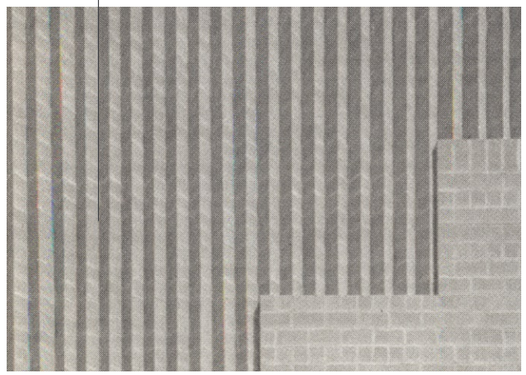
Articulation
Texture, Pattern & Color

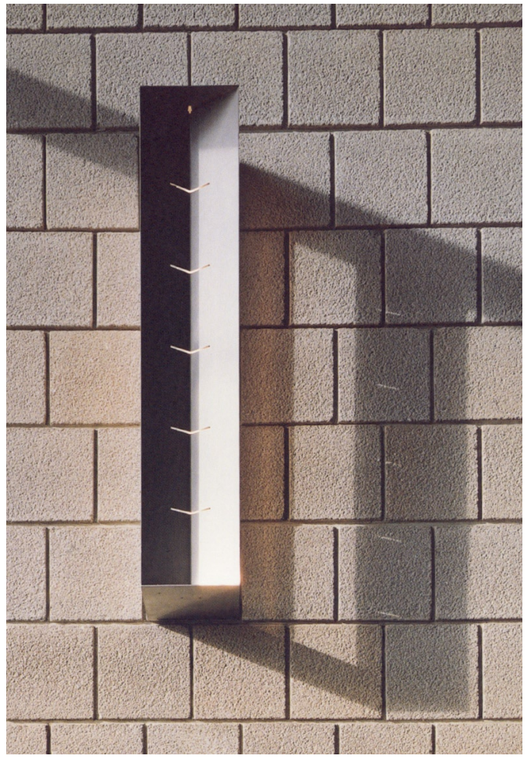


Similar to the permanence and qualities of brick, Concrete Masonry is a material that provides a substantial quality as well as durability. CMU should be used as a secondary material in subordinate areas. Special attention should be placed on color, texture, and articulation of joints and reveals.

Articulation
Texture, Pattern & Color

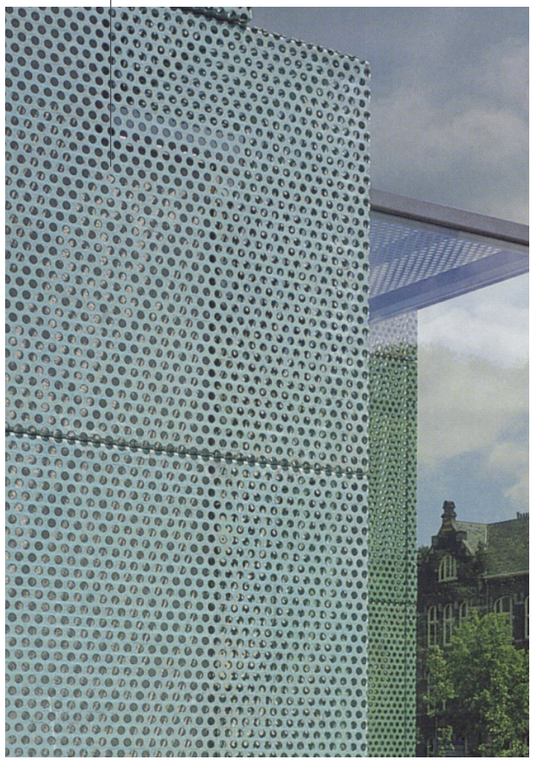
Variation through Modulation of Singular Material





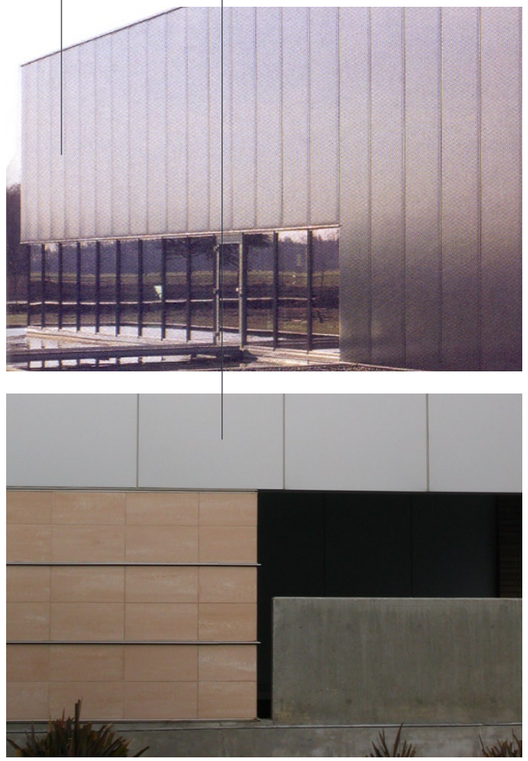
Differentiation in Material - Scored and Precision Cut Block

Perforated Metal Scrim Wall



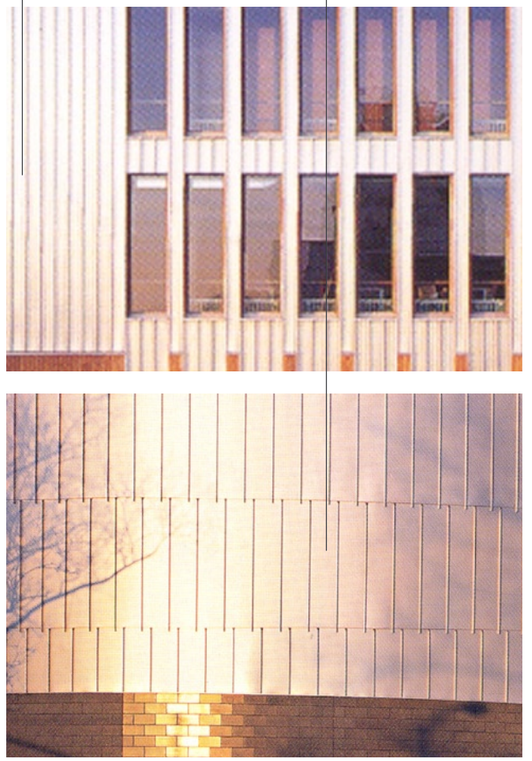
VerticalFlat Seam Metal Panel

Metal Panel - Vertical Orientation

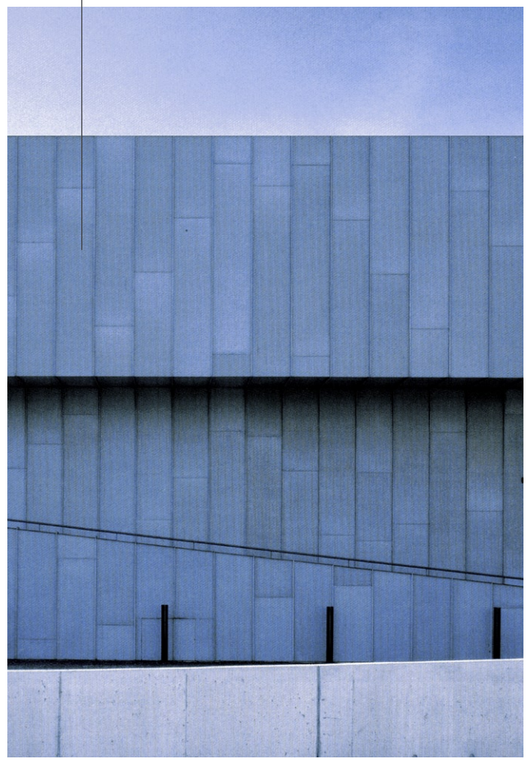


Standing Seam Metal Panel

Metal Panel Vertical Articulation Staggered

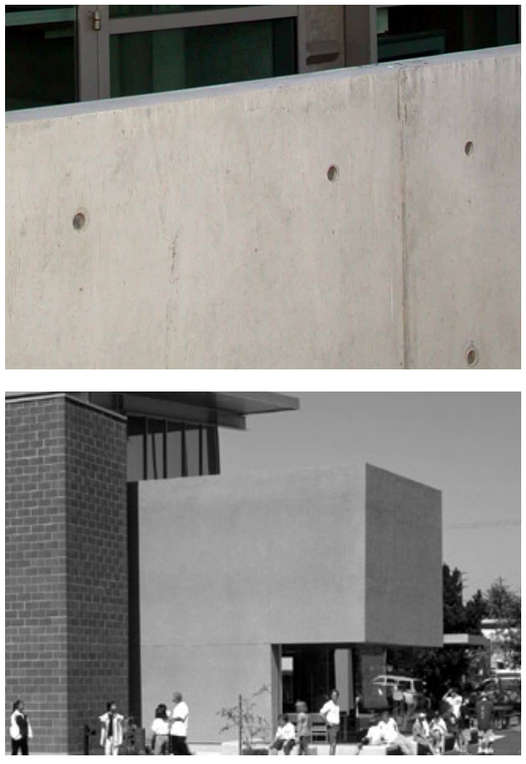


Standard Seam Metal Roofing



Metal is effective as a low cost, low maintenance building material. Metals used in a wide range of types and textures can provide substantial interest and variety to a building. The versatility of its form and shape can also help implement various design concepts such as structural expression as well as functional elements.

Plaster & Concrete



Plaster

Simple Expression of Joints

Smooth Concrete Panels

Similar to masonry construction, the durability of cementitious materials such as plaster and concrete have a long lasting sense of permanence. The variety of possible textures and potential detail qualities make them an ideal complement to the building's primary materials.