

# Branford Technical College

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# Branford Concept Campus

## Introduction

- The Branford Concept Campus is to be an incremental development. Initially the first phase will include the requisite administration and student services offices with core trade education programs of automotive, construction, and electronics technologies.
- Currently the community college district combines traditional liberal arts with vocational programs. Unfortunately due to the current limitations on development on the site, the campus design will be solely vocational in focus. As the neighboring sand and asphalt extraction site ends its operational cycle, the Branford campus will then expand into the site and include traditional academic foci.
- The Branford Campus in its embryonic stage will be dependent and complement programs currently offered at the Sylmar Mission College and the Glassell Park Northern Los Angeles City College Campus.

County of Los Angeles: Rick Auerbach, Assessor

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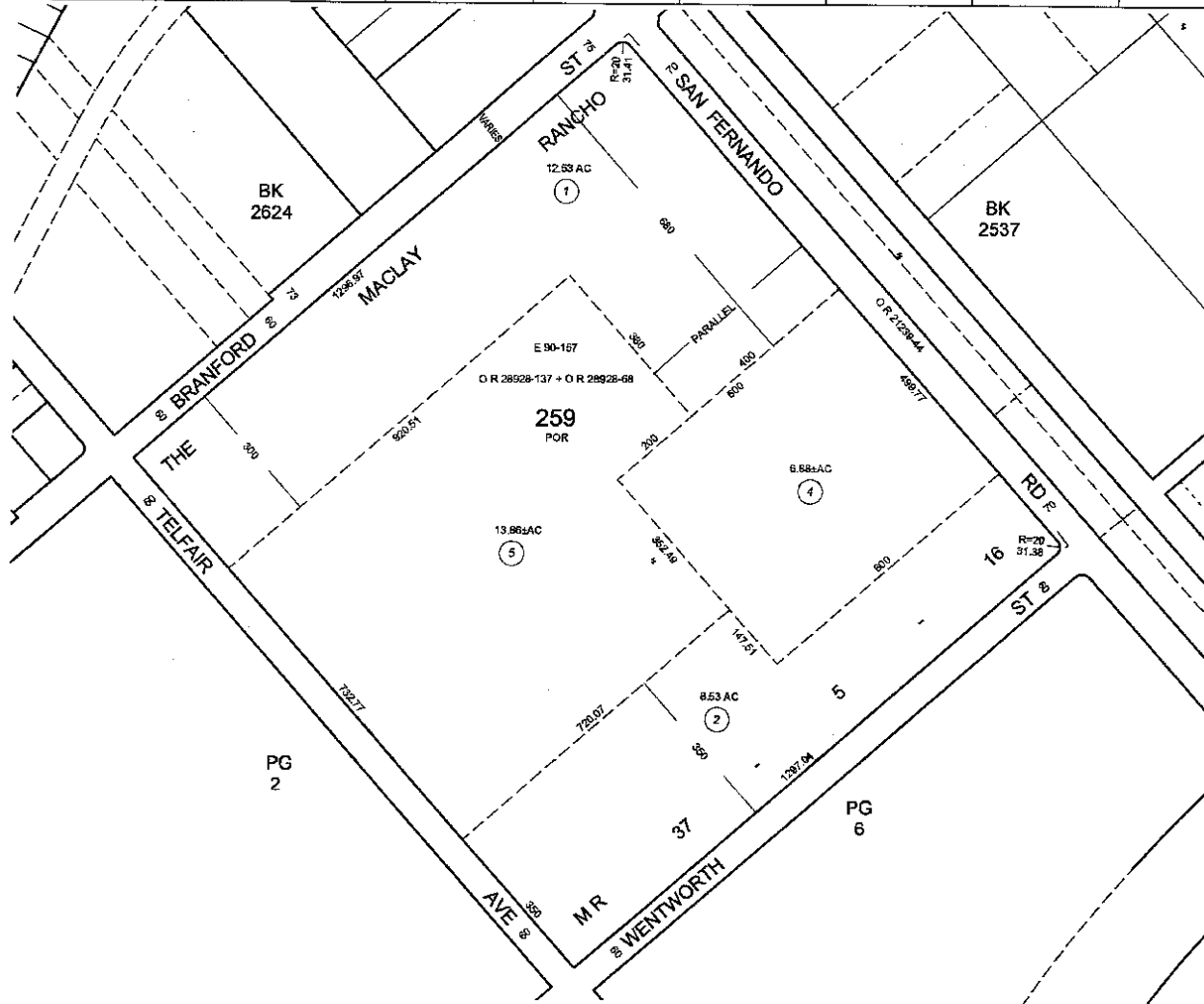
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MAPPING AND GIS  
SERVICES  
SCALE 1" = 200'



# Site Analysis

## Qualitative Analysis

- Branford Landfill is located at, 9701 San Fernando Road, Sun Valley, CA 91352. It was opened in 1957 then closed in 1961. Currently the landfill property size is approximately 90 acres.

## Access/Circulation

- San Fernando Road
- Telfair Avenue
- Branford Street
- Wentworth Street



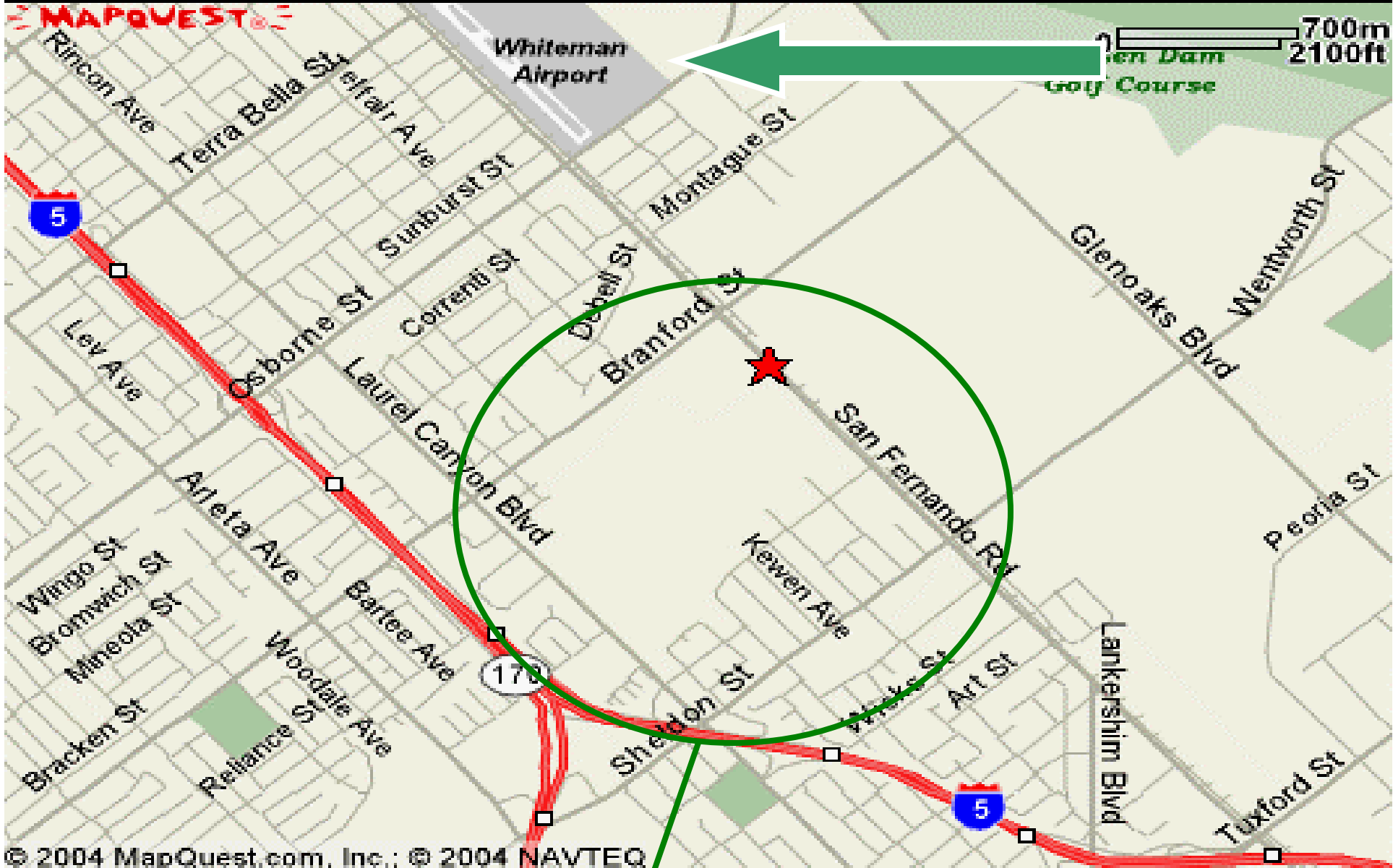


# Aerial View



Branford Disposal Site  
1968

MAPQUEST







# Current Services/Neighboring Businesses and Schools



- Richard E. Byrd Middle School
- Serra Medical Center
- Whiteman Airport
- Food 4 Less
- Payless ShoeSource
- Cadillac Jacks
- Sugar Food Corporations
- Target

# Linkages

- 5 Freeway
- 101 Freeway
- 118 Freeway
- 134 Freeway
- 170 Freeway
- 210 Freeway
- 405 Freeway
- Metro/Metrolink



# The View at Branford



- **San Gabriel Mountains to the north**
- **Sunset views to the west**

# Quantitative Analysis

## LAMC SEC. 12.19. "M2" LIGHT INDUSTRIAL ZONE.

### • (Amended by Ord. No. 146,030, Eff. 7/11/74.)

### • The following regulations shall apply to the "M2" Light Industrial Zone:

- **A. Use** – No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained, except for the following uses, and, when a "Supplemental Use District" is created by the provisions of [Article 3](#) of this chapter, for such uses as may be permitted therein:
  - 1. Any open lot use permitted in an "A" or "R" Zone, which does not involve the use of buildings or structures other than accessory buildings incident to the use of the land.
  - 1.5. (Amended by Ord. No. 146,030, Eff. 7/11/74.) Any use permitted in the M1 or MR2 Zone, whether conducted within or without a building or enclosed area, but not including any of the following:
    - (a) Any building, structure or portion thereof permitted in any "R" Zone, other than accessory buildings which are incidental to the use of the land.
    - (b) Any building containing dwelling units or guest rooms.
    - (c) The storage, display, processing or sales of second-hand boxes, crates, barrels, drums, furniture, or household appliances unless conducted in accordance with the limitations specified in Subsection A.4(b) of this section.
    - (d) The storage of impounded, abandoned, partially dismantled, obsolete or wrecked automobiles unless conducted in accordance with the limitations specified in Subsection A.4(b) of this section.
    - (e) The open air sale of merchandise from a privately owned vacant lot or drive-in theater. (Added by Ord. No. 156,684, Eff. 6/19/82.)
    - (f) Concrete or cement products manufactured in the open. (Added by Ord. No. 158,939, Eff. 6/21/84.)
    - (g) The open storage of materials and equipment, including used materials and equipment unless conducted in accordance with the limitations specified in Subsection A.4(b) of this section. The phrase "used materials and equipment" includes vehicles, boats, or airplanes which are inoperable, wrecked, damaged or unlicensed, i.e. not currently licensed by the Department of Motor Vehicles. (Added by Ord. No. 162,335, Eff. 6/6/87.)
    - (h) (Amended by Ord. No. 173,492, Eff. 10/10/00.) Indoor swap meets unless authorized pursuant to the provisions of Section [12.24W42](#).
  - 2. (None)
  - 3. Airport or aircraft landing field.
  - 3.5. (None)
  - 4. The following uses when conducted in accordance with the limitations hereafter specified:
    - (a) **Types of Use.** (Amended by Ord. No. 152,770, Eff. 9/15/79.)
      - (1) Automobile dismantling yard.
      - (2) Junk yard.
      - (3) Storage, display, processing or sales of second-hand furniture and appliances.
      - (4) Storage, display, processing, or sales of second-hand boxes, crates, barrels, drums, or similar containers. (Added by Ord. No. 158,939, Eff. 6/21/84.)
      - (5) The open storage of materials and equipment, including used materials and equipment. The phrase "used materials and equipment" includes vehicles, boats, or airplanes which are inoperable, wrecked, damaged or unlicensed, i.e. not currently licensed by the Department of Motor Vehicles. (Added by Ord. No. 162,335, Eff. 6/6/87.)

# Social Demographics

## ***Education***

- Over 73 percent of Valley residents over 25 have high school diplomas compared to 61.4 percent for Los Angeles City and 69.9 percent for the County. However, the Valley graduation rate falls short of California's by 3.3 percentage points. The Northeast Valley is the only area falling short of the Valley average with 55.8 percent of the over 25 population having graduation from high school. The Northeast Valley deviates significantly from this cluster, with less than 13 percent of its over 25 population earning bachelor degrees. Labor participation rates in the Northeast Valley were in mid 50 percent range.

## ***Self-Employment Rates***

- Self-employment is more prevalent in the Valley than in the City, County, or in California. The Valley's self-employment rate of 14.5 percent of the working population is over 50 percent higher than the 8.9 to 9.0 percent rate in the County and the state, and is one percent point above the City's rate. Northeast Valley came in with an even 10 percent rate. The Northeast Valley averages lowest with or below with just over \$ 14,000 per capita, just two-thirds of the average for the Valley.

## ***Poverty***

- In the Valley, 15.0 percent of the population had poverty level or below income, compared with 22.1 percent for Los Angeles City and 17.9 percent for the County. Northeast Valley had the highest at 17.6 percent. Still, the Northeast Valley poverty rate registered below the average poverty rate for the Los Angeles County.

# Neighborhood Pictures



# Master Plan

- **We, the WRUGS design consortium hereby propose for the Branford site, a project that will:**
- **Serve the community**
- **Utilize the open space and buildings for passive and active activities**
- **Become a focal point for the community's social, economic and political transfer**
- **Develop avenues for economic entrepreneurship**
- **Environmental construction and planning will be expressed through out the project plan**
- **We will achieve our aims by an evolutionary approach long denied the community.**
- **We, therefore, introduce into the project site, the Branford Fernando Technical College, which will be an exemplary member of the Los Angeles Community College system.**

# Land Use

## **Campus Organization**

The overall campus will be organized into north-west, north and north east buildings. The campus' three buildings will equally share the luxury of providing the surrounding areas with the teachings of popular trade and vocational schools.



# Site Plan Key

- BLACK: Building Footprint
- GREEN/AQUA: Landscaping
- RED (thick): Access Road
- RED (thin): Parking
- GOLD: Main/Minor Entry points

SAN FERNANDO

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BRANFORD

WENTWORTH

TELFAIR

AVE



# Open Spaces

All three campus buildings orient inwardly toward a great grove of trees and grassland. The northern edge fronting San Fernando Road is laced with pedestrian trails amidst native flora in a garden setting. Trees create a green canopy through out the west and south parking areas.

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# Parking & Circulation

Vehicular circulation and parking access is distributed about the western and southern sections of campus. 1000 parking spaces ring the automotive technology and administration buildings. Faculty parking consists of 100 spaces immediately west of the administration building. Entry into parking areas are either from the main entrance on San Fernando Road and on Branford Street and Telfair Avenue. Traffic is diffused from overwhelming San Fernando by placing three entrances and exits from these secondary streets. Wentworth Street on the eastern end parallels the main entrance road and directs flow into either Branford or San Fernando.

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# Service Access

- Service access is defined as Central Facilities Plant, Receiving Docks and Warehouses and EMS/Fire Access points. Located on the first floor of the Automobile Technology Building where, Telfair Avenue and Wentworth Street intersect, the Central Facilities Plant will janitorial services and grounds maintenance. Each building will have its own respective Receiving Dock and Warehouses accepting all corresponding deliveries to campus buildings.
- In terms of EMS and Fire access points, the north-east access traveling north-west and the north-west access traveling south-east are scaled and paved to accept both service and emergency vehicles. Additionally, entrances for emergency vehicles are provided at several points along the perimeter at Bradford Street, Telfair Avenue, Wentworth Street and San Fernando Road.
- Pending further campus expansions, a stand alone facilities plant will be planned, devised and developed.

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# Departmental Arrangement

The initial phase of building groups will be, because of space limitations, industrial. We may utilize through design a multifunctional purpose within the three buildings. Traditional classroom spaces will be included into the planned buildings. As campus expansion occurs, separate spatial identities will be created along academic lines. Proposed sections would follow into Liberal Arts, Health and Applied Sciences, Life Quality Arts, Special Programs, and Recreational Space.

## **Initial Offerings:**

- Technology and Science
- Auto, Diesel Technology
- Machine Shop
- Construction Technology
- Electronics
- Computer Programming
- Administration and Services
- Administration
- Learning Resource Center
- Learning Skills Center
- Student Services
- Media Services
- Campus Facilities & Safety
- Campus police
- Central Plant Facility

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# The Future...





