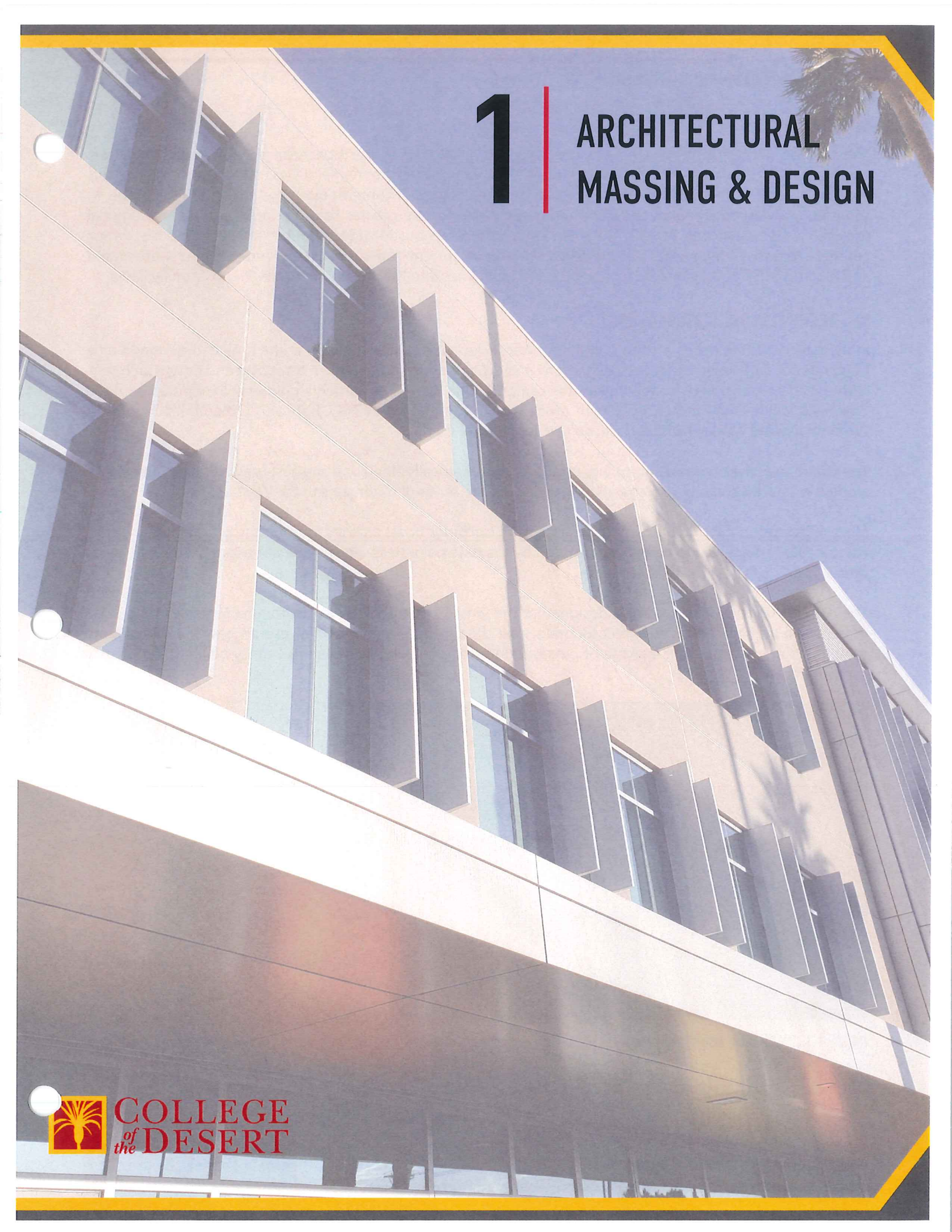




1

ARCHITECTURAL
MASSING & DESIGN



COLLEGE
of the DESERT



IMAGE 1.2 | CENTRAL FOUNTAIN PLAZA & LIBRARY - 1960s



IMAGE 1.3 | COLONNADE STRUCTURE & PATH

The College of the Desert's Palm Desert campus is the only place in the Coachella Valley where people can experience the work of those renowned midcentury desert modernists all in one place. And their work on the campus was all designed under same set of guiding principles. The concrete and its look was built to last with great durability yet has good thermal capacity to work well in desert environment.

John Warnecke always imagined the concrete panels to have the look and feel of having been here for 100 years. There is such durability built into the concrete that these original buildings have really lasted. Over 60 years into their existence, they still look great and have been somehow kept pristine and adhering to the vision which John Warnecke planned and adapted to modern technology in use.

Other buildings have been added to the campus over the years including the McCallum Theatre (1988, Anthony and Langford), the Barker Nursing Complex (2009, HMC Architects), the Communication building (2013, tBP Architecture) and the athletics complex (LPA Architects) among others. These buildings all adhere to the desert modernist aesthetic in their own ways, but lacks of necessary communication, consistency to each other, thus somehow drifted away from the idea of collectively presenting a strong branding architecturally.

1b | ARCHITECTURAL STYLE

The District standard for architectural style aligns with the concept of 'Contemporary Desert Modernism'. Successful designs will integrate characteristics of Palm Springs/Palm Desert iconic modern designs by utilizing contemporary architectural materials, methods, and systems. Designs must also carefully consider researched climatic and weather conditions of the region, including extreme temperatures, solar patterns, prevailing winds, storms, natural disasters. Building performance and maintenance must be considered with integration of passive and active design strategies. Sustainability and resilience are integral to the architectural style in the way that building materials and systems are visually integrated into the building. The following paragraphs discuss the architectural style of the three largest campuses within the District:

The architectural style of College of the Desert facilities has evolved over time from the 1960s to the present day. The original Palm Desert campus is unified in its 'desert modernism' style. However, when examining recently constructed buildings over the past 20 years, there is stylistic inconsistency between buildings. Differences in

1d | BUILDING MASS AND PROPORTION

Building Heights and Mass – Building Heights vary at the various District campus locations as follows:

I. PALM DESERT CAMPUS

The original campus established building heights in its master plan configuration with the central dominant structure being the library building as a 2-story structure elevated on an elevated central site platform over a sub-grade basement, establishing it as the highest point of the site. All other original buildings were constructed as 1 story on-grade buildings. More recently constructed facilities have been limited to 2-story height.

The original buildings are massed in geometric rectangular form aligned with the strong geometric master plan surrounding the central dominant library building. Surrounded by concrete colonnade arcades which link many of the buildings.



IMAGE 1.9 | PALM DESERT BRANCH LIBRARY



IMAGE 1.9 | CENTRAL LIBRARY BUILDING (PALM DESERT)



IMAGE 1.6 | COMMUNICATIONS BUILDING (PALM DESERT)



IMAGE 1.8 | NURSING COMPLEX (PALM DESERT)



IMAGE 1.10 | STUDENT SERVICES CENTER (PALM DESERT)



IMAGE 1.10 | GYMNASIUM (PALM DESERT)

III. PALM SPRINGS CAMPUS

The proposed design configuration for this new campus design limits building height to 2-stories, although the upper level has an elevated roof canopy height plane established at approximately 35' above grade. Some individual support facilities are limited to 1-story.

Massing of this site is similar to the Indio campus in that its rectilinear facilities front connected to the site street frontage allowing direct access to the public and users. But it differs in that both building rectangular masses are captured under a common elevated canopy deck spanning the entire length of the site.

These height limits and massing concepts are intended to establish future structure limits as applied to each individual campus location. Exceptions in total height dimension may vary based on exceptions for specialty structures i.e., performance, workshop, athletic activity spaces which may vary in height for each of the 3 District campuses. However, they must be approved based on designer proposed deviation by the district for each individual proposed deviation. However, one approved deviation does not constitute an automatic similar proposed deviation approval for a similar or different type of functional structure at the same or one of the other District locations, without its own specific approval.



IMAGE 1.17 | DESIGN RENDERING OF FUTURE PALM SPRINGS CAMPUS (REFERENCED FROM DEVELOPMENT GUIDELINES)

Indio Campus – Low linear pedestrian scale canopies help reduce the massive structures of 3-story classroom buildings adjacent to sidewalk and entry areas. The central plaza outdoor activity area is shaded by an elevated Parasol cover between two adjacent buildings unifying building masses. Refer to the photographs and renderings below:



IMAGE 1.20-1.21 | INDIO CAMPUS - SUCCESSFUL INTEGRATION OF CANOPY ELEMENTS

Palm Springs Development Project (PSDP) – At the proposed future location of the Palm Springs Development Project, two adjacent linear structures are unitized by an overhead shade canopy structure. Sheltered beneath are partial single and dual level multifunctional facility components in its shadow. The composition of these spaces varies between interior and exterior functions. The following rendered images reflect successful massing and composition within the proposed designs:



IMAGE 1.21-1.22 | PALM SPRINGS DEVELOPMENT PROJECT - SUCCESSFUL INTEGRATION OF CANOPY ELEMENTS

toward the library and fountain courtyard. Other view focal points occur along the pedestrian arcades as they enter the subsequent courtyards. A major pedestrian link focal corridor occurs along the axis to the West of the fountain plaza and runs North to South from the Art building to the McCallum Theater.

Indio Campus: The Indio Campus in its downtown setting is defined by primary focal points from the N&S along Oasis Street where its primary 3-story educational buildings located at opposite ends of the street frontage bookend its Central Plaza with its overhead Parasol link between them. Additional focal termination occurs at the new culmination of Civic Center Dr. at the West side of the site adjacent to the central plaza. From this location views lead to the entrances of both buildings along their adjacent facades.

Palm Springs Campus: The proposed future expansive linear canopy/roof covering the entire length of the campus main facilities. Primary proposed external focal points include; the view west from Farrell Rd. to the Main campus entrance, the view North from Baristo Rd. of the South entrance from the mobility hub, the view from the corner of Farrell Dr. and Tahquitz Canyon Way of the Special Events Center location, and internal site focal terminations looking east toward the main entry drive to the site and also access point to the main entrance of the Accelerator building portion of the southern wing facility.

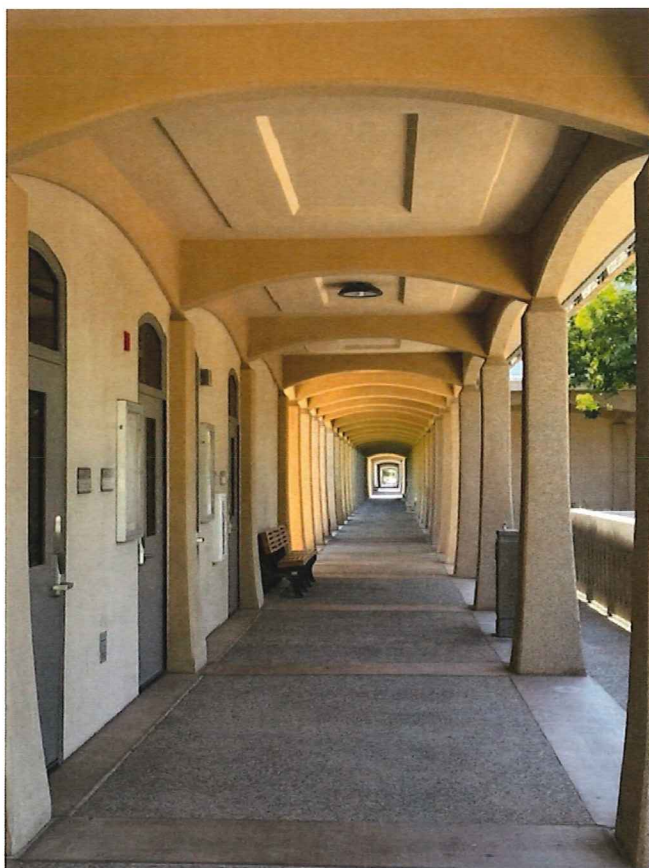


IMAGE 1.23 | ARCADE AT CAMPUS CORE (PALM DESERT)



IMAGE 1.23 | CENTRAL PAVILLION CANOPY (INDIO CAMPUS)



IMAGE 1.23 | FARREL ENTRY DRIVE (PALM SPRINGS CAMPUS)

5. Concrete

Although concrete has been implemented in the original structure design for the Palm Desert master planned campus, the district prefers not to see design recommendations for any new applications of this material in new facility exterior design without prior review, discussion, and approval by the district before proceeding in that direction. If any approval is adopted by the district for any of its campus sites this is not to be construed as acceptable for other projects at any of its sites without prior district review and approval.

6. Metal Panel Cladding / Aluminum Composite Panels

Metal Panel Cladding or similar products proposed by a designer will be reviewed, discussed and approved by the district prior to inclusion in any district project. Focused discussion will include durability, stability, maintenance, cost, and availability of proposed material/s. Basis of Design Mfr/Product:

- a. Palm Springs: Morin/Kingspan Group, Finish – Fluoropon 2- Coat Mica Finish, Color: Copper Penny;
- b. Other Campuses: Americlاد AC-1300 Aluminum Composite System or AC-3300 Aluminum Plate Panel System, Finish - Alpolic ACM Mica Finish, Color: As selected by Architect and approved by District.

7. Metal Fascia Panels

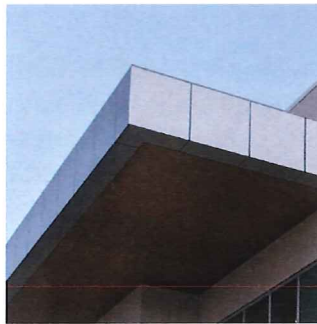
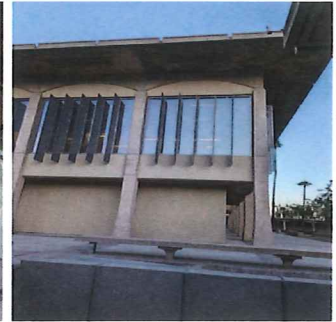
Metal Fascia Panels or similar products proposed by a designer will be reviewed, discussed and approved by the district prior to inclusion in any district project. Focused discussion will include durability, stability, maintenance, cost, and availability of proposed material(s).

8. Metal Shaped Panels

Metal Shaped Panels or similar products that create an expression of personality for a building, especially in the context of its function, location and/or culture, may be proposed by a designer for review, discussion, and approval. Focused discussion will include durability, stability, maintenance, custom or available design, cost, and availability of proposed material(s).



EXISTING CONDITION - NEW APPLICATIONS TYPICALLY NOT ACCEPTABLE



SUCCESSFUL APPLICATION (PALM DESERT)



INSPIRATION FOR POTENTIAL USE



EXAMPLE OF SUCCESSFUL APPLICATION



EXAMPLE OF SUCCESSFUL APPLICATION (PALM DESEET & INDIO SITES)



14. Concrete Columns

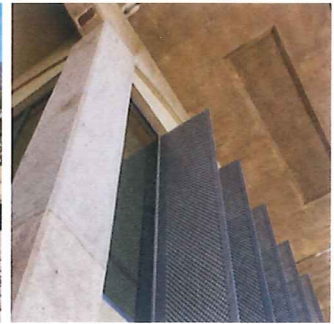
Any application of Concrete Columns, precast or poured in place must be presented for review by the district prior to proceeding with design. District will be focused on how this integrates with the remainder of the designers proposed design, context of the site it is proposed for, finish quality, configuration, and cost compared to alternate options.

15. Architectural Precast Concrete Panels – Precast Concrete Panels and/or GFGC Panels or similar products proposed by a designer will be reviewed, discussed, and approved by the district prior to inclusion in any district project. Focused discussion will include Custom or standard design, effective shading coefficient/application, durability, stability, maintenance, cost, and availability of proposed material/s. Basis of Design Mfr.: Clark Pacific, Size – Custom (varies), Custom Color (to match Glacier White block)

16. Glazing Curtainwall/Window Wall Systems – Application of all glazing systems proposed by designer must include all efficiency data, insulation type, glazing type, color hue, application location, sizing, and cost for district approval. District prefers some consistency of visual aesthetic between existing and proposed new project glazing, unless otherwise decided for approval. Basis of Design Mfr: Innovation Glass and Kawneer, Glazing – Vitro Solarban 90XL (Clear/Clear), Color: Champagne Anodized

17. Laminated Glass

Proposed application of a Laminated Glass or other similar product with applied or integrated glazing texture/gradient must be presented for its intended use, purpose, special detailing or installation requirements, finish, and cost. District will have final approval rights following this review. Basis of Design Mfr./Product: SEFAR Architecture Fabric & Glass or approved equal



EXAMPLE OF SUCCESSFUL APPLICATION (PALM DESERT CAMPUS SHOWN)



INSPIRATION FOR POTENTIAL USE



EXAMPLE OF SUCCESSFUL APPLICATION (INDIO CAMPUS SHOWN)



INSPIRATION FOR POTENTIAL USE

that designers stay consistent with campus and community context in applying elements of this type to the local campus. Basis of Design Mfr/Product: Nitterhouse Masonry Products - Camina Paving Stones, or approved equal. Color to be selected by Architect and approved by the District

2. Colored Concrete Paving –

The district encourages the use of colored concrete elements within all new concrete pedestrian circulation and plaza installations like that incorporated in the original-colored concrete banded paving on the Palm Desert campus. This must be reviewed with the district prior to approval of final design for any new installation.

3. Poured-in-place Concrete Seating/Seat Walls & Precast Concrete Seating

Many forms of concrete seating elements are present at some of the campus sites within the district. The district is interested in creating a specific design standard relative to exterior seating for all of its sites for consistency, cost effectiveness, and management of its assets. The following existing images represent good and poor installations of skateboard deterrents. This should be discussed with the district at the time of each individual project design.

'Good example' – gradual height transitions provide less incentive for skateboarders to ride on. Other acceptable applications should include set-in recessed horizontal bars across the full width of the seat top, projecting above the concrete $\frac{3}{4}$ ".

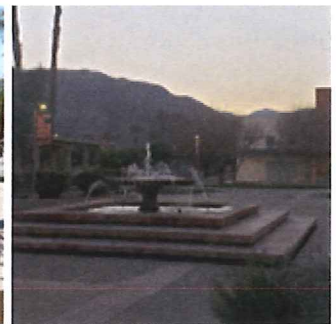
'Poor example' - skateboard applications to the right - the surface applications break off and are not aesthetic - recessed grooves chip off.



EXAMPLE OF SUCCESSFUL APPLICATION (PALM DESERT CAMPUS)



NOT AN ACCEPTABLE USE



EX. OF SUCCESSFUL APPLICATION



INSPIRATION FOR POTENTIAL USE



POOR EXAMPLES OF SKATEBOARD APPLICATIONS (PALM DESERT CAMPUS)

budget allows with District approval.

7. Structured Landscape

Structured landscaping is a type of landscape design that focuses on the construction of external structures and features, or hardscape, to create a functional and aesthetically pleasing outdoor space. It involves integrating hardscape elements with natural features, or softscape, like plants and trees. The design professional should take careful consideration of the surrounding campus as well as review the Landscape Standards in Chapter 8 - Landscape and Exterior Improvements.



INSPIRATION FOR SUCCESSFUL APPLICATION



INSPIRATION FOR SUCCESSFUL APPLICATION

8. Defined Courtyard Spaces

Defined courtyard spaces, surrounded by walls or buildings, can be functional for public areas of study, relaxation, or even outdoor learning environments. Accessibility and use, thermal comfort/shade, and stormwater management strategies shall be considered and integrated when designing these spaces on any campus.



INSPIRATION FOR SUCCESSFUL APPLICATION

1g | FACADES & FENESTRATION

A critical design consideration for all building sites needs protection from elements of the desert environment, i.e. strong sun, heat gain, and storms. Covered colonnades, vertical and horizontal sunshades and studying building orientation have provided successful treatments for providing protection for pedestrians' external circulation and transition in and out of facilities. Concrete massing of walls and limiting orientation of fenestration has assisted in reducing excessive internal heat gain. Other additional methods, i.e. external and internal sun shading devices at fenestration locations have assisted in protecting against harsh sun conditions. Fenestration orientation, façade location, size, type of fenestration treatment, are all design considerations that should be implemented in new designs. Prior campus designs have implemented many of these considerations and have also created some design features to be considered for campus consistency at each location.

I. Interior to Exterior connectivity

Extending exterior into the interior. It is encouraged to follow the Desert Modern concept of creating a strong visual relationship between interior and exterior spaces where appropriate in the layout and design of new structures at all District campuses.

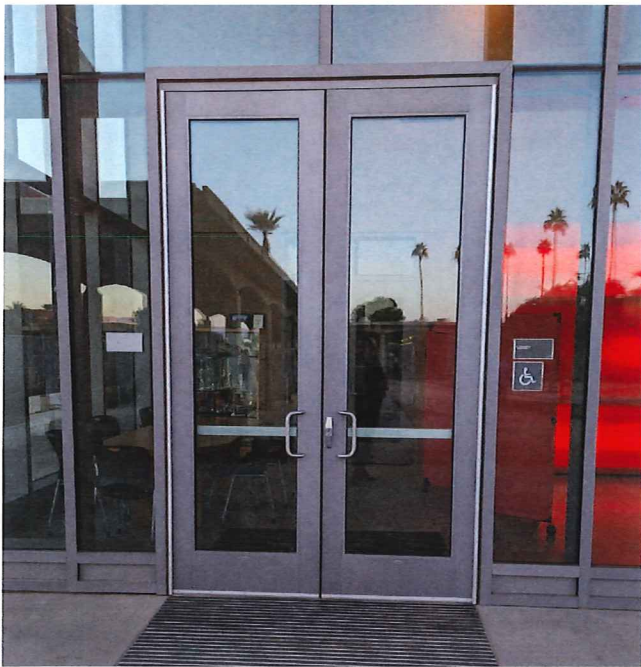
II. Curtain wall vs. storefront applications

Both forms of glazing installation should be considered in new designs where appropriate without compromising environmental aspects of each facility design.

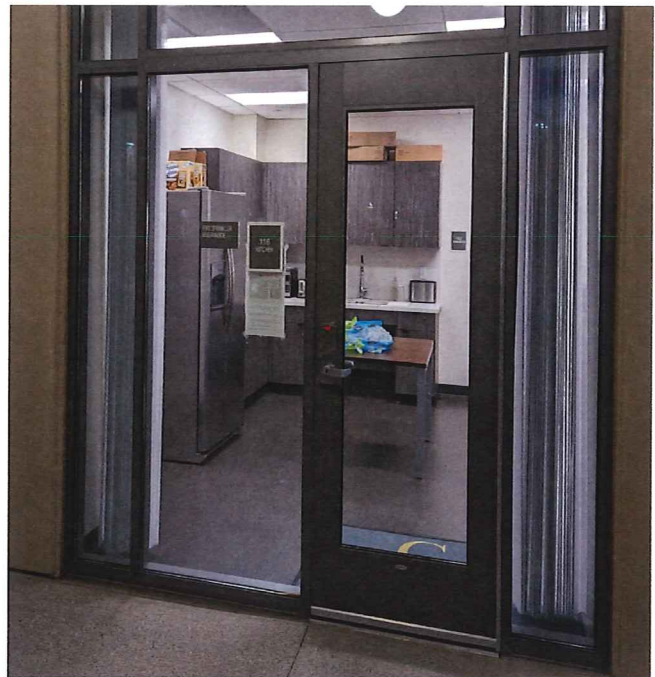
III. Simplify types of systems, rhythm, materials, and colors

District prefers to approach these systems and materials to create consistency within each campus as a unifying device rather than creating individual unrelated identities for each building.

Refer to the Architectural Technical Standards section for additional requirements.



GOOD EXAMPLE OF CURTAIN WALL SYSTEM & DOORS AT MAIN ENTRANCE



GOOD EXAMPLE OF STOREFRONT SYSTEM FOR RENOVATION PROJECT

1j | SOLAR SHADING DEVICES

Solar shading devices such as horizontal canopies, vertical fins, louvers, screen walls shall be considered for integration into the building design and exterior envelope. The design team shall study the building orientation, solar patterns throughout the year, and climate conditions. Maintenance considerations shall be discussed together with the design team and the District. Both manufactured products and Architect/Engineer-designed elements may be considered. Longevity, durability, and value of selected assemblies is of high importance. Refer to the Sustainability chapter and Architectural Technical standards sections for more information.



IMAGE 1.13 | SOLAR SHADING EQUIPMENT (INDIO & PALM DESERT CAMPUS)

1k | NATURAL DAYLIGHTING

Natural daylighting through fenestration improves human health and productivity. Incorporating natural daylighting into common spaces, classrooms, offices, and other primary building functions is highly desired by the district. Proper orientation and shading devices must be considered when incorporating natural daylighting. For more information, refer to the Glazing section and Architectural Technical standards section.



IMAGE 1.14 | NATURAL DAYLIGHTING - CURTAIN WALL SYSTEM AND SKYLIGHTS (PALM SPRINGS CAMPUS)

1. Existing Concrete Structures – Damage to soffits of concrete arcades – Design professional to inspect to ensure roof leaking is not present. If required remediation of the leakage issue needs to be mitigated prior to any further renovation approach. See 1st image below:



REPAIRED CONCRETE SOFFIT



ALTERNATE 1 - WOOD PANEL INFILL



ALTERNATE 3 - PLASTER PANEL INFILL

a. Alternate 1 - (See 2nd image above) Add Wood Panel infill at highest level of soffit surrounding existing globe light fixture. Where required replace existing fixture with new globe fixture as directed by the district. Wood soffit stain color to complement period of building construction, or match wood soffits on newer campus facilities, as shown in the attached images.

b. Alternate 2 - Add Metal Panel insert to underside of highest level of soffit with mounted pendant globe light fixture suspended beneath. Similar procedure for light fixture as Alternate 1, Metal color to be selected from pallet of complimentary desert tones by District.

c. Alternate 3 - Add Plaster Panel infill at highest level of soffit surrounding globe light fixture. Similar procedure for light fixture as Alternate 1. Plaster Panel Color to compliment desert tones, to be selected by District.

d. Alternate 4 – Clean underside of concrete soffit and seal concrete prior to painting. Paint underside of concrete soffit college accent color, or other color selected by District.

2. Existing Concrete Structures – Damage to concrete wall panels – Design professional to inspect extent of damage, condition of adjacent existing concrete and propose alternatives to match or conceal damaged area, and likelihood of achieving a match in color, tone, texture due to the age of the existing material. The following alternative maybe discussed with the district as options for consideration:

a. Alternate 1 - Clean existing adjacent surface of concrete panel to the nearest change in plane of the panel surface. Mix concrete material to existing surface as close as possible.

b. Alternate 2 - Install surface mounted floating plaster wall panel with campus/ symbolic desert themed organic contemporary image, with desert tone colors.

- a. Design professional/s to provide concepts for adapting and inserting structural and non-structural elements in locations that are easily accessible and adapted to environmental conditions for use as programmed teaching alternative areas, gathering, study, and lounging activities.
- b. Adaptation to various types of shading devices and orientation for wind patterns should be considered based on the type of function the space is being designed to accommodate and the size of the activity to be accommodated. Also, consideration in design must provide for noise and distraction created within or to any existing adjacent programmed function whether internal or external.



SHADED OUTDOOR ACTIVITY AREAS - INSPIRATION IMAGES

II. ART WALK Concept Diagram

The concept sketch shown below is intended to represent conceptual inspirational components of entry points, pausing nodes, and slower paced pathways. It is also intended to provide places for presentation of all types of art pieces, some permanent iconic commissioned pieces, some focal node pieces, and several secondary art locations which could be rotated to other campus locations allowing for the introduction of new rotational art continuing the evolving interest in this defined campus ART WALK.

The Art Walk Access points are located on the West across the drive from the entrance portico to the Art Building, and on the East at the edge of the cross drive behind the Performing Arts Center. As a person accesses from either location, they will immediately visualize and experience a new approach to integration of art and landscape as they view and interface with both elements. Traveling through the passage you experience intersecting parallel pathways, one formal/direct, and one more natural and meandering with many opportunities to experience both. Major Landscape spaces infused with art will occur at arcade passageways along the ends of buildings expanding toward the adjacent buildings. Secondary art installations are encouraged adjacent to these locations and flanking cross access points that link courtyards and the main entry plaza of the campus. These are conceived as rotational art locations to exhibit student artwork which can be periodically relocated to other locations on campus keeping this experience ever changing.

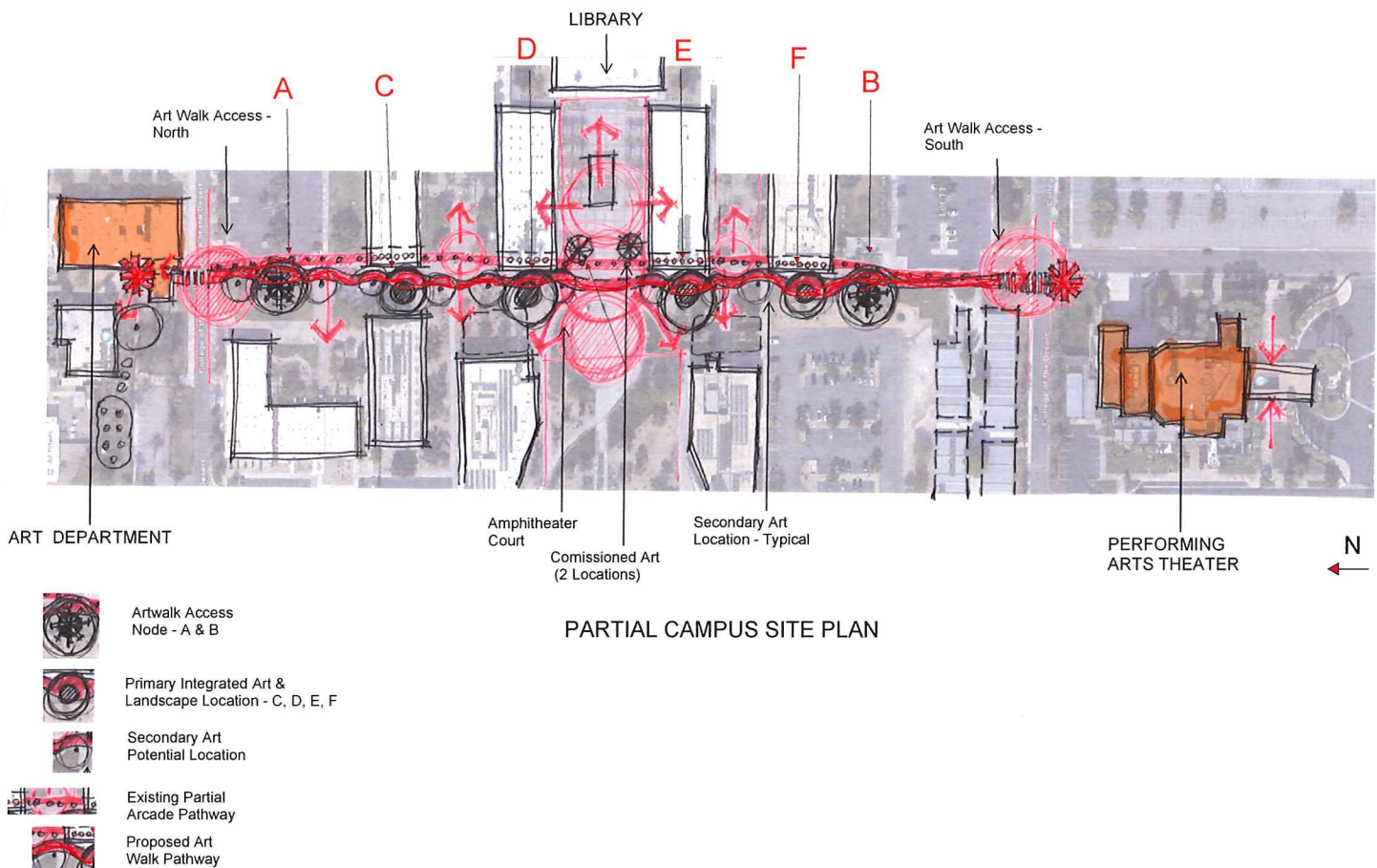


FIGURE 1.1 | PALM DESERT CAMPUS - ART WALK CONCEPT DIAGRAM



B ARTWALK ACCESS - SOUTH - ART & LANDSCAPE INSPIRATION



D ARTWALK INTEGRATED ART & LANDSCAPE INSPIRATION



F ARTWALK INTEGRATED ART & LANDSCAPE INSPIRATION