

University of La Verne Facilities and Technology Master Plan

November, 2016



Welcome

WELCOME

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INTRODUCTION AND OVERVIEW

The development of the Facility and Technology Master Plan was guided by the University's 2020 Strategic Vision which was adopted by the Board of Trustees in May 2013. The 2020 Strategic Vision presented the vision for the direction of the University of La Verne. As the next element of planning for the future, President Devorah Lieberman initiated a process to create a new Campus Master Plan that would describe the physical and technological development necessary to support the Strategic Vision of the University.

The University of La Verne Facilities and Technology Master Plan was guided by a Master Plan Advisory Committee, who began work in fall of 2013. The Advisory Committee consisted of faculty from each of the four academic colleges, administrators, students, alumni and members from the Board of Trustees. To assist in the Master Plan process, the Advisory Committee selected a nationally prominent planning firm, LPA, Inc. based in Irvine, California. LPA, Inc. brought extensive experience in university campus planning. The creation of the Master Plan drew upon vast outreach to the campus community as well as to residents of the City of La Verne. Thirty three "Visioning Sessions" were held that involved more than 1,000 students, staff, faculty, trustees and neighborhood residents. Social media was also used to obtain additional feedback.

The result of the Master Plan process is a physical development plan that extends, in three six-year phases, to the year 2035, as well as a policy plan that will guide the University in its facility and technology strategic investments. The plan gives priority attention to academic and co-curricular learning spaces, as well as technology improvements that enhance and support the educational process.

A major conclusion of the Master Plan is that the central La Verne campus can accommodate future academic and student service needs by building more density into future facilities. The La Verne campus will be converted into a more human scale by closing internal streets and creating a pedestrian focused campus, with expanded parking capacity built on the periphery. The plan also concludes that Campus West is the appropriate location to consolidate all athletic functions currently on the downtown La Verne campus, although such relocation may occur decades into the future. In addition, for the Regional Campuses and the College of Law in Ontario, it is essential that any location where La Verne provides academic programs, the facilities should be designed and branded, and served with high capacity technology, so that the La Verne experience is fulfilled wherever La Verne students are engaged.

The primary themes that emerged in the Master Plan are:

- Create academic capacity for classrooms, labs, offices and student lounge space
- Create a more pedestrian campus that will close major streets that currently dissect the campus, create a well-defined University District with clear edges and entrances to the campus and a more nurturing landscape
- Create more parking capacity and expand different modes to access the campus
- Create a more residential campus and add a more vibrant student life experience
- Create capacity for integrating and enlarging the role of technology in the academic and administrative life of the University
- Create a stronger campus image and identity that includes prominent gateways, signage, way-finding and landscaping
- Create a linkage with Regional Campuses and the College of law that emphasizes the La Verne identity, and creates similar classroom design at every campus with modern, flexible and robust technology access
- Create a plan for the utilization and development of Campus West including the movement of athletic facilities from the downtown La Verne campus
- Create an environmentally responsible and sustainable campus
- Strengthen the City and Community partnership by fostering an inclusive process that addresses the vision and interests of all the involved parties.

PURPOSE OF THIS DOCUMENT

The purpose of the Facilities and Technology Master Plan is to serve as a guide for the University development of new buildings and the update of existing facilities. The flexible framework of the document allows the University to adapt and adjust to the changes in academic initiatives and/or programs, or in changes in pedagogy, technology, student populations, or fluctuations in resources. Development phases and projects can be accelerated if funding is available or if campus needs identify that the improvements should proceed in a different order.

This document provides the history behind the university's evolution and creates a clear context and point of reference for future physical development. The Master Plan describes phasing plans for implementation of the Master Plan: Phase I is from 2015-2021, Phase II is from 2022-2028 and Phase III is from 2029-2035. In addition the Master Plan describes initiatives to address technology, campus identity, sustainability, campus-planning concepts and guiding parameters.

LA VERNE CAMPUS AND CAMPUS WEST DEVELOPMENT PHASES

The phasing plan for the La Verne Campus and Campus West is divided into three phases that starts from current conditions and stretches to the year 2035. Maximum flexibility and adaptability requires that the phasing specify no particular sequence for completion of each indicated project. A basic level of sequencing is illustrated to propose physical growth and development of new buildings and facilities while maintaining a fully functioning campus. The actual program components that will occupy each proposed new facility will be defined during programming that will occur as part of the implementation of the Master Plan.

PHASE I GOALS (2015 - 2021)

- 1 Construct a Multicultural Center adjacent to the new academic building that will replace the chapel and allow for interfaith and multicultural programs. This project will require the demolition of the existing chapel. This new center will be integrated with the renovated Brandt Hall.
- 2 Construct a prominent "gateway" academic building on the north end of the existing north-south mall, facing Bonita Avenue, which includes an archway that allows a view from Bonita Avenue to Founders Hall.
- 3 Develop a more pedestrian oriented campus by closing (except for emergency access) C Street below 3rd Street, and 2nd Street in front of the Abraham Campus Center.
- 4 Construct a new residence hall and dining facility in the area to the south of the Abraham Campus Center. The existing Studabaker-Hanawalt residence hall will be demolished when the new residence hall opens and a parking lot will be constructed on the site.
- 5 Construct a second central services physical plant in the parking lot north of Woody Hall to serve the existing and new buildings north of 3rd Street.
- 6 Initiate the expansion of technology infrastructure for academic and administrative needs, including construction of a data center.
- 7 Delineate new edges and mark key entry points to the La Verne campus by installing "Campus Entry Markers", as well as landscaping and signage features that will enhance way-finding and reinforce the University's identity.
- 8 Develop the Gold Line Gateway Plaza as a pedestrian-oriented welcome center into the University and downtown areas. A landscaped pedestrian promenade along the eastern perimeter of campus will be created to facilitate the connection between the La Verne Light Rail station and Old Town La Verne.
- 9 Renovate and update facilities as necessary and at the time when new buildings are opened and the vacated space is reprogrammed. Brandt Residence hall will be included in these renovations.
- 10 Given plans for future development of the western portion of Campus West (former Brown and Gainey Properties), the University plans to cross the Marshal Canyon storm water channel to provide access to this currently undeveloped land.
- 11 Regional and Online Campuses and the College of Law will receive investments in modernizing facilities and technology in a manner that will focus on connectivity, technology and branding that supports the academic program and the University of La Verne brand.

WELCOME**EXECUTIVE SUMMARY****PHASE II GOALS (2022 - 2028)**

- 1 Construct a new academic building along B Street between 3rd Street and Bonita Avenue to frame the west boundary of the north mall. This project will require the demolition of Woody Hall.
- 2 Construct a Student Services building at the southwest corner of 3rd Street and C Street that will centralize admissions and student services functions and present a major main entrance to the campus. This project will require the demolition of Davenport Dining Hall and will be served by the new parking lot across the street after the demolition of Studabaker-Hanawalt Residence Hall.
- 3 Develop a more pedestrian oriented campus by closing (except for emergency access) 3rd Street between B Street and C Street for the creation of a Pedestrian Promenade.
- 4 On Campus West a new University House to serve as the home of current and future University Presidents will be constructed. The house will also include modest conference facilities to support gatherings and university guests. The University House will have adjacent parking to support functions of the facility.
- 5 Renovate and update facilities as necessary and at the time when new buildings are opened and the vacated space is reprogrammed.
- 6 Technology infrastructure and support services will be provided to accommodate expanded utilization of technology in meeting academic and administrative needs.
- 7 Regional and Online Campuses and the College of Law will receive investments in modernizing facilities and technology in a manner that will focus on connectivity, technology and branding that supports the academic program and the University of La Verne brand.

PHASE III GOALS (2029 - 2035)

- 1 Construct a mixed-use academic building on the Wilson Library parking lot along D Street between 3rd Street and 2nd Street. This building will define the eastern “face” of the University. Because of its location on a major commercial retail street in downtown La Verne, the first floor of this building facing D Street will provide retail or commercial space.
- 2 Develop a student residential complex and mixed use development by removing “The Oaks” residence halls, and including the entire block that involves Leo Hall and Barkley Hall. The site will require the University to acquire additional

property so that the redevelopment site fully incorporates the area bounded on the west by D street, on the north by 2nd Street, on the east by E street and on the south by the railroad tracks along Arrow Highway. The new student residential complex will involve higher density housing development, but also with extensive student recreational components, including a swimming pool. A new parking garage is expected to be built on the south portion of the block, along the railroad tracks. It is anticipated that the design and composition of the mixed-use development will be influenced by the arrival of the Gold Line Light Rail Transit, which will have a station platform nearby at the southeast corner of E Street and Arrow Highway. The mixed use development may include some market oriented retail stores. The Arts and Communication Building will remain and perhaps be reprogrammed as part of the project.

- 3 On Campus West the University is looking to consolidate administrative functions into a central facility. This facility will potentially include offices for Facility and Technology Services, Office of Information Technology, Facilities Management, Human Resources, and Finance office spaces.
- 4 Renovate and update facilities as necessary and at the time when new buildings are opened and the vacated space is reprogrammed.
- 5 Technology infrastructure and support services will be provided to accommodate expanded utilization of technology in meeting academic and administrative needs.
- 6 Regional and Online Campuses and the College of Law will receive investments in modernizing facilities and technology in a manner that will focus on connectivity, technology and branding that supports the academic program and the University of La Verne brand.

IMPLEMENTATION

The Master Plan is designed to be adaptable and flexible so that projects can go forward as the programming and funding for each facility is identified. Some projects, however, depend on a prior action occurring, such as the demolition of the chapel before the Phase I Multicultural Center can be built or the construction of a new dining hall before Davenport can be demolished. The actual program components that will occupy each proposed facility as well as the backfill of space that is vacated once new facilities are constructed, will be defined during programming that will occur as part of the implementation of the Master Plan.

Introduction



“The University of La Verne is poised to enhance our already beautiful campus in ways that will allow us to continue providing a quality education for our students while graduating successful global citizens”.

Dear campus colleagues,

I am enthusiastic about the continuing process of our Facility and Technology Campus Master Plan. Following the Board of Trustees’s approval of the 2020 Strategic Vision in 2013, the next step in planning long-term success for the University of La Verne was to align the campus physical and technological future with the approved Strategic Vision. In other words, asking and answering the question, “What will our campuses need to meet the current needs of our students, faculty and staff, while also preparing for future physical and technological needs of each of our populations?”

Over the past year, Special Assistant to the President Phil Hawkey and Vice President of Facilities and Technology Clive Houston-Brown with the project management leadership of the master planning details by AVP Chip West, have collaborated with the design firm LPA and a Master Plan Advisory Committee to review and analyze the University of La Verne’s campuses and surrounding properties. The Master Plan Advisory Committee, consisting of 19 members representing all four colleges, administrators, students, and the Board of Trustees, organized and facilitated 35 community feedback sessions. These sessions were held to gain insight from the Board of Trustees, students, faculty, staff, and City of La Verne community members about what they envision as part of the future campus and technological needs. The Campus Master Plan process was a cooperative effort involving opportunities for input from all campus constituencies.

The evolving plan calls for continued attention to learning spaces, technology, laboratories, residence halls, offices and meeting spaces, as well as a way to thoughtfully and strategically situate these spaces on our campus, all within the current physical boundaries of the La Verne campus. This master plan will enlarge and improve academic facilities, make the La Verne Campus more residential, better manage parking, be more pedestrian friendly, and better defined with clear edges, signage, and landscaping. The university will look for partnerships to help it accomplish the goals of this Master Plan.

The input provided by our students, faculty, staff, Trustees, and community members has resulted in an insightful, strategic 20-year plan that will meet the current and future needs of our university constituents. The University of La Verne is poised to enhance our already beautiful campus in ways that will allow us to continue providing a quality education for our students while graduating successful global citizens.

Sincerely,

Devorah Lieberman, Ph.D.
President

INTRODUCTION

The University of La Verne Facilities and Technology Master Plan supports and complements the values in the *2020 Strategic Vision* while addressing directly *Strategic Initiative IV: Enhanced Facilities and Technology*.

STRATEGIC INITIATIVE IV: ENHANCED FACILITIES AND TECHNOLOGY.

“Fully utilize the potential of the La Verne campus of 38 acres, the West campus of 53 acres, and appropriate ‘regional’ campuses in serving the students, faculty, and staff. Inter-connect all students, programs, colleges, and campuses physically and/or electronically.”

2020 STRATEGIC VISION

GOAL 1:

Provide appropriate, accessible and environmentally conscious space and facilities.

OBJECTIVES

- 1 Identify appropriate land and facility usage to support evolving campus and community needs.
- 2 Provide sufficient campus housing for traditional-age undergraduate students (TUGS) and full-time graduate students to further a vibrant campus environment.
- 3 Maintain and renew the University’s physical and technological infrastructure at a competitive and environmentally-sound level.
- 4 Utilize communication capabilities to enhance the personalization and convenience of electronic educational delivery between and among campuses and all students.

2020 STRATEGIC VISION



GOAL 2:

Develop a highly effective technology infrastructure to support teaching and learning.

OBJECTIVES

- 1 Develop a robust, seamless Information Management capability to provide access to reliable information from our student, financial, and employee systems for critical, effective, data-driven decision-making.
- 2 Ensure students, faculty and staff are competitively technology-literate.
- 3 Develop infrastructure to reflect the University’s commitment to a diverse, inclusive and sustainable teaching, learning, working and living environment.

“Enhancing appropriate, quality campus facilities and technologies.”

2020 Strategic Vision, Initiative IV

Process

PROCESS

The Facilities and Technology Master Plan will guide the University as it develops facilities. It will enable the University to serve its many constituencies and student population while reinforcing its relationship within the City of La Verne and the regional communities.

HOLISTIC VISION

While the overall planning strategies are based on a holistic approach with a common and interconnected time-line for all the University of La Verne campuses. The planning concepts and implementation are the result of the assessed University's space needs as well as the constraints and opportunities offered by the available land.

The process considers a comprehensive range of issues such as history, context, micro-climate, site topography and morphology, access and circulation, traffic impacts and local cultural idiosyncrasies among many external others.

"LIVING" DOCUMENT

This document was developed by a group of multidisciplinary professionals with the direct collaboration and representation of multiple University constituencies, to ensure a holistic and integrated approach to planning. Even though the plans reflect the circumstances available (and anticipated) at the time of its creation, it is intended to evolve and adapt as the circumstances change over time.

It is recommended that the Facilities and Technology Master Plan be revised periodically to remain relevant and able to respond to new internal and external conditions.

The planning documentation provides a flexible framework to allow the University to readily address each campus' needs and adjust to changes in technologies, teaching methodologies, student populations and fluctuations in resources.

THE PURPOSE OF THIS DOCUMENT

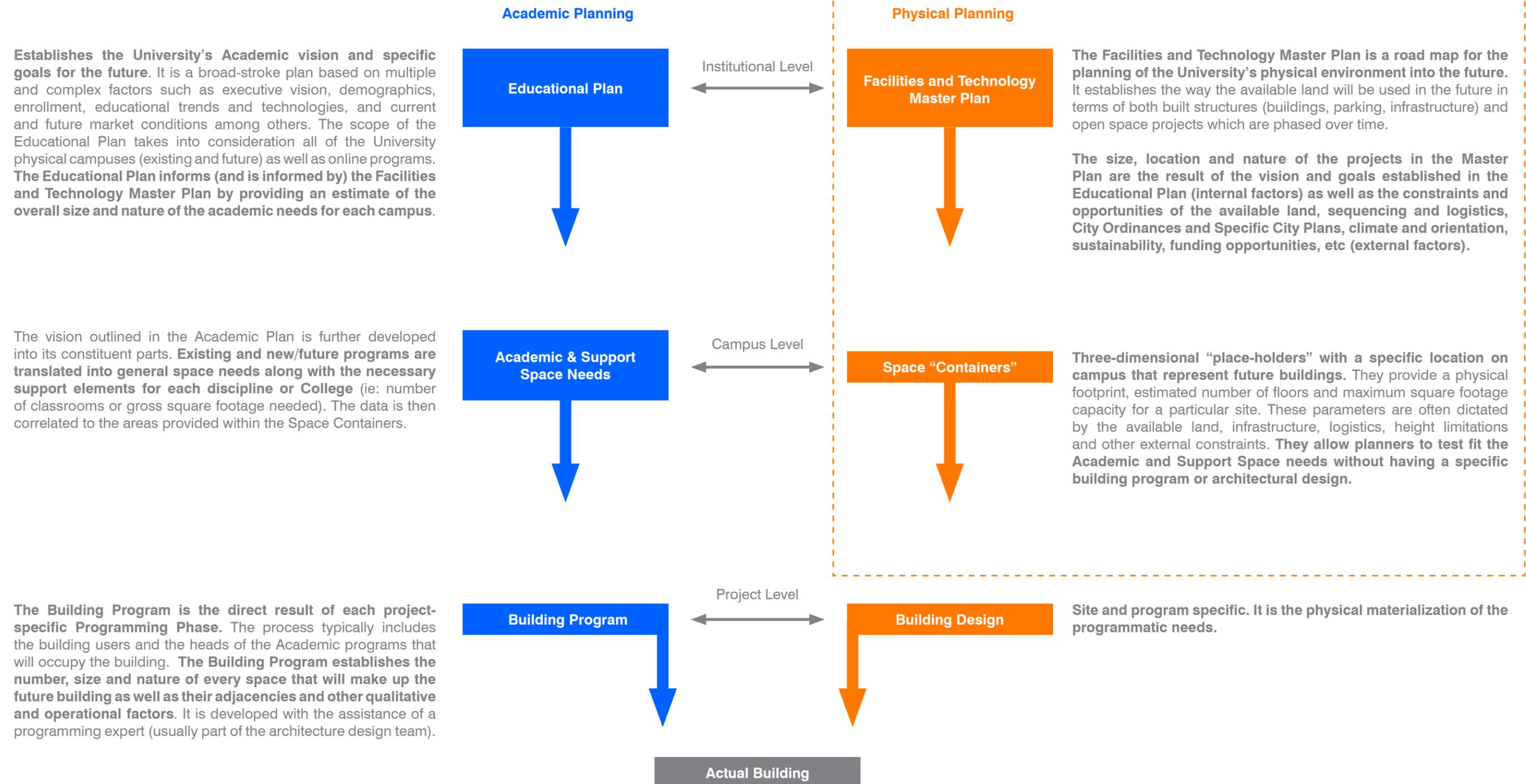


EDUCATIONAL MASTER PLANNING

The Facility and Technology Master Plan is not an Education Master Plan outlining the specific academic growth, direction, or educational priorities of the University. It is instead an outline providing strategic opportunities for general growth and development of the University's properties, buildings and spaces as a whole. By providing this general blueprint at the time of creation, it is anticipated that the document will evolve and adapt as needed to reflect the future development of the University's academic plan.

The process that ultimately culminates in the construction of a new project (ie: a building) typically develops under two parallel tracks: Academic Planning and Physical Planning. The two tracks go from broad and general to detailed and specific; they are interrelated and inform each other along the way. **The Facilities and Technology Master Plan is the first step in the Physical Planning track; it determines how the academic and other related needs (services, housing, infrastructure, etc) will be addressed in the physical environment.**

SCOPE OF THIS DOCUMENT



PROCESS

MASTER PLAN ADVISORY COMMITTEE

MEMBERS

Asbra, David	ASULV
Britton, Todd	AVP – IT Business Relationships
Elzarka, Sammy	Director of Center for Advancement of Faculty Excellence
Garcia, Jerome	Associate Professor of Biology
Garcia, Myra	VP, University Advancement
Ghazzawi, Issam	Professor of Management
Goor, Mark	Special Assistant to the Provost
Gordien, Lori	AVP – Finance
Hawkey, Phil	Special Assistant to the President
Hayes, Cleveland	Associate Professor of Education
Houston-Brown, Clive	VP – Facility and Technology Services
Howland, Kristin	Administrative Assistant II
Hultman, John	Professor of Law
Kazman, Nelly	Senior Executive Director, Regional Campus, RCA
Lau, Wendy	Board of Trustees
Lieberman, Devorah	University President
Noreen, Patti	Senior Executive Director, Regional Campus, RCA
Regalado, Juan	Associate Dean of Students
Searing, Sue	Board of Trustees
Shabahang, Homa	VP – Strategic Enrollment Management and Communications
Simpson, Richard	Professor of Strategic Management
West, Raymond “Chip”	AVP – Capital Planning, Facilities, and Space Management
Winterburn, Scott	Assistant Athletic Director & Head Men’s Baseball Coach



Vision & Goals

VISION & GOALS

- 1 Create a plan that enables and supports the Initiatives of the 2020 Strategic Vision.
- 2 Create a plan that maximizes the academic and Educational experience and provides for appropriate and flexible classrooms and laboratories that are technologically capable of supporting increasing technology in the learning experience.
- 3 Utilize a planning process that is inclusive and engaging of campus and community stakeholders and is guided by data as well as the aspiration to fulfill the promise of the University of La Verne.
- 4 Design a plan that demonstrates a commitment to sustainability and environmental conservation and engages and tests new ideas.
- 5 Create a plan that defines physical and technological connections between and among La Verne regional campuses, the on-line community and with the main campus.
- 6 Identify a plan for the utilization and development of Campus West, including a convenient and attractive linkage that integrates Campus West as a part of the core campus.

Create a plan that maximizes the academic and educational experience and provides for appropriate and flexible classrooms and laboratories that are technologically capable of supporting increasing technology in the learning experience.

MASTER PLAN GUIDING PRINCIPLES

- 7 Create a campus coherence that emphasizes an intimate sense of place with a safe pedestrian scale that promotes personal interaction, community identity and a welcoming experience for the diversity of La Verne students.
- 8 Provide vehicle parking and circulation that meets the needs of the campus community and is compatible with the residential and business community adjacent to the main campus.
- 9 Create a campus that has vitality and encourages co-curricular activities such as recreation, arts, clubs and athletics as well as quiet spots for conversation and reflection.
- 10 Develop a campus plan that creates a positive interface between the University and the La Verne community, including the support of a vibrant downtown La Verne and the opening of the Gold Line light rail station.
- 11 Create a plan that strategically integrates the role of technology into the University's teaching and learning experience and administrative operational processes.



VISION & GOALS

The Facility and Technology Master Plan creates a physical framework that will foster inclusivity and diversity within the University community. Some of the measures implemented in the plan are:

- The University’s philosophy of openness and inclusivity will be reflected into the physical realm by planning for a sense of openness (open landscaped space, “soft edges”), welcoming features (entry markers, visual connectivity, transparency) and contained social spaces (plazas, courts, patios, lobbies, lounges).
- The inclusion of social interaction spaces within each building programming phase will ensure that informal gathering and learning and the exchange of ideas becomes part of every building and learning environment. These social spaces are often ignored or treated as an “afterthought” in the planning phases of a project. Yet they are a critical component to the success of the University’s inclusivity mission.
- Programming and design of large open spaces that are utilized throughout the year to mark and celebrate important ethnic and religious holidays, embrace cultural differences and promote cultural awareness with people gatherings, food events and various integrating activities.



VISION & GOALS

The role of a master plan as it relates to security is to facilitate and encourage a healthy and safe environment.

Many of the ways to accomplish this are outlined below.

- Code assessment of building structural and accessibility conditions. These studies help make an informed decision on whether to keep, renovate or replace existing buildings and site elements.
- The expansion and development of new buildings can create a challenge if not planned correctly. Understanding the campus long range plan on construction is critical in its overall security. It is important to understand how new buildings, parking lots, garages, walkways and other projects will affect the current physical security. The same applies to increases in students, visitor and vehicle traffic.
- Critical infrastructures are areas within the campus that rely on the continuous, reliable operation of a complex set of interdependent infrastructures: electric power, gas, transportation, water, communications and more. In the past, critical infrastructures operated independently. Today, however, they are increasingly linked, automated and interdependent as technologies continue to converge.

SAFETY AND ACCESSIBILITY

Accessibility

- It is the intent of the Master Plan to provide the framework that will support ADA-Accessible facilities as they are designed and/or renovated. Being a broad-stroke plan, this document does not address the specific technical aspects required by the American with Disabilities Act (ramp location and slope, handrails, guardrails, etc.) for a typical project. Those aspects will be addressed at each specific project in the design phase. This plan fosters integration and access by zoning and clustering compatible uses and by providing connections between the different existing and future projects in an efficient and safe manner.



VISION & GOALS

As one of the master plan guiding principles, sustainability permeates and influences every aspect and planning decision.

Some of the basic concepts that the master plan will be addressing in its process include:

- Adopt measurable standards for planning and building design for existing and new projects that eliminate “green washing.”
- Promote a culture of efficiency and decision-making supported by measurable performance of building and campus systems.
- Maintain and improve the existing campus character defined by the relationship between building massing and mature landscape and streetscape (gray versus green ratios).
- Encourage density as means to maximize energy and available land resources. Buildings that concentrate more square footage with a small footprint allow for larger campus open spaces, optimal ground water infiltration, natural ventilation and reduced heat-island effect.
- Divide and then centralize campus infrastructure and utilities into similar usage areas to increase efficiency and reduce the cost and maintenance expenses of a “piece-meal” approach to infrastructure.
- Establish a culture of long-range decision-making and life-cycle approach to facilities investment and construction.
- Explore and adopt alternative means of transportation and energy generation.
- Create a landscape plan that preserves the legacy and features of the University while transitioning to a drought-tolerant (native and adaptive) planting palette, using the water-intensive material with purpose and particular care.

SUSTAINABILITY OVERVIEW



The master plan process not only considers sustainability as a responsibility to future generations but as a practical driving force for an efficient use of the available resources.

VISION & GOALS

The University affirms a value system that actively supports peace with justice, respect of individuals and humanity, and the health of the planet and its people.

Sustainability has been part of the University's mission since its inception. The manifestation of that commitment is the faculty-led Sustainable Campus Consortium (SCC), a university-wide committee composed of faculty, staff, and students. The role of SCC is that of a sounding board and facilitator of sustainability efforts.

The Master Plan will be implemented in the context of the following sustainability principles and recommendations. In order to maintain our environmentally ethical efforts, the Master Planning Committee has created a Sustainability Subcommittee whose focus/purpose is to ensure that the planning process and projects interweave sustainability throughout the institutional and curricular fabric. The Master Plan Advisory Committee sought out the advice and participation of the SCC in developing a Sustainability Plan that would allow the University of La Verne to adopt environmentally sensitive institutional and curricular practices.

In collaboration with the SCC, the Master Planning Sustainability Subcommittee has developed the following six sustainability principles and relevant recommendations. It recommends that the SCC shepherd the University's efforts to implement the principles and recommendations.



SUSTAINABILITY SUBCOMMITTEE GOALS

SUSTAINABILITY PRINCIPLES AND RECOMMENDATIONS

Successfully adopting environmentally sensitive institutional and curricular practices requires the University of La Verne to:

1. HIGHLIGHT AND IMPROVE UPON EXISTING SUSTAINABILITY EFFORTS AND CONNECT EFFORTS ACROSS LA VERNE'S CAMPUSES

- Create visible, dedicated spaces for campus sustainability efforts and document sustainability (including placing placards explaining sustainability aspects).
- Utilize Green Revolving Fund and environmental ranking criteria as guidelines to increase environmentally efficient facilities.
- Integrate recycling into all capital projects, where feasible.
- Create space for a composting program that partners the University, food services, and the community. Potentially use compost on University landscape.
- Partner with outside entities to pilot sustainable strategies.

2. ENCOURAGE AND SUPPORT ACADEMIC SUSTAINABILITY INITIATIVES

- Create visible, dedicated spaces for campus academic sustainability initiatives and programs, including student internships and a sustainability program.

3. ENSURE A RANGE OF TRANSPORTATION OPTIONS

(The Greenhouse Gas Emission Inventory of 2005-2009 indicated that our greatest CO₂ emissions come from student vehicle commuting.)

- Increase lower impact modes of transportation to reduce single occupancy vehicle use.
- Create pedestrian and bicycle priority on campus.
- Increase density of central campus land use to increase pedestrian connectivity.

VISION & GOALS

- Develop new safe routes for biking and walking.
- Locate new parking to intercept traffic at campus edge.
- Plan and advocate for future rail station.
- Provide offsets to encourage use of alternative transportation.

4. PLAN FOR INNOVATIVE AND SUSTAINABLE BUILDINGS AND LANDSCAPES

- View plans through a sustainability lens.
- Share proposals with the Sustainable Campus Consortium to receive input.
- Use LEED-silver (or similar) design guidelines as the minimum baseline for future build-outs and new building structure.
- Address existing facilities (build less, retrofit what we have) when feasible.

5. MOVE TOWARD A CARBON NEUTRAL CAMPUS

- Through the Billion Dollar Green Challenge (and Green Revolving Fund) develop and fund sustainable capital projects that have <10 year payback and generate resource savings.
- Design renovations and new construction to use GRITS analysis to monitor energy usage.
- Provide energy usage analysis for existing buildings, renovations, and new construction.

SUSTAINABILITY SUBCOMMITTEE GOALS

Background

BACKGROUND

UNIVERSITY OF LA VERNE

Nestled along the foothills of the San Gabriel Mountains in Southern California, the University of La Verne is an independent, non-profit university providing rich educational opportunities for both the academic and personal development of its students in a friendly, engaged setting.

La Verne's enrollment of nearly 8,700 students closely reflects Southern California's diverse population. The University fosters learning and nurtures character by stressing the importance of a values-based education; provides students a better appreciation of the responsibilities and rewards of serving the human and ecological community; and promotes a continuing respect for differing cultural and philosophical perspectives.

HISTORY

Founded in 1891 as Lordsburg College by members of the Church of the Brethren, both the college and the agricultural community around it were renamed La Verne in 1917. Enrollment doubled that year despite the country entering World War I, and a residence hall for girls opened, becoming the first building to be erected since the University was founded.

In 1925, La Verne became a member of several higher learning organizations that would later become accrediting agencies, such as the Western Association of Colleges and Secondary Schools, as well as the Southern California Conference of Colleges and Universities of the Pacific Southwest. The institution faced challenges, such as the growth of junior colleges, the depression and World War II, but emerged stronger, striving for higher standards and the personal touch that only a small school could provide.

Student enrollment grew from 221 in the early 1940s to 279 in 1949 following a short decline due to the war. In 1950, La Verne launched a summer session to further its success. The University's efforts to become accredited paid off in 1955 when the Western College Association granted La Verne accreditation.

Along the way, the institution continued to grow structurally as well. Woody Hall (now a student registration building), a library and a new residential hall were built. Development of a dining hall began,

HISTORY AND PROFILE

and a Board of Trustees master plan was adopted, which included a proposal for more classroom space. A men's physical education facility, the campus chapel and the Science and Education Building followed in the 1960s.

La Verne established its reputation as an outstanding provider of teacher education. Over the years the college campus, curriculum and student body continued to grow to meet the expanding higher educational needs of the region. While the Board of Trustees eventually became independent of church control, the college never lost its commitment to service or its dedication to sound, people-centered, values-oriented education. It began offering off-campus degree programs in 1969 and the following year opened its College of Law. In 1971, La Verne started its campus accelerated degree program for adults, now known as CAPA. To best reflect these profound changes in size and scope, the institution reorganized in 1977 as the University of La Verne.

Today, students of color make up more than 53 percent of the University's total enrollment, with the U.S. Department of Education having designated La Verne a Hispanic Serving Institution (HSI). Many members of its traditional undergraduate population are first-generation students.

“Founded in 1891 as Lordsburg College by members of the Church of the Brethren...”



BACKGROUND

STRUCTURE

Today, the University features four academic divisions – College of Arts & Sciences, College of Business & Public Management, College of Education & Organizational Leadership, and College of Law.

The College of Arts & Sciences engages undergraduate students in more than 50 majors, minors, and certificate programs, as well as two master's degrees and a doctorate in Clinical Psychology that is accredited by the American Psychological Association and its faculty known nationally for their research and publications.

The College of Business & Public Management includes undergraduate programs in business, public administration, and health management. It also includes master's degrees in business, organizational leadership, health, and public administration, the latter accredited by the Network of Schools of Public Policy, Affairs, and Administration; and a doctoral degree in public administration.

The College of Education & Organizational Leadership includes undergraduate programs in education as well as several masters' degrees and a doctorate degree in educational leadership.

HISTORY AND PROFILE

It develops outstanding leaders and education professionals, caring individuals who impact instruction on all scholastic levels. An innovative, customized assessment program provided the foundation for the College successfully achieving National Council for Accreditation of Teacher Education accreditation.

The College of Law is located on its own campus in Ontario, California. The College's curriculum for its Juris Doctor program combines legal theory, lawyering skills and ethics, all of which are critical to a successful legal career. By instituting its flat-rate True Tuition Model, La Verne Law became one of the state's most affordable law school options. And at every stage of the student experience, academic and bar readiness have been integrated through the College's Center for Academic & Bar Readiness, preparing graduates to succeed on the bar exam.

The institution continues to expand, serving the needs of students via regional campus locations in Bakersfield, Burbank, Irvine, Ontario, Oxnard, San Luis Obispo and Victorville, and through on-site military centers at Point Mugu Naval Air Station and Vandenberg Air Force Base. It also has off-campus graduate degree and credential programs offered at learning centers and partnering businesses throughout the state as well as a nationally recognized online program.



BACKGROUND

UNIVERSITY MISSION, VISION AND VALUES

The University of La Verne offers a distinctive and relevant educational experience to a diverse population of traditional-age, adult, and graduate learners preparing them for successful careers and a commitment to life-long learning across the liberal arts and professional programs.

La Verne provides a student-centered, values-based, and diverse learning environment. It takes pride in offering small class sizes in a highly personalized setting. The University encourages effective teaching, research, scholarly contributions, and service to the greater community by sharing its academic, professional and individual resources.

The institution shares four core values that promote a positive and rewarding life for its students through fostering a genuine appreciation and respect for:

ETHICAL REASONING

The University affirms a value system that actively supports peace with justice, respect of individuals and humanity and the health of the planet and its people. Students are reflective about personal, professional, and societal values that support professional and social responsibility.

DIVERSITY AND INCLUSIVITY

The University supports a diverse and inclusive environment where students recognize and benefit from the life experiences and viewpoints of other students, faculty and staff.

LIFELONG LEARNING

The University promotes intellectual curiosity and the importance of lifelong learning. It teaches students how to learn, to think critically, to be capable of original research, and to access and integrate information to prepare them for continued personal and professional growth.

HISTORY AND PROFILE

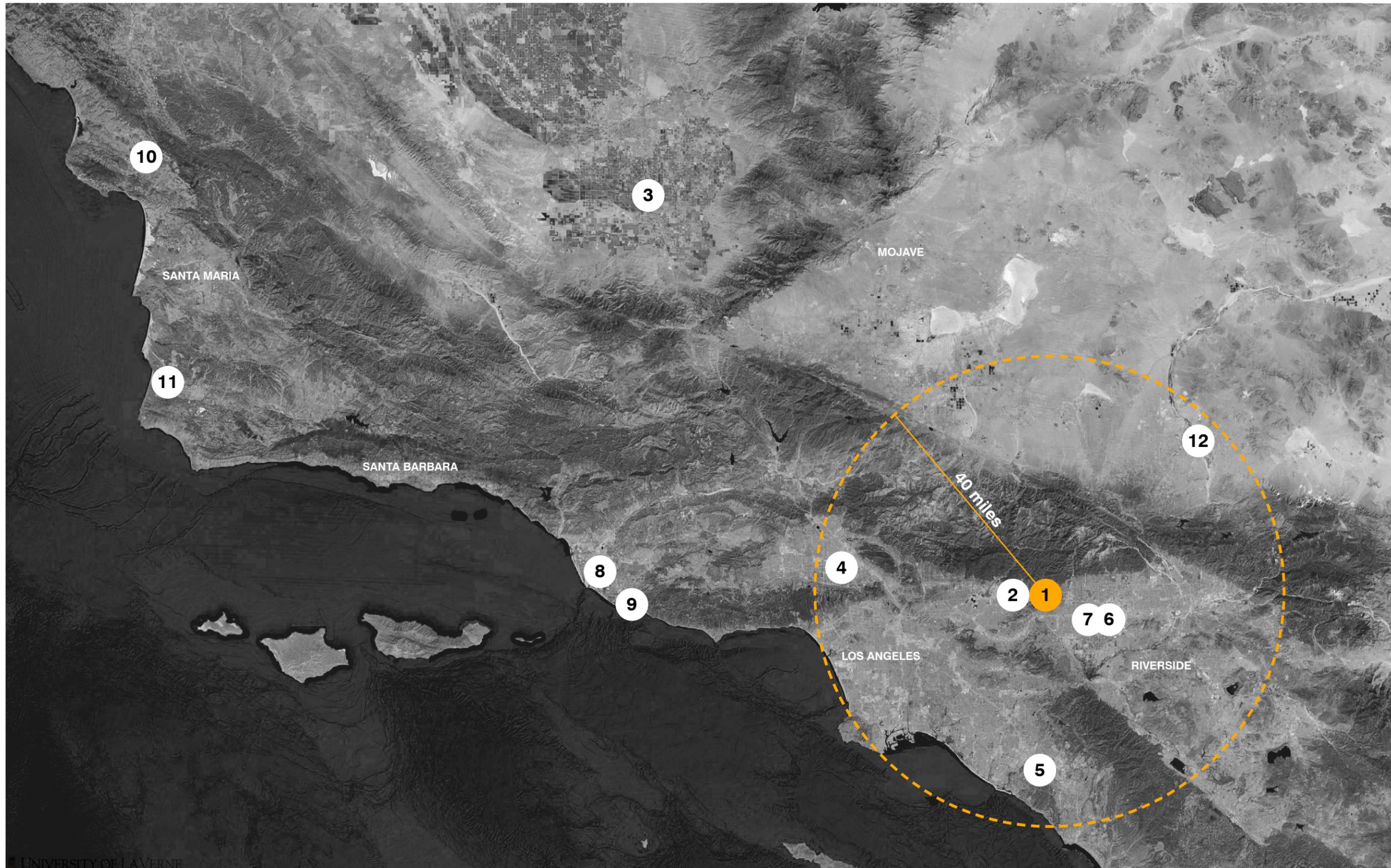
COMMUNITY ENGAGEMENT

The University has a legacy of contributing to the community around us, part of our long-term value system. With The La Verne Experience, community engagement is integrated into the curriculum to provide experiences where students and the community partners learn from time together to create lasting change

The University's vision is that it will be widely recognized as a learning community of increasing prominence. It will provide challenging and rewarding educational opportunities for a diverse student body and will assure academic excellence for students of all ages and backgrounds.



Context



- 1 La Verne Campus
- 2 Campus West
- 3 Bakersfield
- 4 Burbank
- 5 Irvine
- 6 Ontario
- 7 College of Law
- 8 Oxnard
- 9 Point Mugu NAS
- 10 San Luis Obispo
- 11 Vandenberg AFB
- 12 Victorville

University of La Verne footprint
(owned/leased property)

- | | | | |
|---|-------------------------------|----|----------------------------|
| 1 | La Verne Campus | 6 | Brackett Field Airport |
| 2 | Campus West | 7 | Transit Oriented District |
| 3 | Shuttle Lot & Carson Building | 8 | Damien High School |
| 4 | Park Campus | 9 | Arrow Highway |
| 5 | Old Town La Verne | 10 | Gold Line Transit District |



La Verne Campus

OVERVIEW

The timeline for the planning of the La Verne Campus and Campus West was divided in three main phases stretching from the current conditions to 2035. Each phase is tied to a specific set of objectives and was based on the relevance of programmatic and support needs, anticipated funding cycles and logistic limitations.

While the projects within each phase are depicted in no particular sequence (alphabetically) to allow for maximum flexibility and adaptability, the phases themselves illustrate a basic level of sequencing required to develop the sites while maintaining a working campus. The phase sequencing attempts to eliminate the need for interim facilities (“swing-space”) and minimizes campus disruptions.

Additionally, certain support elements and services such as parking, must be in place before more growth or renewal can take place and may take precedence within a particular phase.

Naturally, the phasing strategies become less certain the further the view is into the future, therefore the plan must remain flexible enough to accommodate changes along the way without losing track of its ultimate “full build-out” goals.

FUTURE-PROOFING

New technologies and ways of learning as well as the impact of online learning versus traditional “hands-on” curricula (science, performing arts, etc) will assert an important influence on the types and sizes of facilities that will be built or renovated. At this level too, it is critical to plan and design structures as “smart containers” capable of adapt and change as needed with minimal investment.

This future-proofing concept requires a well-organized campus of building pads, open spaces and below ground infrastructure that can support a framework of nimble and adaptable facilities.

Each phase tries to create a balance between the primary academic needs of the University like classrooms and labs, and their supporting framework such services, administration, housing and infrastructure.



Figure 10.1: Development Standards for the Old Town Mixed-Use, Mixed-Use 1 and 2, Medium Density Residential and University of La Verne Districts

Land Use Districts	DEVELOPMENT STANDARDS					
	MAXIMUM HEIGHT	MINIMUM LOT SIZE	MAXIMUM RESIDENTIAL UNIT DENSITY	PUBLIC STREET SETBACK (except as noted in Design Standards & Guidelines)	PUBLIC ALLEY SETBACK (except as noted in Design Standards & Guidelines)	PARKING
Old Town Mixed-Use	24 Feet flat roof, 32 feet pitched roof	10,000 SF	30 DU/ACRE	0 FT*	2 FT	2 spaces per 1,000 SF of retail/7.5 spaces per 1,000 SF of restaurant/2 spaces per 1,000 SF of office/1 space per residential bedroom
Mixed-Use 1	72 feet	40,000 SF	60 DU/ACRE	0 FT*	2 FT	2 spaces per 1,000 SF of retail/7.5 spaces per 1,000 SF of restaurant/2 spaces per 1,000 SF of office/1 space per residential bedroom
Mixed-Use 2	84 feet ^(a) 108 feet ^(b)	40,000 SF	70 DU/ACRE	0 FT*	2 FT	2 spaces per 1,000 SF of retail/7.5 spaces per 1,000 SF of restaurant/2 spaces per 1,000 SF of office/1 space per residential bedroom
Medium Density Residential	24 Feet flat roof, 32 feet pitched roof	10,000 SF	40 DU/ACRE	3 FT	2 FT	1 space per bedroom
University of La Verne	60 Feet flat roof	-	-	subject to the approval of the DRC	-	.30 spaces per Full Time Equivalent Student (FTE)

* Projects over 10,000 square feet or with a frontage that exceeds 100 feet are subject to landscaping and open space improvements subject to review and approval by the Development Review Committee.

^(a) Residential or Office

^(b) Hotel

Figure 10.1 of the Old Town La Verne Specific Plan

The Old Town La Verne Specific Plan designates development standards to be determined by the Campus Master Plan. These are listed below.

SETBACKS

All building setbacks are subject to the approval of the Development Review Committee.

HEIGHT LIMITS

Maximum building height is 60 feet. The Development Review Committee may allow additional height limits for roof-top equipment screening or architectural elements.

BUILDING COVERAGE

No maximum building coverage per the Development Review Committee.

PARKING

.30 spaces per Full Time Equivalent Student (FTE).



A



B



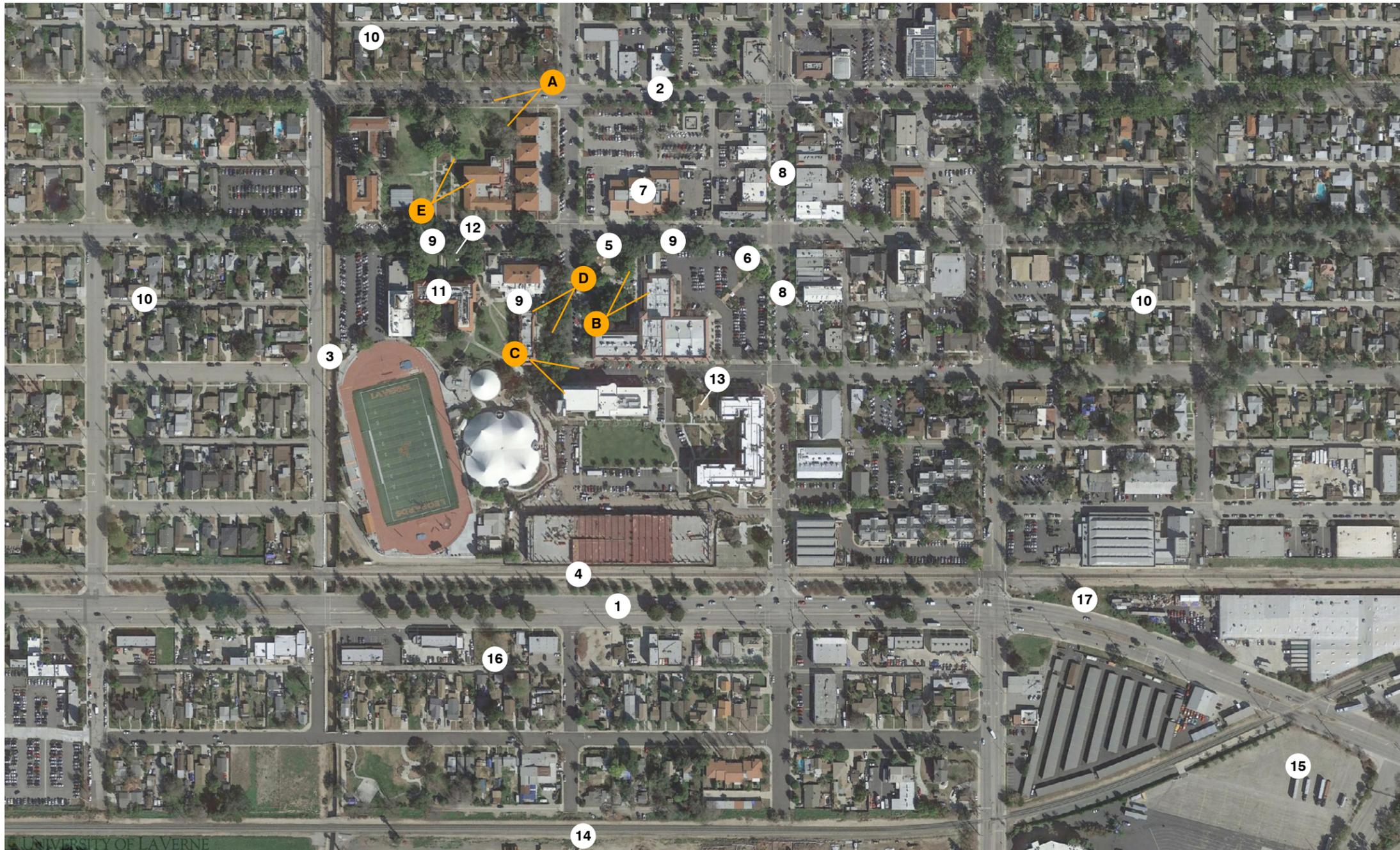
C



D

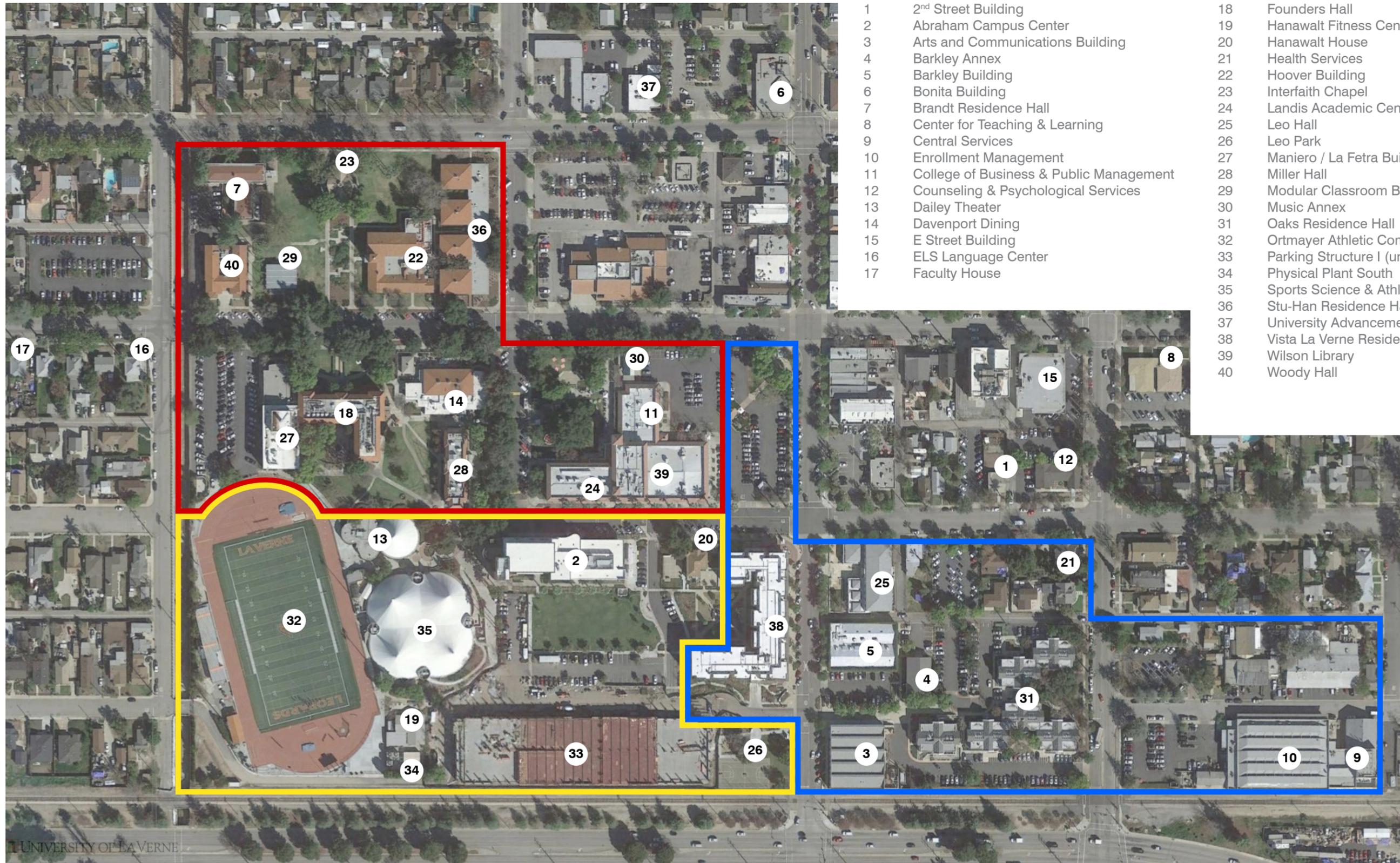


E



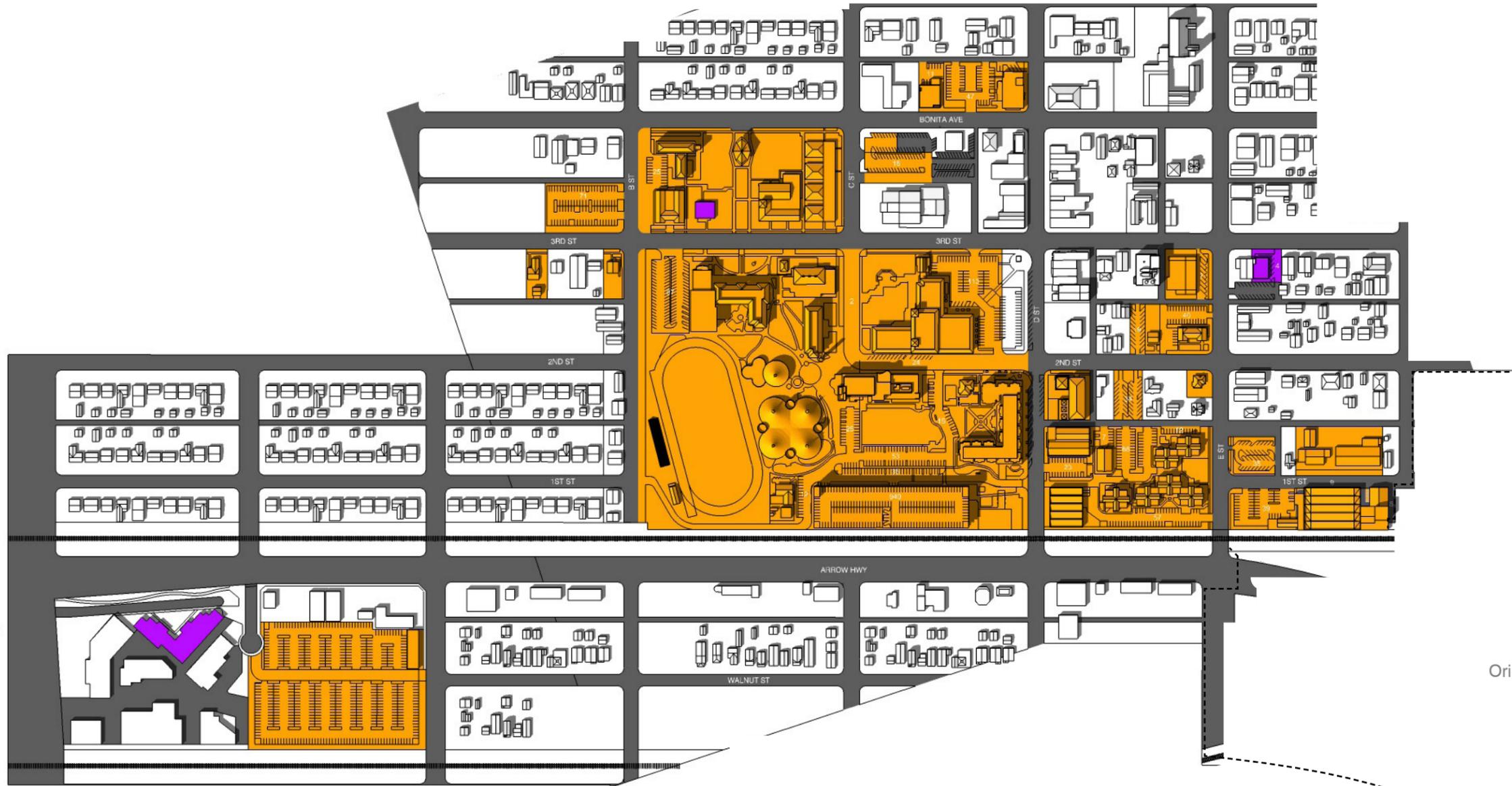
- 1 Arrow Highway
- 2 Bonita Avenue
- 3 Live Oak Wash
- 4 BNSF Rail Line and future Gold Line light rail
- 5 Sneaky Park
- 6 Maniero Square
- 7 Police station / Fire station
- 8 D Street Old Town La Verne shops
- 9 Mature oak tree streetscape
- 10 Low density residential
- 11 University of La Verne Founders Hall
- 12 University of La Verne rock monument
- 13 Historic Hanawalt House
- 14 Metrolink line
- 15 Fairplex Complex
- 16 Light industrial and commercial use
- 17 Future Gold Line Station

- Historic Core Campus
- Student Life District
- Mixed-Use District



- | | | | |
|----|---|----|--|
| 1 | 2 nd Street Building | 18 | Founders Hall |
| 2 | Abraham Campus Center | 19 | Hanawalt Fitness Center |
| 3 | Arts and Communications Building | 20 | Hanawalt House |
| 4 | Barkley Annex | 21 | Health Services |
| 5 | Barkley Building | 22 | Hoover Building |
| 6 | Bonita Building | 23 | Interfaith Chapel |
| 7 | Brandt Residence Hall | 24 | Landis Academic Center |
| 8 | Center for Teaching & Learning | 25 | Leo Hall |
| 9 | Central Services | 26 | Leo Park |
| 10 | Enrollment Management | 27 | Maniero / La Fetra Building |
| 11 | College of Business & Public Management | 28 | Miller Hall |
| 12 | Counseling & Psychological Services | 29 | Modular Classroom Building |
| 13 | Dailey Theater | 30 | Music Annex |
| 14 | Davenport Dining | 31 | Oaks Residence Hall |
| 15 | E Street Building | 32 | Ortmayer Athletic Complex |
| 16 | ELS Language Center | 33 | Parking Structure I (under construction) |
| 17 | Faculty House | 34 | Physical Plant South |
| | | 35 | Sports Science & Athletics Pavilion |
| | | 36 | Stu-Han Residence Hall |
| | | 37 | University Advancement |
| | | 38 | Vista La Verne Residence Hall |
| | | 39 | Wilson Library |
| | | 40 | Woody Hall |

■ Owned property
 ■ Leased property
 Future development opportunities

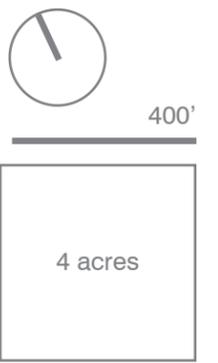


La Verne Campus Footprint (acres)	38
Shuttle Lot / Princeland Footprint (acres)	4.2
Total land area (acres)	42.2
Total building area (gsf)	650,200**
Density (building area / footprint)	15,335
FTE	4,727*
Gsf / FTE ratio	137.6
On-campus parking (spaces)	1,836
Shuttle lot / Princeland (spaces)	493
Total supply (including shuttle lot)	2,319
Parking / FTE ratio	0.49
Gsf / Parking ratio (on-campus)	354.1
Gsf / Parking ratio (total supply)	280.4
Fairplex Development Opportunities (acres)	42

*Based upon current University population
 **Excludes Parking Structure

Note: White numbers in parking lots indicate lot capacity

Transit Oriented District



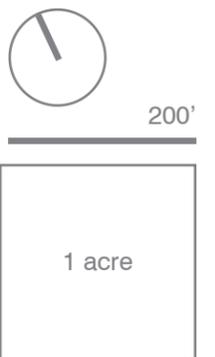
Owned property Leased property



Total footprint (acres)	38
Total building area (gsf)	626,550
Density (building area / footprint)	15,281
FTE	4,727*
Gsf / FTE ratio	132.5
On-campus parking (spaces)	1,826
Shuttle lot / Princland (spaces)	493
Total supply (including shuttle lot)	2,319
Parking / FTE ratio	0.49
Gsf / Parking ratio (on-campus)	343.1
Gsf / Parking ratio (total supply)	270.2

*Based upon current University population

Note: White numbers in parking lots indicate lot capacity



Phase I (2015 - 2021)

DEMOLITION PROJECTS INCLUDED IN PHASE I (ALPHABETICALLY):

- 2nd Street
- C Street
- “D” parking lot
- West portion of “I” parking lot
- Interfaith Chapel
- “O” parking lot
- Stu-Han Residence Hall

NEW PROJECTS INCLUDED IN PHASE I (ALPHABETICALLY):

- Academic Building I
- Connecting mall
- Dedicated service yard
- Dining / Event space
- Gold Line Gateway Plaza
- Meditation garden / Water feature
- Multicultural Center
- North physical plant
- 2nd and C Street Pedestrian Promenades
- Residence Hall
- Student dining plaza
- Student Life Quad
- Visitor parking

POSSIBLE RENOVATIONS INCLUDED IN PHASE I (ALPHABETICALLY):

Renovations and spaces will be prioritized based on the educational needs of the institution and space available. Depending upon future university needs, potential building renovations include:

- Brandt Residence Hall
- Hoover Building
- Landis Academic Center
- Mainiero Hall
- Miller Hall
- Wilson Library

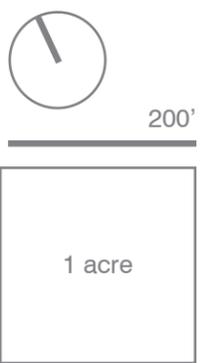
Existing building Landscape Hardscape Roads / parking*



- 1 2nd Street Building
- 2 Abraham Campus Center
- 3 Arts and Communications Building
- 4 Barkley Annex
- 5 Barkley Building
- 6 Bonita Building
- 7 Brandt Residence Hall
- 8 Center for Teaching & Learning
- 9 Central Services
- 10 Enrollment Management
- 11 College of Business & Public Management
- 12 Counseling & Psychological Services
- 13 Dailey Theater
- 14 Davenport Dining
- 15 E Street Building
- 16 ELS Language Center
- 17 Faculty House

- 18 Founders Hall
- 19 Hanawalt Fitness Center
- 20 Hanawalt House
- 21 Health Services
- 22 Hoover Building
- 23 Interfaith Chapel
- 24 Landis Academic Center
- 25 Leo Hall
- 26 Leo Park
- 27 Maniero / La Fetra Building
- 28 Miller Hall
- 29 Modular Classroom Building
- 30 Music Annex
- 31 Oaks Residence Hall
- 32 Ortmayer Athletic Complex
- 33 Parking Structure I / Safety Office
- 34 Physical Plant South
- 35 Sports Science & Athletics Pavilion
- 36 Stu-Han Residence Hall
- 37 University Advancement
- 38 Vista La Verne Residence Hall
- 39 Wilson Library
- 40 Woody Hall

* White numbers in parking lots indicate lot capacity



Existing building Building to be demolished Building to be renovated Street / Parking closure / modification



DEMOLITION

- 1 Interfaith Chapel
- 2 Modular classroom building
- 3 Stu-Han Residence Hall

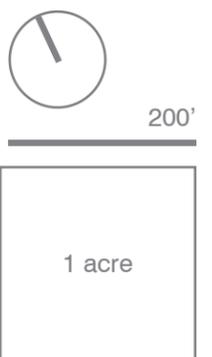
STREET / PARKING CLOSURE / MODIFICATION

- 4 2nd Street
- 5 C Street
- 6 "O" parking lot
- 7 "D" parking lot
- 8 West portion of "I" parking lot

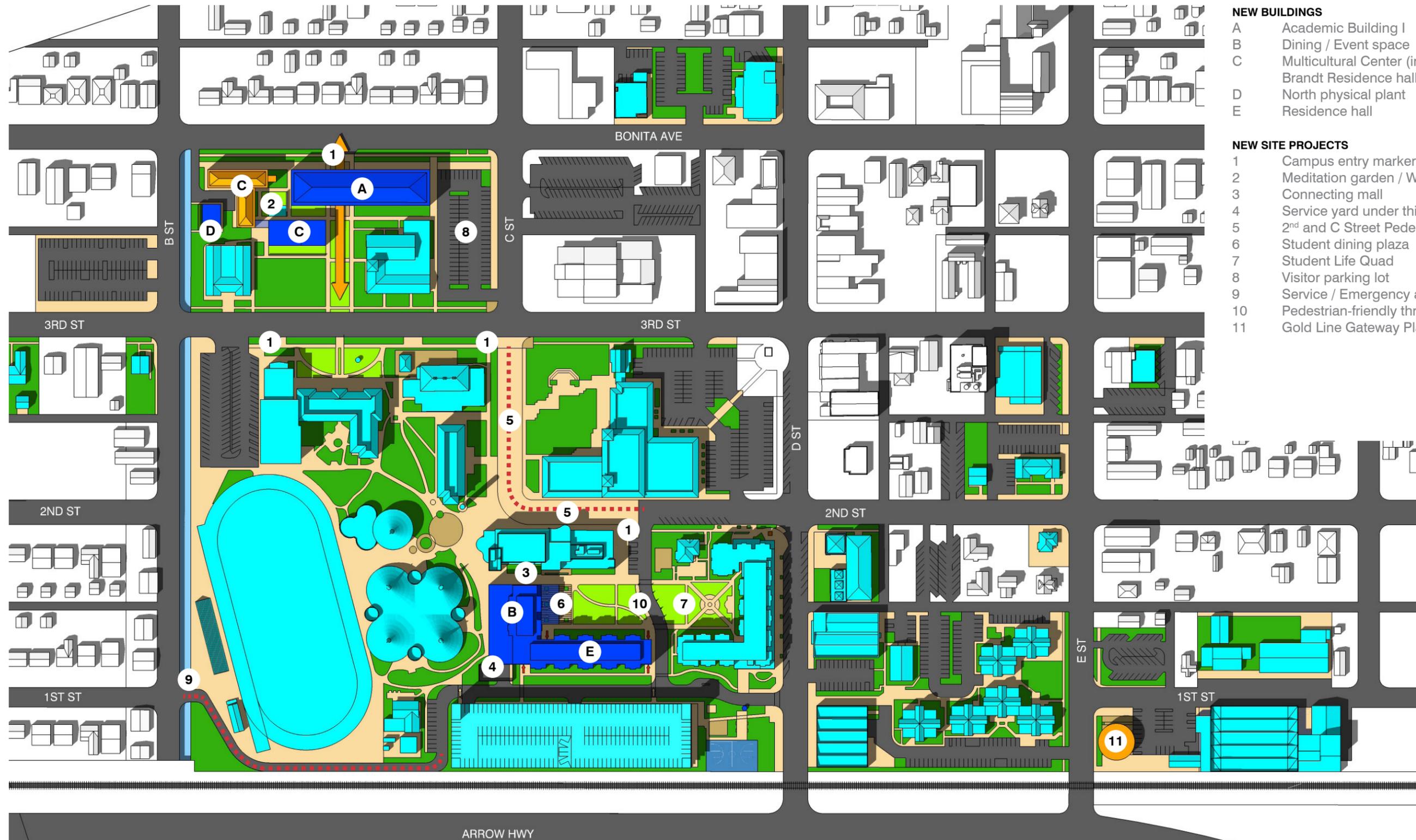
RENOVATIONS

- 9 Brandt Residence Hall to become part of new Multicultural Center

Renovations and spaces will be prioritized based on the educational needs of the institution and space available.



Existing building New building / Structure Renovated building Service / Emergency access only



NEW BUILDINGS

- A Academic Building I
- B Dining / Event space
- C Multicultural Center (includes former Brandt Residence hall)
- D North physical plant
- E Residence hall

NEW SITE PROJECTS

- 1 Campus entry marker
- 2 Meditation garden / Water feature
- 3 Connecting mall
- 4 Service yard under third floor overhang
- 5 2nd and C Street Pedestrian Promenades
- 6 Student dining plaza
- 7 Student Life Quad
- 8 Visitor parking lot
- 9 Service / Emergency access entry
- 10 Pedestrian-friendly through circulation
- 11 Gold Line Gateway Plaza

■ Existing building
 ■ New building / Structure
 ■ Renovated building
 ■■■ Service / Emergency access only



Lost square footage	
Interfaith Chapel	- 2,600
Stu-Han Residence Hall	- 28,800
Modular Classroom Building	- 3,200
Total (gsf)	-33,091

Refurbished square footage	
Brandt Residence Hall	22,500

New square footage	
Academic Building I	53,100
Multicultural Center	9,300
North Physical Plant	2,000
Residence Hall	79,650
Dining / Campus Event Space	48,800
Total (gsf)	192,850
Net square footage gain	159,759

Bed count	
Lost beds (Brandt)	-95
Lost beds (Stu-Han)	-132
New residence hall (2-bed/unit)	350
(max 3-bed unit)	400
Net beds gain (range)	123/173

Parking Before Phase I	
Minimum Parking / FTE Ratio	.30*
FTE	4,727**
Spaces required	1,418***
Supply of spaces	2,319
889 Surplus Spaces	

University lost parking	
"I" parking lot	- 18
"D" parking lot	- 128
"O" parking lot	- 25
2 nd Street	- 24
C Street	- 2

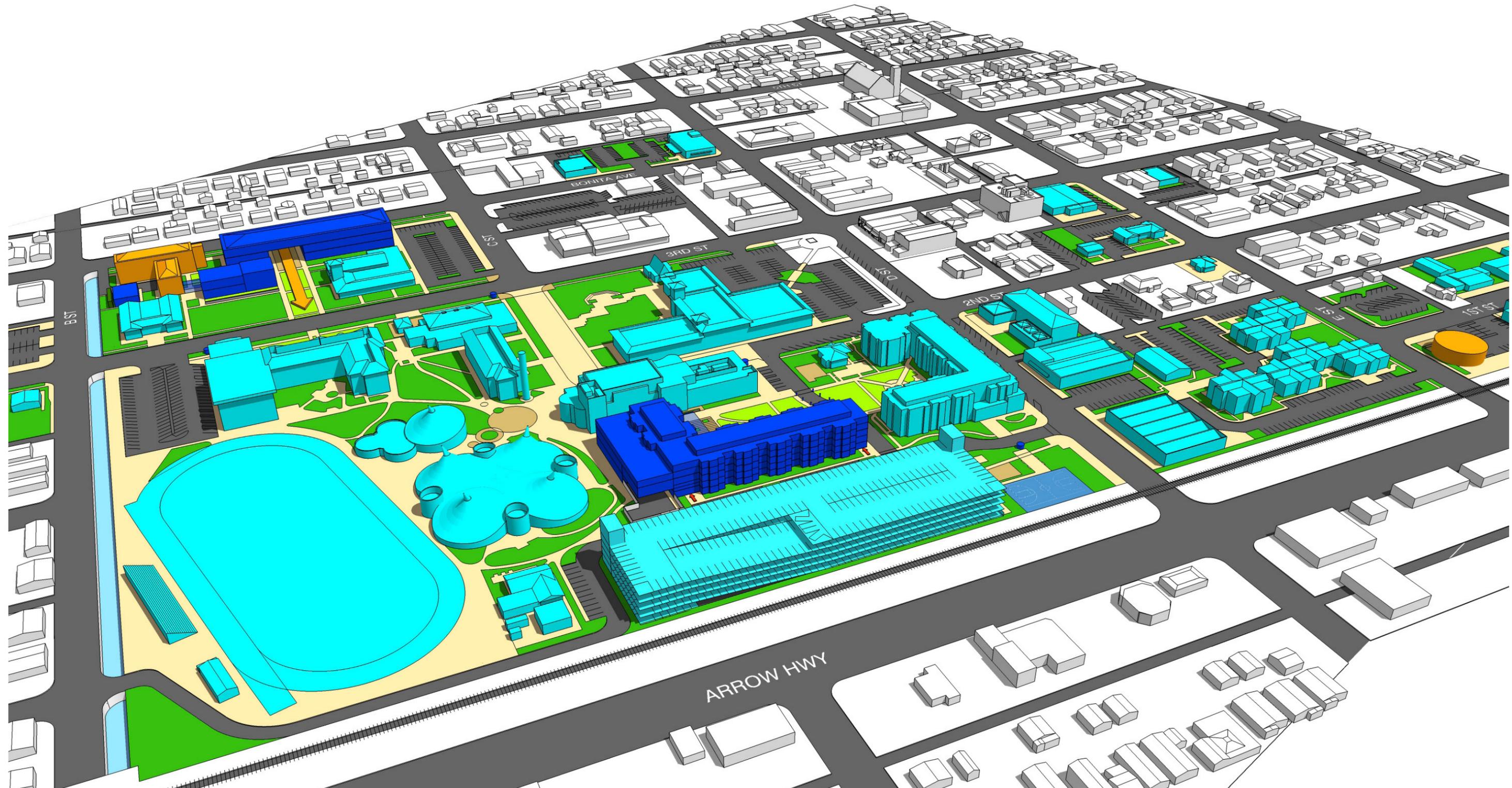
New parking	
Visitor parking lot	72 Spaces gained

Parking at Phase I Completion	2,194 Spaces
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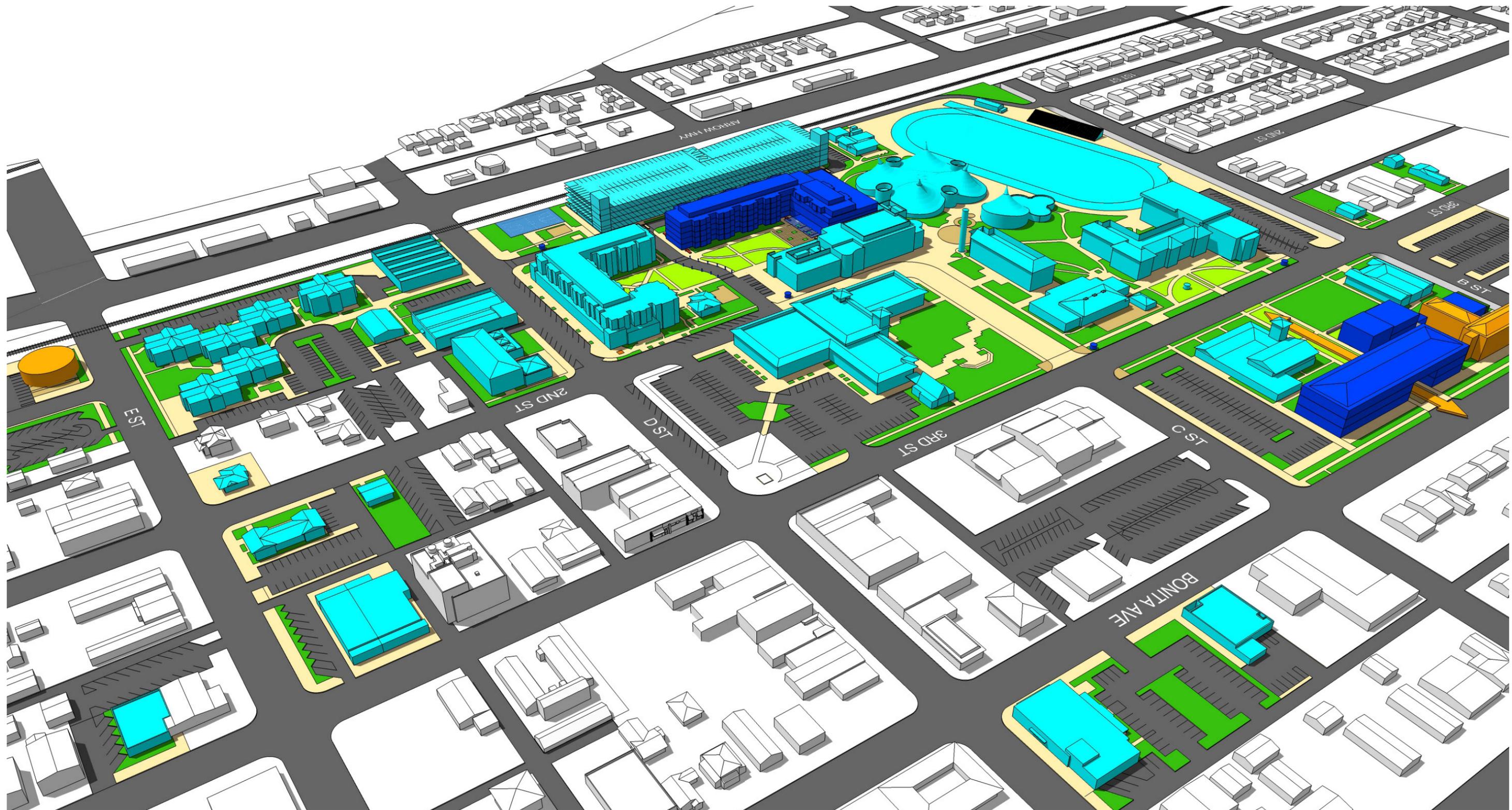
*As determined by City of La Verne
 **Based upon current University population and anticipated FTE by completion of Phase I
 ***Actual number as designed

3D Views

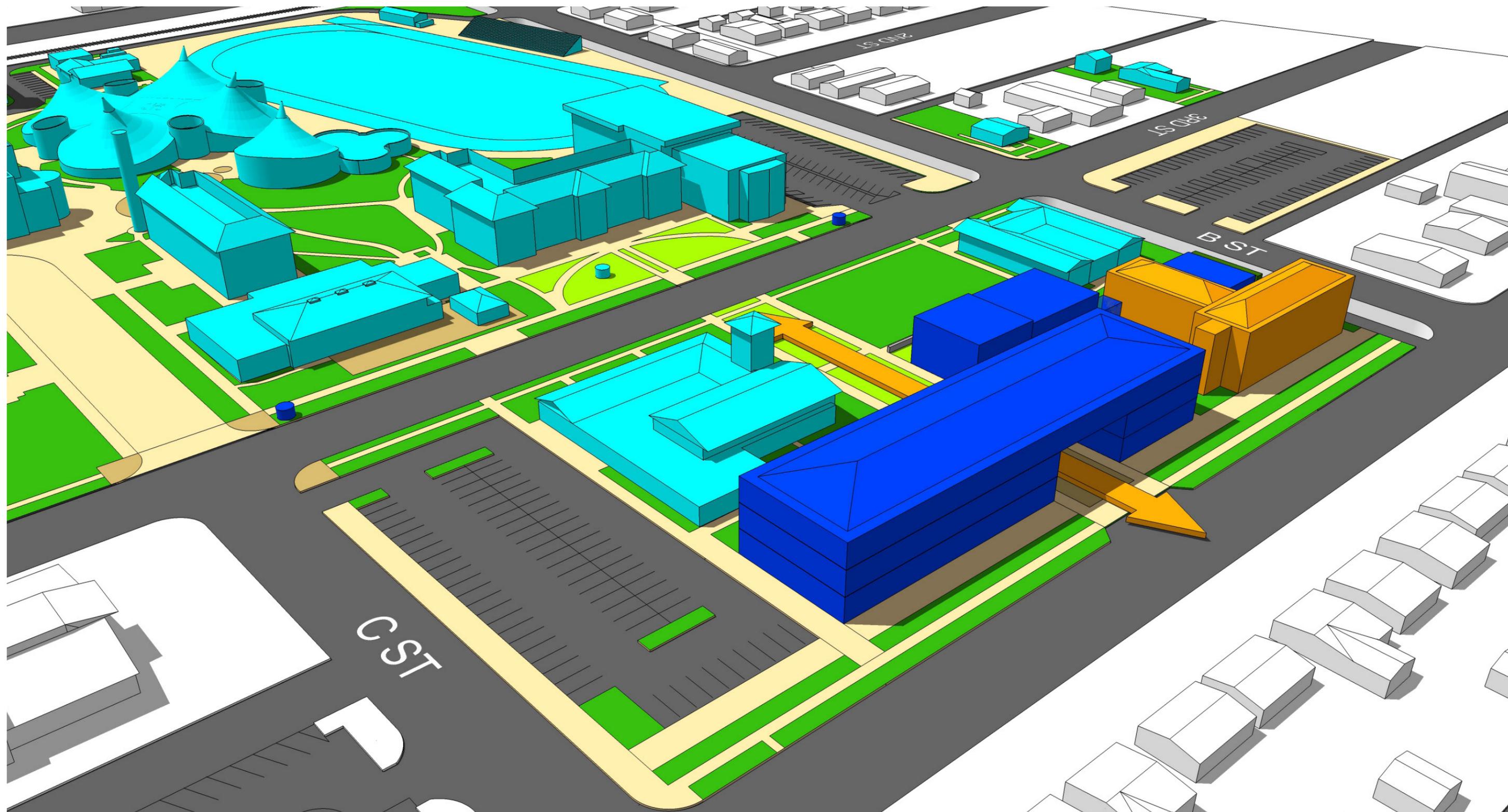
- Existing building
- New building / Structure
- Renovated building



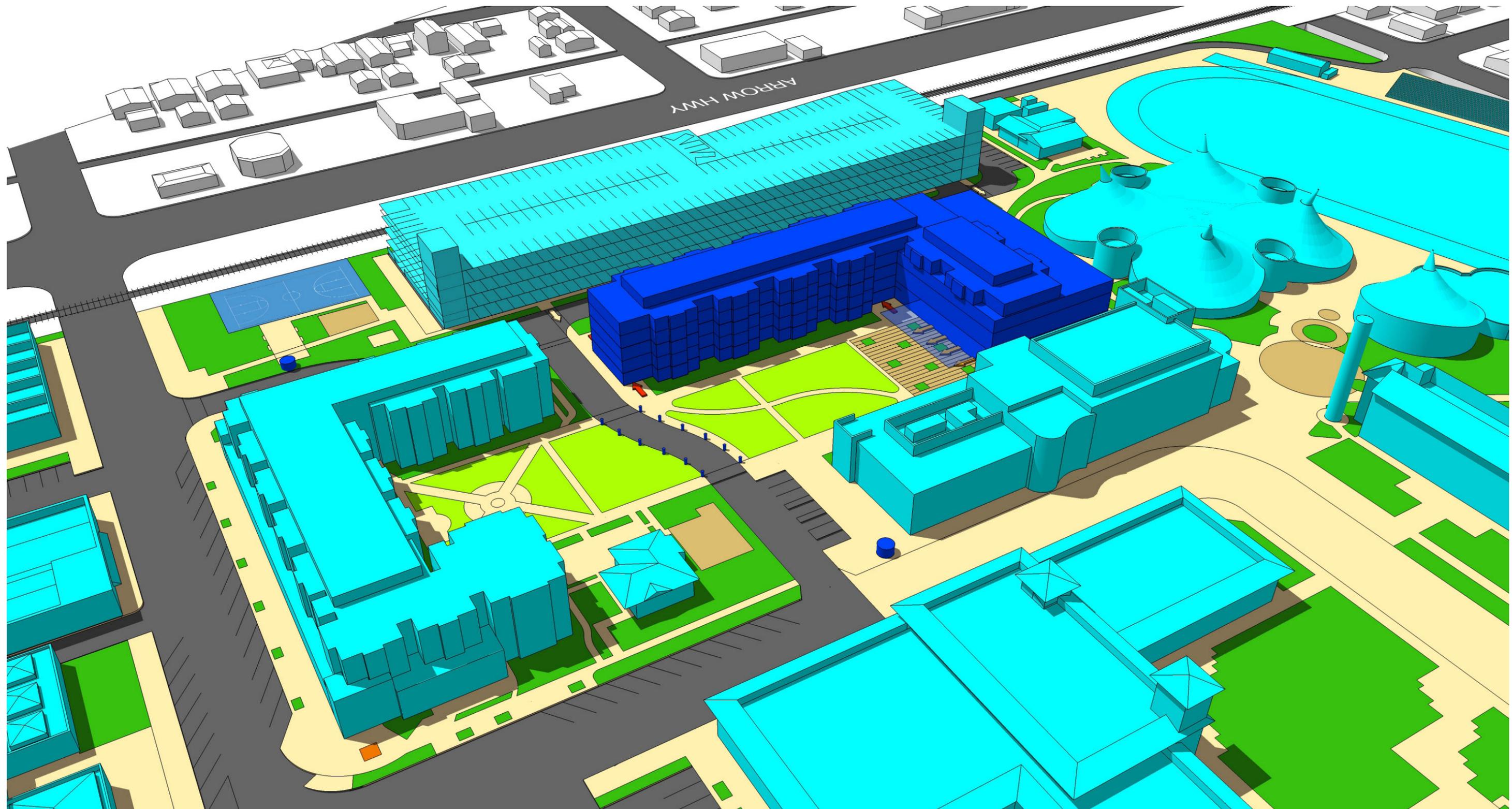
- Existing building
- New building / Structure
- Renovated building



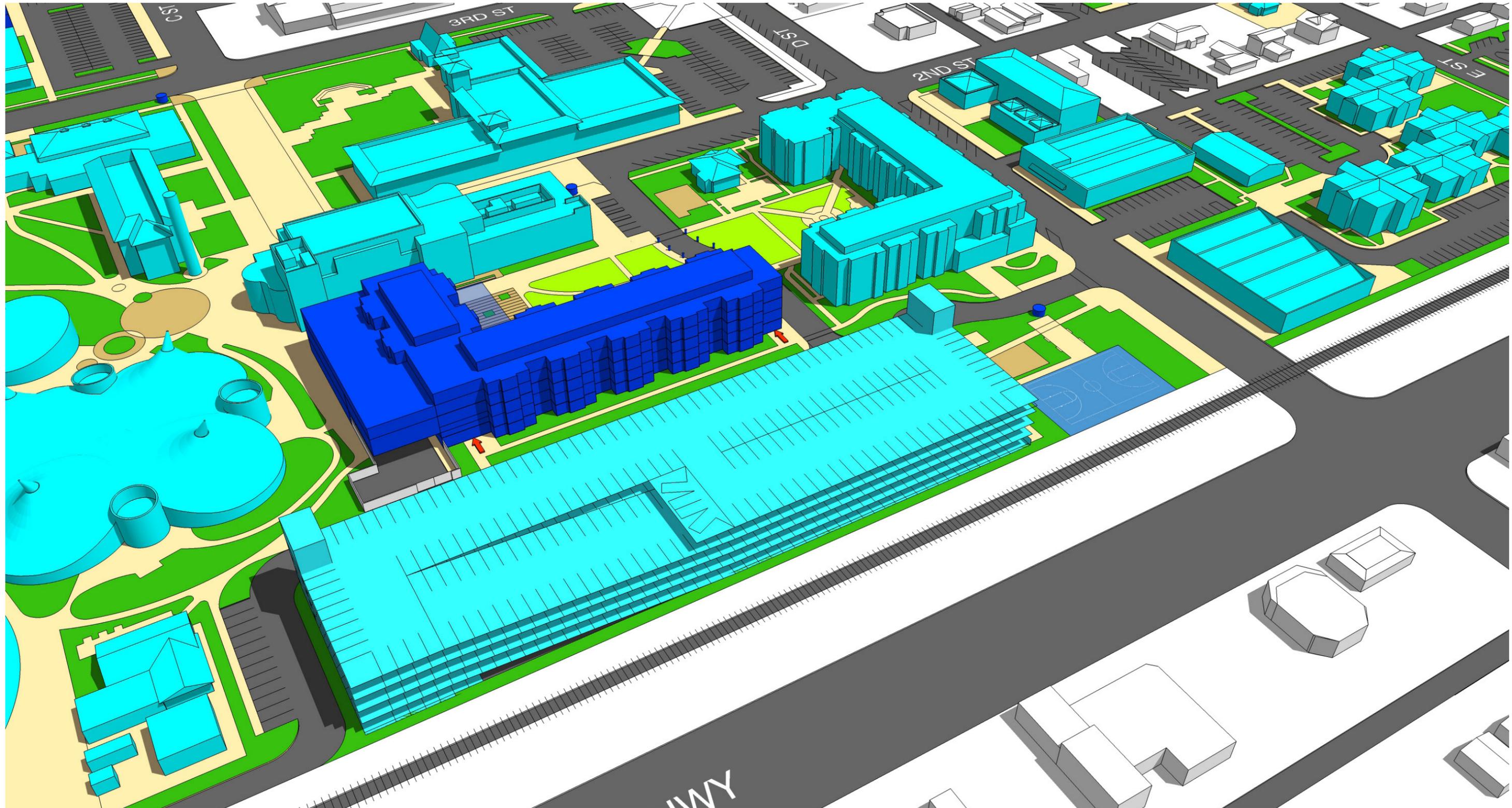
Existing building New building / Structure Renovated building



Existing building New building / Structure Renovated building



Existing building New building / Structure Renovated building



Demolitions

PHASE I (2015 - 2021)**BUILDING DEMOLITIONS****INTERFAITH CHAPEL**

The Interfaith Chapel is at the end of its service life and is a low yield (single story) building in a prime area of campus. With growing demand for interfaith programs and services the current facility does not meet the University's educational needs.

**MODULAR CLASSROOM BUILDING**

The Modular Classroom Building is an inefficient and temporary structure built to handle the short term demands of the University. With new academic spaces and upgraded educational facilities in Phase I, this space is no longer needed, and lacks historical or architectural value. Also, the University's Conditional Use Permit (CUP) for the modular classroom building expires July 2019.

**STU-HAN RESIDENCE HALL**

Stu-Han Residence Hall is at the end of its service life and does not meet current university residence hall standards or needs. To renovate this facility up to required standards would be too costly and inappropriate use of limited university resources.



2ND STREET & C STREET

The plan proposes the closure of 2nd and C Streets to public traffic and their renovation into promenades. This will allow for the integration of the multiple blocks owned by the University into a pedestrian-oriented super-block. The closure of C street will unify Sneaky Park with the North Core of campus, allowing for a seamless transition of pedestrians in the east-to-west direction. Both promenades will still allow emergency and service vehicles as well as bicycles. Access from 2nd Street to the parking structure will be maintained and continue to permit all through traffic.

**I, D, AND O PARKING LOTS**

The western portion of the “I” Lot will be closed and used to locate the new Gold Line Gateway Plaza. The “D” Lot will be closed to parking and used to locate a new Dining / Event Space as well as a new Residence Hall. The “O” Lot will be closed to parking and used to locate a new physical plant that will serve the new buildings on the North Core of campus. The site’s access and adjacency to the existing Live Oak Wash makes this an optimal location for a utilitarian building, preserving the block’s core for landscaping, open spaces and building pads.



Project Descriptions and Data

MULTICULTURAL CENTER

Given strong current potential donor interest, this project is sited and configured to be built before the Academic Building in Phase I, at the same time as renovations to Brandt Residence Hall, which is to be integrated with the new structure. Project timing will depend on the realization of funding opportunities.

The Multicultural Center will be a beacon of religious and cultural diversity and inclusiveness. It will engage the community at large with its prominent location on the North Mall and next to the future Academic Building gateway, welcoming visitors from the region and University alike. Its iconic-shape will make it an unmistakable and attractive destination on campus permitting its interiors space to be of significant height or even open to bring light from the sky.

Buffered from the streets by perimeter buildings, the site will feature intimate meditation gardens and a surrounding water feature extending the building activities to the outdoors.

EXTERIOR SPACES

- 1 Renovation of Brandt Hall
- 2 New Addition
- 3 Meditation garden / Water feature
- 4 North Mall

TECHNICAL DATA - RENOVATION (FORMER BRANDT HALL)

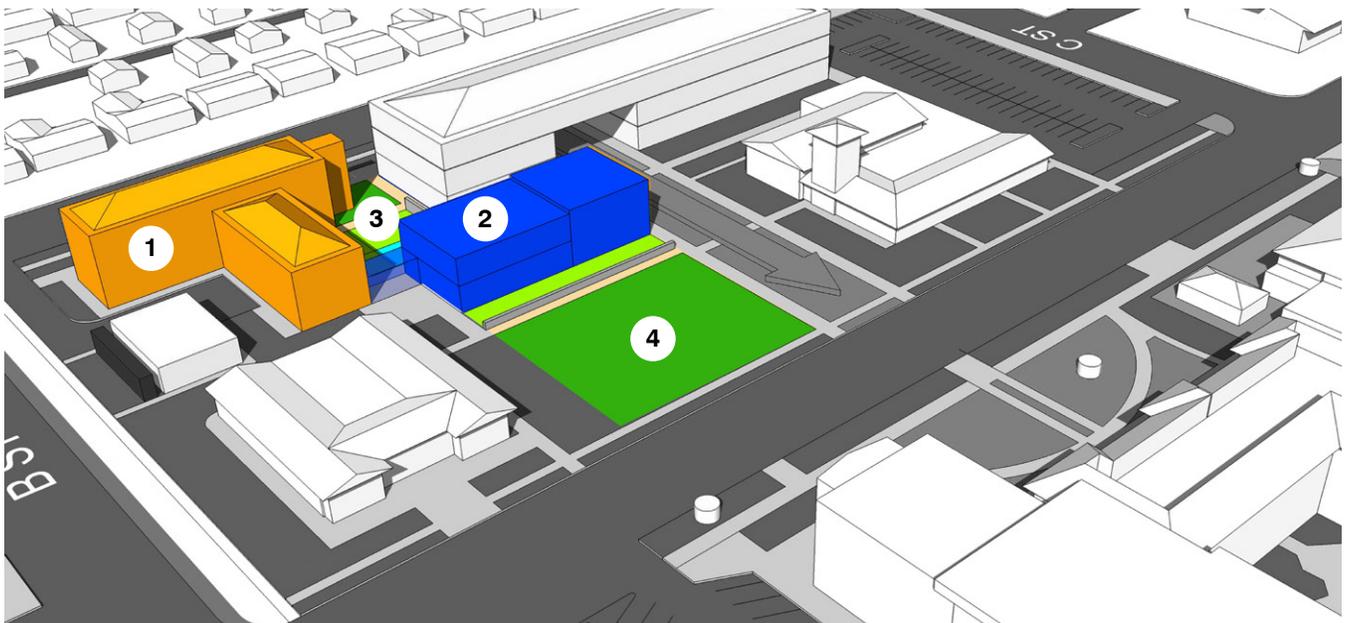
Gross square footage (gsf)	22,500
Assignable square footage	13,500
Efficiency	60%
Building footprint (gsf)	7,500
Number of floors	3
Height (feet)	30+

TECHNICAL DATA - ADDITION (NEW CONSTRUCTION)

Gross square footage (gsf)	9,300
Assignable square footage	6,150
Efficiency	66%
Building footprint (gsf)	5,900
Number of floors	2
Height (feet)	30+

TECHNICAL DATA - TOTAL PROJECT

Total Gross square footage (gsf)	31,800
Assignable square footage	19,650
Efficiency	62%
Building footprint (gsf)	13,400
Number of floors	2-3
Height (feet)	30+



MULTICULTURAL CENTER

- 1 Transparency, community connectivity
- 2 Interfaith worshiping space
- 3 Natural light, iconic shape
- 4 Open and welcoming
- 5 Water feature, intimate and secluded
- 6 Landscaping, spiritual qualities



ACADEMIC BUILDING I

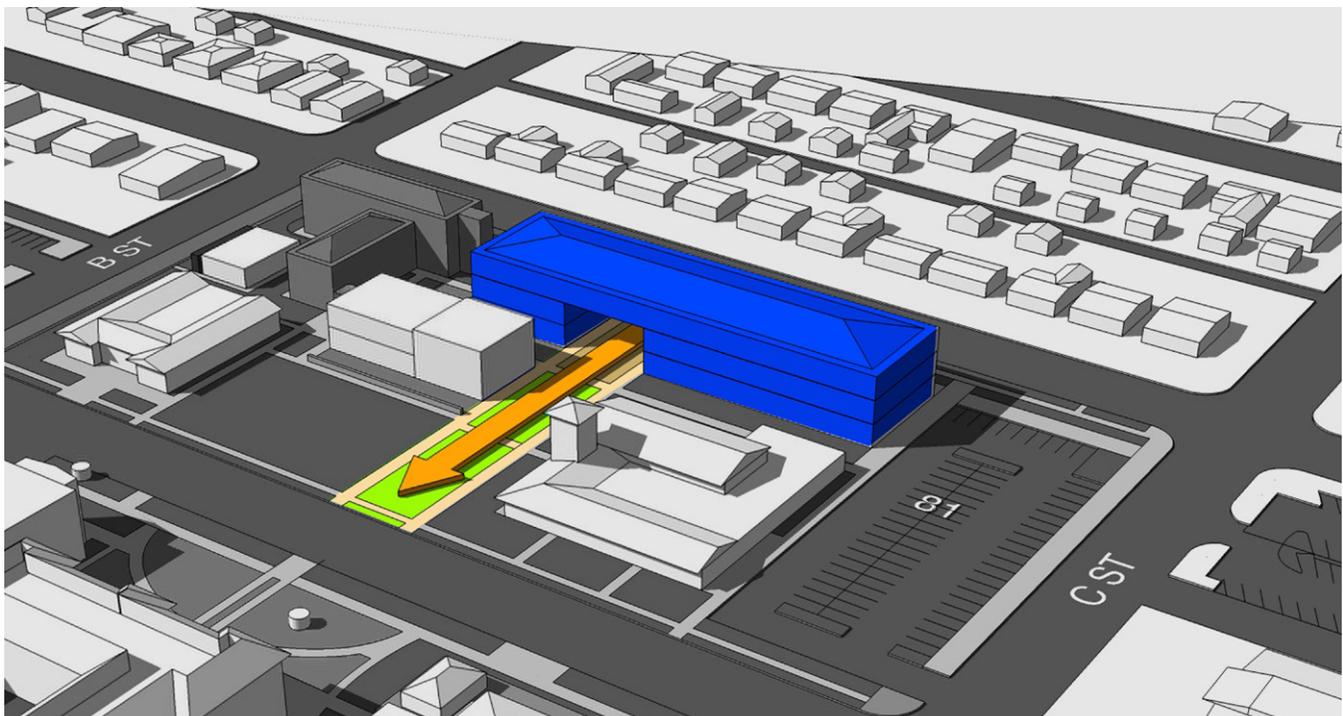
The construction of Academic Building I will provide a substantial increase in the number and quality of instructional and academic spaces, replacing inadequate, antiquated and technologically-outdated classrooms and labs while allowing for significant future growth.

The new project will be located on the north edge of campus, along Bonita Avenue, defining a new campus face and creating a link between the University and the surrounding community of Old Town La Verne. The three-story structure will include a gateway, welcoming students and visitors into campus through a large portal opening (breezeway) on the ground floor. This portal will also frame a formal view corridor terminating at the entry of Founders Hall, establishing a dialog between the past history and future potential of University of La Verne.

* Space programming for this project will be a future Provost-led discussion.

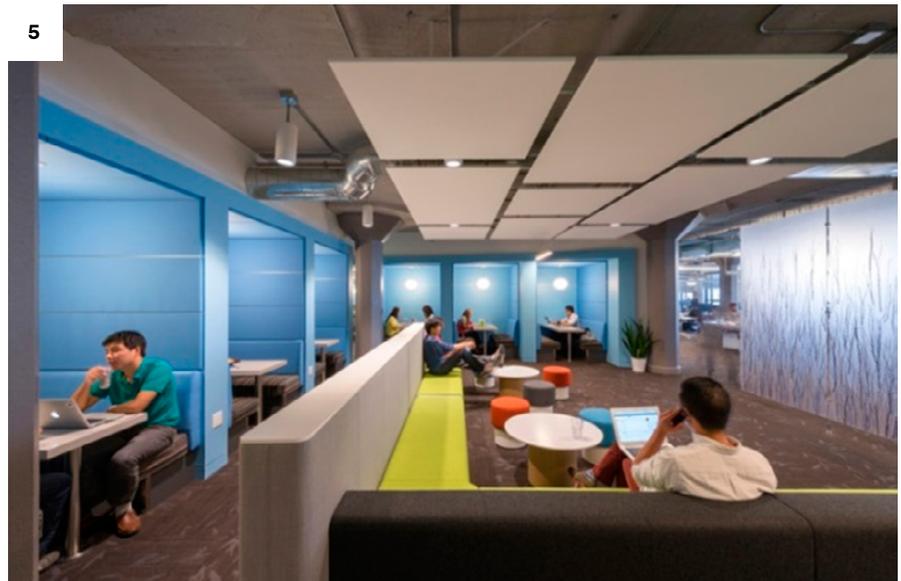
TECHNICAL DATA

Gross square footage (gsf)	53,100
Assignable square footage (gsf)	37,170
Efficiency	70%
Building footprint (gsf)	16,330
Number of floors	3
Height (feet)	50



ACADEMIC BUILDING

- 1 Lecture Hall
- 2 Technology integration
- 3 Lab space
- 4 Informal learning, study area
- 5 Flexible space, informal learning
- 6 Student lounge and study area



RESIDENCE HALL

A portion of the “D” Parking Lot and South Quad will be used to erect the new Residence Hall. The efficient 5-story structure will continue the density, height, massing and architectural vocabulary established by the recently-built Vista La Verne Residence Hall, creating a coherent complex of buildings for student life. The project configuration “mirrors” the Vista La Verne layout, enclosing the Student Life Quad and a student plaza for dining and socializing.

The consolidation of the student residential area on the southeast corner of campus is the first step of the larger Student Village concept. The Student Village will become a hub of activity not only for the University students but for the La Verne community at large.

The beds lost from Stu-Han Residence Hall and Brandt Residence Hall will be captured in this building.

EXTERIOR SPACES

- 1 Covered student plaza
- 2 Student Life Quad
- 3 Pedestrian friendly circulation

TECHNICAL DATA

Gross square footage (gsf)	79,650
Assignable square footage (asf)	55,755
Efficiency	70%
Building footprint (gsf)	14,800
Number of floors	5
Height (feet)	60

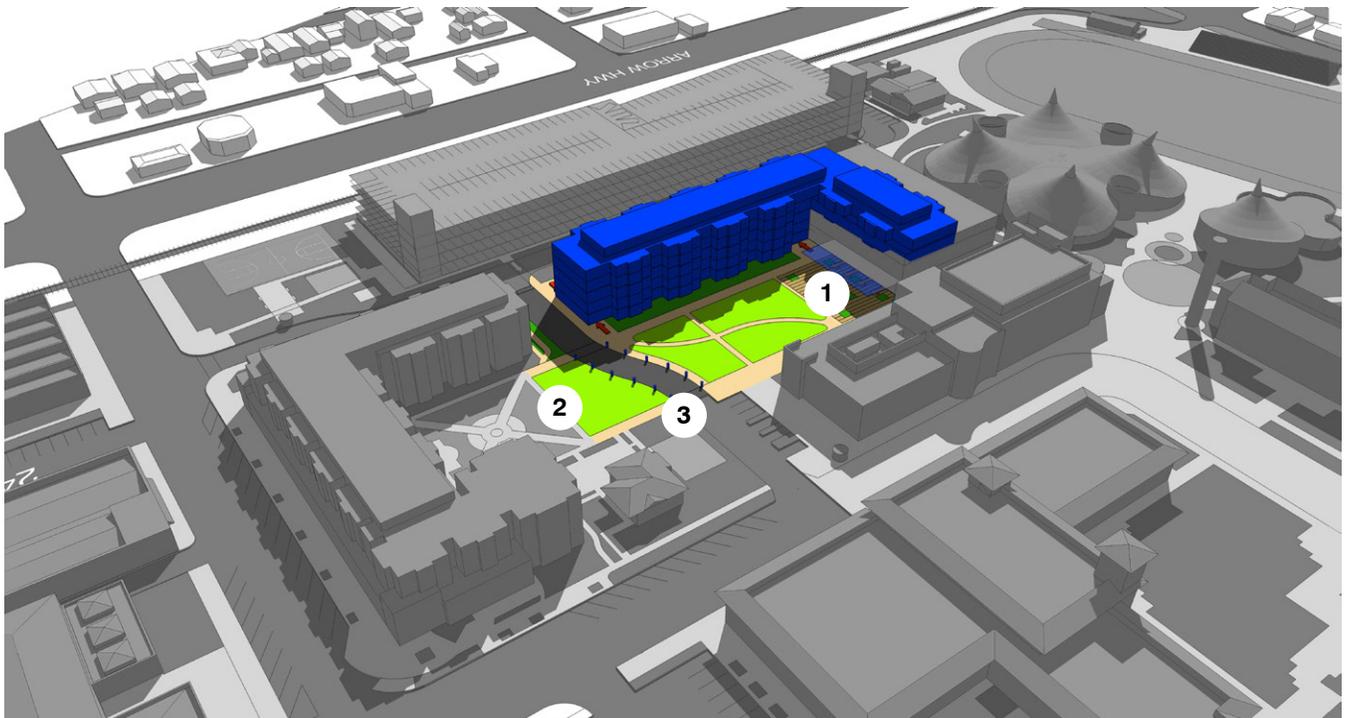
CONCEPTUAL PROGRAM

Student housing units on the upper four floors, student lounge and study areas and indoor/outdoor social spaces.

Student units: 2 beds or 3 beds (built-in growth), desk area, closets, bathroom.

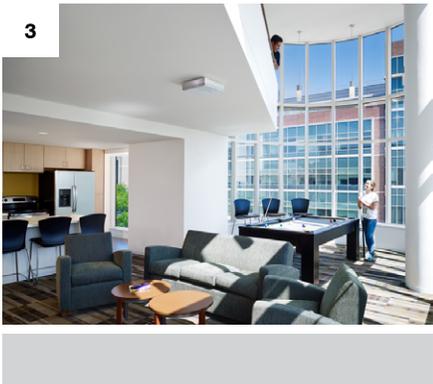
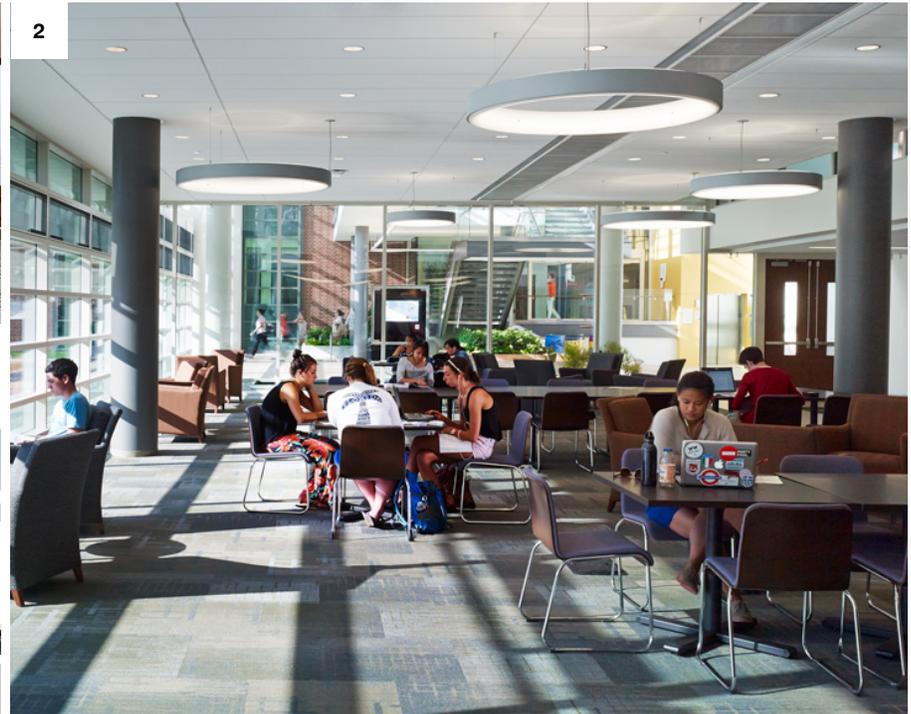
TEST-FIT SPACE

Maximum Number of beds	400
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RESIDENCE HALL

- 1 Lobby, welcoming, open, visually integrated
- 2 Lounge areas, technology-based, natural light
- 3 Common areas, blurred boundaries between live, play, work
- 4 Study, dining, lounging
- 5 Dorm unit, space efficient



DINING / CAMPUS EVENT SPACE

As part of the new Residence Hall complex, an integrated three-story dining and campus event facility takes the west portion of the site. The ground floor is dedicated exclusively to dining, cafeteria and lounge areas. This portion is internally connected to the residence hall; it also opens up to the covered and shaded Student Plaza to the east which will allow students to lounge and dine outdoors.

The cafeteria kitchen area has a dedicated service yard for deliveries, trash disposal and recycling to the south of the building, preserving the pedestrian areas free of service traffic and activities.

The second floor becomes an extension of the dining space below with additional table and lounge areas. The third floor will be occupied by campus-wide amenities such as a new board room, meeting and seminar space along with flexible space.

TECHNICAL DATA

Gross square footage (gsf)	48,800
Assignable square footage (asf)	31,720
Efficiency	65%
Building footprint (gsf)	14,400
Number of floors	3
Height (feet)	45'

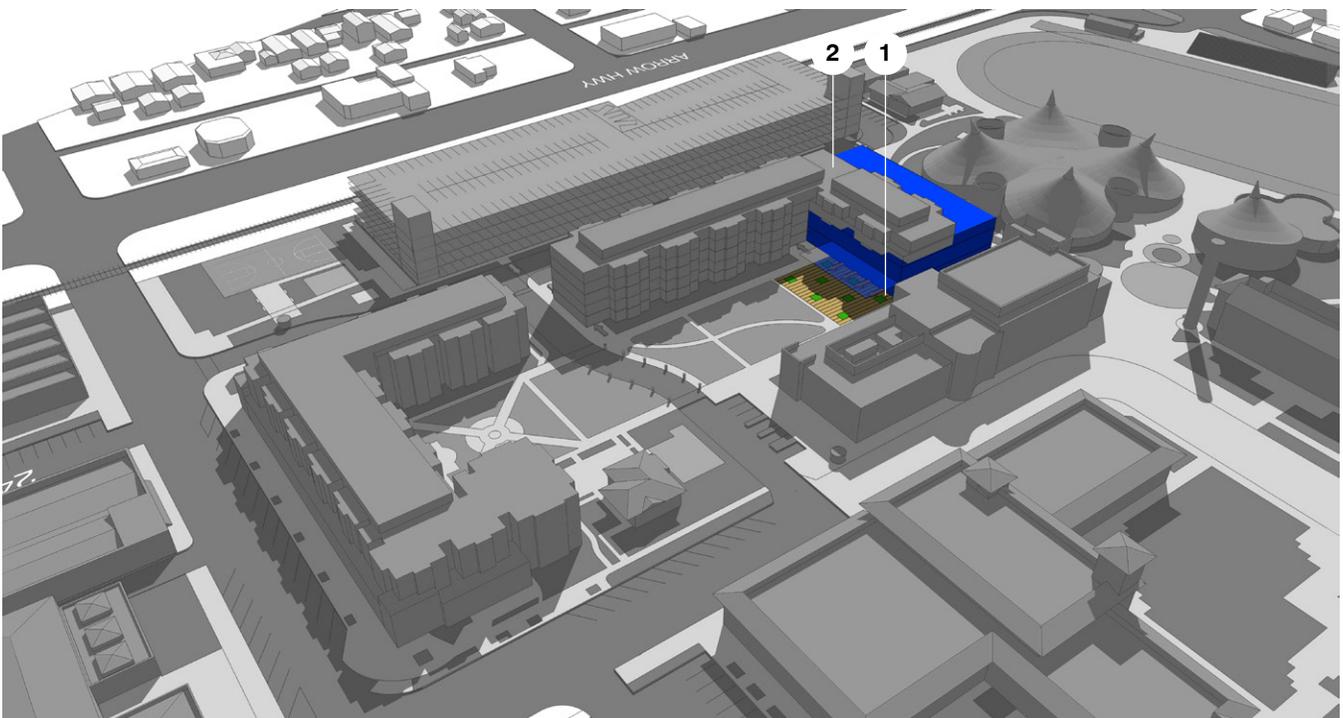
CONCEPTUAL PROGRAM

Cafeteria and food services, dining space, student lounging, institutional space, board room, meeting rooms, flexible space.

EXTERIOR SPACES

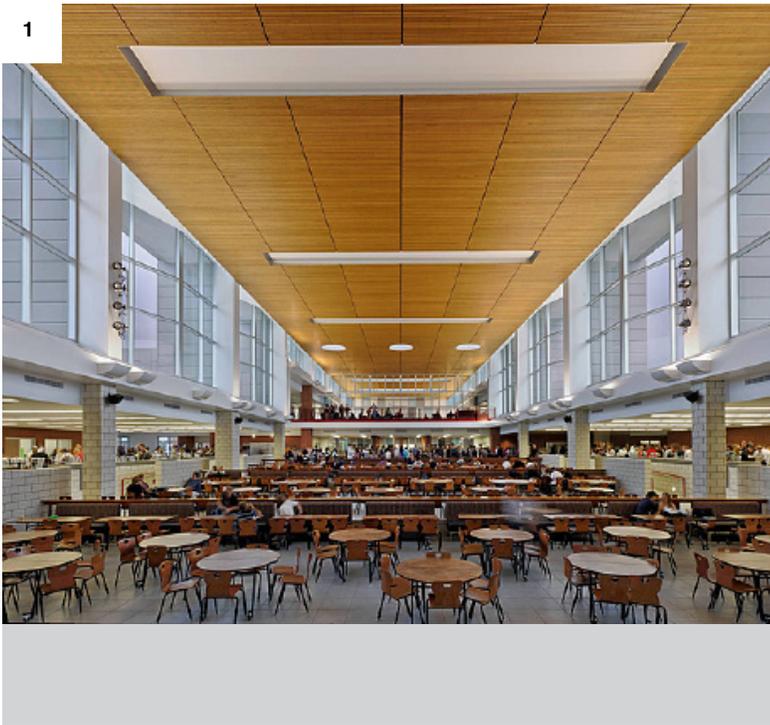
- 1 Connecting mall
- 2 Service yard

* Actual Program to be developed



DINING

- 1 Grand event space, large dining hall
- 2 Conference, group, meeting
- 3 Inside / Outside, exterior shade
- 4 Multi-level, daylighting
- 5 Transparency, large openings



EVENT SPACES

- 1 Flexible campus-wide event space
- 2 Staff and administration faculty lounge, natural light
- 3 Conference rooms, identity and branding



PEDESTRIAN PROMENADES

The closure of C Street and the 2nd Street driveway in front of the Abraham Campus Center will enable the consolidation of the currently divided university blocks into one pedestrian “super-block,” the University District. Traffic will be distributed around the periphery in favor of pedestrian and bicycle movement inside the campus super-block. The new promenades will allow service and emergency vehicle access only, permitting a fire lane. Using pedestrian-friendly paving materials, urban furniture, landscape and signage, the promenade’s design will prioritize the flow of students and the creation of people-spaces.

The closure of 3rd Street for the creation of a Pedestrian Promenade will NOT occur until Phase II (2022 - 2028).

CAMPUS ENTRY MARKERS

Located at key access points to the promenade system, way-finding markers will welcome students and visitors into this new pedestrian-friendly environment. The entry markers present a unique opportunity to display and reinforce the University of La Verne branding, and can incorporate digital information displays for campus directory, message and event announcement and interaction with the surrounding community.

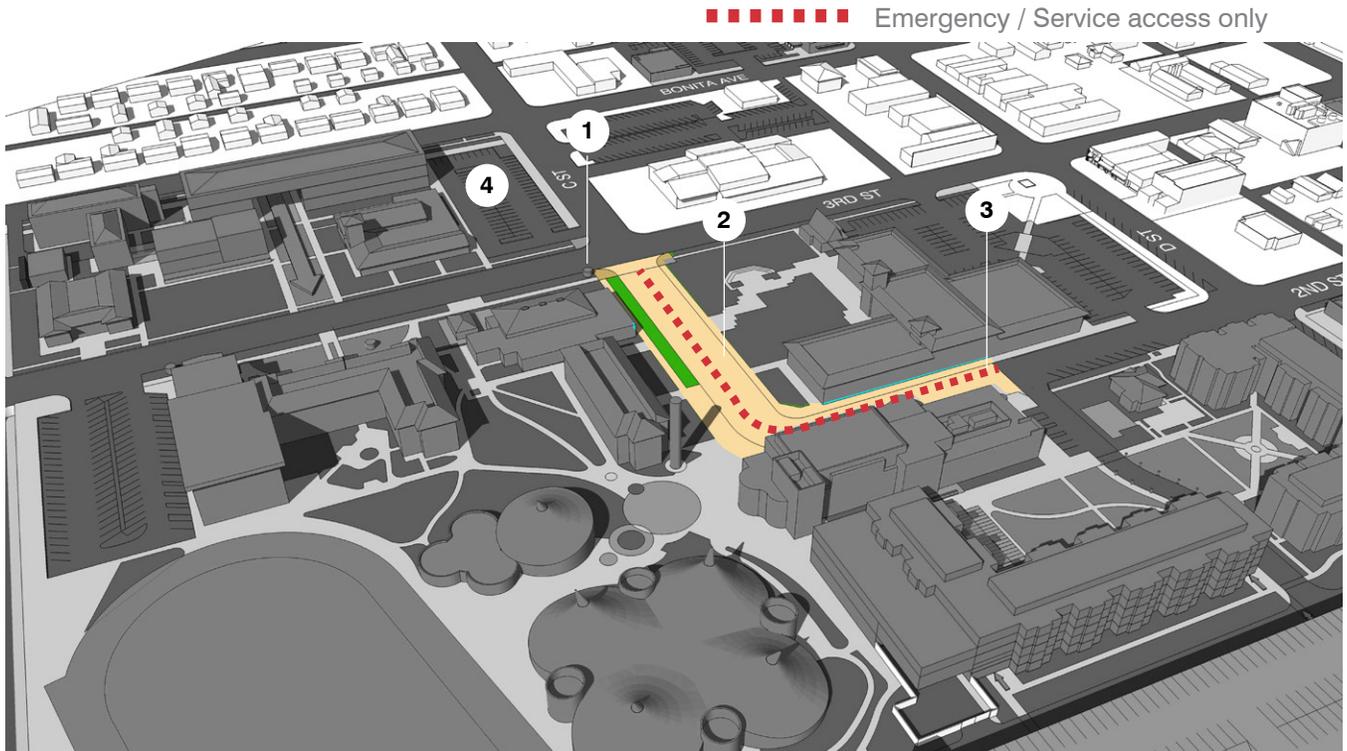
NEW VISITOR PARKING LOT

The site formerly occupied by the Stu-Han Residence Hall will be dedicated to a new parking lot. The lot is intended to serve primarily as visitor parking.

TECHNICAL DATA

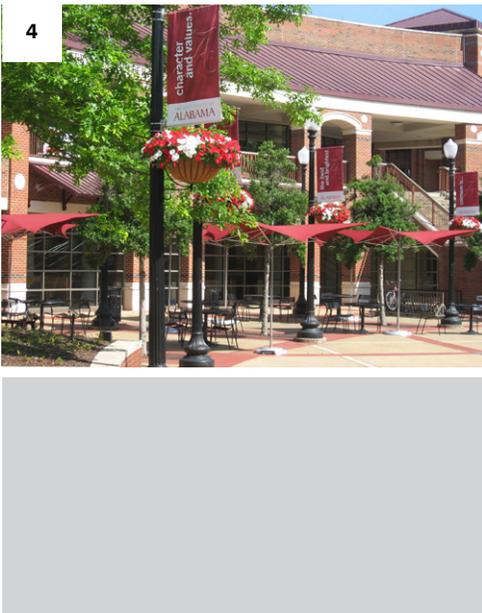
Promenades	
Overall area (sf)	30,130
Length (linear feet)	615
Parking lot	
Overall area (sf)	28,800

- 1 Campus entry markers
- 2 C Street Promenade (emergency/service)
- 3 2nd Street Promenade (emergency/service)
- 4 New visitor parking lot



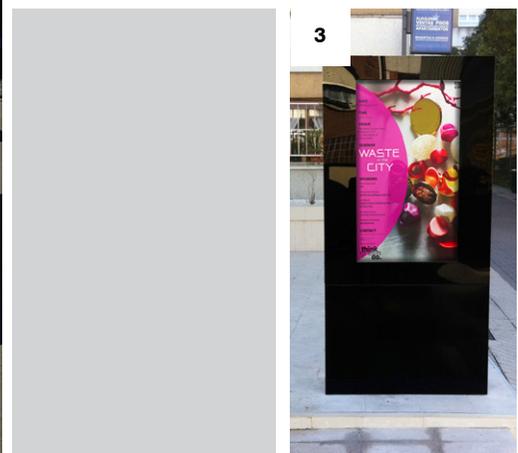
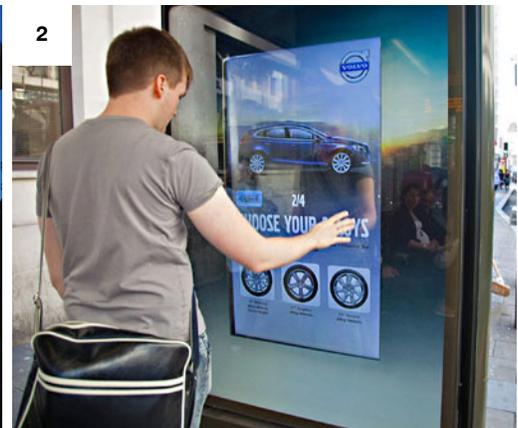
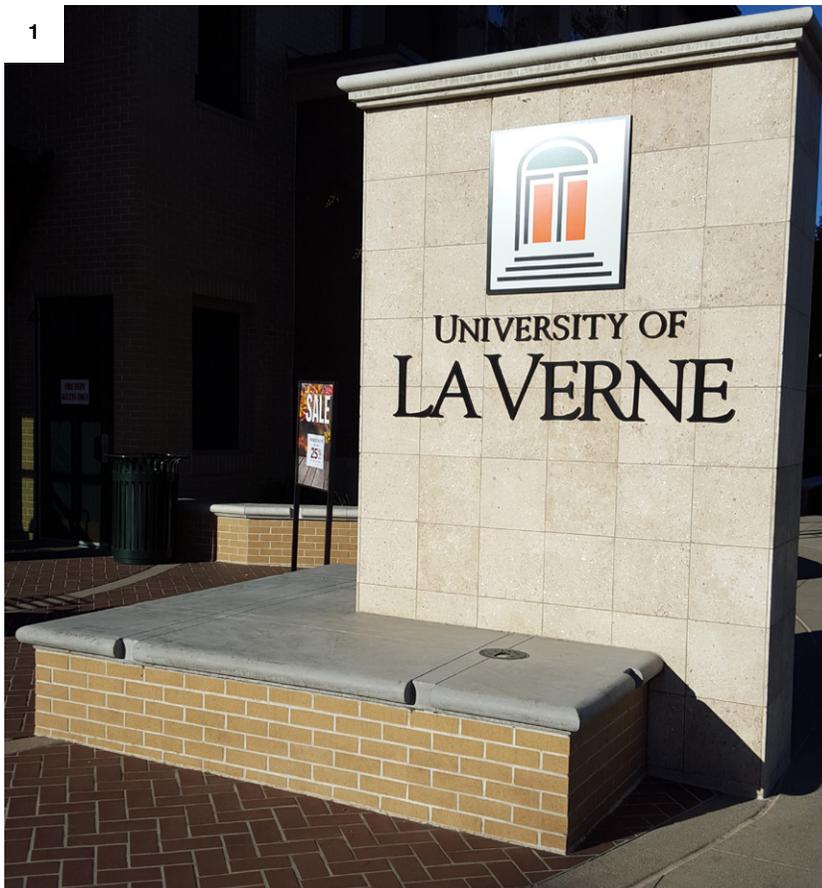
PEDESTRIAN PROMENADES

- 1 Internal campus promenade
- 2 Active people space
- 3 Pedestrian-friendly, traffic-calming paving materials
- 4 Urban furniture, signage
- 5 Human scale, mixed-use promenade



CAMPUS ENTRY MARKERS

- 1 Vista La Verne monument signage
- 2 Interactive digital signage
- 3 Digital marker / branding



NORTH PHYSICAL PLANT

Occupying a portion of the existing “O” Parking Lot, the new North Physical Plant will create a hub of centralized utilities and infrastructure to leverage the economies of scale of new and renovated buildings on the Historic Core of campus.

The integrated management and distribution of cold and hot water, electricity and information technologies will efficiently deliver services to the surrounding facilities realizing significant energy savings during their lifetime.

The facility is intended to service the new Academic Buildings I and II, the Multicultural Center, the new Student Services Building, the renovated Hoover Hall, and renovated Brandt Hall.

The current driveway on Bonita Avenue will give access to a surrounding service yard. Landscape buffers will control noise and create a transition between the residential edge, street and service areas.

TECHNICAL DATA

Building footprint (gsf)	2,000
Number of floors	1
Height (feet)	15-20

- 1 Heavy landscape buffer used to screen noise and views.



GOLD LINE GATEWAY PLAZA

The Gold Line Gateway Plaza will encourage ridership of public transportation by providing a pedestrian link between the future La Verne Gold Line Station and the University of La Verne campus / downtown La Verne. Much like the campus entry markers, the Gold Line Gateway Plaza will welcome students and visitors and reinforce the University of La Verne branding. The plaza will house entry markers which incorporate digital information displays for campus directory, message and event announcement, and interaction with the surrounding community.

*The Baum building facilities on the north side of 1st Street are limited to Specific Plan designated uses, unless otherwise approved through the Specific Plan's interim use permit procedure.

RENOVATED VISITOR PARKING LOT

Parking capacity of Lot "1" will be reduced in Phase I to make way for the new Gold Line Gateway Plaza.

TECHNICAL DATA

Plaza		
Overall area (sf)		14,800
Parking lot		
Overall area (sf)		12,220
Spaces		28
1	Gateway Plaza	
2	Baum Building	
3	Plaza Parking	



GOLD LINE GATEWAY PLAZA

- 1 Seating and shading
- 2 Welcoming gateway
- 3 Interactive landscape elements
- 4 Urban park



Phase II (2022 - 2028)

DEMOLITION PROJECTS INCLUDED IN PHASE II (ALPHABETICALLY):

- 3rd Street
- Davenport Dining
- Woody Hall

NEW PROJECTS INCLUDED IN PHASE II (ALPHABETICALLY):

- 3rd Street Pedestrian Promenade
- Academic Building II
- Consolidated Student Services Center

POSSIBLE RENOVATIONS INCLUDED IN PHASE II (ALPHABETICALLY):

Renovations and spaces will be prioritized based on the educational needs of the institution and space available. Depending upon future university needs, potential building renovations include:

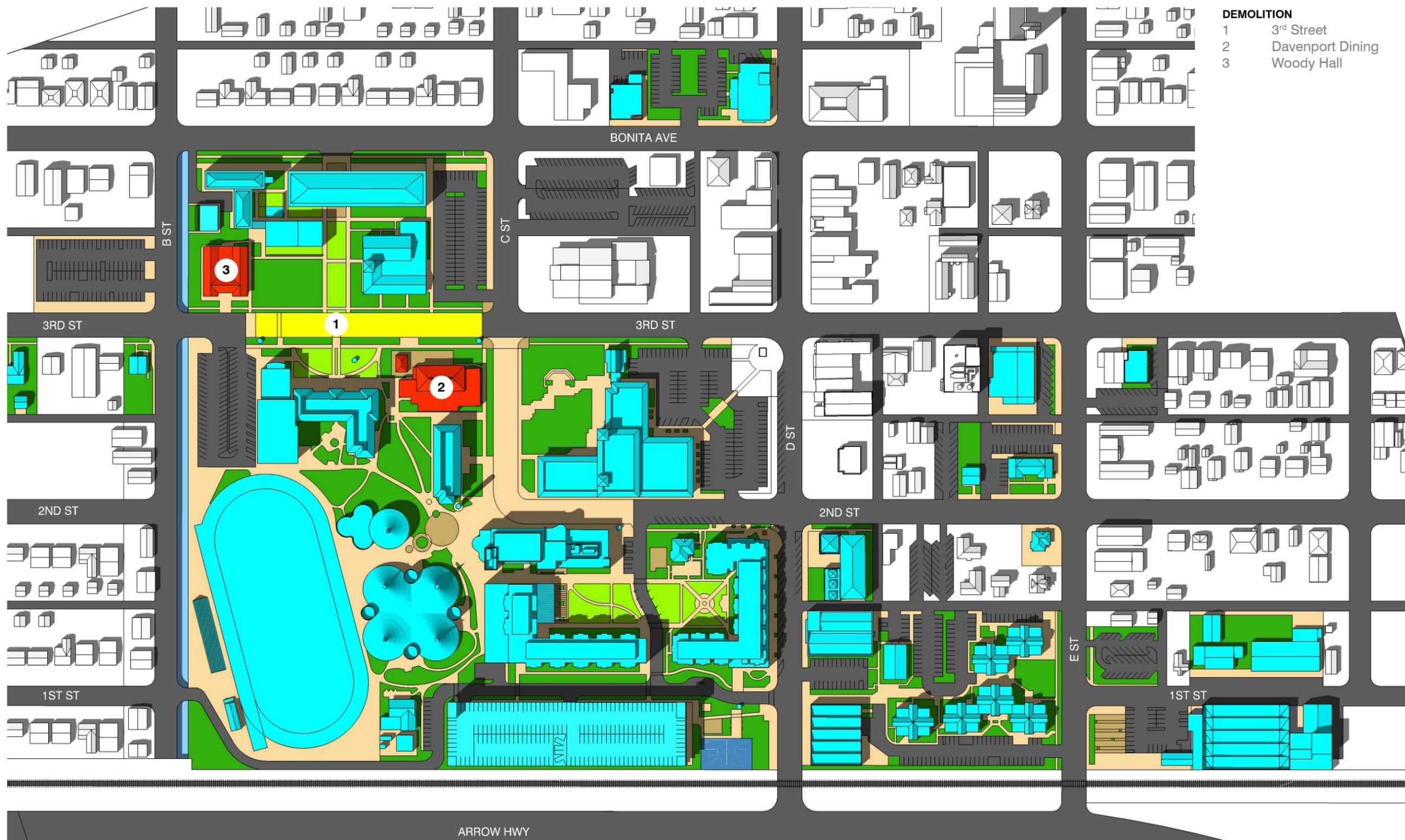
- Abraham Campus Center
- Arts and Communications Building
- Barkley Building
- College of Business and Public Management
- Leo Hall

Existing building Landscape Hardscape Roads / parking*

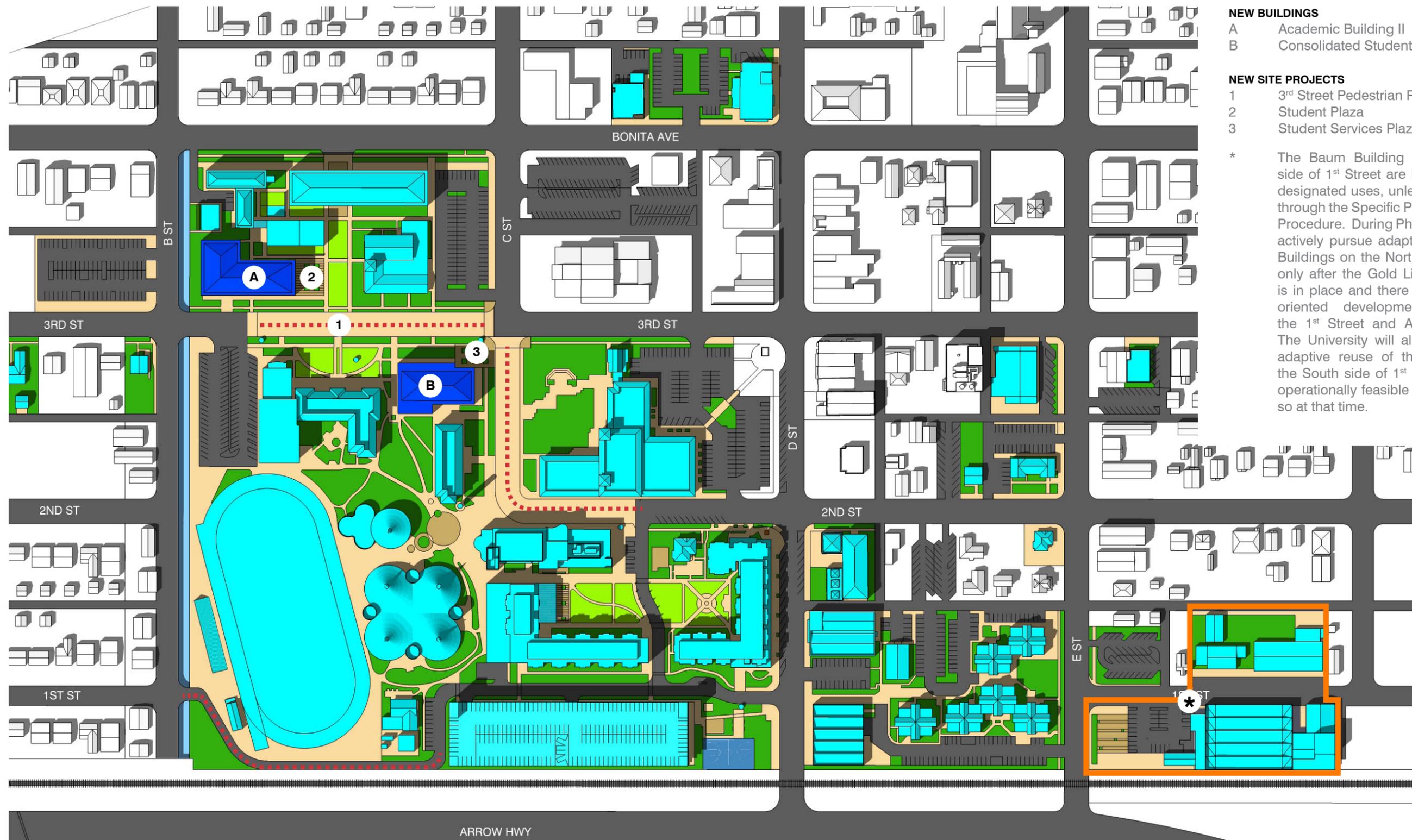


■ Existing building
 ■ Building to be demolished
 ■ Street / Parking closure / modification

- DEMOLITION**
- 1 3rd Street
 - 2 Davenport Dining
 - 3 Woody Hall



■ Existing building
 ■ New building / Structure
 Adaptive Reuse Mixed-Use District
 ■ ■ ■ ■ Service / Emergency access only



NEW BUILDINGS

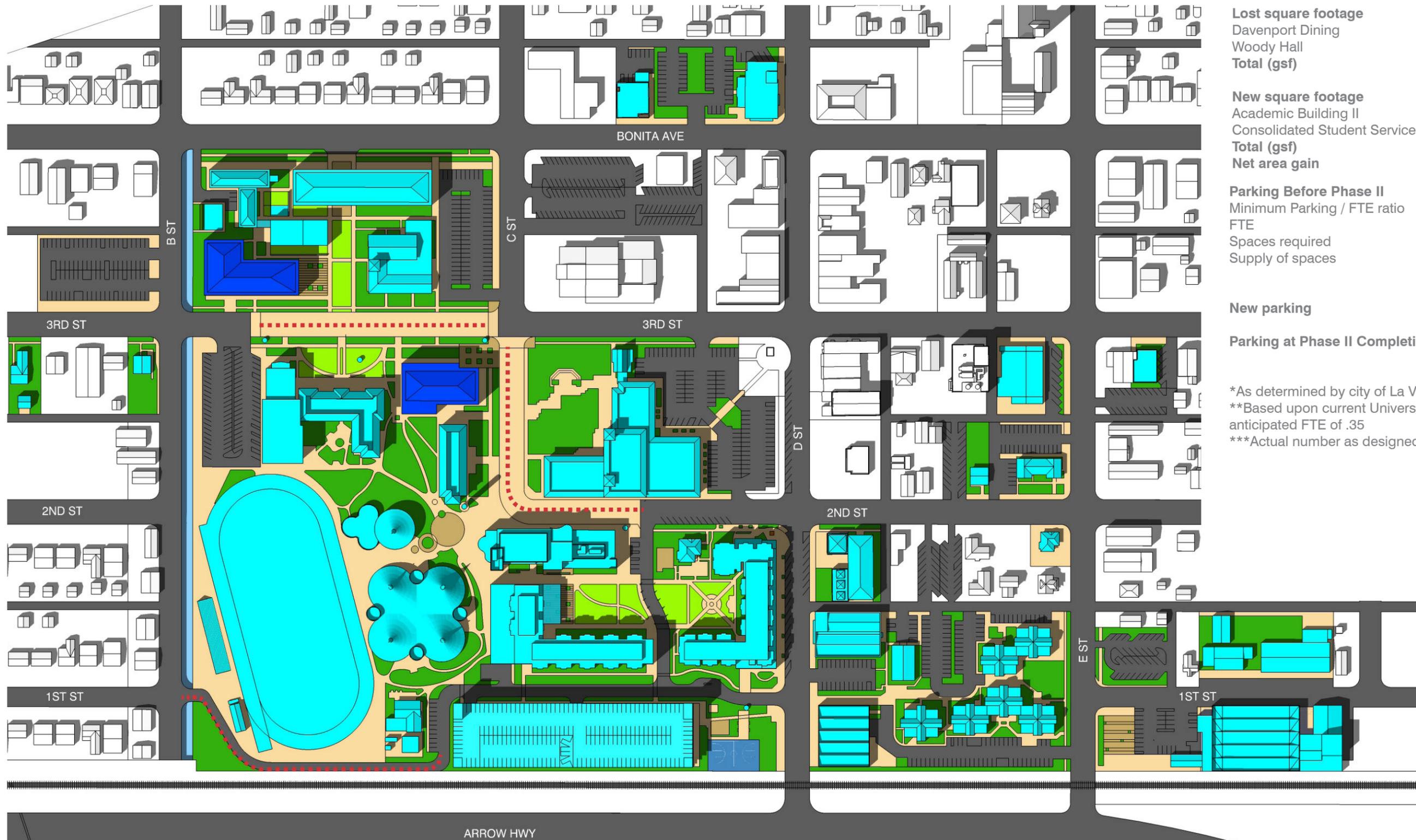
- A Academic Building II
- B Consolidated Student Services

NEW SITE PROJECTS

- 1 3rd Street Pedestrian Promenade
- 2 Student Plaza
- 3 Student Services Plaza

* The Baum Building facilities on the North side of 1st Street are limited to Specific Plan designated uses, unless otherwise approved through the Specific Plan's Interim Use Permit Procedure. During Phase II, the University will actively pursue adaptive reuse of the Baum Buildings on the North side of 1st Street, but only after the Gold Line light rail transit line is in place and there is significant "transit-oriented development" underway within the 1st Street and Arrow Highway vicinity. The University will also consider integrated adaptive reuse of the Baum Buildings on the South side of 1st Street if financially and operationally feasible for the University to do so at that time.

Existing building New building / Structure Service / Emergency access only



Lost square footage
 Davenport Dining - 9,570
 Woody Hall - 13,522
Total (gsf) - 22,092

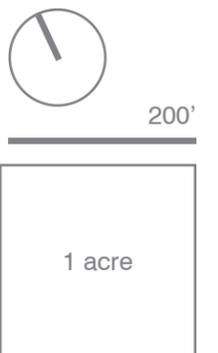
New square footage
 Academic Building II 51,000
 Consolidated Student Services 45,000
Total (gsf) 96,000
Net area gain 73,908

Parking Before Phase II
 Minimum Parking / FTE ratio .30*
 FTE 4,727**
 Spaces required 1,418***
 Supply of spaces 2,194
776 Surplus Spaces

New parking None

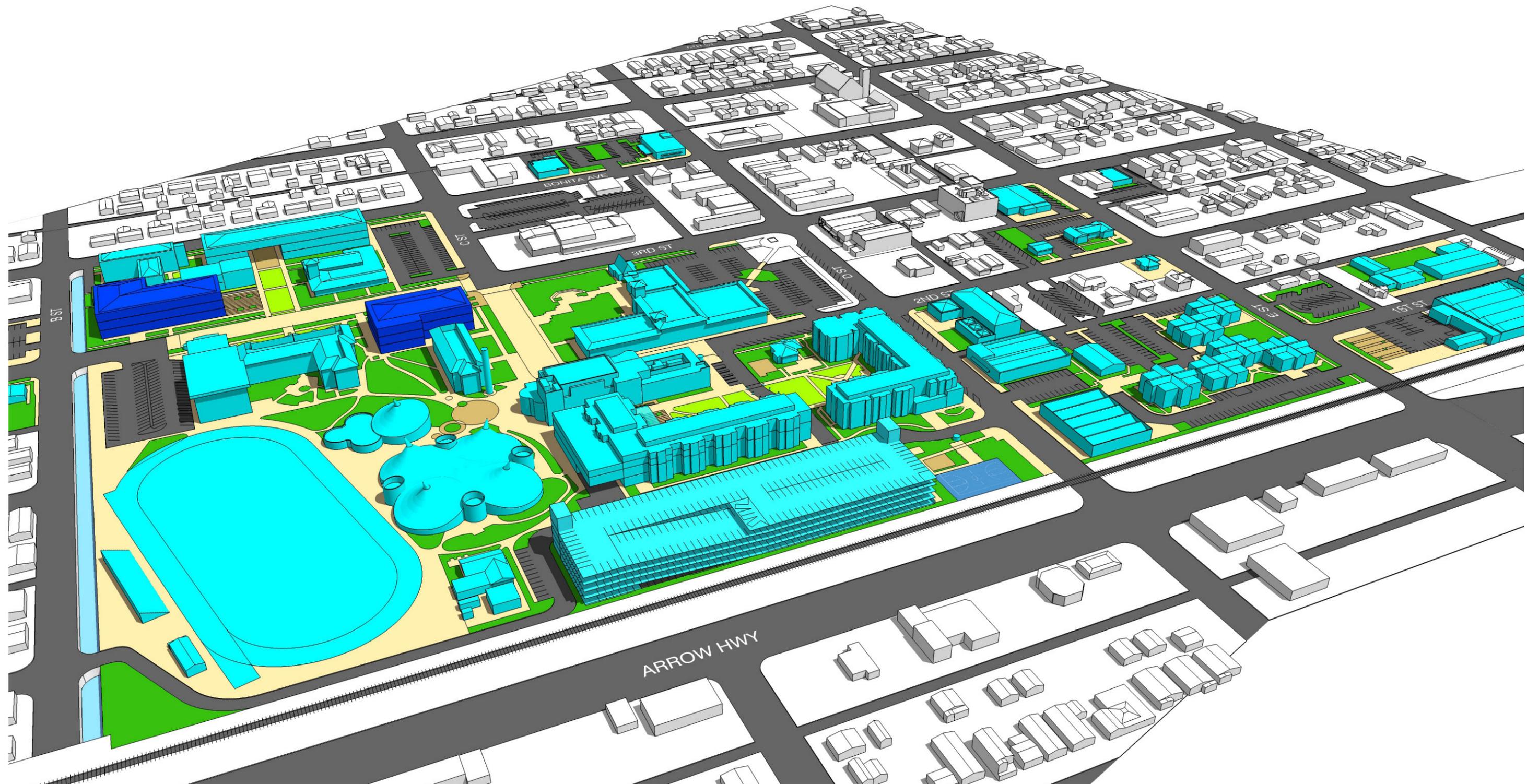
Parking at Phase II Completion 2,194 Spaces

*As determined by city of La Verne
 **Based upon current University population and anticipated FTE of .35
 ***Actual number as designed

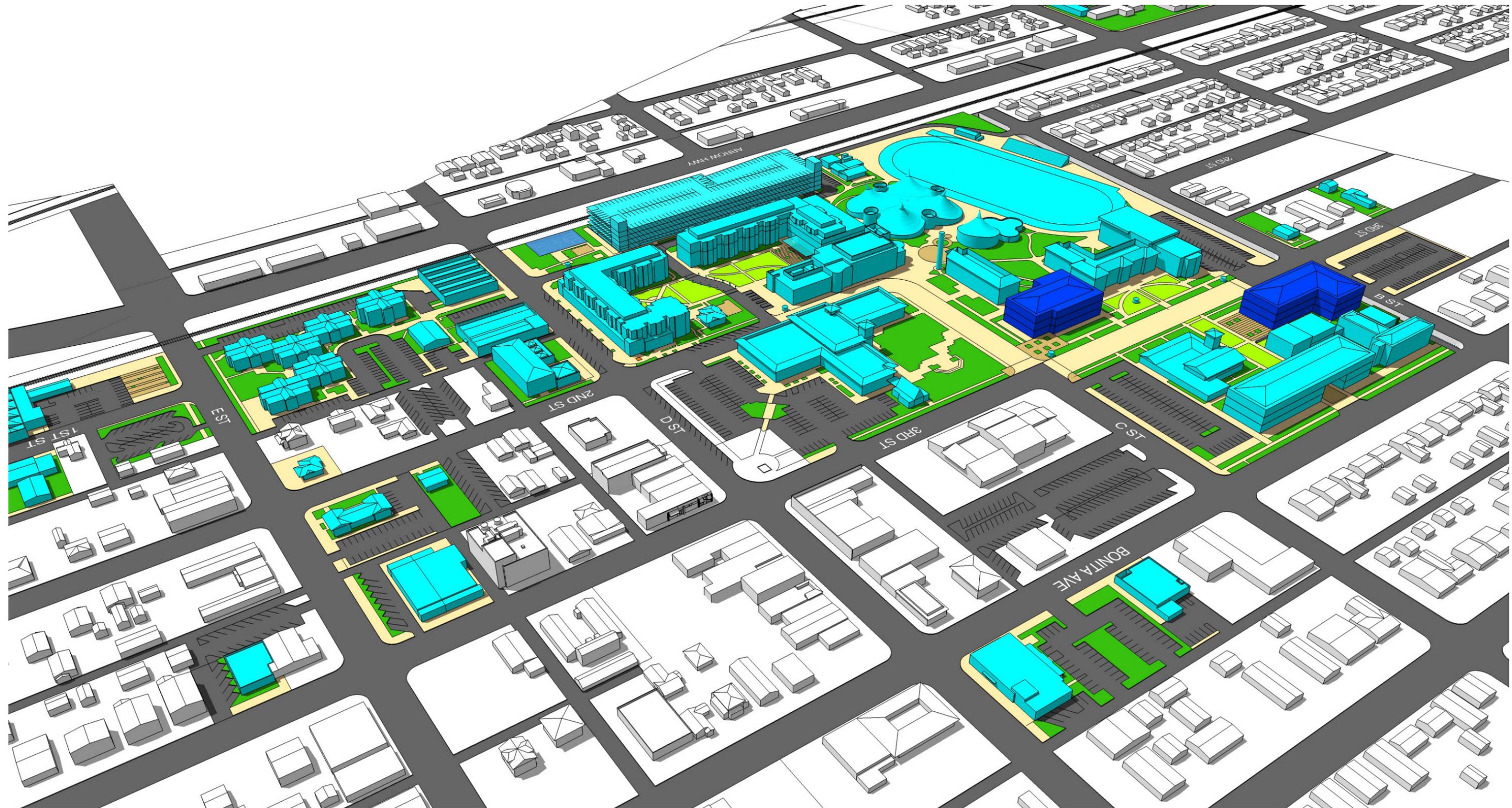


3D Views

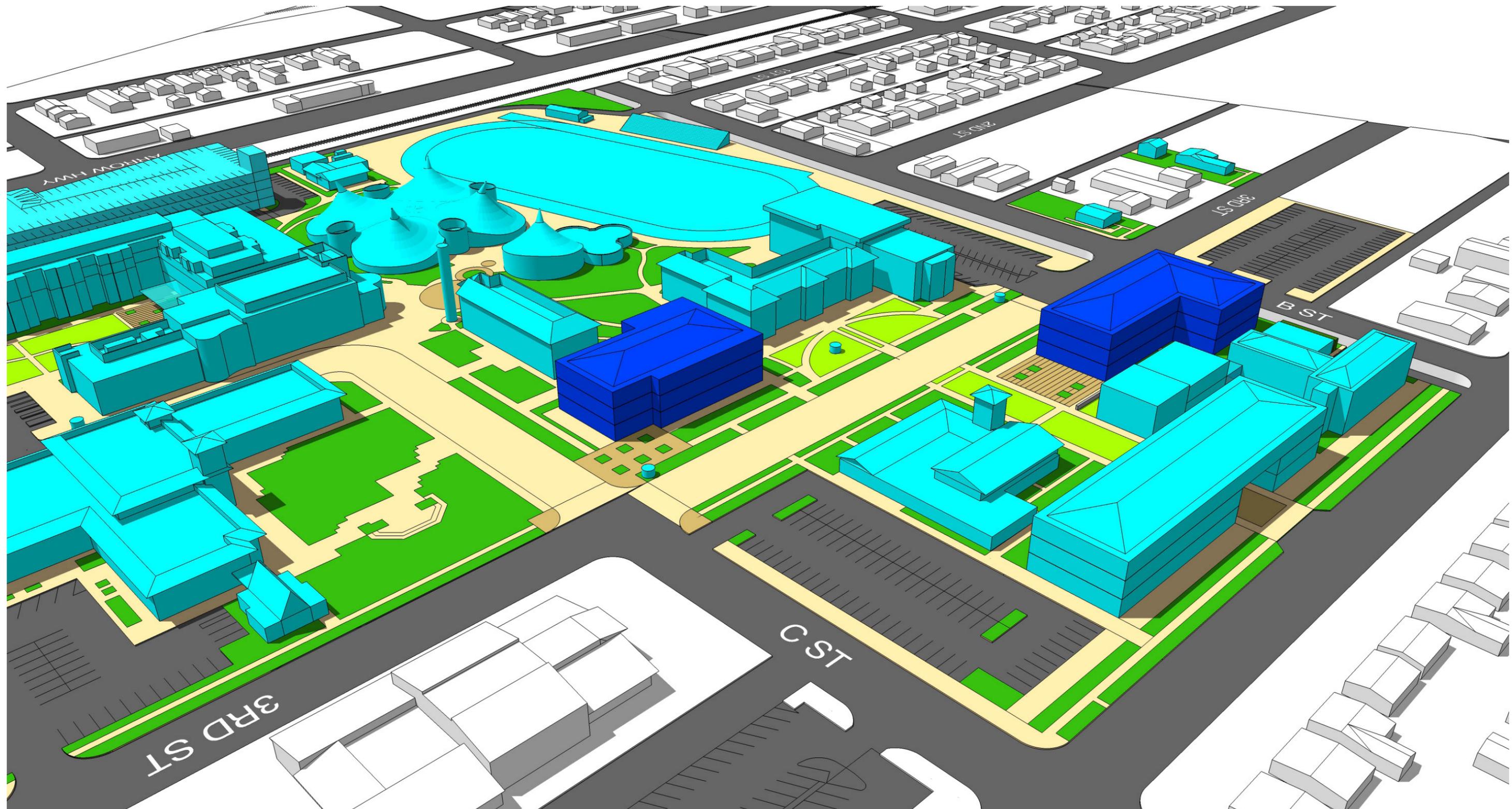
Existing building New building / Structure



Existing building New building / Structure



Existing building New building / Structure



Demolitions

DAVENPORT DINING

Although Davenport Dining Hall was minimally renovated in 2011, the support facilities and food kitchen/prep areas still require significant renovation which would be costly and an inefficient use of limited University resources. Between Phase I and Phase II, the University plans to use the existing Davenport Dining Hall for university-related uses.

**WOODY HALL**

Woody Hall is at the end of its service life cycle and would require significant renovation to be brought up to current code. The footprint of the facility anchors the Northwest corner of the University and therefore makes it a prime candidate for new Academic use and enhanced edge to the adjacent residential community.

**3RD STREET**

The University is seeking the closure of 3rd Street between B and C Streets to renovate into a pedestrian promenade. This will provide a safer campus for pedestrians, make that area far more aesthetically pleasing for the University and the community, and reduce University traffic through the West neighborhood to and from Wheeler Avenue. As an interim measure, the University will explore traffic-calming/mitigating initiatives with the City on 3rd Street between B and C Streets.



Project Descriptions and Data

PEDESTRIAN PROMENADE

The closure of the 3rd Street driveway between B Street and C Street will enable the consolidation of the currently divided university blocks into the pedestrian “super-block” with the rest of the University District. Traffic will be distributed around the periphery in favor of pedestrian and bicycle movement inside the campus super-block. The new promenade will allow service and emergency vehicle access only, permitting a fire lane. Using pedestrian-friendly paving materials, urban furniture, landscape and signage, the promenade’s design will prioritize the flow of students and the creation of people-spaces.

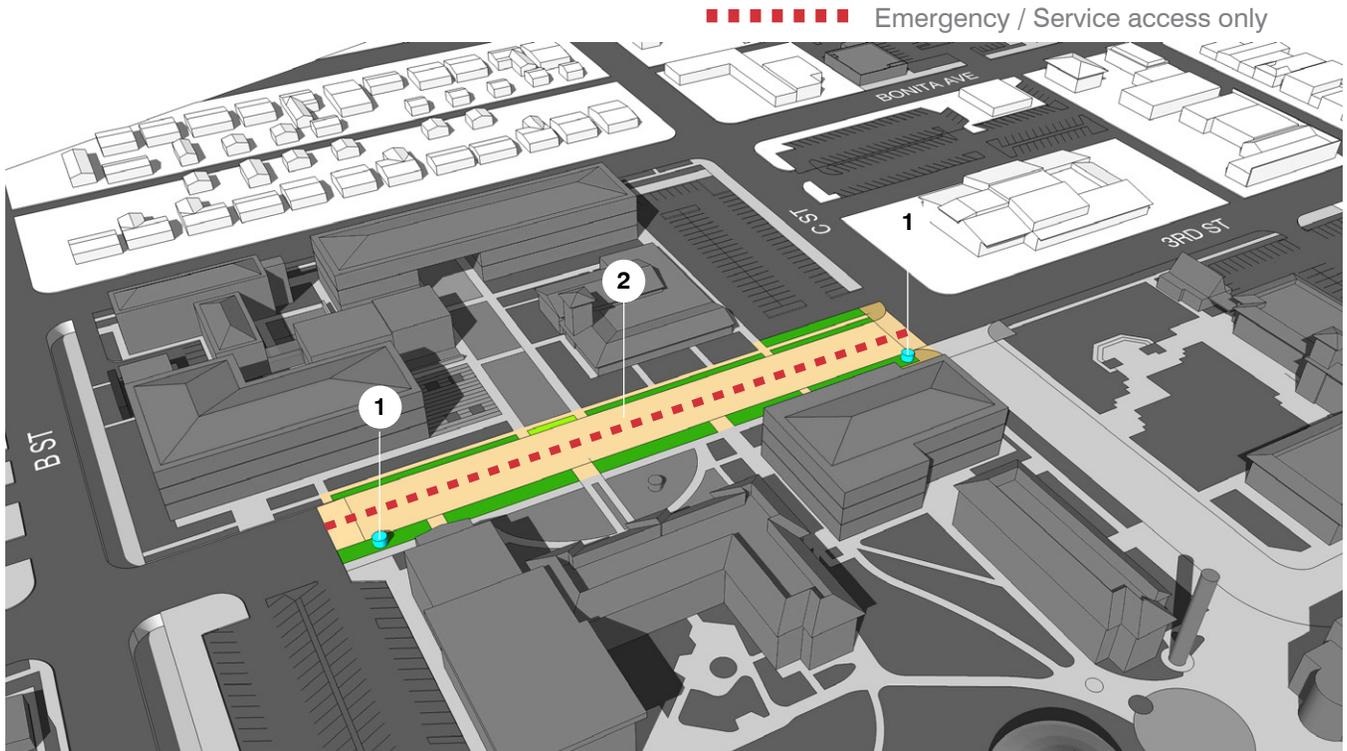
TECHNICAL DATA

Promenade	
Overall area (sf)	25,120
Length (linear feet)	502

CAMPUS ENTRY MARKERS

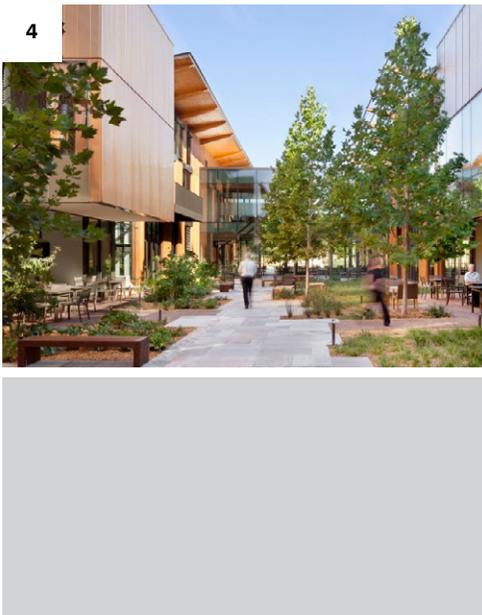
Located at key access points to the promenade system, way-finding markers will welcome students and visitors into this new pedestrian-friendly environment. The entry markers present a unique opportunity to display and reinforce the University of La Verne branding, and can incorporate digital information displays for campus directory, message and event announcement and interaction with the surrounding community.

- 1 Campus entry markers
- 2 3rd Street Promenade (emergency/service)



PEDESTRIAN PROMENADE

- 1 Internal campus promenade
- 2 Active people space
- 3 Pedestrian-friendly, traffic-calming paving materials
- 4 Urban furniture, signage
- 5 Human scale, mixed-use promenade



ACADEMIC BUILDING II

Academic Building II will be along the west corner of the Historic Core, consolidating the academic activity in that area and establishing a new edge to the community.

Forming an “L”-shape, the angle configuration blocks the interior green space from traffic noise and other activities, providing a quiet and relaxing environment well suited for learning activities.

The three-story massing and linear shape is consistent with the Academic Building I and the appropriate density for the site and its historic context. The width of the building promotes efficient space planning with a central double-loaded corridor and classrooms and labs on either side. The instructional spaces with perimeter structure guarantees maximum flexibility and future-proofing while bringing natural light deep into the space.

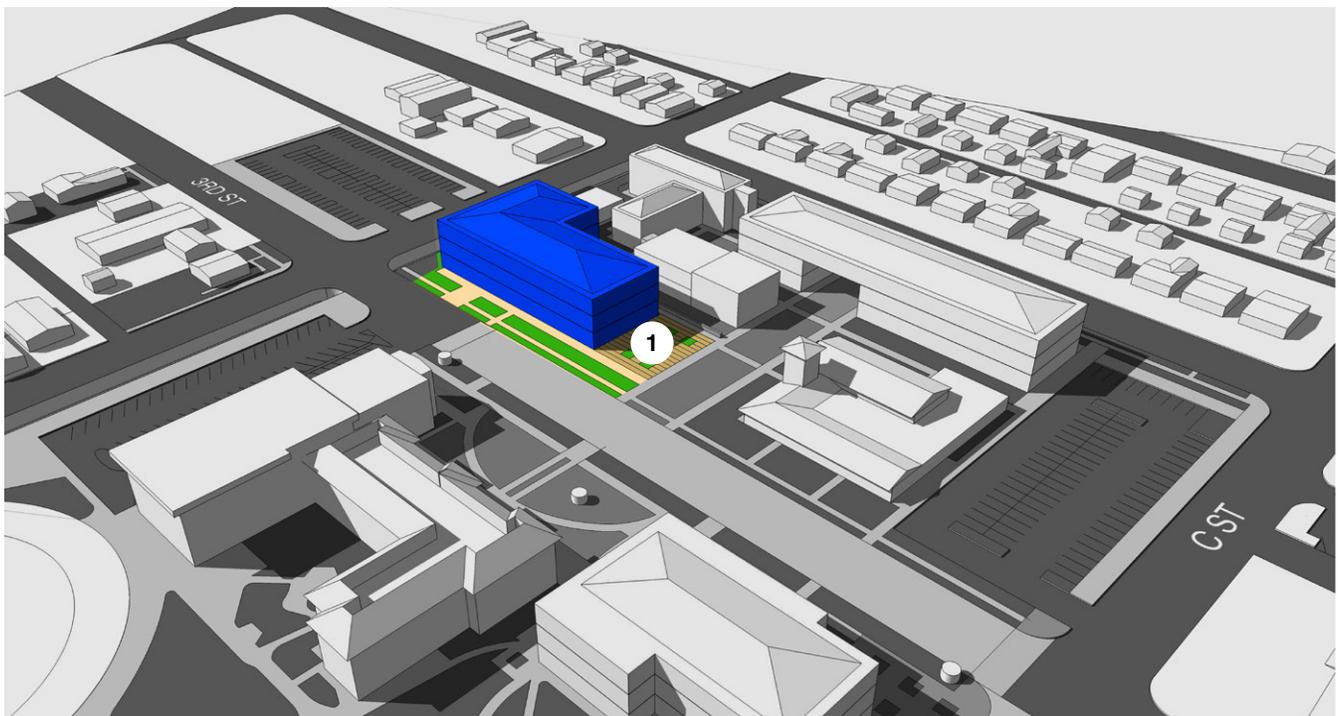
* Space programming for this project will be a future Provost-led discussion.

TECHNICAL DATA

Gross square footage (gsf)	51,000
Assignable square footage (gsf)	35,700
Efficiency	70%
Building footprint (gsf)	17,000
Number of floors	3
Height (feet)	50

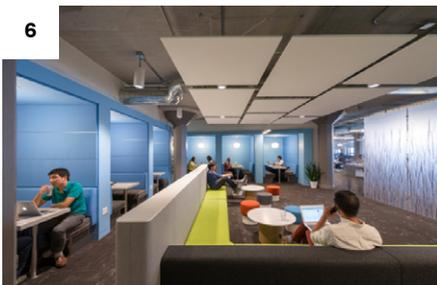
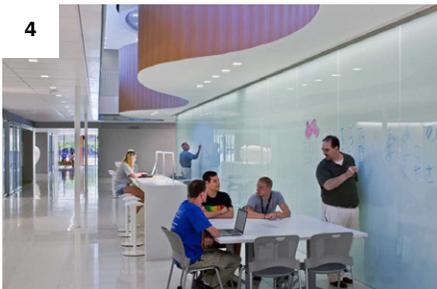
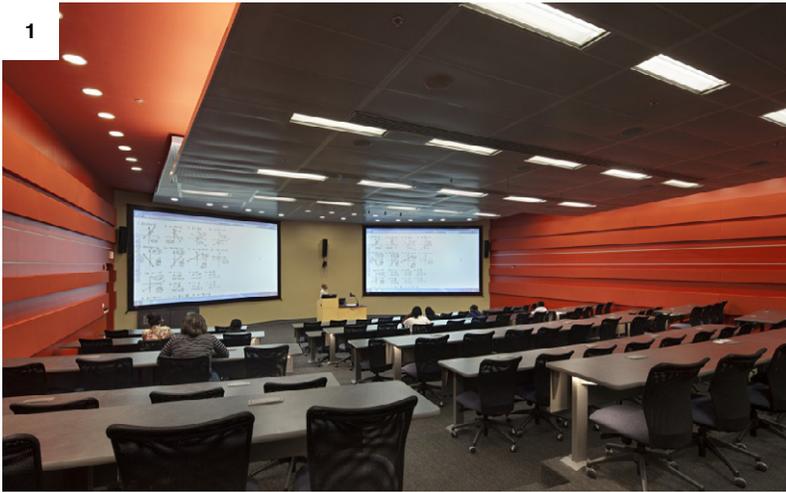
EXTERIOR SPACES

- 1 Student Plaza



ACADEMIC BUILDING II

- 1 Lecture Hall
- 2 Technology integration
- 3 Lab space
- 4 Informal learning, study area
- 5 Flexible space, informal learning
- 6 Student lounge and study area



CONSOLIDATED STUDENT SERVICES

The new Consolidated Student Services will be built on the site of Davenport Dining Hall, a prime location in terms of access, way-finding and parking for first-time visitors as well as students. The corner site across the Promenade from Sneaky Park has excellent visibility and exposure to the surrounding community while being centrally located relative to most campus buildings.

The facility will consolidate multiple service and administrative units currently located throughout campus (and even remotely) into one centralized location, offering a “one-stop” service operation. Parking for the building will be provided on the new C Street parking lot built in Phase I (former Stu-Han site).

The building massing and exterior vocabulary will be compatible with both Founders Hall and Miller Hall acting as a “hinge” between these two historical facilities.

TECHNICAL DATA

Gross square footage (gsf)	45,000
Assignable square footage	31,500
Efficiency	70%
Building footprint (gsf)	15,000
Number of floors	3
Height (feet)	50'

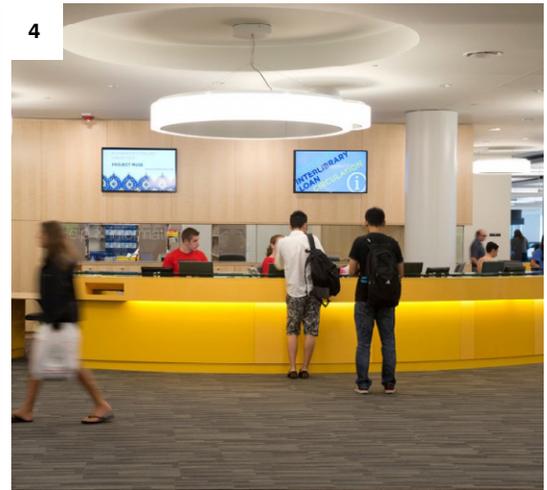
EXTERIOR SPACES

- 1 Student Services Plaza



CONSOLIDATED STUDENT SERVICES

- 1 One-stop desk
- 2 Visual connectivity / Way finding
- 3 Open office
- 4 Reception / Technology
- 5 Linear desk
- 6 Guidance / Help desk



Phase III (2029 - 2035)

**DEMOLITION PROJECTS INCLUDED IN PHASE III
(ALPHABETICALLY):**

- Acquired Buildings North of Oaks Residence Hall
- Barkley Annex
- Barkley Building
- East portion of “E” parking lot
- G Lot
- H Lot, H1 Lot, H2 Lot
- Health Services
- K Lot
- Leo Hall
- Oaks Residence Hall

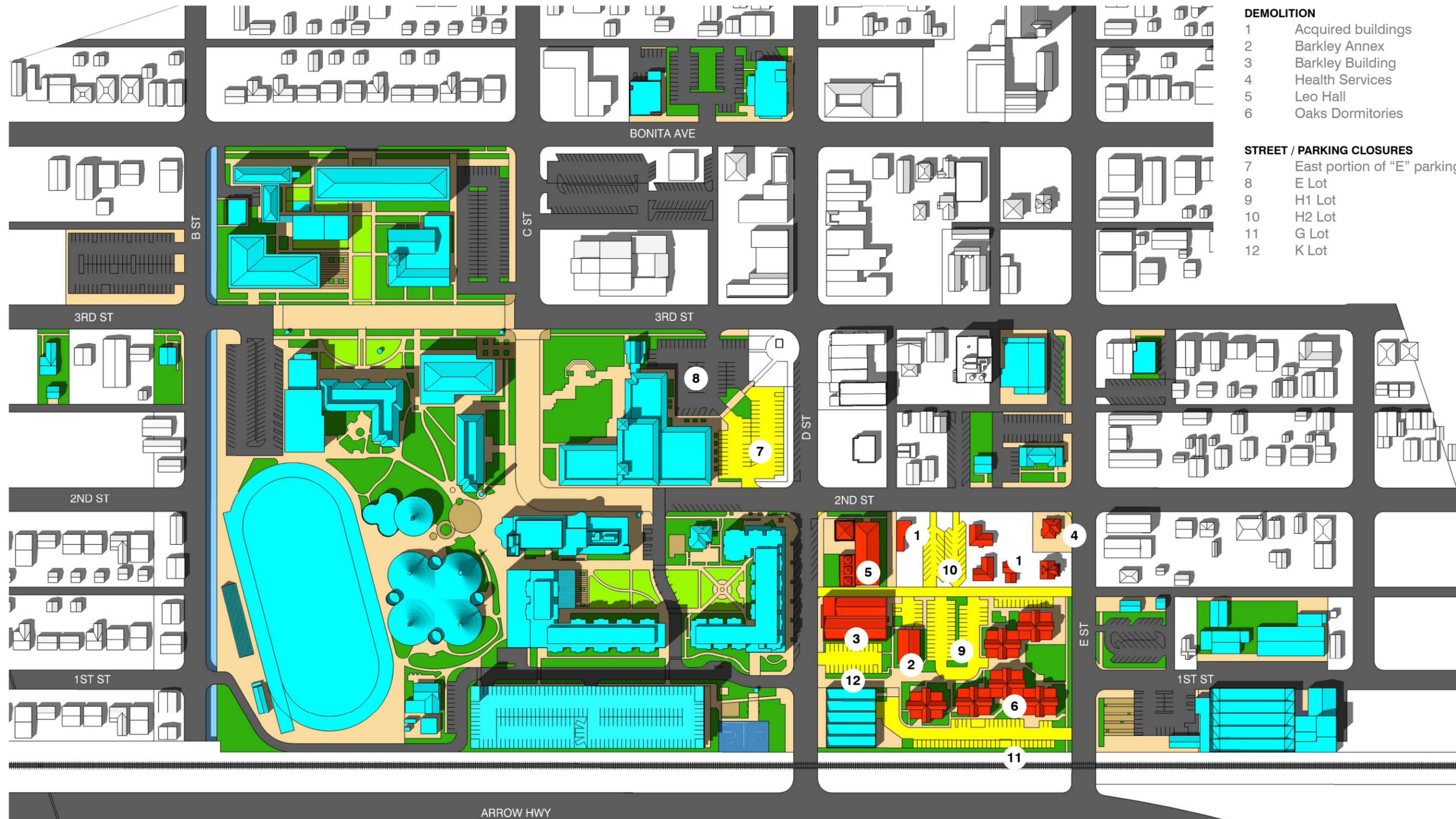
NEW PROJECTS INCLUDED IN PHASE III (ALPHABETICALLY):

- 1st Street Promenade
- Academic / Mixed-Use building
- Arrival Plaza / Historical Grove
- Attached retail base
- Parking Structure II
- Physical plant east / Pool support building
- Residence Hall II / Mixed-Use building
- Residence Hall III / Mixed-Use building
- Service yard
- Student court
- Student Recreation Center / Mixed-Use
- Student Recreation Pool

Existing building Landscape Hardscape Roads / parking*



■ Existing building
 ■ Building to be demolished
 ■ Street / Parking closure



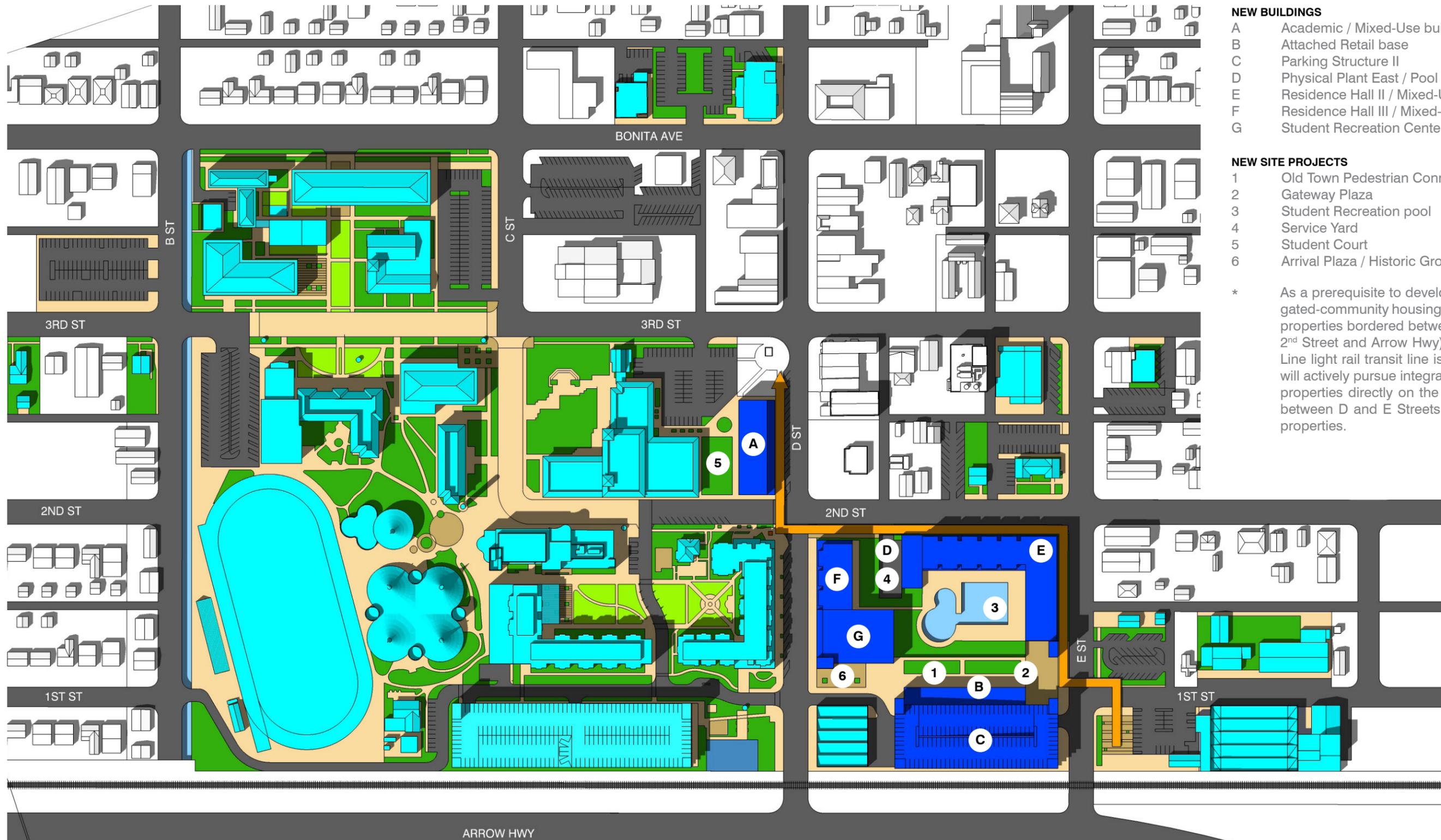
DEMOLITION

- 1 Acquired buildings
- 2 Barkley Annex
- 3 Barkley Building
- 4 Health Services
- 5 Leo Hall
- 6 Oaks Dormitories

STREET / PARKING CLOSURES

- 7 East portion of "E" parking lot
- 8 E Lot
- 9 H1 Lot
- 10 H2 Lot
- 11 G Lot
- 12 K Lot

Existing building New building / Structure Gold Line pedestrian path to historic Old Town La Verne



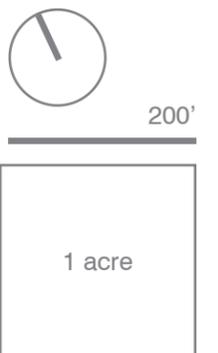
NEW BUILDINGS

- A Academic / Mixed-Use building
- B Attached Retail base
- C Parking Structure II
- D Physical Plant East / Pool support building
- E Residence Hall II / Mixed-Use building
- F Residence Hall III / Mixed-Use building
- G Student Recreation Center / Mixed-Use

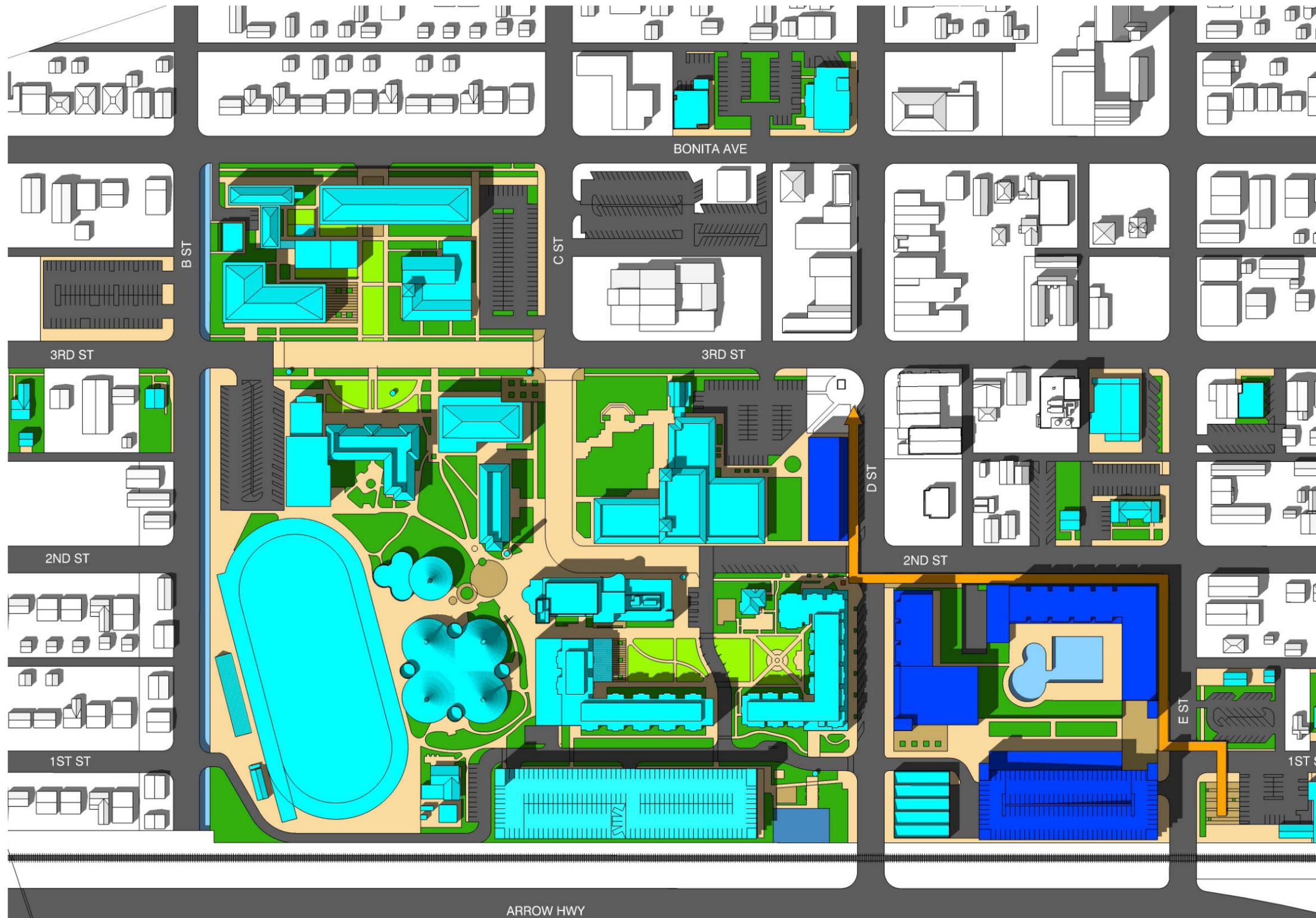
NEW SITE PROJECTS

- 1 Old Town Pedestrian Connection
- 2 Gateway Plaza
- 3 Student Recreation pool
- 4 Service Yard
- 5 Student Court
- 6 Arrival Plaza / Historic Grove

* As a prerequisite to development of the University gated-community housing superblock (contiguous properties bordered between D and E Streets and 2nd Street and Arrow Hwy) and provided the Gold Line light rail transit line is in place, the University will actively pursue integrated adaptive reuse of its properties directly on the North side of 2nd Street between D and E Streets, or divest itself of such properties.



Existing building New building / Structure Gold Line pedestrian path to historic Old Town La Verne



Lost square footage	
Oaks Dormitories	- 48,104
Barkley Annex	- 3,200
Barkley Building	- 11,281
Health Services	- 1,455
Leo Hall	- 28,550
Total (gsf)	- 92,590

New square footage	
Academic / Mixed-Use building I	50,000
Attached Retail base	18,000
Parking Structure II	N/A
Physical Plant East / Pool Support	4,500
Residence Hall II / Mixed-Use building	108,000
Residence Hall III / Mixed-Use building	47,000
Student Recreation Center	35,000
Total (gsf)	262,500
Net square footage gain	169,910

Bed count	
Lost beds (Oaks)	-269
Residence Hall II (2-bed/unit)	480
Residence Hall II (3-bed unit)	720
Residence Hall III (2-bed/unit)	360
Residence Hall III (3-bed unit)	540
Net beds gain (range)	571/991

Parking Before Phase III	
Parking / FTE Ratio	.30*
FTE	4,727**
Spaces required	1,418***
Supply of spaces	2,194
	776 Surplus Spaces

University lost parking	
"E" parking lot	- 65
Oaks Dormitories	- 187

New parking	
Parking structure	750 Spaces gained

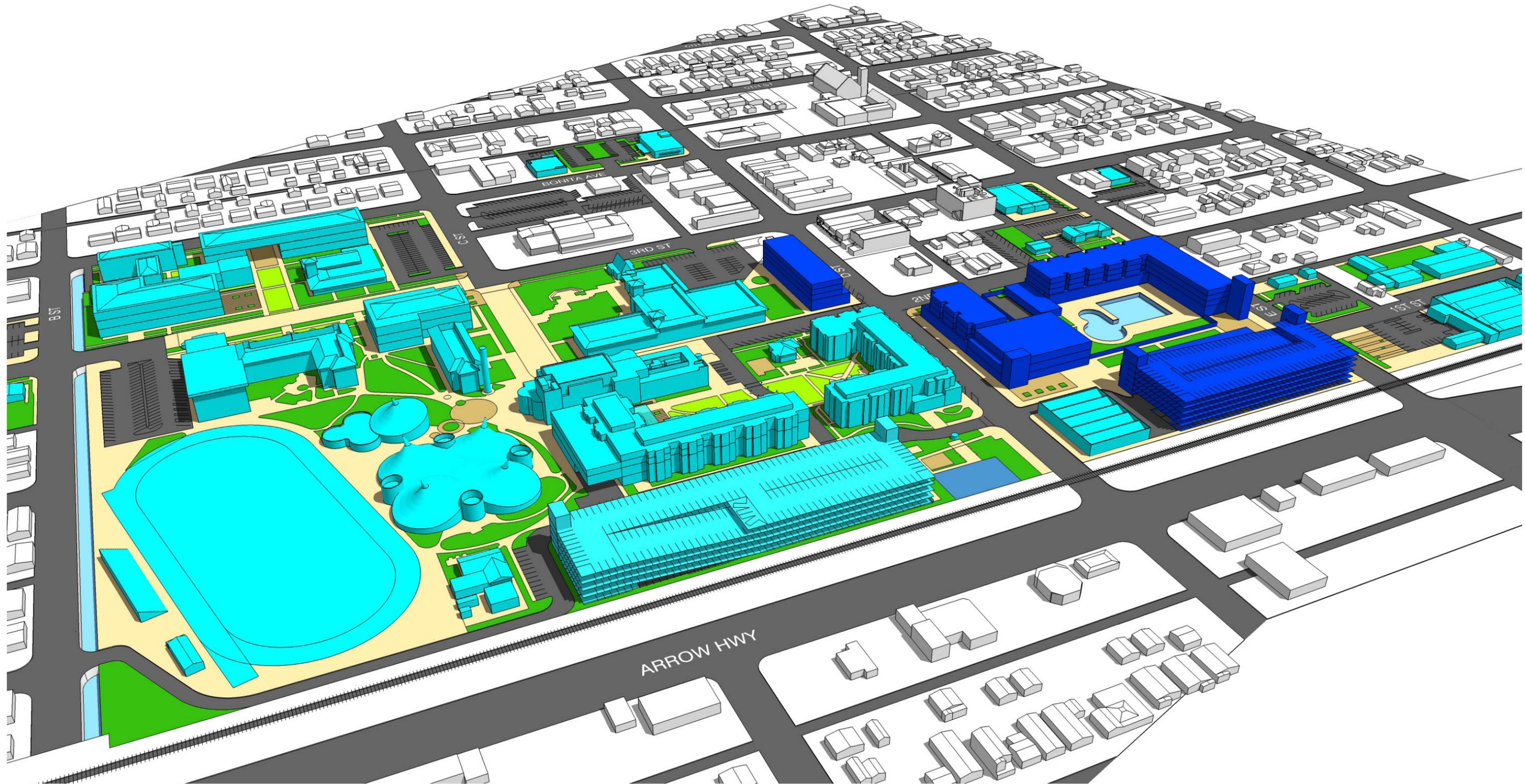
Parking Balance	498 Spaces gained
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Parking at Phase III Completion	2,692 Spaces
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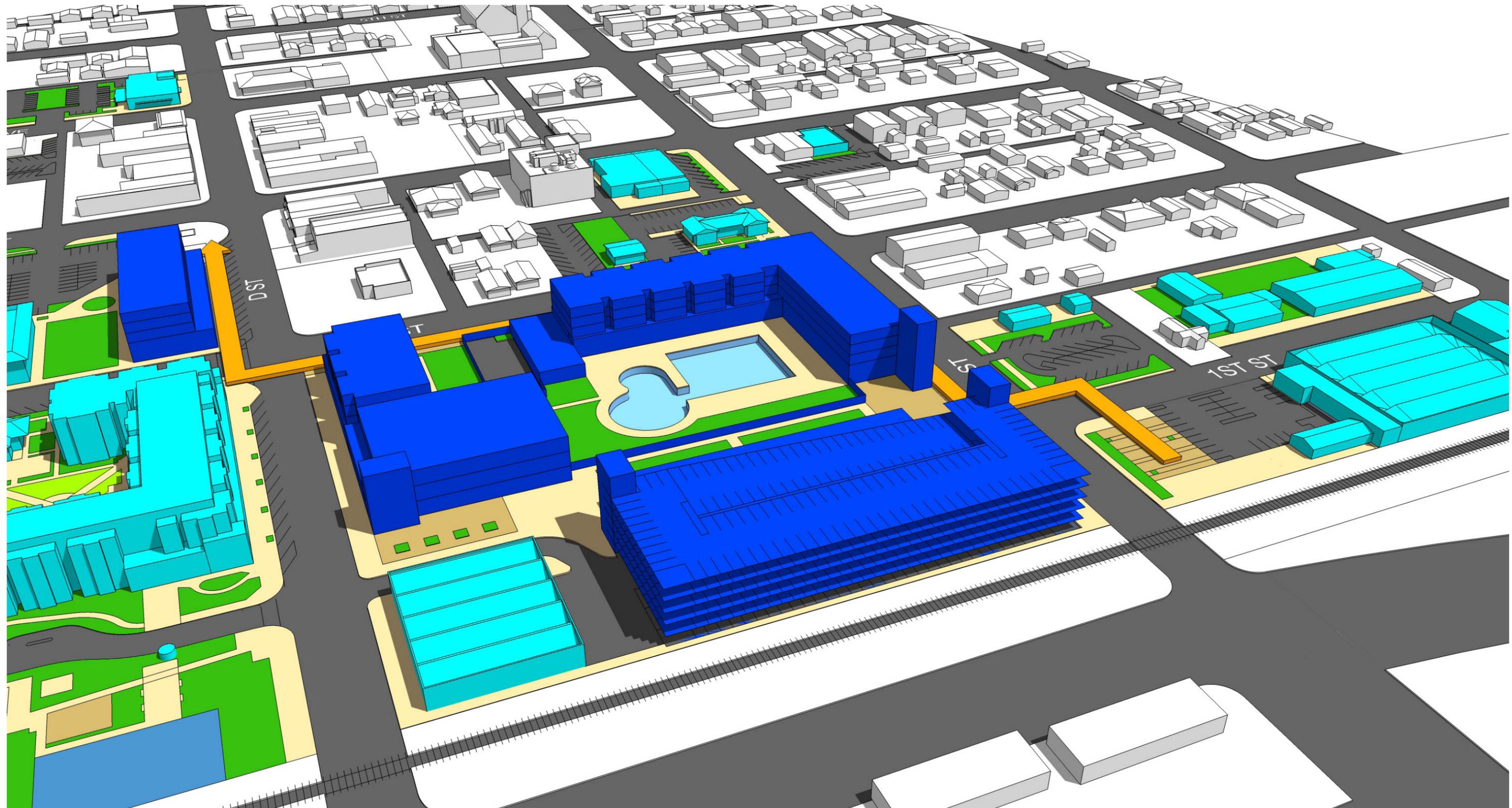
*As determined by city of La Verne
 **Based upon current University population and anticipated FTE of .35
 ***Actual number as designed

3D Views

Existing building New building / Structure



Existing building New building / Structure



Demolitions

BARKLEY BUILDING AND BARKLEY ANNEX

Both the Barkley Building and its adjacent Annex will make way for the new residence hall and Student Recreation Center; a much-needed amenity aimed to enhance the student campus life and well-being while activating the D Street activities after retail hours.

**THE OAKS RESIDENCE HALL**

The Oaks Residence Hall will be demolished to accommodate a new parking structure, mixed-use facility and residential hall. A promenade will connect the new rail station with the University core and D Street shops beyond.

A recreation pool will also be part of the new development.

**LEO HALL**

By the time Phase III is implemented, Leo Hall will be in need of significant renovations to its building systems and interior spaces. Additionally, as a two-story, low-density building is currently not utilizing the optimal area yield for its location and site size.

**HEALTH SERVICES**

The integration of currently dispersed services outside campus into a centralized location is a primary goal of the plan.

The development of Phase III occupies the entire block where the remote Health Services facility is located. Along with adjacent properties, the Health Services building will need to be demolished to erect a new Residential Hall.



Project Descriptions and Data

ACADEMIC / MIXED-USE BUILDING

Sited on the east portion of current Parking Lot E (a portion of which is owned by the City), the new Academic / Mixed Use building will reinforce the University District along D Street, filling in a prime portion of real estate with academic and mixed uses. The building size, massing and facade articulation will follow the precedent created with the construction of Vista La Verne resident hall, directly to the south of the new building.

It is expected that the upper floors will be utilized primarily for academic and instructional use while the ground floor is an opportunity for partnership between the City and the University and could house a variety of compatible and complimentary uses.

The mixed use concept along D Street directly follows the land use mandate by the City of La Verne Specific Plan, consolidating this important artery of Old Town La Verne. The site's exposure and visibility will provide unique opportunities to create the downtown La Verne face of the University.

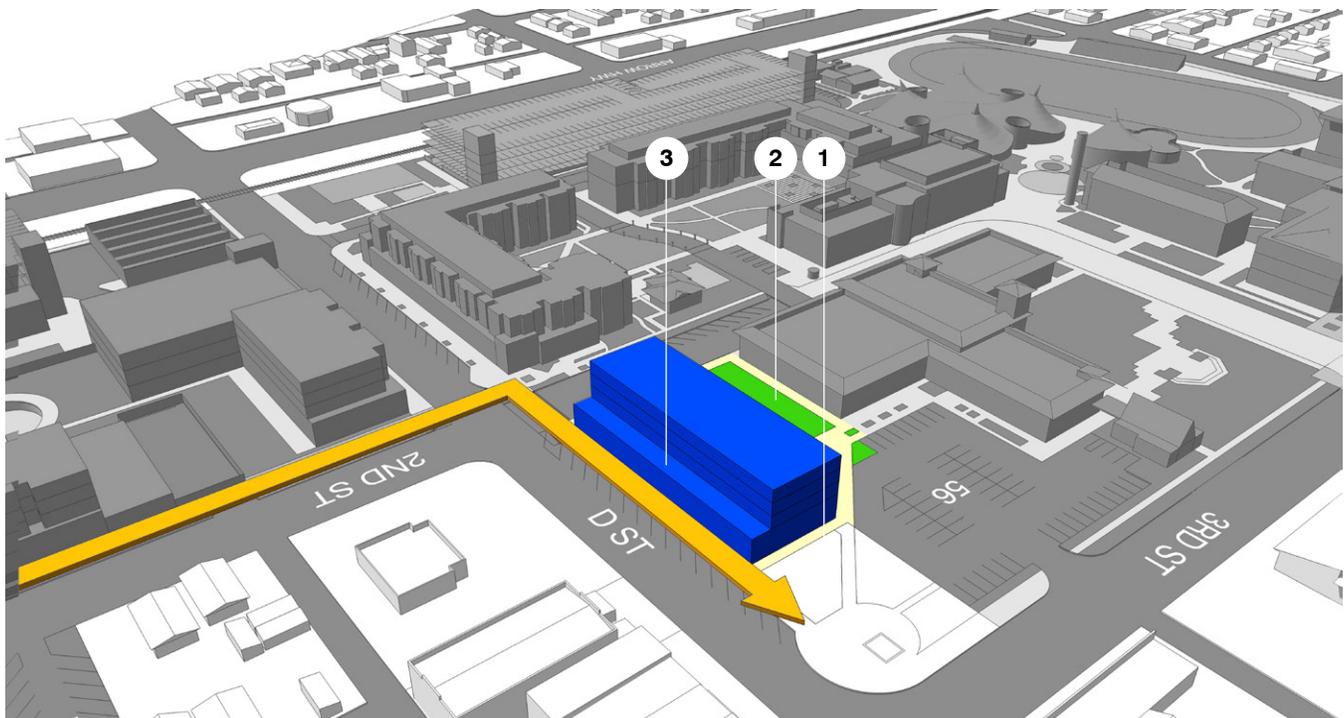
* Space programming for this project will be a future Provost-led discussion.

TECHNICAL DATA

Gross square footage (gsf)	50,000
Assignable square footage (gsf)	35,000
Efficiency	70%
Building footprint (gsf)	14,000
Number of floors	4
Height (feet)	50

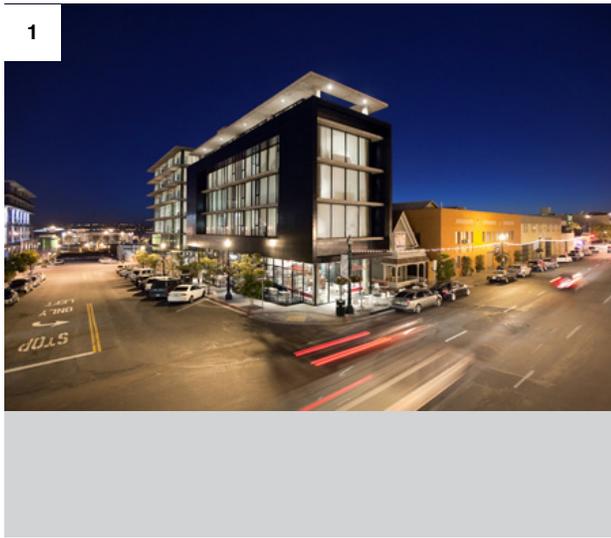
EXTERIOR SPACES

- 1 Maniero Plaza extension
- 2 Student Courtyard
- 3 Retail Base



ACADEMIC / MIXED-USE USE BUILDING

- 1 Night-time beacon of activity
- 2 Facade modulation and articulation
- 3 Base and top concept



PARKING STRUCTURE / ATTACHED MIXED-USE BUILDING

The south portion of campus, along the rail line, becomes the dedicated utilitarian and support zone, that includes parking, infrastructure and maintenance services with minimum impact to the campus activities and surrounding community.

Consistent with the location of Parking Structure I, the second parking structure is located in this “service zone”, occupying a portion of the current Oaks Residence Hall. The parking structure will offer convenient vehicular access from E Street and replicates the “park and walk” concept established in Phase I. Pedestrian distribution will occur along the new 1st Street pedestrian promenade, funneling people to and from campus and connecting with the future Gold Line Station.

In order to bring the scale of the garage down towards the promenade and to take advantage of the pedestrian traffic, a two-story mixed-use retail and services building is planned, attached to the north side of the parking structure. This animated facade will cover the parking levels behind while drawing people towards D Street.

TECHNICAL DATA PARKING STRUCTURE

Capacity (spaces)	750
Building footprint (gsf)	43,000
Number of levels	5-6
Height (feet)	55’

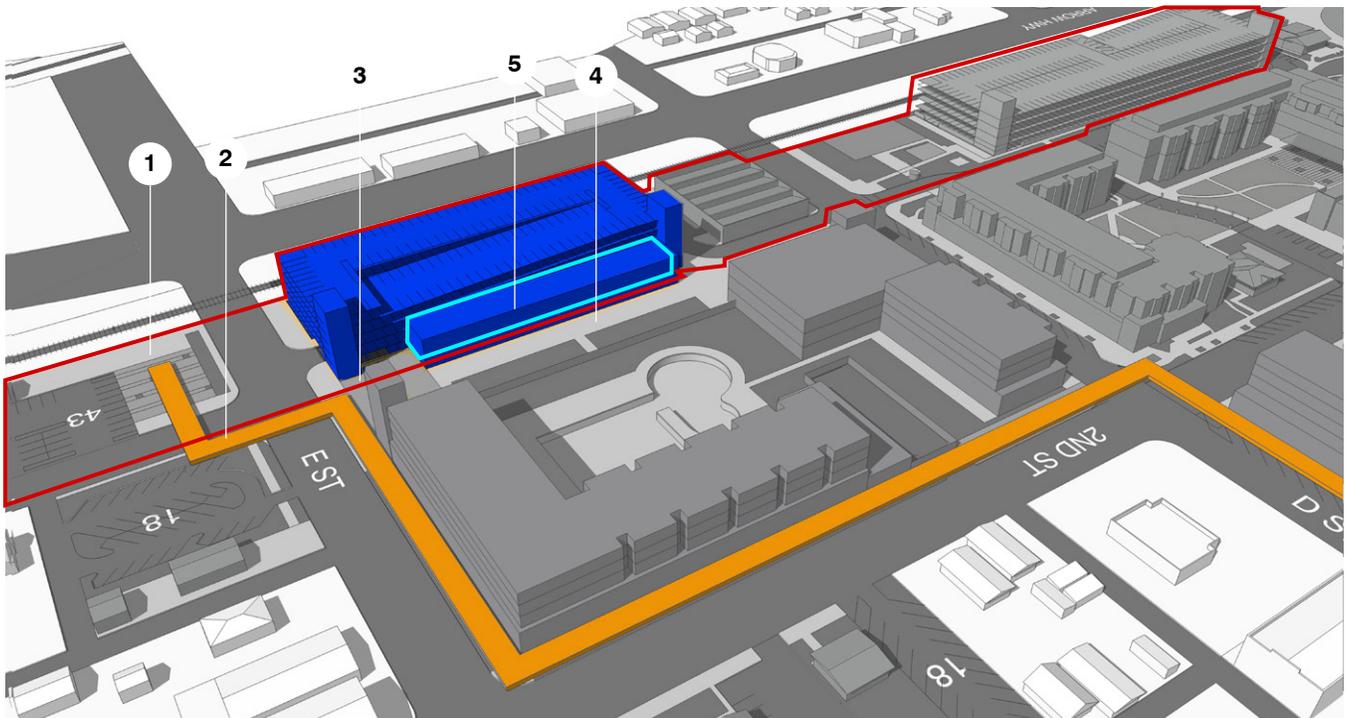
TECHNICAL DATA ATTACHED MIXED-USE BUILDING

Gross square footage (gsf)	17,000
Assignable square footage (gsf)	13,600
Efficiency	80%
Building footprint (gsf)	8,500
Number of floors	2
Height (feet)	35’

EXTERIOR SPACES

- 1 Gold Line Gateway Plaza
- 2 Future Gold Line pedestrian traffic
- 3 Pedestrian gateway
- 4 1st Street Promenade
- 5 Retail Base

- Utility & Support Zone
- Retail Base



PARKING / MIXED USE

- 1 Parking garage and attached mixed use concept
- 2 Nighttime illumination
- 3 Gateway, corner marker staircase
- 4 Articulation, living wall and photo-voltaic panels
- 5 Color, way-finding



PHYSICAL PLANT EAST / POOL SUPPORT

The development of the entire southeast quadrant of campus, east of D Street warrants the construction of a third physical plant that will service the various building systems in an efficient manner for their entire life, taking advantage of the density, economy of scale and compatible uses.

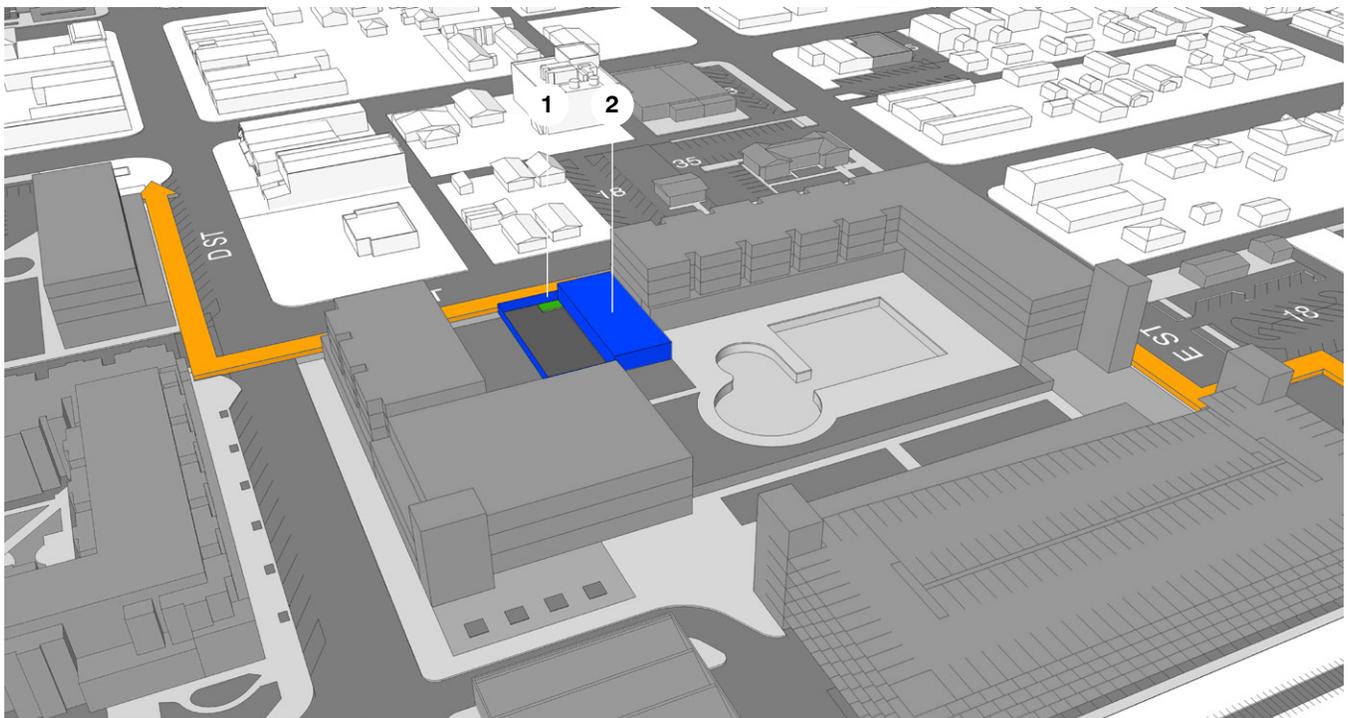
The centrally-located utilitarian building will also house complementary pool equipment, potentially leveraging synergies with other systems such as HVAC and hot water services.

A driveway off of 2nd Street will provide access to a service yard buffered with heavy landscape from the adjacent structures.

* As a prerequisite to development of the University gated-community housing superblock (contiguous properties bordered between D and E Streets and 2nd Street and Arrow Hwy), the University will need to acquire additional properties in the designated superblock area prior to the new construction.

TECHNICAL DATA

Gross square footage (gsf)	4,500
Number of floors	1
Height (feet)	15'-20'
1	Entry gate to 2 nd Street
2	Physical Plant East



RESIDENCE HALL II / MIXED USE AND RECREATION POOL

Additional student housing and associated amenities will be needed by the time Phase III is implemented. The final pieces of the Student Village concept will be built in this phase, creating a dynamic environment that fosters the student life on campus, helping with recruiting, retention and overall student wellbeing.

The new residence hall will likely be built in two phases to avoid losing the beds offered at The Oaks. The north wing of the L-shaped building will go up first providing a new supply of available housing units. After the demolition of The Oaks, the west wing will be erected, enclosing a large courtyard for the recreational pool and student decking.

The building facades facing the surrounding community will be articulated and step down to reduce the building scale. The mixed use concept along the Gold Line Access to D Street will provide unique opportunities to create the downtown La Verne face of the University.

The recreation pool will be a welcomed amenity for the residential students and will complement the use of the adjacent Student Recreation Center, with dedicated access from it as well as the housing and First Street Promenade Area.

* As a prerequisite to development of the University gated-community housing superblock (contiguous properties bordered between D and E Streets and 2nd Street and Arrow Hwy), the University will need to acquire additional properties in the designated superblock area prior to the new construction.

TECHNICAL DATA

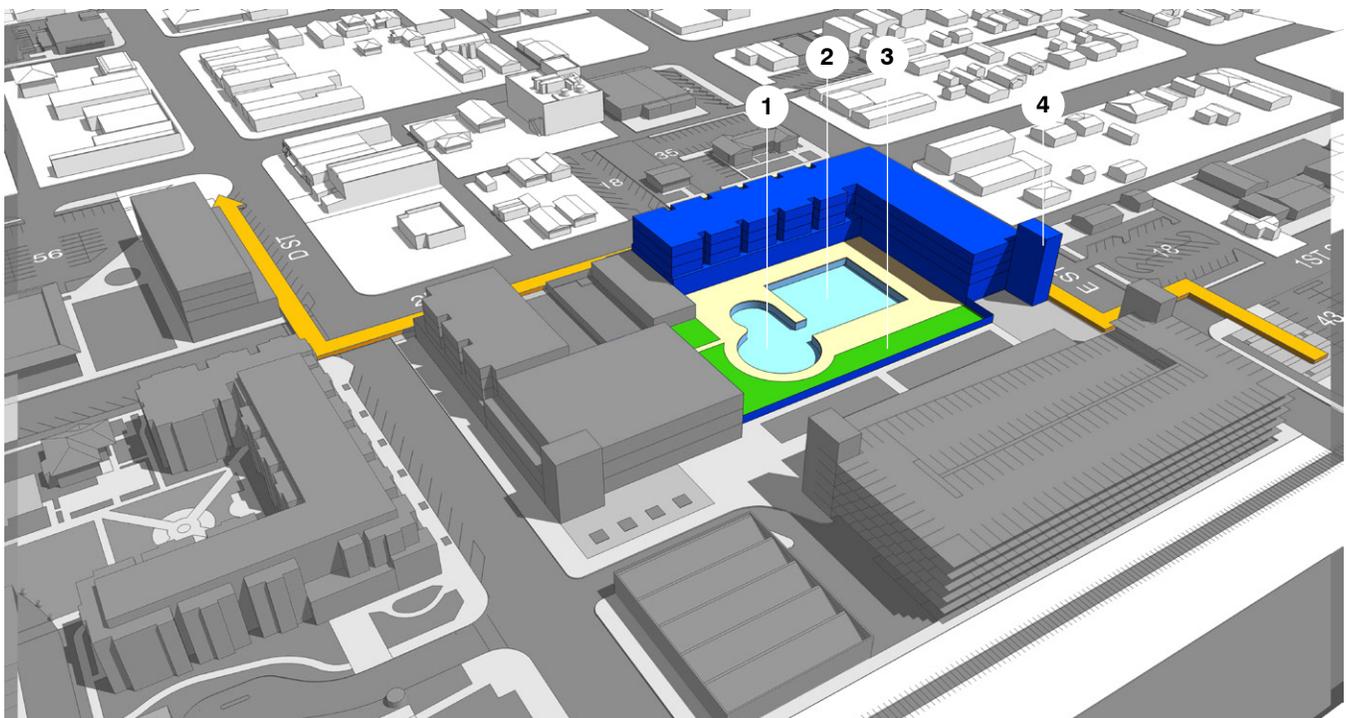
Gross square footage (gsf)	108,000
Assignable square footage (gsf)	70,200
Efficiency	65%
Building footprint (gsf)	27,800
Number of floors	4
Height (feet)	50'

Bed count	(2-bed/unit)	480
	(3-bed unit)	720

Overall pool size (gsf)	14,000
Lap pool (lanes)	6

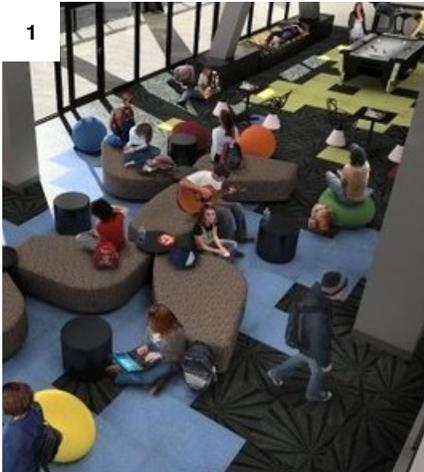
EXTERIOR SPACES

- 1 Recreation pool
- 2 Lap pool
- 3 Buffer landscape
- 4 Gateway tower (circulation)



RESIDENCE HALL II AND RECREATION POOL

- 1 Studying, flexible, social, lounging
- 2 Pool, social, activity
- 3 Student activity space
- 4 Lobby, gathering, welcoming
- 5 Lap portion of recreation pool



RESIDENCE HALL III / MIXED-USE BUILDING

Adjacent to the new Student Recreation Center and extending along D Street to the corner of 2nd Street, the new Residence Hall and Mixed-Use Building will offer an attractive combination of “urban living” with housing on the upper floors and retail, services and amenities on the ground floor.

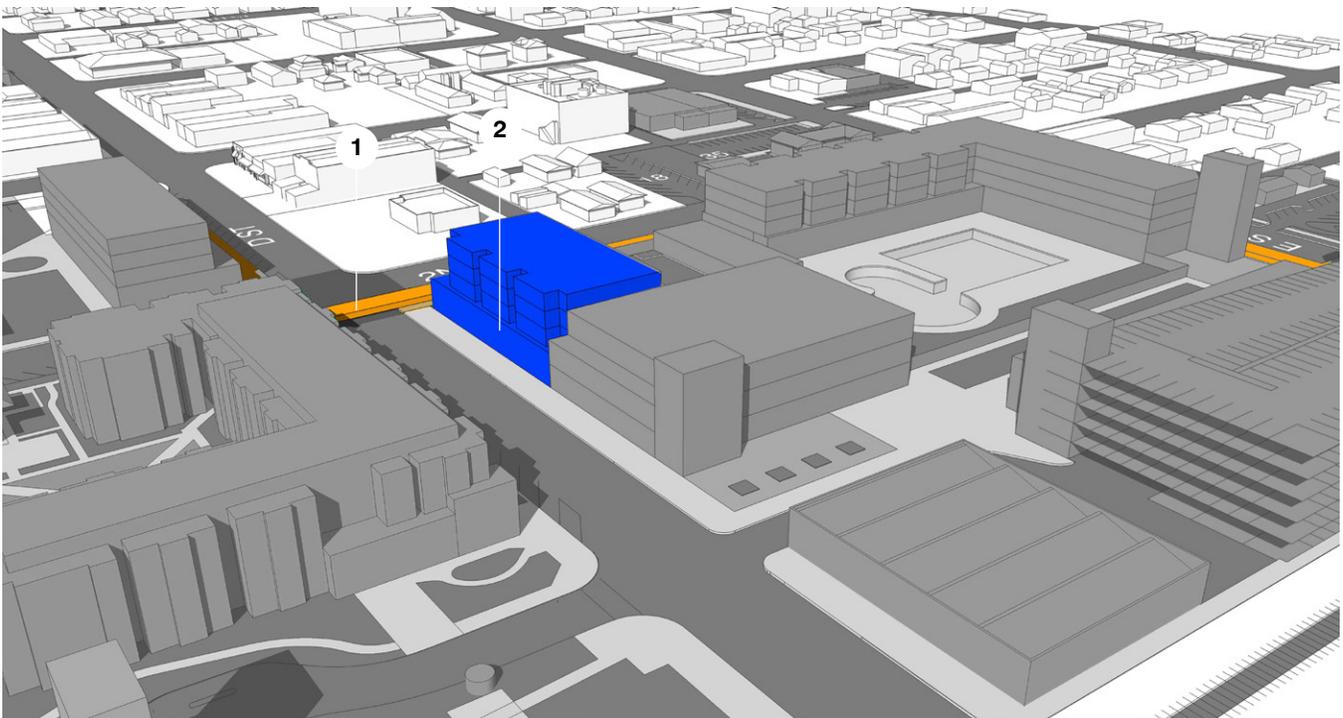
The streetscape will be animated by the ground floor mixed use components, following the precedent established by the bookstore at Vista La Verne residence hall across the street and outlined on the City of La Verne Old Town Specific Plan.

TECHNICAL DATA

Gross square footage (gsf)		47,000
Area residence hall (gsf)		35,000
Area mixed-use (gsf)		12,000
Assignable square footage (gsf)		32,900
Efficiency		70%
Building footprint (gsf)		12,000
Number of floors		4
Height (feet)		50'
Bed Count	(2-bed/unit)	360
	(3-bed unit)	540

EXTERIOR SPACES

- 1 East-West campus pedestrian connection
- 2 Retail Base



RESIDENCE HALL III / MIXED USE BUILDING

- 1 Mixed-Use “urban living,” housing and retail
- 2 Urban life and street activity
- 3 Social spaces, human scale



STUDENT RECREATION CENTER

At the corner of D Street and the new 1st Street Promenade, the new Student Recreation Center will become a beacon of activity throughout the day, but particularly at night after retail hours, giving life to the entire D Street area and the Student Village. The project is the centerpiece of students' amenities aimed at enhancing the students quality of life and wellbeing.

The center will house student amenities such as fitness areas, studios and courts. Light food services could complement the recreation uses as well. Locker facilities within the building will not only service the building, but the adjacent recreation pool.

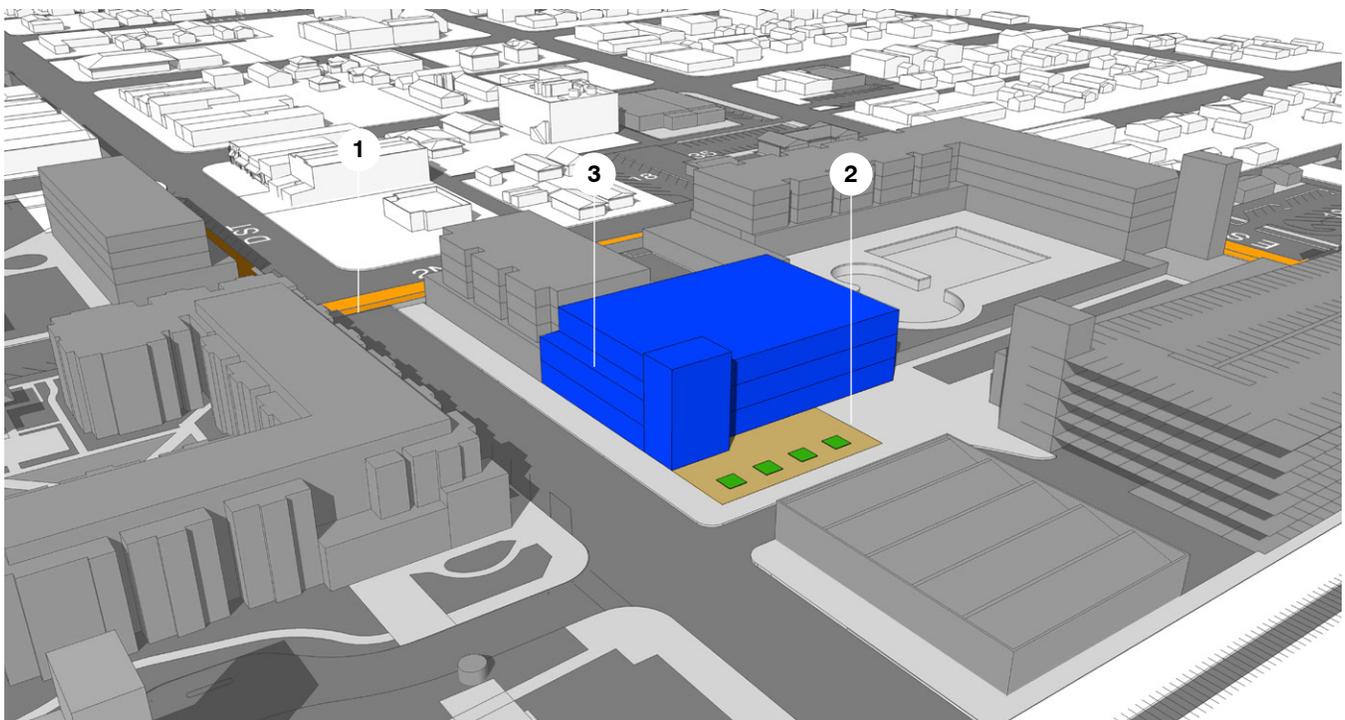
Following the guidelines of the City of La Verne, a Historic Grove Plaza will anchor the entry door of the new building, taking advantage of the pedestrian traffic coming from the Gold Line Station to showcase the City and University's history.

TECHNICAL DATA

Gross square footage (gsf)	35,000
Assignable square footage (gsf)	24,500
Efficiency	70%
Building footprint (gsf)	17,400
Number of floors	3
Height (feet)	47'

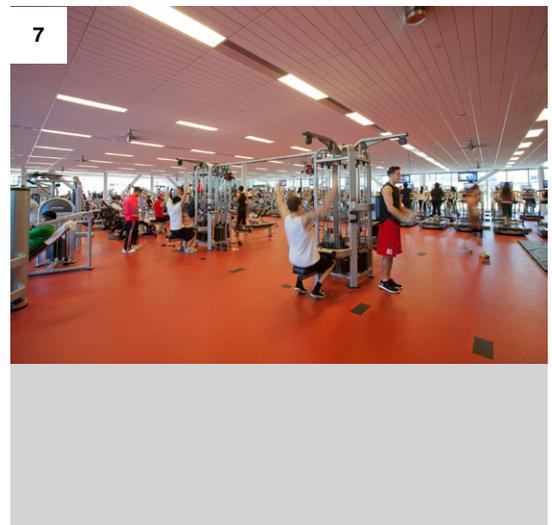
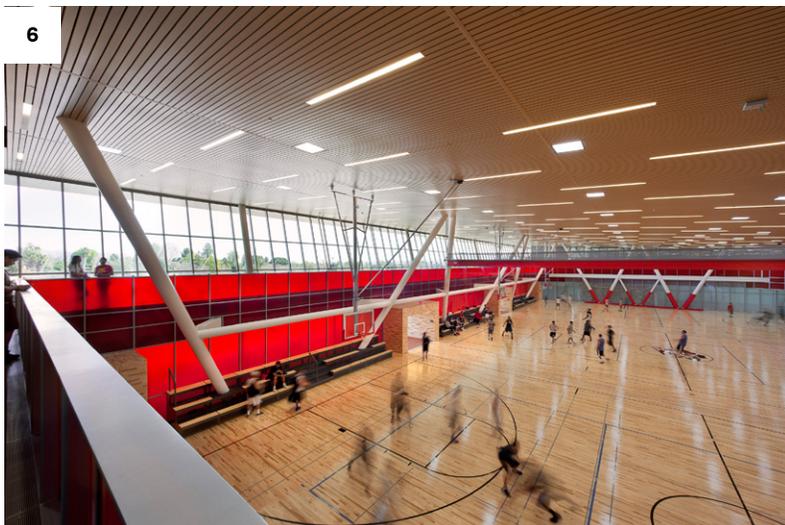
EXTERIOR SPACES

- 1 East-West campus pedestrian connection
- 2 Arrival Plaza / Historic Grove
- 3 Retail Base



STUDENT RECREATION CENTER

- 1 Corner activity after hours
- 2 Exposure, “human billboard” concept
- 3 Activity studios
- 4 Cycling studios
- 5 Natural light and transparency
- 6 Multi-court gym with running track
- 7 Fitness area

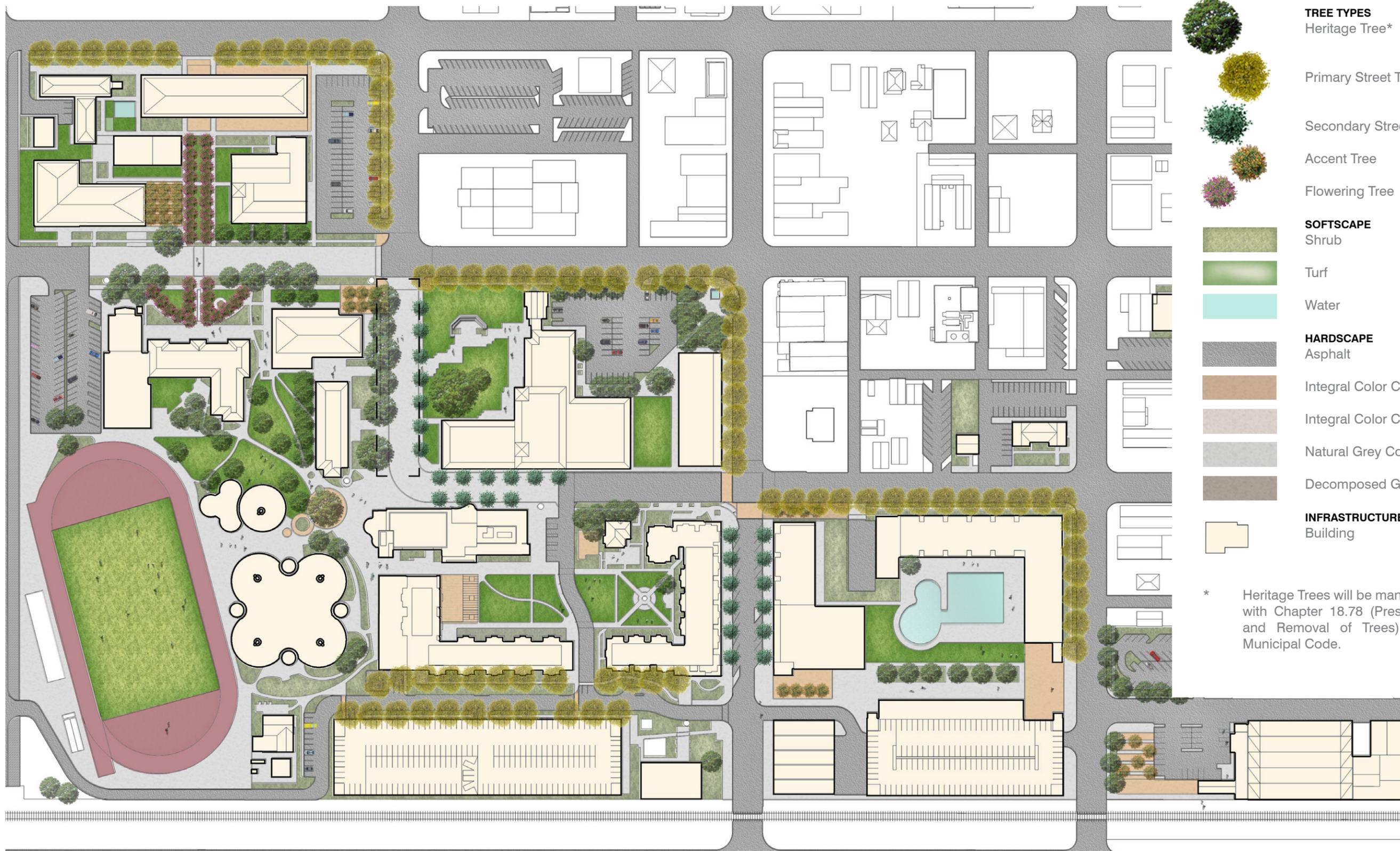


**Technical Plans & Diagrams
For Full Build Out**

- Existing building
- Landscape
- Hardscape
- Roads / parking
- Future Gold Line Gateway



- | | | | |
|----|---|----|---|
| 1 | 2 nd Street Building | 18 | ELS Language Center |
| 2 | Abraham Campus Center | 19 | Faculty House |
| 3 | Academic Building I | 20 | Founders Hall |
| 4 | Academic Building II | 21 | Hanawalt Fitness Center |
| 5 | Academic / Mixed Use Building | 22 | Hanawalt House |
| 6 | Attached Retail Base | 23 | Hoover Building |
| 7 | Arts and Communications | 24 | Landis Academic Center |
| 8 | Bonita Building | 25 | Leo Park |
| 9 | Center for Teaching & Learning | 26 | Maniero / La Fetra Building |
| 10 | Central Services East | 27 | Miller Hall |
| 11 | College of Business & Public Management | 28 | Multicultural Center |
| 12 | Consolidated Student Services | 29 | Music Annex |
| 13 | Counseling & Psychological Services | 30 | Ortmayer Athletic Complex |
| 14 | Dailey Theater | 31 | Parking Structure I / Security Office |
| 15 | Dining / Event Space | 32 | Parking Structure II |
| 16 | E Street Building | 33 | Physical Plant East / Pool Support Building |
| 17 | Enrollment Management | 34 | Physical Plant North |
| | | 35 | Physical Plant South |
| | | 36 | Residence Hall I |
| | | 37 | Residence Hall II / Mixed Use Building |
| | | 38 | Residence Hall III / Mixed Use Building |
| | | 39 | Sports Science & Athletics Pavilion |
| | | 40 | Student Recreation Center / Mixed Use |
| | | 41 | University Advancement |
| | | 42 | Visitor Parking Lot |
| | | 43 | Vista La Verne Residence Hall |
| | | 44 | Wilson Library |
| | | 45 | Gold Line Gateway Plaza |



TREE TYPES

- Heritage Tree*
- Primary Street Tree
- Secondary Street Tree
- Accent Tree
- Flowering Tree

SOFTSCAPE

- Shrub
- Turf
- Water

HARDSCAPE

- Asphalt
- Integral Color Concrete, Typ.1
- Integral Color Concrete, Typ.2
- Natural Grey Concrete
- Decomposed Granite

INFRASTRUCTURE

- Building

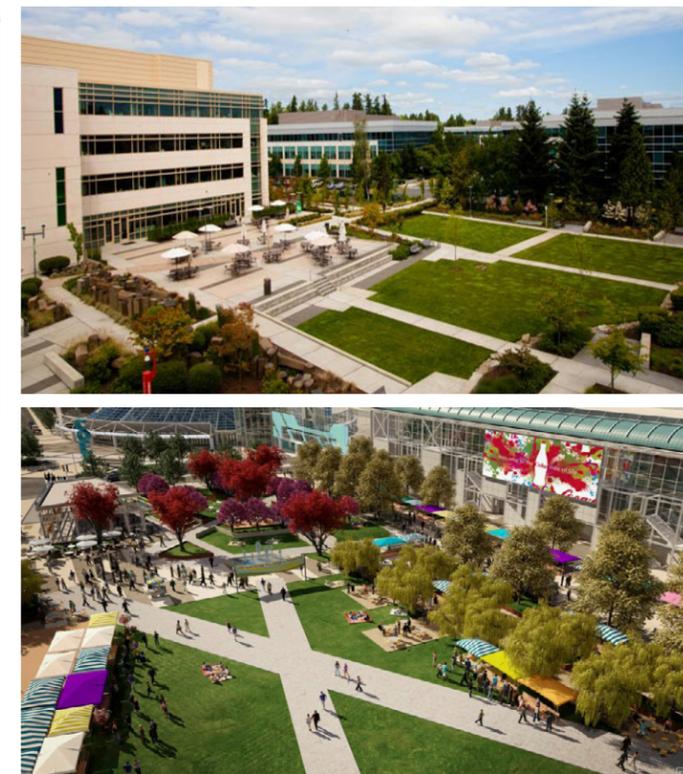
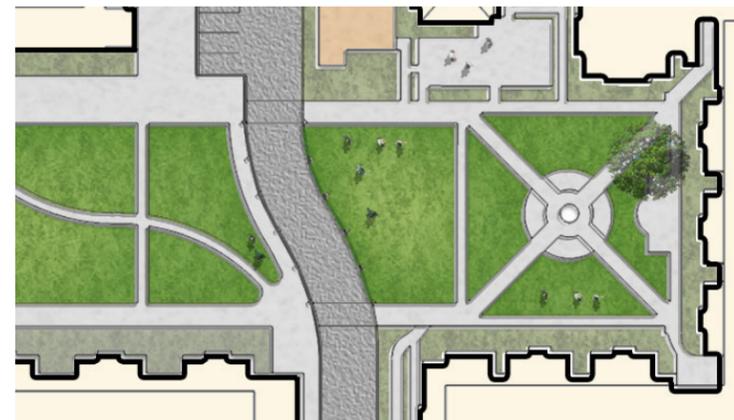
* Heritage Trees will be managed in accordance with Chapter 18.78 (Preservation, Protection and Removal of Trees) of the La Verne Municipal Code.

HISTORIC MALL

Tree Overhang / Walkway



STUDENT LIFE QUAD

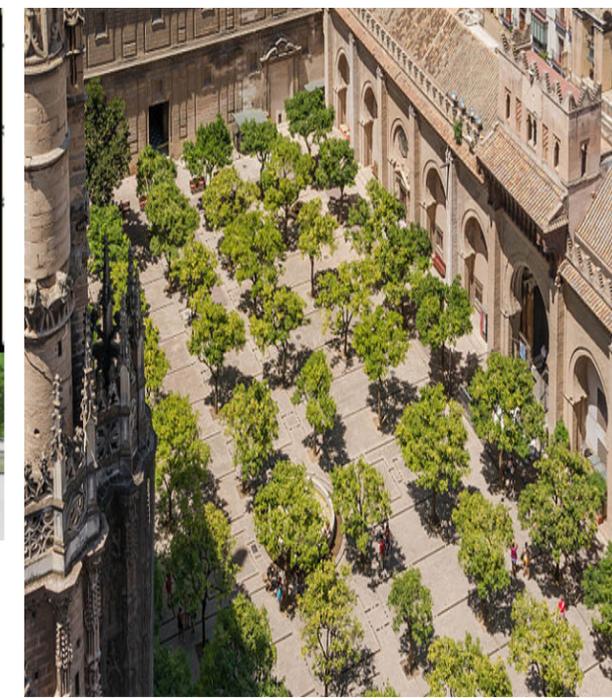


PEDESTRAIN PROMENADE

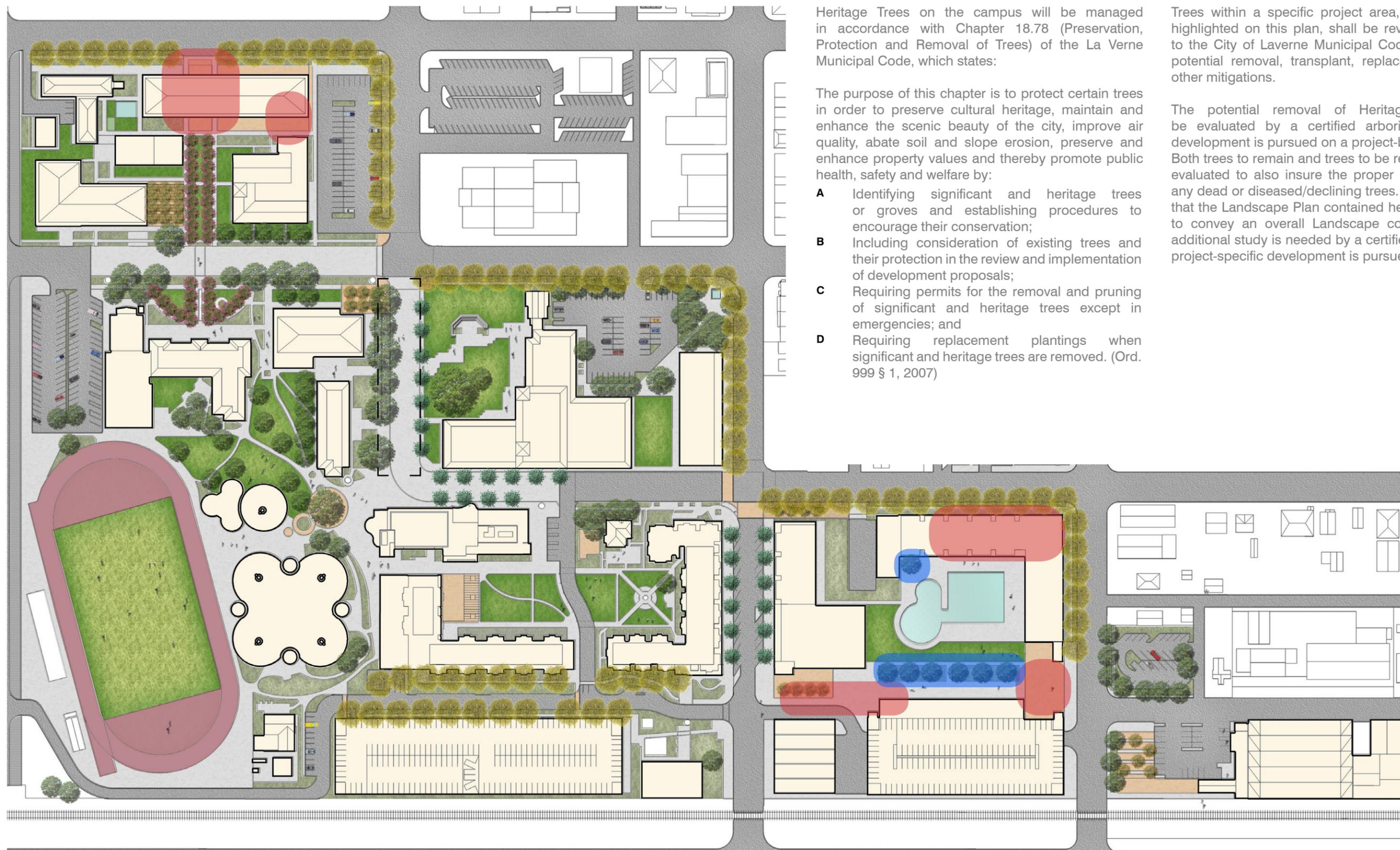
Tree grove



TREE PLAZA



- Areas of Potential Impacts to Heritage Trees
- Potential Sites for Tree Relocation



Heritage Trees on the campus will be managed in accordance with Chapter 18.78 (Preservation, Protection and Removal of Trees) of the La Verne Municipal Code, which states:

The purpose of this chapter is to protect certain trees in order to preserve cultural heritage, maintain and enhance the scenic beauty of the city, improve air quality, abate soil and slope erosion, preserve and enhance property values and thereby promote public health, safety and welfare by:

- A** Identifying significant and heritage trees or groves and establishing procedures to encourage their conservation;
- B** Including consideration of existing trees and their protection in the review and implementation of development proposals;
- C** Requiring permits for the removal and pruning of significant and heritage trees except in emergencies; and
- D** Requiring replacement plantings when significant and heritage trees are removed. (Ord. 999 § 1, 2007)

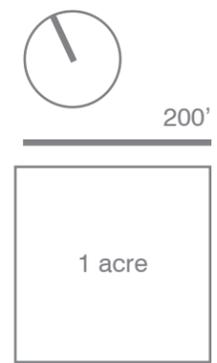
Trees within a specific project area, such as those highlighted on this plan, shall be reviewed pursuant to the City of Laverne Municipal Code in regards to potential removal, transplant, replacements, or any other mitigations.

The potential removal of Heritage Trees shall be evaluated by a certified arborist at the time development is pursued on a project-by-project basis. Both trees to remain and trees to be removed shall be evaluated to also insure the proper management of any dead or diseased/declining trees. Let it be noted that the Landscape Plan contained herein is intended to convey an overall Landscape concept and that additional study is needed by a certified arborist once project-specific development is pursued.

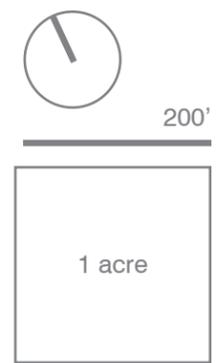
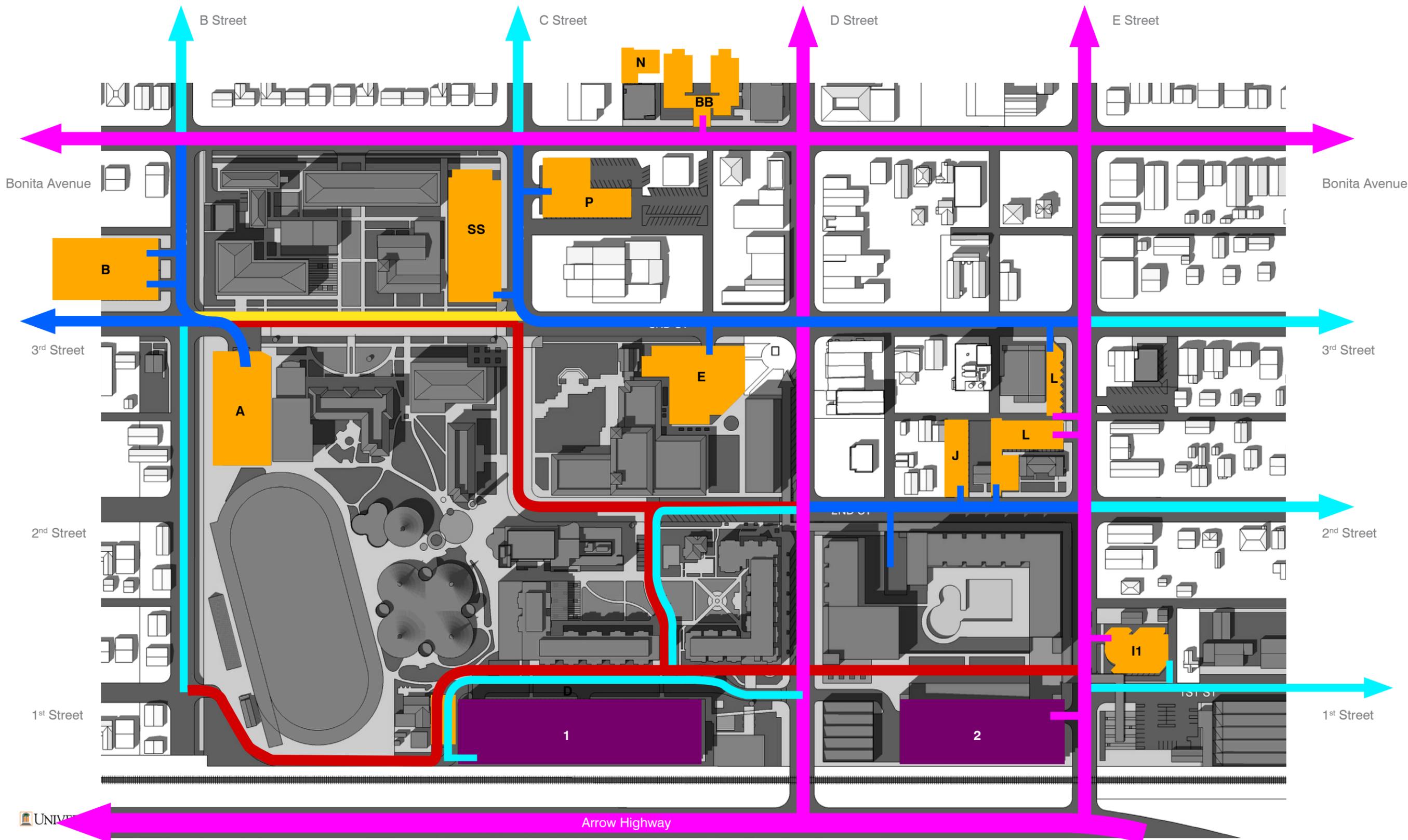
■ Parking lot access
 ■ Surface lot
 ■ Parking structure



SURFACE LOTS	
Lot A	87
Lot B	71
Lot CTL	4
Lot D	12
Lot E	48
Lot I1	35
Lot I2	21
Lot J	19
Lot L	47
Lot M	17
Lot N	11
Lot P	18
Lot BB Bonita Building	47
Lot SS Student Services	72
PARKING STRUCTURES	
1 Parking Structure I (spaces)	940
2 Parking Structure II (spaces)	750
OFF-CAMPUS PARKING	
Lot S (Shuttle Lot)	455
Princeland	38
Subtotal surface parking	509
Subtotal structure parking	1,690
Off-Campus Parking	493
Total parking capacity	2,692



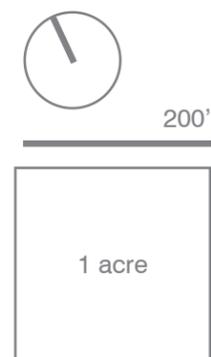
- Primary street
- Secondary street
- Tertiary street
- Service / Emergency access only
- Speed Tables / Traffic Calming Measures



- Combined Gold Line / University traffic
- Old Town La Verne traffic
- University traffic
- Campus entry markers



- Primary pedestrian circulation
- Monument sign
- Directory
- Directional sign



- University of La Verne footprint
- Lordsburg Specific Plan area
- Old Town La Verne Specific Plan area
- Arrow Corridor Specific Plan area
- Fairplex Planning area within City of La Verne



- Primary vehicle circulation
- Shuttle Service (current & future)
- Bus Route 492
- Gold Line
- Metrolink
- Bicycle Route
- 15-min walking radius
- Proposed Buildings

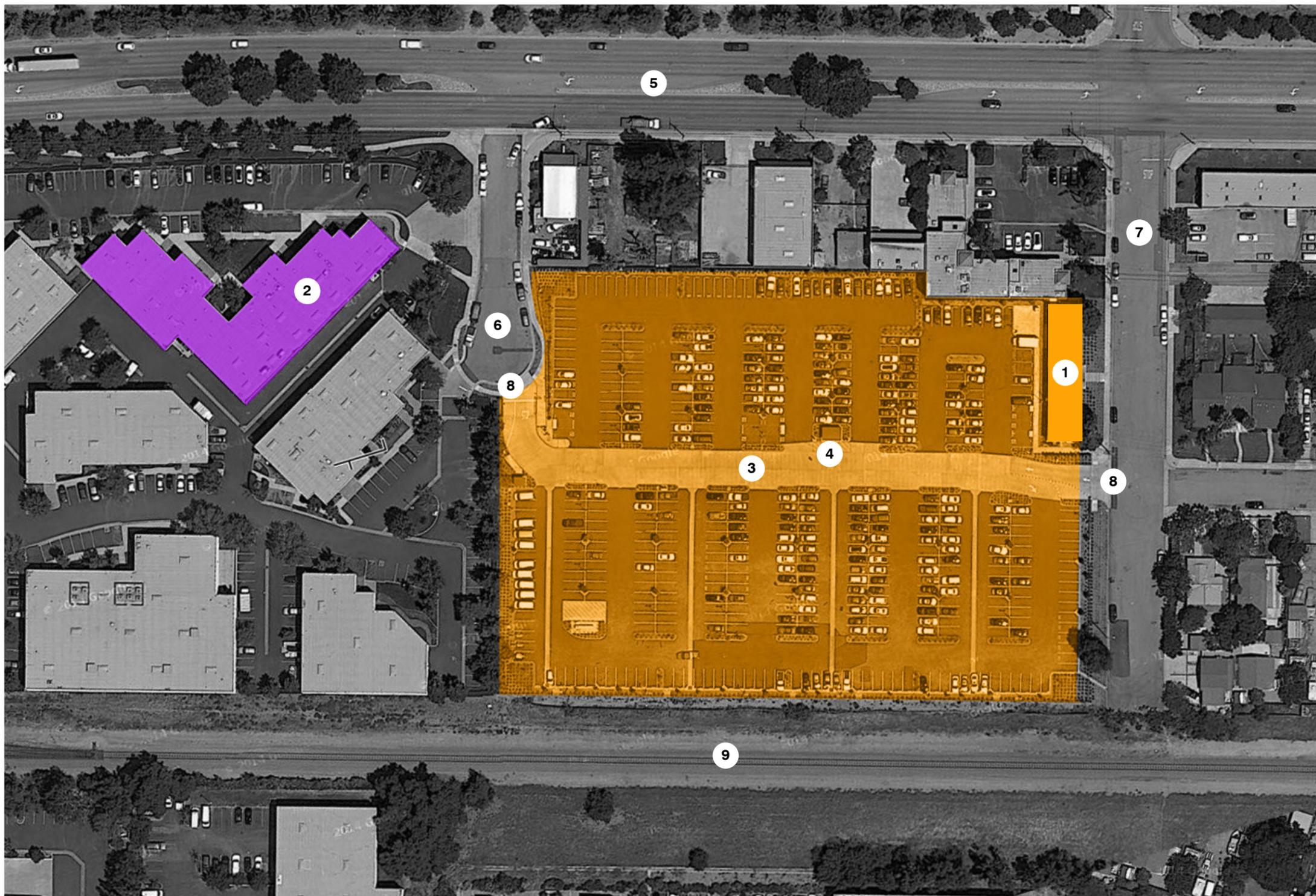


- Zone 1
- Zone 2
- Zone 3
- Physical Plant
- Utility Lines



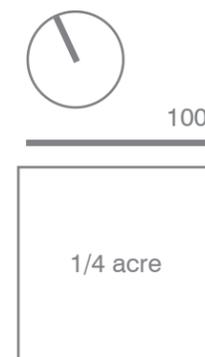
Park Campus / Shuttle Lot

Owned property Leased property



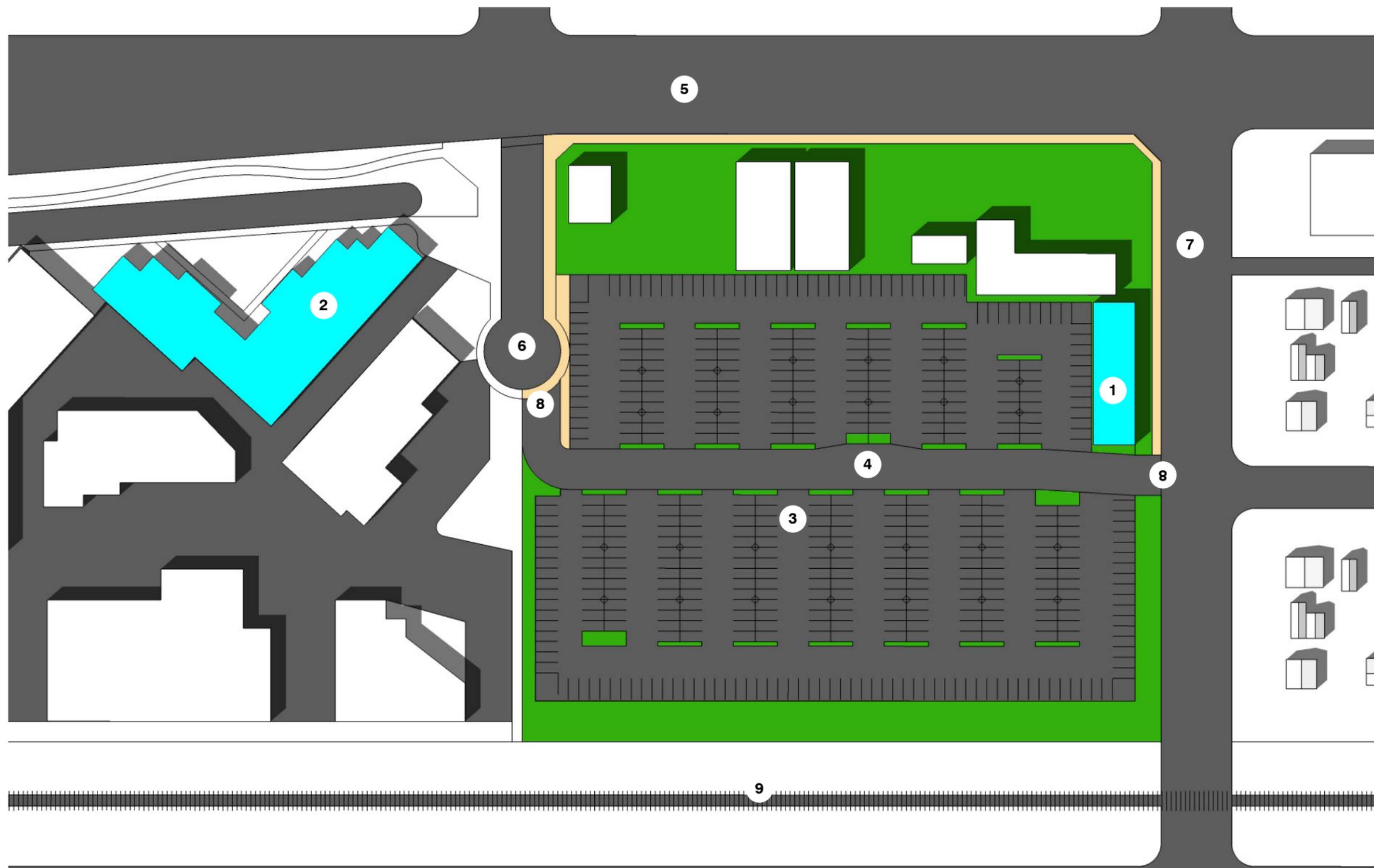
- 1 Carson Building
- 2 Park Campus Facility
- 3 Shuttle Lot
- 4 Shuttle Stop
- 5 Arrow Highway
- 6 Park Avenue
- 7 A Street
- 8 Access Driveway
- 9 Metrolink Rail Line

Total footprint (acres)	4.2
Total building area (gsf)	
Carson Building	3,240
Park Campus Facility	18,523
Parking Before Phase I	
Shuttle Lot	455
Princeland	38
Total	493



Phase I (2015 - 2021)

Existing building Landscape Hardscape Roads / parking

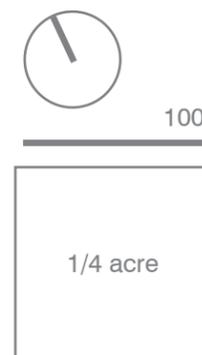


EXISTING SITE

- 1 Carson Building
- 2 Park Campus Facility (Leased)
- 3 Shuttle Lot
- 4 Shuttle Stop
- 5 Arrow Highway
- 6 Park Avenue
- 7 A Street
- 8 Access Driveway
- 9 Metrolink Rail Line

Total footprint (acres)	4.2
Total building area (gsf)	
Carson Building	3,240
Park Campus Facility	18,523
Parking Before Phase I	
Shuttle Lot	455
Princeland	38
Total	493

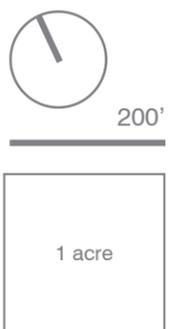
* The University proposes using the Carson Building in its current configuration for non-instructional use with primary access to the facility from Parking Lot S.



Campus West



- Available land owned by the University
- 1 Arrow Highway
- 2 Puddingstone Drive
- 3 Wheeler Avenue
- 4 Carrion Road
- 5 Metrorail line
- 6 Storm water channel
- 7 Branch channel
- 8 Former MWD property
- 9 Existing structures
- 10 Infrastructure / utilities
- 11 Baseball
- 12 Softball
- 13 Lockers / restrooms / training rooms
- 14 Baseball batting cages
- 15 Softball batting cages
- 16 Multipurpose field
- 17 Parking lot
- 18 Future road extension
- 19 Former Brown property
- 20 Former Gainey property
- 21 Single-family residential
- 22 Access right-of-way
- 23 Pedestrian crossing





Available land owned by the University

- 1 Arrow Highway
- 2 Puddingstone Drive
- 3 Wheeler Avenue
- 4 Carrion Road
- 5 Metrorail line
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- 19 Former Brown property
- 20 Former Gainey property
- 21 Single-family residential
- 22 Access right-of-way
- 23 Pedestrian crossing

SITE DATA

Total land area (acres)	54.8
Developed area (acres)	14
Available land remaining (acres)	40.8
Existing parking capacity (spaces)	180



200'



1 acre

■ Existing Building / Development
 ■ New Building / Structure
 ■ Undeveloped Land
 ■ New Development



EXISTING SITE PROJECTS

- 1 Athletic complex
- 2 Undeveloped land

NEW SITE PROJECTS

- 3 New bridge
- 4 Road extension

NEW BUILDINGS / COMPLEX

- A Multi-Family residential



200'



1 acre

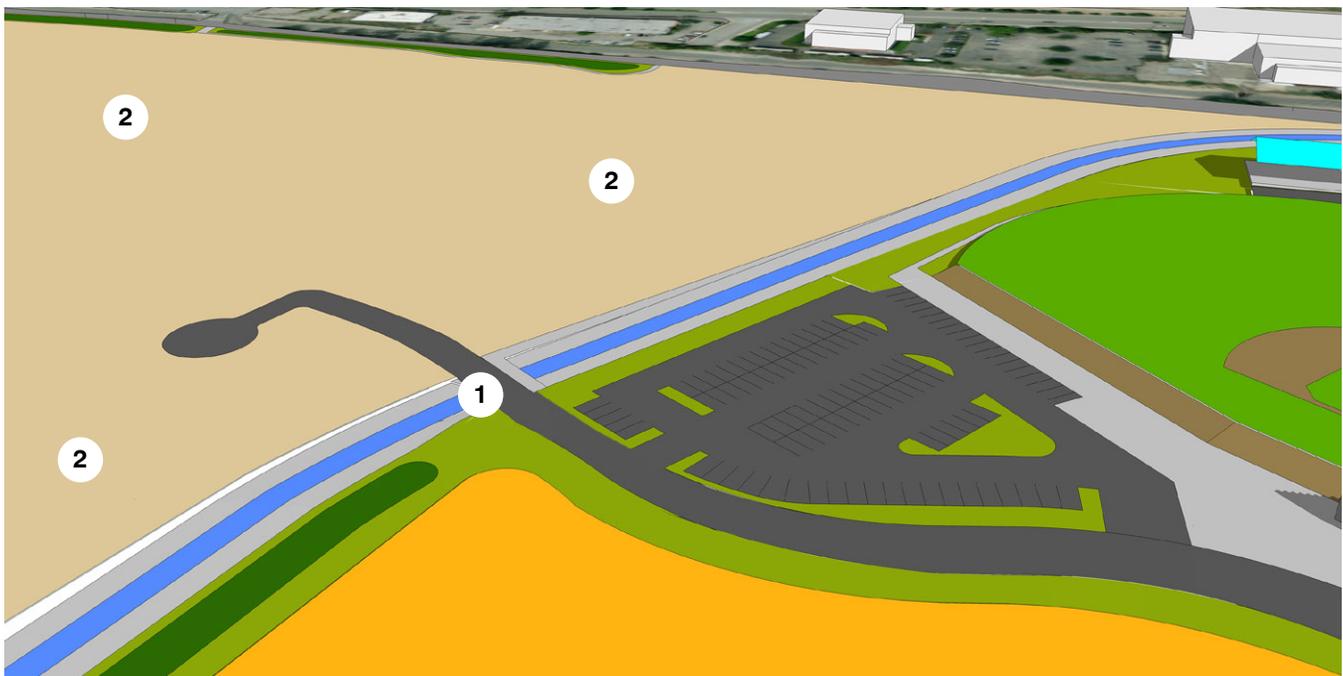
NEW BRIDGE/ROAD EXTENSION AT CAMPUS WEST

Given plans for future development of the western portion of Campus West (former Brown and Gainey Properties), the University plans to cross the Marshal Canyon storm water channel to provide access to this currently undeveloped land.

UNKNOWN DEVELOPMENT

The University is currently exploring use of the remaining 20+ acres of the Campus West development. No plans are in place to develop this area over Phase 1 of the Campus Master Plan.

- 1 New Bridge/Road Extension
- 2 Unknown Development



■ Existing Building / Development
 ■ New Building / Structure
 ■ Undeveloped Land
 ■ New Development



EXISTING SITE PROJECTS

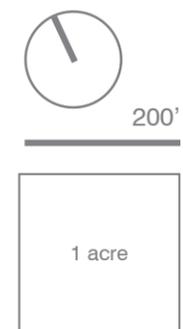
- 1 Athletic complex
- 2 Multi-family residential
- 3 Undeveloped land

NEW SITE PROJECTS

- 4 University House parking - 60 spots

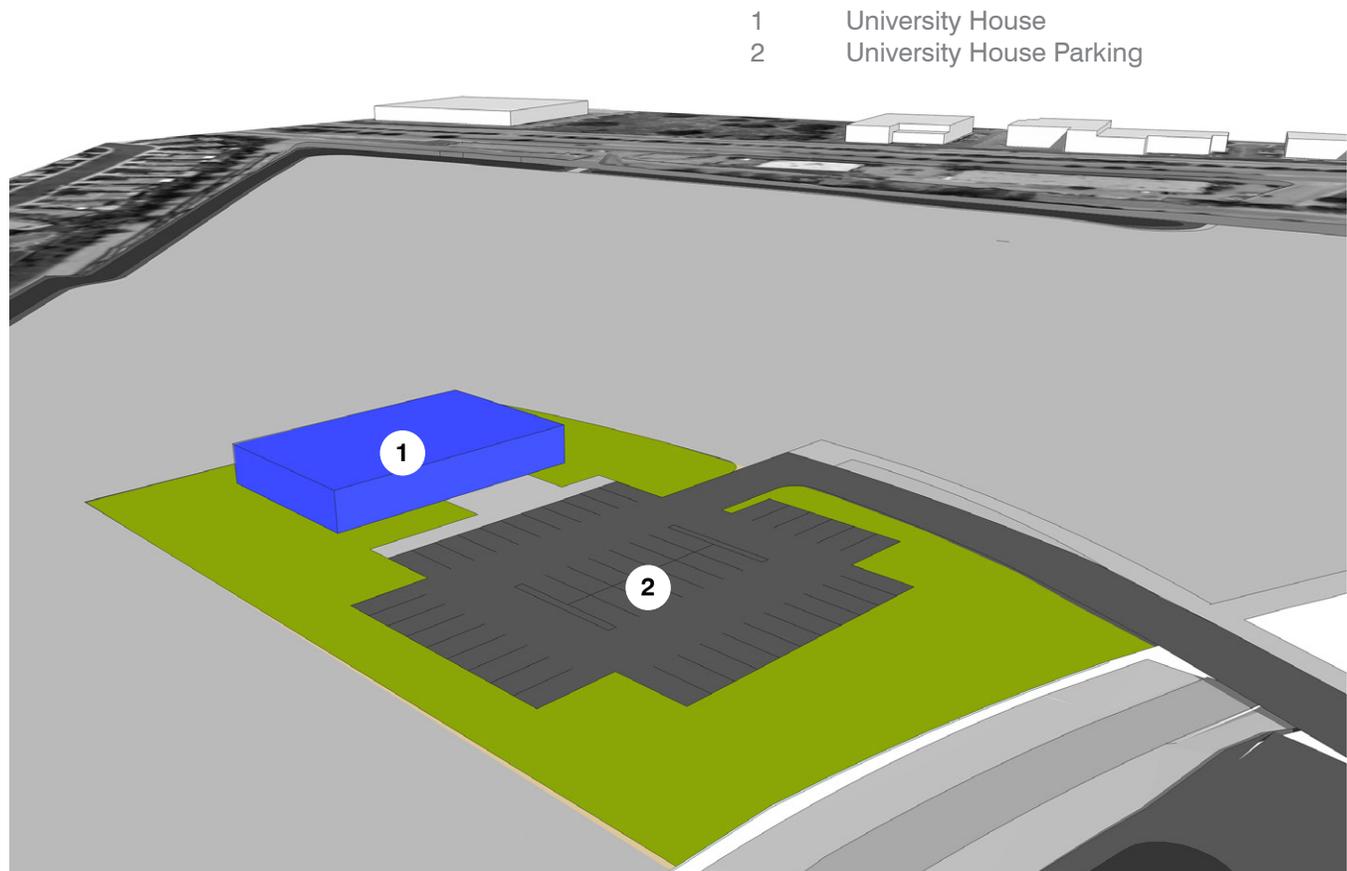
NEW BUILDINGS / COMPLEX

- A University House - 5,000 sq. ft



UNIVERSITY HOUSE

Within Phase II, the University is planning to build a University House to serve as the home of current and future University Presidents. The house will also include modest conference facilities to support gatherings and university guests. The University House will have adjacent parking to support functions of the facility.



■ Existing Building / Development
 ■ New Building / Structure
 ■ Undeveloped Land
 ■ New Development



EXISTING SITE PROJECTS

- 1 Athletic complex
- 2 Multi-family residential
- 3 University House
- 4 University House parking

NEW SITE PROJECTS

- 5 Loop road
- 6 Landscape buffer
- 7 North access road
- 8 South access road
- 9 Office Parking / M&O Yard

NEW BUILDINGS / COMPLEX

- A HR/Facilities/OIT building - 67,000 sq. ft
- B Undetermined Use



200'



1 acre

NEW ADMINISTRATIVE FACILITY

Within Phase III, the University is looking to consolidate administrative functions into a central facility (and out of current leased facilities at Princeland and owned facilities at the south Baum Buildings). This facility will potentially include offices for Facility and Technology Services, Office of Information Technology, Facilities Management, Human Resources, and Finance office spaces. It is anticipated that the facility will be no more than 67,000 square feet.

**STREET INFRASTRUCTURE/CARRION ROAD**

As part of the Phase III development, the University intends to create vehicular access to both new facilities and provide required emergency vehicle access to both Carrion Road north to Arrow Highway and a new connection south to Puddingstone Drive.



