



THE MASTER PLAN

Over the next 20 years, LMU's Master Plan envisions an enhanced campus with state-of-the-art classrooms and laboratories, more students living on campus, upgrades to athletic facilities such as outdoor playing fields, more parking spaces and a system of outdoor walkways that will better integrate the 142-acre campus. The goal is to ensure that the university can offer a first-rate education and attract the best students and faculty for years to come.

Under the Master Plan, of the existing approximately 3 million gross square feet of building space on campus, about one million will be removed and approximately 2 million will be added for a net addition of about 1 million gross square feet. Importantly, LMU will not seek to increase the student enrollment limit currently approved by the city, and will not be expanding the boundaries of the existing campus.

More than half of the new square footage will be used for classrooms, research laboratories and offices, and almost half of the new square footage will go to on-campus housing. Student residences will be modeled on apartment-style living and will allow 75% of undergraduates to live on campus, up from 60% currently. Approximately 5% of the new construction will be for indoor athletic facilities.

LMU's athletic facilities will be upgraded as part of the plan. Existing outdoor athletic fields will be renovated and approximately 4.8 acres of new outdoor athletic facilities will be added for a total of about 20 acres. An indoor sports pavilion of approximately 108,000 square feet is being planned. The estimated 6,000-seat structure would replace Gersten Pavilion.

New Facilities

The first new building constructed under the Master Plan will be the Life Sciences Building. This modern facility will reflect LMU's vision of combining top-quality resources with a sustainable design, including modern laboratories and sophisticated equipment to support learning and research across scientific disciplines.

All the modernized buildings will continue LMU's strong leadership and commitment to the environment, and will be designed to meet LEED Certified (or equivalent) standards, incorporate low-flow faucets and shower heads,

and use energy-saving lighting systems. These features will reduce energy, water consumption and greenhouse gas emissions throughout the campus.

**Attracting the best students
and faculty for years to come.**

Recycling Area

LMU was the first university in the country to implement a campus-wide recycling program in the mid-1990s. The campus is committed to continuing its recycling program, but proposes to relocate the recycling area away from LMU's neighbors as one of the first two projects implemented under the proposed Master Plan. Most likely the facility will be moved to a subterranean space within the Drollinger Parking Plaza.

Sensitivity to Nearby Homes

As LMU has grown and prospered, so has the neighborhood around it. A number of campus borders touch on residential streets. The Master Plan is sensitive to its location surrounded by homes, and LMU has made significant commitments to the neighbors about building location and height.

A 40-foot setback will be implemented along the southern and eastern



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perimeters of campus to separate the neighboring community from any new buildings. No new buildings or structures with floor area would be permitted within this 40-foot buffer area. Elsewhere, landscaped buffer areas of 5 to 15 feet are already in place. LMU will maintain these landscaped buffer areas and look at ways to improve the quality and quantity of this landscaping.

The plan also includes tiered height limits in consideration of nearby homes. New buildings proposed between 40 and 100 feet from the Burns Campus boundary will not exceed 25 feet in height, approximately the height of typical houses in the neighborhood. Structures built between 100 and 150 feet of the Burns Campus perimeter will not exceed 37.5 feet in height. Between 150 feet of the Burns Campus perimeter and approximately Ignatian Circle, buildings will be limited to 55 feet in height. The tallest buildings on campus will be placed in the campus core and will not be more than 75 feet high, which is the equivalent of a four- or five-story building. There will be no skyscrapers on campus. Towering heights will only apply to intellectual pursuits, academic achievements and athletic prowess.

Parking Facilities

Based on a parking study conducted by a nationally-known firm and approved by the Los Angeles Department of Transportation, the Master Plan will add 609 new parking spaces on campus which will more than accommodate the anticipated number of students at the time of full build-out. LMU has agreed to add the first 190 new parking spaces to campus in connection with the new Life Sciences Building, which will be one of the first two projects implemented under the Master Plan.

LMU will also improve the design of the parking on campus

so that there are more parking places at the busiest parts of the campus. The surface lots in these areas will likely be turned into above-ground structures that can hold more cars. The planned improvements also include more pedestrian walkways which will make it easier for people who park farther from the center of campus to get across campus on foot.

“LMU is Westchester. The university needs the tools that will allow for better living, learning and working.”

*– Rebecca Cunningham,
LMU Employee / Westchester resident*

Parking will be added in phases with increases in the campus population, which includes a cap of 7,800 full-time equivalent students. LMU has also agreed to complete an additional parking analysis prior to the construction

of any new sports pavilion or conference center. If the city determines that additional parking is required, the university will provide the additional parking.

At a Glance

- The campus spans 142 acres and that will stay the same. The net addition of close to 1 million square feet will not require LMU to add more land.
- An existing cap of 7,800 full-time equivalent students, previously approved by the City, will stay the same. State-of-the-art new facilities will not affect student enrollment.
- New buildings will be located in consideration of adjacent residences. The Master Plan calls for a 40-foot setback area and tiered height limits with the tallest buildings placed farthest from campus boundaries.
- Moving more students on campus will enhance the students' educational experience while reducing the number of students who need to live in the surrounding community and commute to campus – a benefit for traffic and street parking in the area.