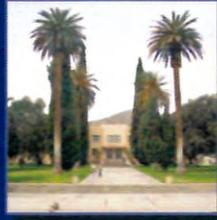


LA SIERRA UNIVERSITY



CAMPUS MASTER PLAN 2007 AMENDMENT 1 - APRIL 2011

City and Campus Planners
with
EPT DESIGN
Landscape Architects
Linscott Law & Greenspan
Traffic Engineers
Hunt Design Associates
Graphic Designers



AMENDMENT 1 INTRODUCTION

The 2007 Campus Master Plan was developed with extensive input from the students, faculty and staff of La Sierra University. In addition work sessions were held with staff of the Riverside Planning and Public Works Departments. Several community workshops were also held to inform and engage the neighborhood residents who live near the Campus.

Since 2007 the Campus Master Plan has provided the framework for a number of Campus enhancements such as the location of a new baseball field south of La Sierra Drive and the addition of an identity/security fence around portions of the Campus.

In 2010 the University considered the location of a new School of Business at one of the two alternative locations identified in the 2007 Campus Master Plan. Based on extensive discussions involving the Building and Grounds Committee, the School of Business architect and the University's campus planning consultant, it was decided to locate the School of Business along Heritage Way to the south of LSU Drive near the Glory of God's Grace sculpture. In these discussions it was also decided to locate a potential new Performing Arts Center to the south of the School of Business along Heritage Way.

The School of Business location and design concept was also reviewed with the staff of the City of Riverside's Planning Department and found to be consistent with the 2007 Campus Master Plan thus facilitating an administrative approval.

The changes noted above have led to the need to modify the parking configurations for shared parking which will serve the School of Business in the short term and both the School of Business and the Performing Arts Center in the long term. In addition the new locations for the School of Business and Performing Arts Center, in combination with the new baseball field located south of LSU Drive, have led to several modifications to the southeast quadrant of the plan. These modifications include a refined approach to the potential provision of future student residences, parking and relocated Maintenance Yard facilities, within a parking structure, along Raley Drive.

Modifications have been made to the Future Space Needs for 2,500 and 5,000 Students tables to reflect the increased size of the School of Business from the 2007 Campus Master Plan. Associated, minor adjustments in the locations and supply of parking have also been made.

While this 2011 Amendment refines the 2007 Campus Master Plan in detail, all of the fundamental principles and relationships of the 2007 Plan remain intact.

INTEGRATED CAMPUS MASTER PLAN DOCUMENTS

The La Sierra Campus Master Plan has been reviewed and approved subject to the requirements of the 1997 La Sierra University Specific Plan and subsequent interpretation of these requirements by the City of Riverside Planning and Building Department in consultation with La Sierra University.

The 1997 La Sierra University Specific Plan states that:

“To obviate the necessity of obtaining a Conditional Use Permit for each subsequent construction phase on the La Sierra University campus site, the La Sierra University Specific Plan establishes a long range master plan for campus development as detailed in Sections 3.0, 4.0, and 5.0 of this Specific Plan for expansion up to 5,000 students in Subareas 1 and 2. Campus expansion and alterations will be subject to Planning Commission review and approval via Plot Plan review for design of parking, circulation and emergency access. At the point that detailed site planning information is available, a plot plan review by the Planning Commission of the entire campus, or logical phases thereof, shall be undertaken. Development approval of specific campus projects pursuant to the plot plan can then be achieved administratively through the minor conditional use process. Projects impacting the historic integrity of the campus shall be subject to review by the City Cultural Heritage Board, as specified in the mitigation measures from the project’s Final Environmental Impact Report.”¹

Through discussions between the Planning and Building Department and La Sierra University it was agreed that a set of four integrated documents would be submitted for City review and approval by the Riverside City Planning Commission and the City Council as follows:

1. Plot Plan for La Sierra University with 2,500 Students
2. Plot Plan for La Sierra University with 5,000 Students
3. La Sierra University Campus Master Plan
4. La Sierra University Exterior Sign Guidelines.

Per the provisions of section 6.3 of the Specific Plan, the Plot Plans show the locations of all proposed buildings, parking lots, parking structures and roadways. Whereas, the Plot Plans shows these elements in relation to the topography of the campus, the Campus Master Plan explains the nature of the building locations, parking lots, parking structures and roadways (including emergency access) that are illustrated in the Plot Plans.

The Campus Exterior Sign Guidelines are related to section 2.2, Wayfinding and Signage, of the Campus Master Plan. The Campus Master Plan presents an overview of the proposed Wayfinding and Signage Plan and the Campus Exterior Design Guidelines describe the nature of the signs in detail.

Thus, these four documents were submitted as an interrelated set of documents. With the approval of these four documents together, La Sierra University shall be entitled to construct new buildings, demolish or relocate existing buildings, construct surface parking lots and parking structures that are in accordance with the Plot Plans and the Campus Master Plan. Projects constructed according to the parameters of these four documents shall be deemed in compliance without further planning

¹ Page 6-4 of the La Sierra University Specific Plan

INTEGRATED CAMPUS MASTER PLAN DOCUMENTS

approvals through the year 2025 as long as construction is consistent with the Campus Master Plan. Six years following approval of the Campus Master Plan, in the year 2012, the Planning Department will review LSU's campus construction of the preceding six years for consistency with the Campus Master Plan. If consistency is determined, LSU will not be required to seek Conditional Use Permits for construction during the next six years. At the end of twelve years, in the year 2018, the Planning and Building Department will again review campus development for consistency with the Master Plan. If consistency is determined, LSU will not be required to seek Conditional Use Permits for construction during the next seven years until the year 2025. At this time the provisions of the Campus Master Plan may be extended or LSU may choose or the City may request, submittal of an amendment or update to the Campus Master Plan.

If LSU determines that a substantial change is required to the Campus Master Plan at any time following approval of this CUP by the Planning Commission, then LSU shall request an amendment to the CUP and the Planning Commission will hold a new Public Hearing.

In implementation of this Campus Master Plan by La Sierra University and in reviewing the Plan for consistency by the Planning and Building Department, it is understood that building uses may be modified within the various Campus Districts provided that the uses are consistent with the function of the overall District in which the building is located. This flexibility is required to allow La Sierra University to adapt to changing courses of study and new combinations of academic learning and research. Further, it is understood that the exact sizes, shapes and alignments of buildings will be refined at the time of detailed building programming and architectural design.

Because the historic structures of the La Sierra Campus are addressed in the Campus Master Plan and the Plot Plans, this integrated set of documents is also being reviewed and approved by the Cultural Heritage Board.

The set of four integrated documents, noted above was reviewed and approved as a Conditional Use Permit, Planning Case PO-1600 by the Riverside City Planning Commission on January 18, 2007 as Planning Case PO-1600.

This set of integrated documents was also reviewed and approved as a Conditional Use Permit, Planning Case PO-1600 by the Riverside City Council on February 13, 2007.

A Certificate of Appropriateness for demolition of the Campus Post Office was approved by the Riverside Cultural Heritage Commission on February 21, 2007. Planning Case PO7-0115.

ACKNOWLEDGEMENTS

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1.1 PURPOSES OF THE CAMPUS PLAN

The purposes of the La Sierra University Campus Master Plan were defined through discussions with administration, faculty and students. Following is a description of the purposes defined.

- **To Make Changes to the Campus Which Support the Values of a Seventh-day Adventist University Education**

La Sierra University is supported by the Seventh-day Adventist Church, which has historically supported undergraduate and graduate education as an important mission of the church.

This commitment extends back to the 1920's in Riverside when the Church acquired the W.J. Hole ranch and began construction of South Hall, La Sierra Hall and Gladwyn Hall.

The University has stated its educational mission as follows:

“The mission of La Sierra University is to enlarge human understanding in a contemporary Seventh-day Adventist Christian context. As La Sierra University does its work of teaching, research and community service, it strives to exemplify its ideas of educational comprehensiveness, community interaction and intellectual excellence.”

- **To Expand the Campus for More Students and Additional Programs**

The La Sierra University community has defined needs for new, expanded and rehabilitated academic, residential, student life and administrative facilities. These needs were defined by a faculty programming committee, which worked with the administration and consultant during the process of preparing the Campus Master Plan. In addition workshops were



A major purpose of the Campus Master Plan is to increase opportunities for learning and socializing in outdoor spaces on the campus.



The Campus Master Plan provides functional, visual and symbolic connections to La Sierra University Church to reinforce the religious values of the church in campus life.

held with students to hear their viewpoints on campus space needs.

The Campus Master Plan explains how the University can experience an orderly growth of up to 2,500 students in the near-term and up to 5,000 students in the longer term.

- **To Preserve and Enhance the Historic Structures and Open Spaces of the Campus**

La Sierra University has a collection of historic structures, which have been designated as historically significant to the City of Riverside. In addition the Campus has several important open spaces, which are also of historical significance.

- **To Make the Campus more User Friendly for Pedestrians, Bicyclists and the Disabled**

La Sierra University wishes to make the campus more user friendly through the provision of new facilities for pedestrians, bicyclists and the disabled. The Campus Master Plan explains how this can be accomplished even with the challenging topography of the westerly portion of the campus.

- **To Be A Good Neighbor**

Community service is an important part of the educational experience at La Sierra University. The Campus Master Plan explains how the expansion and design of the campus can enhance the University's relationship with Riverside County, the City of Riverside and the La Sierra neighborhoods.



The La Sierra University Campus Master Plan has been developed with inputs from the building and grounds committee, faculty, students, surrounding neighborhoods, and the Board of Trustees and University Foundation.

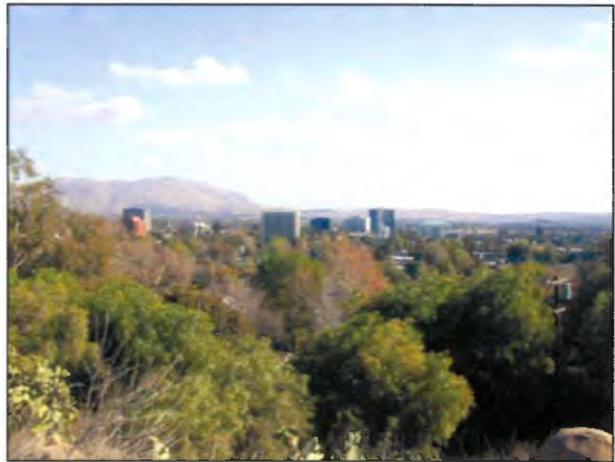
1.2 REGIONAL SETTING

La Sierra University is located within the Southern California metropolitan region extending from Ventura to San Diego and comprised of over 9 million residents.

This great region, illustrated in Figure 1 - Regional Setting, is formed by the shoreline of the Pacific Ocean and the edges of the Sierra Nevada mountain ranges and is characterized by a pleasant, Mediterranean climate with moderate temperatures year around. It is a region of great cultural diversity and economic activities comprising one of the world's leading economic engines.

More immediately La Sierra University is located within Riverside County, which is part of the Inland Empire, one of the fastest growing areas in the United States. The Inland Empire is growing because of the overall amenities of the Southern California metropolitan region and also because of the dwindling supply and increasing cost of land in Los Angeles, Orange and San Diego Counties.

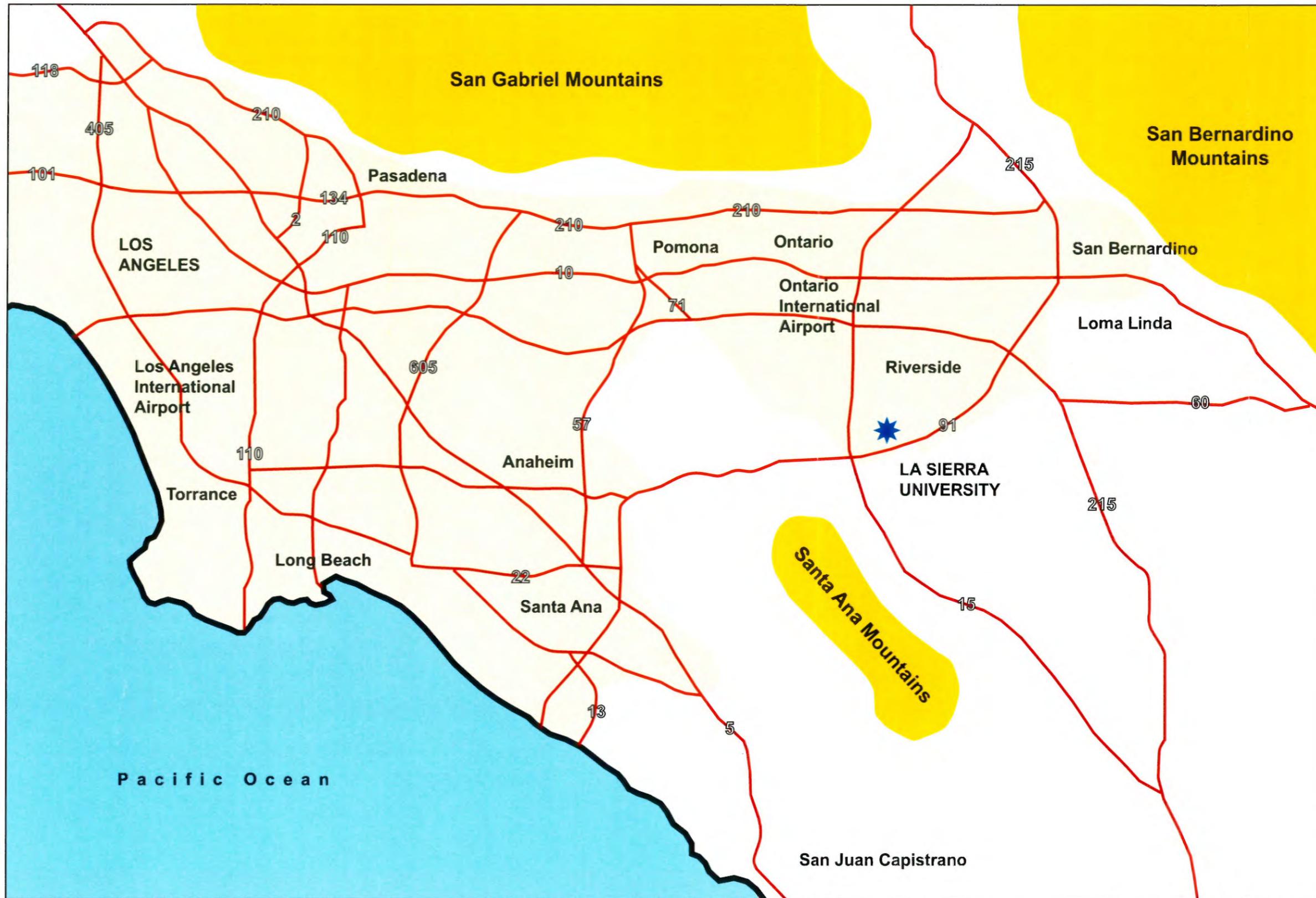
Thus La Sierra University is situated in a naturally beautiful, culturally diverse and economically dynamic area of the world - an exciting place for the University to carry out its educational mission.



The region in which La Sierra University is located extends from the San Bernardino Hills on the north to the Pacific Ocean on the south. This is a region of great natural beauty in one of the world's most temperate climates.



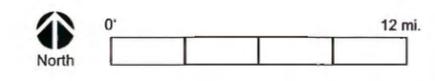
The many beaches of Southern California are only an hour away from La Sierra University.



★ La Sierra University

**FIGURE 1
REGIONAL SETTING**

Campus Master Plan • La Sierra University



1.3 RIVERSIDE SETTING

La Sierra University is located within the City of Riverside, a community of nearly 300,000, which is the educational, cultural, and employment center of the Inland Empire.

Figure 2 - Riverside Setting illustrates some of the important features of the City to which the Campus Master Plan responds and contributes.

La Sierra University is one of Riverside's four great educational institutions with the other three being the University of California at Riverside, Riverside Community College and Cal Baptist University. La Sierra University anchors the westerly end of the historic Magnolia Avenue Corridor, which the City of Riverside is upgrading through a variety of means.

La Sierra University contributes to the cultural, artistic and historical focus of Riverside along an "L" shaped corridor extending from La Sierra University to the University of California at Riverside. This "L" contains Riverside's most significant visual and performing arts facilities, museums, architecture and public spaces including those of La Sierra University, Cal Baptist University, Riverside Community College, Downtown Riverside and the University of California at Riverside. The City of Riverside's General Plan proposes the linking together of these University and Downtown cultural, artistic and historical resources with bus rapid transit and the creation of a unified streetscape to make the LSU to UCR corridor one of the most significant educational and cultural corridors in Southern California.

La Sierra University is also proximate to the La Sierra Metrolink Station, which provides a portal to the Southern California metropolitan region for LSU Students and another way for regional visitors to reach LSU.

The City of Riverside General Plan also proposes a new network of Parkways which are



La Sierra University is located close to Downtown Riverside, the cultural and educational center of the Inland Empire. Downtown's magnificent museums, galleries and the Mission Inn make it one of the most appealing destinations in Southern California.

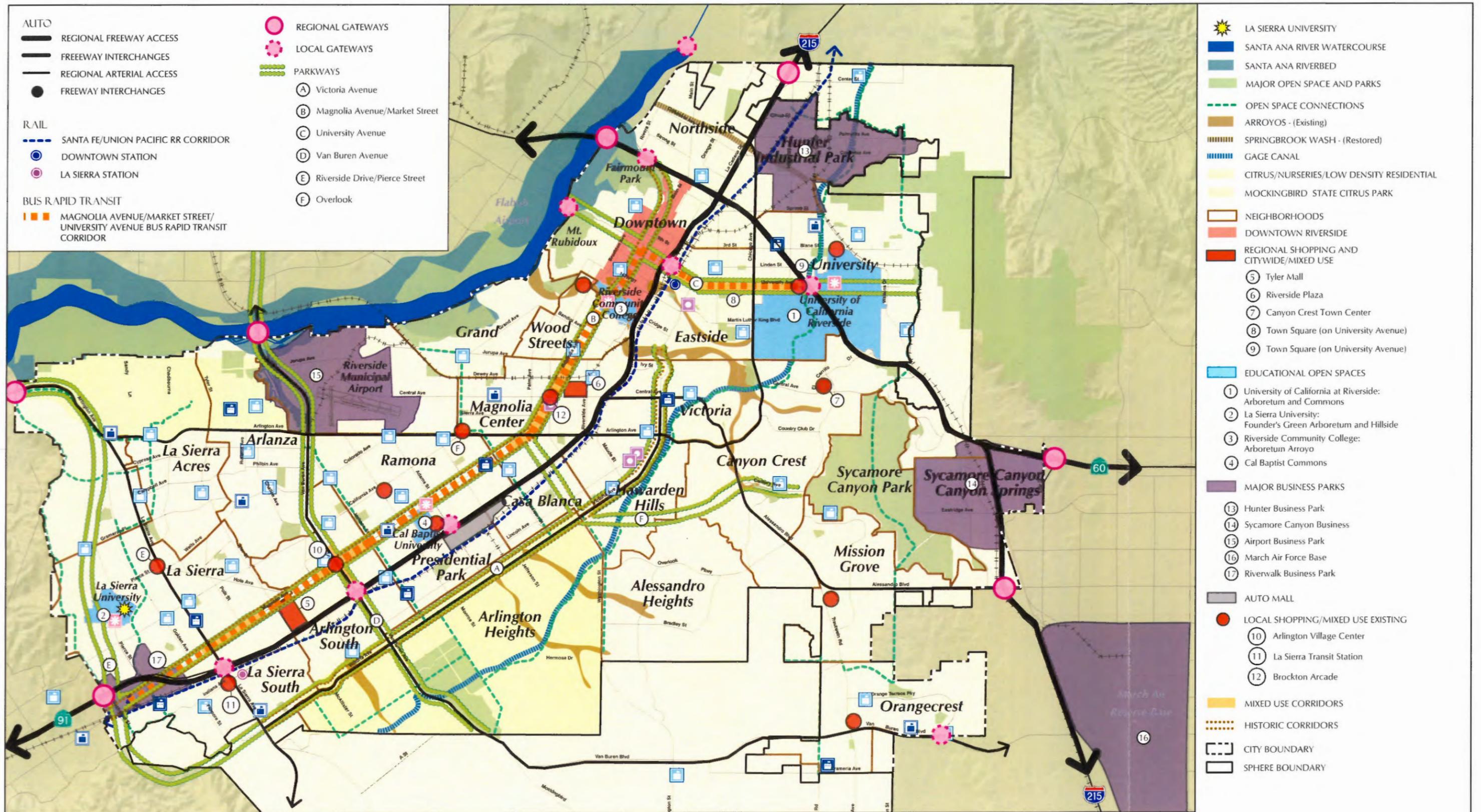


La Sierra University is located within the great alluvial basin extending from the mountains to the Santa Ana river's side. LSU is contributing to the ongoing beauty of this natural setting through stewardship management of the La Sierra Hills contiguous to the campus.



green corridors providing park amenities and connecting all the neighborhoods of the City with the Santa Ana river's side and the great hills and arroyos of Riverside. Connected together, this network of hillsides, arroyos, parkways, campus spaces and neighborhood parks forms a unique new, citywide Riverside Park. Riverwalk Parkway, at the easterly edge of the LSU Campus is one of these major Riverside Parkways.

The Campus Master Plan explains how LSU can make new connections with the community to fulfill its continuing role as a good neighbor.



**FIGURE 2
RIVERSIDE SETTING**

Campus Master Plan • La Sierra University



1.4 CAMPUS MASTER PLAN AREA

The Campus Master Plan Area consists of 147 acres bounded on the east by Riverwalk Parkway on the south by Raley Drive, on the west by the La Sierra Hills and on the north by Sierra Vista Avenue, Carmine Street and Quiet Lane. Significant change is occurring in the vicinity of the Campus as illustrated in Figure 3 - Campus Master Plan Area.

Extensive new development is occurring to the east of the campus within the La Sierra Specific Plan area which consists of lands that are either being sold or leased by La Sierra University to the private sector for development. Figure 3 identifies the variety of single and multi-family residential, business park, commercial and mixed use areas that have either been recently completed, are under construction or are planned for the near future.

As noted in Figure 3, the Alvord Unified School District is constructing a Teaching Facility, which will be operated by the District in cooperation with La Sierra University and Riverside Community College. This facility is intended to introduce innovative teaching methods to teachers of K-6 students working with district students in a new environment next to a major university. The closure of Pierce Street south of the University to create the site for the Alvord Teaching Facility is indicated.

Also identified in Figure 3 is the La Sierra Hillside Preservation Area, which is being managed by La Sierra University for the City of Riverside. This open space is of great value to all of Riverside as a component of Riverside Park and is a major amenity to which the Campus can directly connect.

Other important features illustrated in Figure 3 include the adjacent older residential neighborhoods located at the north and south edges of the University and the Five Points area which is planned for revitalization by the City of Riverside as a mixed use area. Also noted are the historic La Sierra University Church and the



La Sierra University is located next to several significant historic structures including La Sierra University Church and the Food Packing Factory.



Portions of the Campus are surrounded by small-scale residential structures in varying condition. The University is working with the City to upgrade these neighborhoods.



The new Riverwalk Neighborhood recently constructed at the eastern edge of the campus provide some of the finest housing in Riverside and the region. The eastern edge of the Campus is designed to complement these neighborhoods.

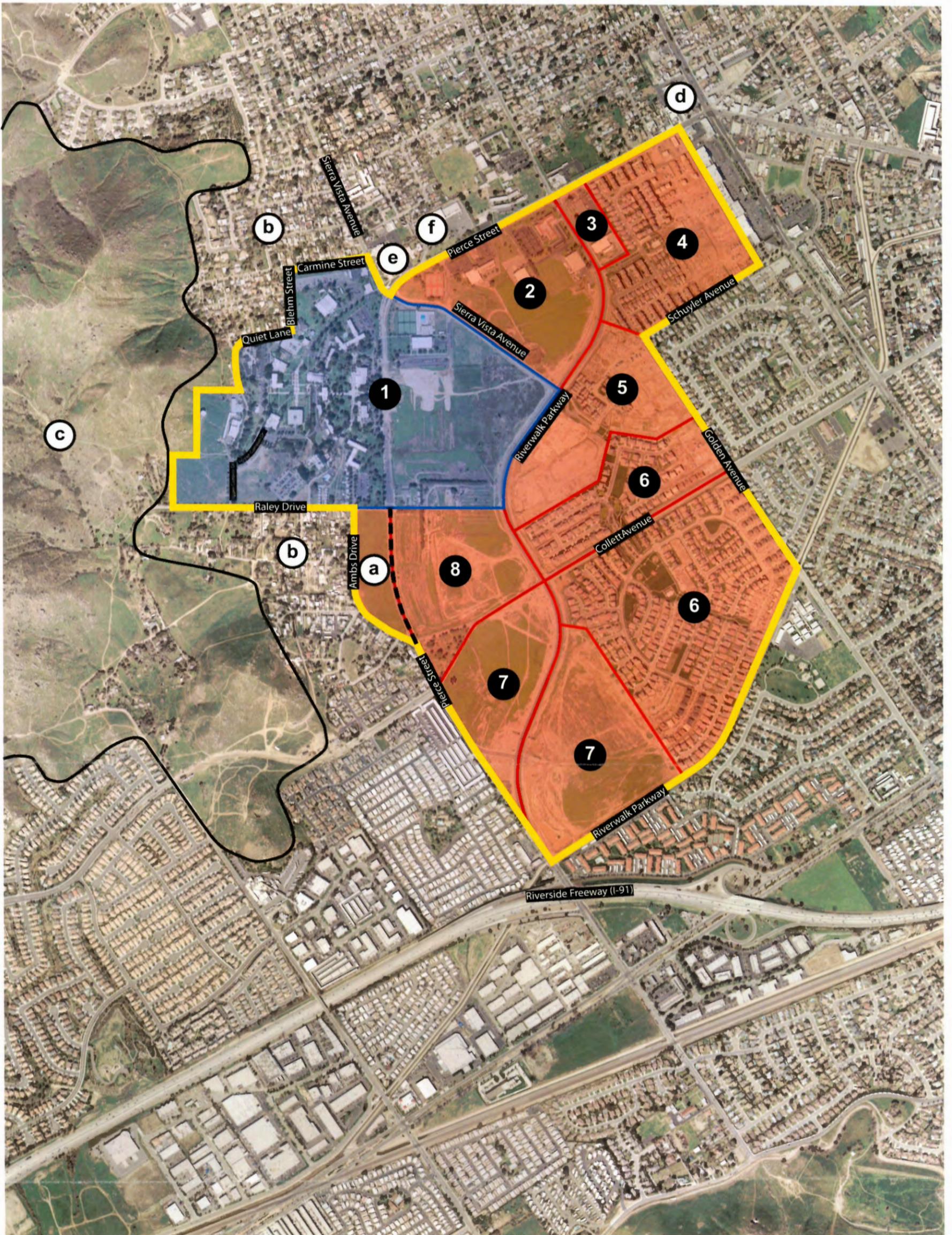
former Packing Plant located just north of the campus along Pierce Street.

Finally, Figure 3 illustrates the location of the single and multiple family residential areas known as the Riverwalk neighborhoods and the town-gown mixed use, commercial and business park areas which are being developed on land that has been leased or purchased from La Sierra University. These areas are being developed in accordance with the 1997 La Sierra University Specific Plan.

Thus La Sierra University is located in a setting of old, new, natural and built community edges. The Campus Master Plan responds to these varied conditions as part of being a good neighbor.



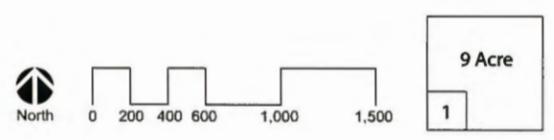
There are many attractive near and distant mountain views from the Campus. This view is from Raley Drive looking north.



- 1 La Sierra University Campus Plan Area
- 2 Town Gown Mixed Use
- 3 Commercial
- 4 Single-Family Residential
- 5 Multi-Family Residential
- 6 Single-Family Residential
- 7 Business Park
- 8 Multi-Family Residential
- a Alvord Teaching Facility
- b Adjacent Older Neighborhoods
- c La Sierra Hillside Preservation Area
- d 5 Corners Revitalization Area
- e La Sierra University Church
- f Historic Food Processing Plant

FIGURE 3
CAMPUS MASTER PLAN AREA

Campus Master Plan • La Sierra University



1.5 HISTORIC STRUCTURES AND PRESERVATION ELEMENTS

The crescent shaped, Founder's Green, designed by an unknown campus planner, forms the setting for a number of historic structures at its edge and is itself historic. Founder's Green and the structures, which define its space, are the heart and soul of La Sierra University's unique character.

In 1996 La Sierra University commissioned a Historic Assessment Report as input into the 1997 La Sierra Specific Plan and Environmental Impact Report. The Historic Assessment Report determined that none of the structures were eligible for placement on the National Register of Historic Places. However, it was determined that fourteen structures are contributing features to a potential, local historic district under the City's Cultural Resources Ordinance. Of these fourteen structures, eight were also determined to be individually significant structures. The location of these fourteen structures is illustrated in Figure 4.

In the 1997 Specific Plan it was determined that Structure 14 - Ambs Hall could be excluded from the eligible district and thus did not have to be preserved. Further it was determined that Structure 6 - Health Services and Structure 8 - the Student Cottages could be relocated.

It is the intention of the University to demolish the five faculty houses located on the west side of Lower Campus Drive when either the parking lot supporting 2,500 students or the parking structure supporting 5,000 students is constructed at this location. These faculty houses are neither individually significant nor contributing structures to a potential historic district.

The Historic Assessment Report also notes the significance of the crescent shaped area popularly known as "Founder's Green." This Campus Master Plan recommends the preservation of the "Founder's Green" as a historic open space element.



La Sierra Hall is the geographic center of the older hillside portion of the campus and the symbolic center of the entire campus.



The crescent shaped Founder's Green combined with the historic structures, which define its edges, create a unique ambiance for the LSU campus.



Founder's Green was conceived in part as an Arboretum and offers an educational resource to the campus and City regarding the flora and fauna of Southern California.

Also indicated in Figure 4, are the La Sierra Hills within and adjacent to the campus. The Campus Master Plan recommends preservation of the La Sierra Hills within the Campus Master Plan area. As discussed in the introduction, La Sierra University also has a management stewardship role related to the preservation of the greater La Sierra hillside area adjacent to the campus.

The Campus Master Plan proposes to preserve all structures as identified in the Historic Assessment Report and identified in Figure 4 with the following exceptions or provisions.

Significant Structure 6, the Health Services building, has been relocated in conjunction with the construction of the new Science Building, as allowed in the Mitigations section of the La Sierra University Specific Plan.

The existing Post Office Building 13 is to be demolished. This building is listed as a contributing structure in the La Sierra University Specific Plan.¹ This designation is based on the Historic Assessment Report² prepared for the Specific Plan.

The Post Office Building, is proposed for demolition because it does not meet the “programmatic and facilities requirements for the operational needs of the University to allow viable continued use of the District as an educational institution.”³

The Post Office function has been transferred to other locations to meet the needs of a growing campus. Specifically, mail is being delivered directly to the residential dormitories, academic and administration buildings.



The World War II era Student Cottages are preserved.



Many of the Significant or Contributing Structures were constructed in the Mission Revival Style. Some were later modified to a Moderne Style appearance.

¹ La Sierra University Specific Plan, March 18, 1997, Gruen Associates, page 7-17

² Ibid, page 7-17.

³ Ibid, page 7-17.

The maintenance facilities located in the Post Office have been transferred to the Maintenance Yard. The maintenance carts, which were located in the lower level of the Post Office Building, have been transferred to the parking area for La Sierra Towers. This eliminates pedestrian-vehicular conflicts with Lower Campus Drive, which is being converted from automobile usage to Scholars' Walk - a pedestrian and bicycle walkway. Lower Campus Drive will not be reopened to automobiles following the opening of the new Science Building. This will be the first step in implementing Scholars' Walk.

The future space needs for 2,500 students summarized in Table 1 of section 2.1, identifies the need for a School of Business and Management which is to be located in the immediate vicinity of the existing Post Office location. This future building of 35,000 square feet and the recently completed Health Sciences Building of 48,000 square feet complement the scale and character of historic Palmer Hall of 38,500 square feet along the northern edge of Scholar's walk.

Thus the Post Office, comprising approximately 1,000 square feet of space, has no viable function within the future space needs for 2,500 students summarized in Table 1 and is incompatible in scale with both the new Science Building and the proposed School of Business and Management as illustrated in Figure 4.



The new Science Building along the Scholars' Walk right-of-way.

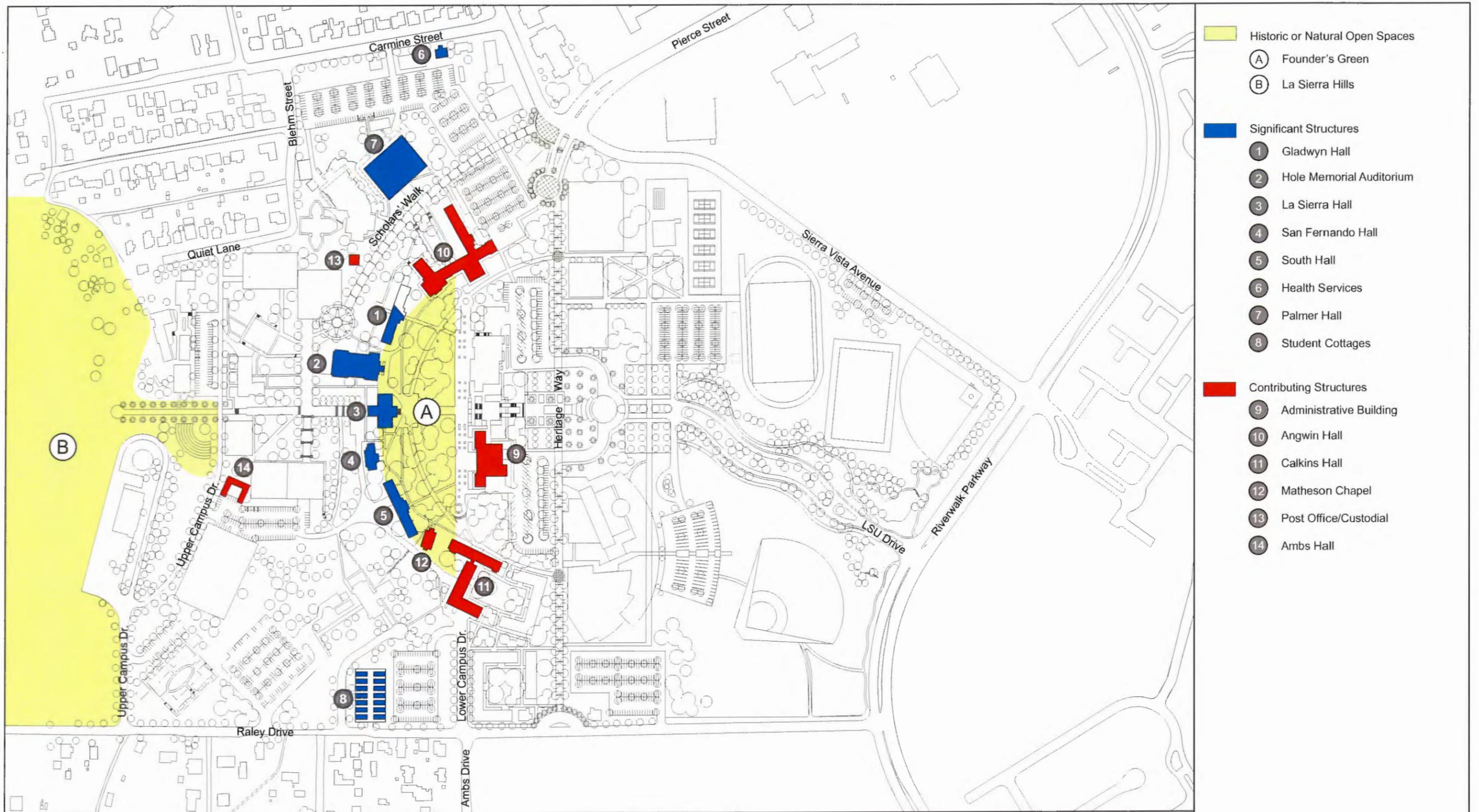
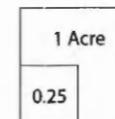


FIGURE 4
HISTORIC STRUCTURES AND PRESERVATION ELEMENTS

Campus Master Plan • La Sierra University



2.1 FUTURE SPACE NEEDS FOR 2,500 STUDENTS

Future space needs were determined through a series of meetings with a faculty space planning committee, which defined the needs for space to serve 2,500 students in the nearer term and 5,000 students in the longer term. The space needs were defined on a school-by-school or department-by-department basis. This section of the Campus Plan focuses on the nearer term space needs for 2,500 students.

Table 1 - Future Space Needs for 2,500 Students summarizes these future space needs in terms of Academic, Student Life, Administration, Athletics, Visual and Performing Arts and several ancillary uses including the Physical Plant and a future President's House with Guest Cottage.

Table 2 - Campus Space by Use summarizes the projected space requirements for 2,500 students by these use categories. The two largest space uses are Academic programs with 37% of the projected space and Residential with 31% of the space devoted to housing. The projected Residential space assumes that approximately 50% of the projected total enrollment will continue to be housed on campus.



Because of regional population growth, limitations in the availability of public education financing, and the desire of many for a more values based education, the student enrollment of LSU is expected to increase.

**TABLE 2
CAMPUS SPACE BY USE FOR 2,500 STUDENTS**

Academic	485,732	37.4%
Student Life	132,635	10.2%
Administration	31,044	2.4%
Athletics	87,750	6.8%
Visual And Performing Arts	138,847	10.7%
Residential	404,476	31.1%
Physical Plant	13,480	1.0%
President's House/Guest Cottage	6,000	0.5%
TOTAL SPACE	1,299,964	100.0%

**TABLE 1
FUTURE SPACE NEEDS FOR 2,500 STUDENTS**

BLD	BUILDING NAME/SPACE	GROSS SQ. FT.	FUTURE PLANS	BUILDING CLASSIFICATION	PREDOMINANT USES	NO OF DORM ROOMS	NO OF CLASS ROOMS	REMARKS
SE	Chan Hall (School of Education)	18,900	To remain	Academic	Academic (School of Education)		7	
GH	Gladwyn Hall	18,009	Renovation	Academic	Academic - future academic		7	Reorient to provide entries from both the east and west
PH	Palmer Hall	38,500	Renovation	Academic	Biology, Depts. of Physics, Chemistry & Biochemistry		26	Renovated
PSY	Psychology Building	20,765	Renovation	Academic (Psychology)	Dept. of Psychology including additional classrooms, and research facilities (10,000 SF), Additional School of Education needs (3,000 SF)		10	Reuse of School of Business & Management Bldg.
SBM	School of Business & Management	60,000	New	Academic (School of Business & Management)	School of Business & Management		20	New building located south of LSU Drive and along Heritage Way
SE	School of Education (new building)	40,000	New	Academic (School of Education)	School of Education (new building)		20	New building anchoring the Mall across from the Library
LSH	La Sierra Hall	25,430	Renovation	Academic (School of Religion)	School of Religion (15,840 SF), Centers (9,600 SF)		10	Major Building on campus to be used for the School of Religion
SB	Science Building	48,000	New	Academic (Science)	Depts. of Math & Computer Science and large part of Dept. of Biology		6	Part of a Science Precinct with Cossentine & Palmer Halls
HESA/ Student Center	Student Exercise/HESA Teaching facility/Student Center	21,750	New	Academic/Athletics combined with Short-term Student Center under study.	Offices, classrooms, exercise, fitness center, racquet ball courts, Human Performance lab. Etc plus Student Center uses under study.		4	New structure adjacent to Alumni Pavilion, part of larger Athletics Complex
	Brandstater Gallery & VAC	28,200	Renovation & Addition	Academic/Special	Visual Arts Center: Arts Dept., addition of a gallery, studio building, & storage (addition of 9,000 SF)		7	Addition
DR2	Humanities Building	25,200	New	Academics	Dept. of English & Communications, Dept. of History, Politics & Society, & Dept. of Modern Languages		20	New structure adjacent to Library & Psychology Bldg.
CH	Cossentine Hall	11,615	To remain	Academic/Special	Academic (Science)/Special Use(Museum)		3	
LI	Library	154,363	Renovation & Addition	Library	Library (addition of 93,200 SF)			Expansion of Library to the west
	ACADEMIC SUBTOTAL	485,732						
	CURRENT CLASSROOMS						140	
HS	Health Services	1,282	Relocated	Campus Life	Student facilities			Relocated to Raley Drive
AH	Angwin Hall	95,208	Renovation & Addition	Short-term: retain as dorms: Long-Term: Campus Life Center	Student Union, Campus Life, Health Services, Post Office, Bookstore (addition of 22,380 SF)			Renovate Angwin Hall to accommodate these uses and access from Lower Campus Drive
CC	Current Commons/Student Center	36,145	Renovation	Special	Conference Center/Administration Expansion			Renovate
	STUDENT LIFE SUBTOTAL	132,635						
AD	Administration Building	31,044	To remain	Administration				
	ADMINISTRATION SUBTOTAL	31,044						
GYM	New Gymnasium	66,000	New	Athletics	Gymnasium, Varsity basketball, gymnastics, Phys. Ed./ Athletics/Recreation			New structure adjacent to HESA facility, part of larger Athletics Complex
HESA/ Student Center	Student Exercise/HESA Teaching facility/Student Center	21,750	New	Academic/Athletics combined with Short-term Student Center under study.	Offices, classrooms, exercise, fitness center, racquet ball courts, Human Performance lab. Etc plus Student Center uses under study.		4	New structure adjacent to Alumni Pavilion, part of larger Athletics Complex
	ATHLETICS SUBTOTAL	87,750						
HMA	Hole Memorial Auditorium	36,016	Renovation & Addition	Special/Academic	Academic (Music)/Special Use, Major building entry, restrooms, offices, music technology lab, choral rehearsal room (addition of 10,500 SF)		12	Addition to the northwest corner of the auditorium
ART	Visual Arts Center	29,000	New	Special/Academic	Art gallery & Museum facilities			Part of Public district
PAC	Performing Arts Center	71,000	New	Special/Academic	Recital hall (175 seats), Concert Hall (800 seats), classrooms, teaching studios, etc.		12	New facility to the southeast of new drop-off plaza
MC	Matheson Chapel	2,831	To remain	Special/Religious				
	VISUAL & PERFORMING ARTS	138,847						
CA	Calkins Hall	51,573	To remain	Residential	Residential (208 students)	104		
ST	Sierra Towers	74,554	To remain	Residential	Residential (264 students)	132		
SFH	San Fernando Hall	11,219	Renovation	Residential	Residential (44 students)	22		Move academic uses
SH	South Hall	19,122	Renovation	Residential	Residential (76 students)	38		Move academic uses
AH	Angwin Hall	95,208	Renovation	Residential	Residential (282 students - interim)	0		Convert to Student Life in future
APT	Apartments	28,600	New	Residential	Residential - 40 unit - 2 br complex (50 student families)	80		
DR1	Dorm Building 1	78,000	New	Residential	Residential (312 students)	156		
	Dorm Building 2	46,200	New	Residential	Residential (184 students)	92		
	RESIDENTIAL SUBTOTAL	404,476	594 New Rooms*	Residential	*With 50% of students housed on LSU Campus	624		
PP	Physical Plant	13,480	To remain & Addition	Support	Support			Reorganize drop-off circulation
PH	President's House with Guest Cottage	6,000	New	Support	Could be related to plan for 2,500 or 5,000 students			New structure(s) in current Maintenance Yard area or adjacent to Visual Arts Center
	TOTAL SPACE	1,324,964						

2.2 CAMPUS DISTRICTS

Historically, campus residential uses have been interspersed with academic uses along the arc of the Founder's Green. In order to provide for the increased space needs discussed in the previous section and in anticipation of potential growth to a campus of between 2,500 and 5,000 students, a restructuring of the Campus Districts is necessary.

Figure 5 illustrates the recommended new arrangement of Campus Districts. These Districts include a/an:

- Academic District which is expanded through the adaptive reuse of some of the existing residential structures around Founder's Green and the addition of academic space at the northerly edge of the existing, hillside portion of the campus.

The Academic District includes the sciences, humanities, business, education, music, art and religious studies.

- Residential District, which is expanded into the southwesterly portion of the campus and easterly along Raley Drive.

The Residential District presents a neighborly edge to the existing single family and new apartment developments adjacent to the campus to the south.

- Student Life and Administration District, which is expanded by the eventual adaptive reuse and expansion of Angwin Hall as a major center for Student Life.

Student Life, with meeting rooms for student government, dining, a bookstore, game rooms and socializing spaces is conveniently located next to both the Academic District, near the campus's recreations and sports activities and is convenient to La Sierra University Church.



The Library and School of Art are prominent, newer structures within the Academic District.

- The Physical Education/Sports/Recreation District, which is expanded to the east of the former Pierce Street right-of-way that separates the westerly hillside portion of the campus from the easterly flatlands portion of the campus.

This district encompasses new football, soccer, track and baseball fields as well as new tennis courts and a new gymnasium. This District provides a pleasant edge to the new Riverwalk residential neighborhoods adjacent to Riverwalk Parkway.

- Performing and Visual Arts District which is located in vacant land to the east of the former Pierce Street right-of-way and adjacent to the recently constructed LSU Drive, which is the main entrance to the campus.

The Performing and Visual Arts District addresses the expansion of space for the arts as well as the welcoming of Riverside City and County residents to the campus.

- Future Growth Area to the south of LSU Drive, which will accommodate mainly residential and some academic uses as the campus expand beyond 2,500 students.
- Parkway Setback Area designed to contribute to the Riverside Park and Parkway concepts described in the Introduction.

The combination of the Physical Education/Sports District and the Parkway Setback Area provide a pleasant edge to the new Riverwalk Neighborhoods and implement the vision of the City of Riverside General Plan for Riverwalk Parkway as a major citywide Parkway and an important linking element of Riverside Park.

- Physical Plant/Maintenance Yard, which generally remains in its current location until the campus, expands beyond 2,500 students.



Sierra Towers is the most recent residence hall constructed in the Residential District.



Matheson Chapel is conveniently located between the Academic District and Residential District.

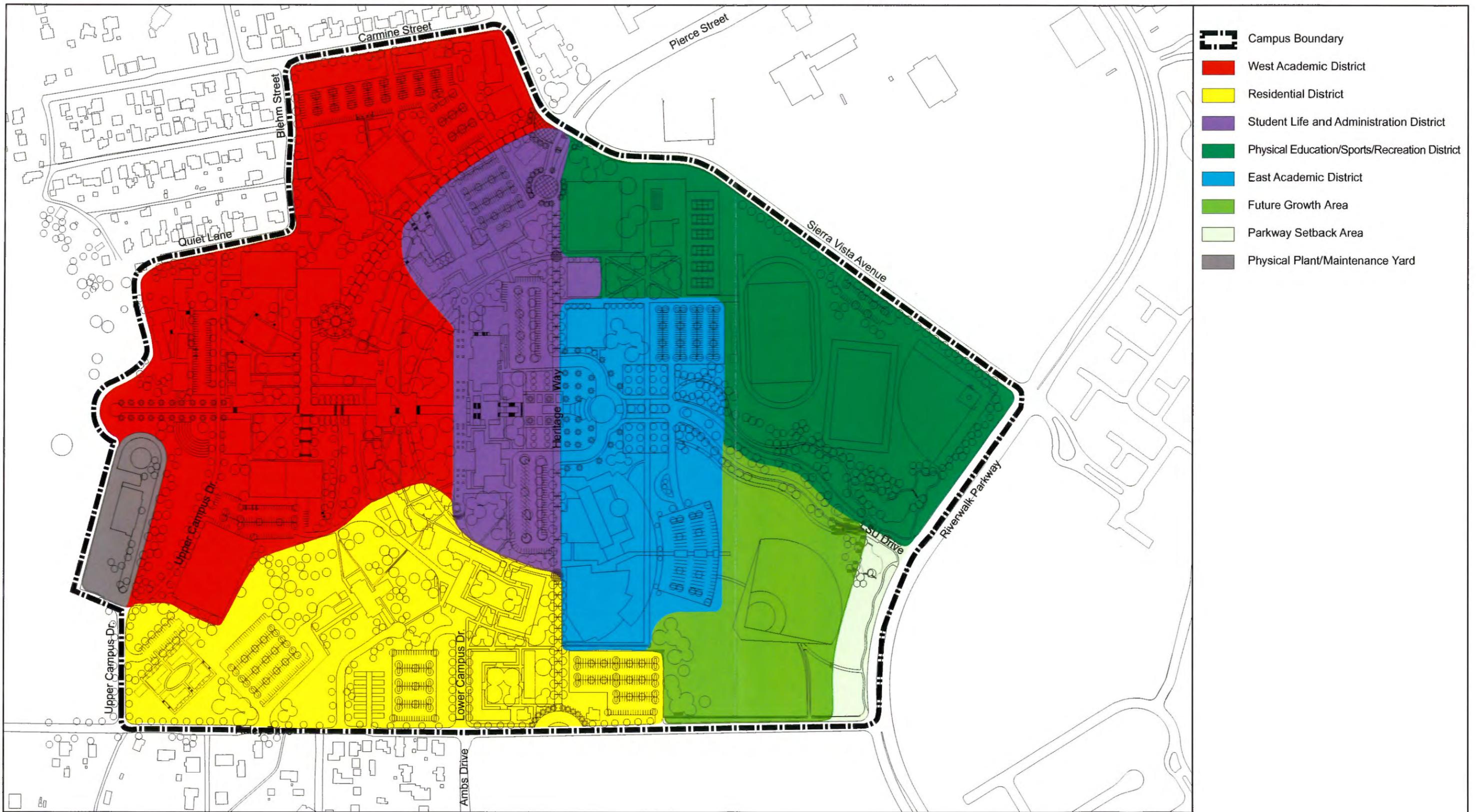
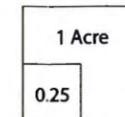
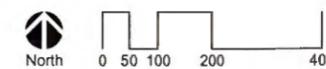


FIGURE 5
CAMPUS DISTRICTS

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2.3 BUILDING USES AND TREATMENTS

The recommended plan for Building Uses and Treatments grows out of the projection of future space needs for 2,500 students and the recommended plan for Campus Districts.

Figure 6 - Building Uses and Treatments identifies the different building uses and treatments.

Table 3 - Campus Space by Building Treatment for 2,500 Students summarizes the way in which the future space needs for 2,500 students can be met through use of some space in its current condition, renovation of selected buildings, additions to selected buildings and new construction. Approximately 40% of the future space to meet current needs and projected enrollment will be accommodated in new space. Approximately 19% of the buildings will require renovation and approximately 26% of the buildings will involve a combination of new additions to current buildings.

Many of the Significant Historic Structures identified in Figure 4 require renovation. All of the renovations summarized below are to Significant Historic Structures with the exception of Angwin Hall, which is considered a Contributing Historic Structure.

Palmer Hall will be renovated for biology, physics, chemistry and biochemistry.



The School of Business will be expanded or a new building will be constructed.

**TABLE 3
CAMPUS SPACE BY BUILDING TREATMENT FOR 2,500
STUDENTS**

To remain	192,382	14.8%
Renovation	238,968	18.3%
Renovation & Addition/Remain & Addition	329,082	25.3%
New	541,500	41.6%
Relocated	1,282	0.1%
TOTAL SPACE	1,303,214	100.0%

Angwin Hall will require some renovation in the short-term as a residence hall and a major renovation in the long-term when it is converted to a Student Union/Campus Life Center. The longer-term plan also calls for an addition in the courtyard of Angwin.

Gladwyn Hall will be converted from residential use to academic use and renovated.

Hole Memorial Auditorium will be renovated in conjunction with an expansion to accommodate music program offices, choral rehearsal space and an expanded music technology lab.

La Sierra Hall will be renovated for its functions as the major building for the School of Religion, home to several special Centers and also as a place of special significance to visitors and alumnae.

San Fernando Hall and South Hall will be renovated for academic use following relocation of the academic uses.

Renovations to Other Structures

Several other structures identified in Figure 4 require renovation.

The current Commons building will be expanded in the near-term for added dining space in conjunction with creation of new Student Center Facilities. (See discussion below.) In the longer term some of the Commons building space will be used for Conference space.

The Psychology Building will be renovated for classroom and research space. Some space may be provided for short-term needs of the School of Education.

The Library will be renovated and expanded via a major addition, which will more than double the current library space.



The School of Education will be expanded or a new building will be constructed.



Angwin Hall will remain as a residence hall in the short term and converted to Student Life Center in the longer term.

New Buildings

A number of new buildings are programmed within the Academic District. Some of these buildings are located in the hillside portion of the campus west of Heritage Way. Others are located in the flat portion of the campus to the east of Heritage Way. Following is an overview of the New Buildings identified in Figure 6.

A new School of Business is programmed just south of the new Science Building. An alternative or supplemental location is also programmed east of Heritage Way.

A new Humanities Building with space for the Departments of English, History, Politics and Society and Modern Languages will be located immediately south of La Sierra Way and the renovated Psychology Building.

In the nearer term, a new HESA/Student Center Building will be located just east of the new Heritage Way. This new building will include space for Health and Exercise Science as well as a fitness center, offices for the athletic department and new Student Center facilities including meeting rooms for student activities, lounge spaces and informal eating facilities.

A new Visual Arts Center will be located along Heritage Way just northeast of the Glory of God's Grace Plaza. A new Performing Arts Center will be located along Heritage Way just southeast of the Glory of God's Grace Plaza. Both the Visual Arts and Performing Arts Centers are also gateway structures along the new LSU Drive leading to the campus from Riverwalk Parkway.

New space for either an Education and/or Business School extension will be located along Heritage Way just south of the new Performing Arts Center. This location is also proximate to the new Alvord School District Teaching Facility identified in Figure 3.

In the longer term, a new Gymnasium will be constructed along Heritage Way at the northerly gateway to the campus just north of the new HESA/Student Center Building.

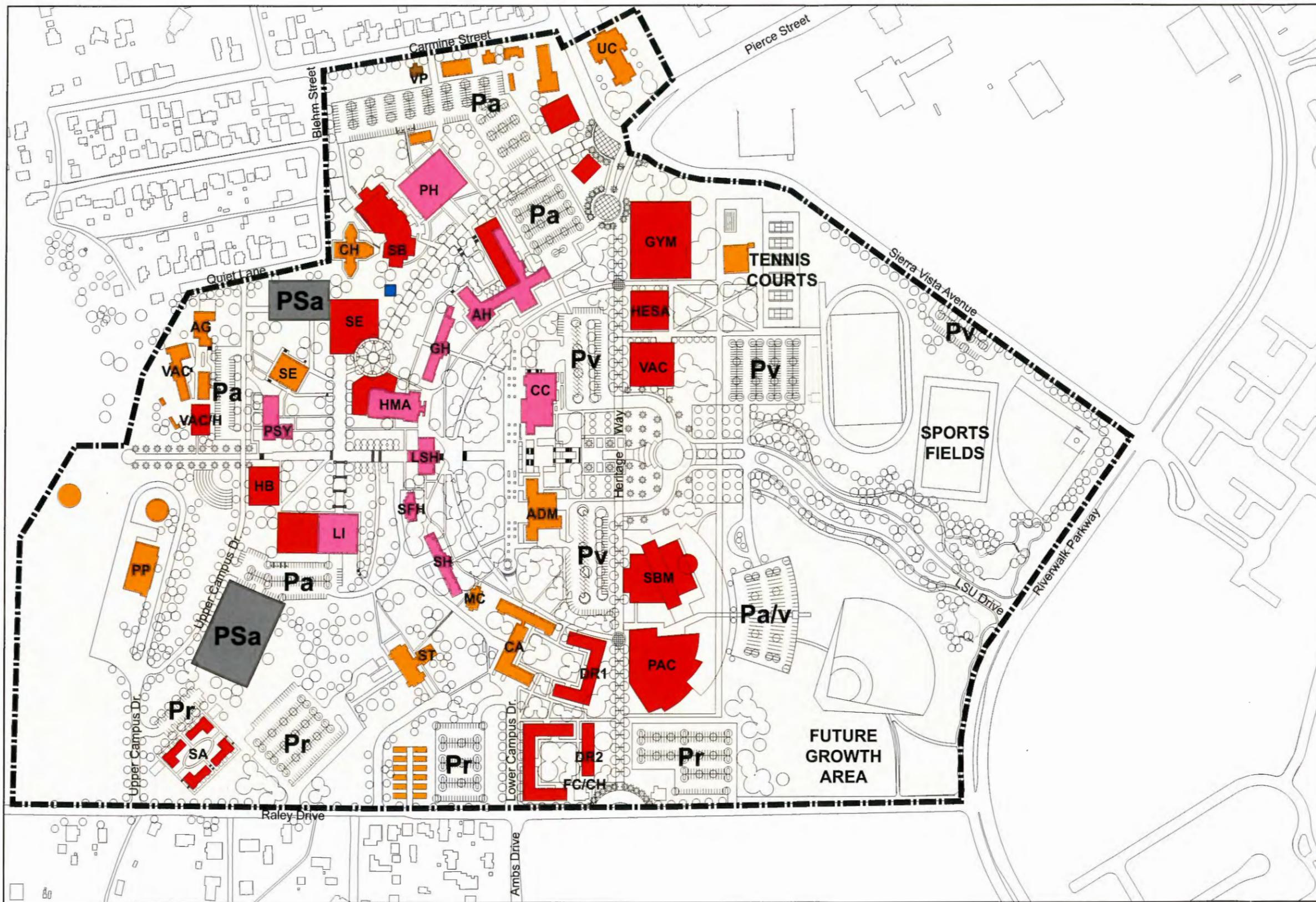
New Residential Structures

To maintain the residency of approximately half of the student body on campus and to provide additional housing choices, several new residential structures are proposed. The first set of structures will be adjacent to Calkins Hall to the east and south. These new structures will create two, new residential courtyards and will also incorporate a professor's cottage. The professor's cottages associated with future, new residential construction will facilitate dialogue between the LSU faculty and students.

A new Student Apartments complex is proposed in the southwestern corner of the Campus near Upper Campus Drive. These Apartments will be designed for the special needs of students with families and/or graduate students.

New Parking Structures

To meet the increase in space for Academic space, two new parking structures are required as illustrated in Figure 6. These structures are located in the western portion of the campus near the expanded Library and the new School of Business and Management.



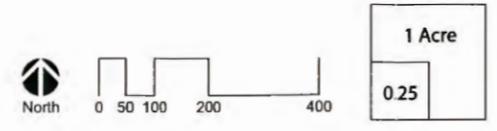
- Existing Buildings: to Remain
- Existing Buildings: Renovation/Addition
- Relocated Buildings
- Demolished Building
- New Buildings or Additions
- Campus Master Plan Area

- Building Legend**
- ADM Administration
 - AG Art Gallery/Museum
 - AH Angwin Hall
 - CA Calkins Hall
 - CH Cossentine Hall
 - CC Conference Center
 - DR1 New Dormitory
 - DR2 New Dormitory
 - EB New Education Building
 - FC/CH Faculty Cottage or Coffee House
 - GH Gladwyn Hall
 - GYM New Gymnasium
 - H President's House
 - HESA New HESA/PE Facility
 - HMA Hole Memorial Auditorium
 - HB New Humanities Building
 - LI Library
 - LSH La Sierra Hall
 - MC Matheson Chapel
 - PAC New Performing Arts Center
 - PH Palmer Hall
 - PP Physical Plant
 - PSY Psychology Building
 - SA Student Apartments
 - SB New Science Building
 - SBM New School of Business & Management
 - SE School of Education
 - SFH San Fernando Hall
 - SH South Hall
 - ST Sierra Towers
 - UC University Church
 - VAC Visual Arts Center
 - VP Visiting Professors

- Parking**
- P** Surface Parking
 - PS** Parking Structure
 - a** Academic
 - r** Residential
 - v** Visitor

FIGURE 6
BUILDING USES AND TREATMENTS FOR 2,500 STUDENTS

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2.4 VEHICULAR CIRCULATION AND PARKING

The recommended Vehicular Circulation and Parking Plan illustrated in Figure 7 provides the required campus access for students, faculty and visitor automobiles as well as the necessary access for university service vehicles to individual structures and to the Maintenance Yard and Physical Plan facilities.

Vehicular Circulation

The recommended Vehicular Circulation Plan provides for the circling of the campus with auto access while keeping the interior open spaces of the campus free of automobile intrusion.

Keeping automobile access at the edges of the campus facilitates the campus master plan purpose of enhancing learning and socialization opportunities by creating a more pedestrian and bicycle friendly campus.

The major new circulation element of the plan is LSU Drive, which creates the major entrance to the campus from the new Riverwalk Parkway.

The peripheral access around the campus consists of interconnected public and LSU private streets including

- Riverwalk Parkway (public street) to the east
- Sierra Vista Avenue/Carmine Street/Blehm Street/Quiet Lane (public streets) to the north
- Upper Campus Drive (LSU private street) to the west and
- Raley Drive (public street) to the south.

Lower Campus Drive functions as a service street, which proceeds north from Raley Drive and services the buildings, located around the southerly half of Founder's Green as well as the Library.

Scholars' Walk provides service access, along this new pedestrian and bicycle pathway,



Some existing lots such as this one for the Commons Building will be replanted and landscaped.



Smaller service vehicles will continue to have access to campus buildings along the major pedestrian walkways.

to buildings on the northerly half of Founder’s Green but only during restricted hours when pedestrian circulation is at a minimum. In addition service access is provided through the parking lots, which are accessed, from Carmine Street and Sierra Vista Avenue. Access to the Physical Plant/Maintenance Yard will continue to be provided from Upper Campus Drive in the near term.

Parking

The added Academic Space for LSU’s growth to 2,500 students requires an additional 908 spaces.

The Parking Plan, illustrated in Figure 7, provides this required parking by balancing supply versus demand on the basis of the singular or aggregated Campus Districts, which relate to topography and functions of the Campus Districts as discussed in section 2.2. Thus there are three major parking districts, which encompass all the functional Campus Districts. The first parking district encompasses the West Academic and Student Life and Administration Districts, which are located on the hillside portion of the campus. The second parking district encompasses the Residential District, which is also located on the hillside portion of the campus. The third parking district encompasses the Physical Education/Sports/Recreation and East Academic Districts, which are located on the flatlands portion of the campus.

**TABLE 4
PARKING SUPPLY AND DEMAND**

CAMPUS DISTRICTS	PARKING SUPPLY	PARKING DEMAND	SUPPLY VS DEMAND
West Academic & Student Life and Administration Districts	1,403	1,280	+ 123
Residential Districts	658	528	+ 130
Physical Education/Sports/Recreation and East Academic Districts	348	360	- 12
TOTALS	2,409	2,168	+ 241

Figure 7 illustrates the location of two new parking structures along Upper Campus Drive, which accommodate the growth in Academic Space. Parking is provided per the City of Riverside Code requirement of 10 spaces per classroom. This equates to approximately .71 spaces for each student on campus. Overall, the Master Plan provides a parking ratio of approximately one space per student. The southerly parking structure along Upper Campus Drive provides 320 spaces in a two level structure tucked into the hillside slope. The northerly parking structure along Upper Campus Drive provides 335 spaces in a compact structure of five levels which is tucked into the steep hillside slope.

The growth in student population also requires additional residential parking. For the growth of the campus to 2,500 students, this additional residential parking space can be provided in two new

surface lots located along Raley Drive to the west and east of Heritage Way. This parking is provided per the City of Riverside code requirement of one space per two residential beds. The Sierra Towers Parking Lot can be expanded as illustrated in Figure 7 to increase the parking ratio to one space per residence hall bed as a way to make LSU parking even more convenient and appealing.

If/as the campus grows beyond 2,500 students, additional parking structures will be necessary. At that time, parking provided could also be provided at either one space per two residence hall beds or one space per one bed.

Emergency Access

Emergency access to the LSU Campus is provided by the following elements.

As illustrated in Figure 8, the peripheral roads surrounding the campus provide emergency access to the entire perimeter of the campus. As previously described in relation to Figure 7, these peripheral roads consist of City of Riverside public streets and private streets located on the LSU campus.

As illustrated in Figure 8, emergency access within the campus is provided by the interior campus roads and/or major pedestrian/bicycle corridors, which are designed to accommodate emergency vehicles providing fire protection, medical and security response. These roads and corridors provide access either directly to buildings or to parking lots, which in turn provide direct access to the buildings.

The major components of these interior emergency access roads and corridors include

LSU Drive, which provides access to the interior of the campus from Riverwalk Parkway;

Heritage Way which connects with LSU Drive to create two loop roads connecting with Raley Drive to the south and Pierce Street/Sierra Vista Avenue to the north;

Scholars' Walk which connects to Sierra Vista Avenue/Pierce Street to the North; and

Lower Campus Drive, which connects with Upper Campus Drive to the northwest.

Both Heritage Way and Scholars' Walk are of adequate width for fire trucks and medical access vehicles. These pathways are located within the general rights-of-way of the former Lower Campus Drive (Scholars' Walk) and Pierce Street (Heritage Way.) Emergency access to these pedestrian/bicycle pathways will be provided by means of unlockable, removable bollards for which the Riverside Fire and Police Departments, as well as LSU Campus security, will have keys.

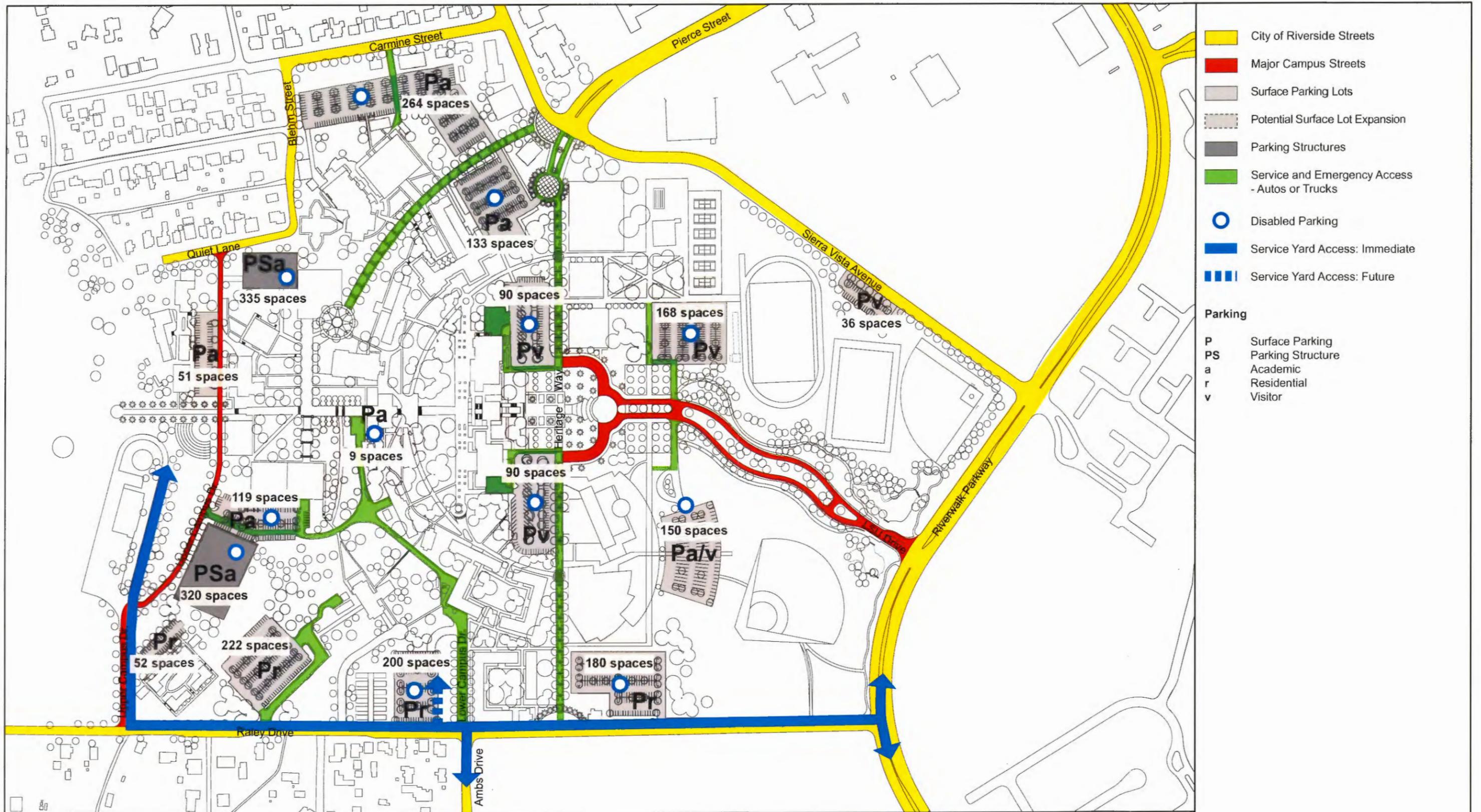
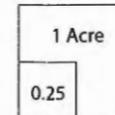
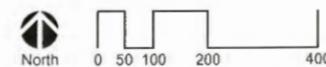
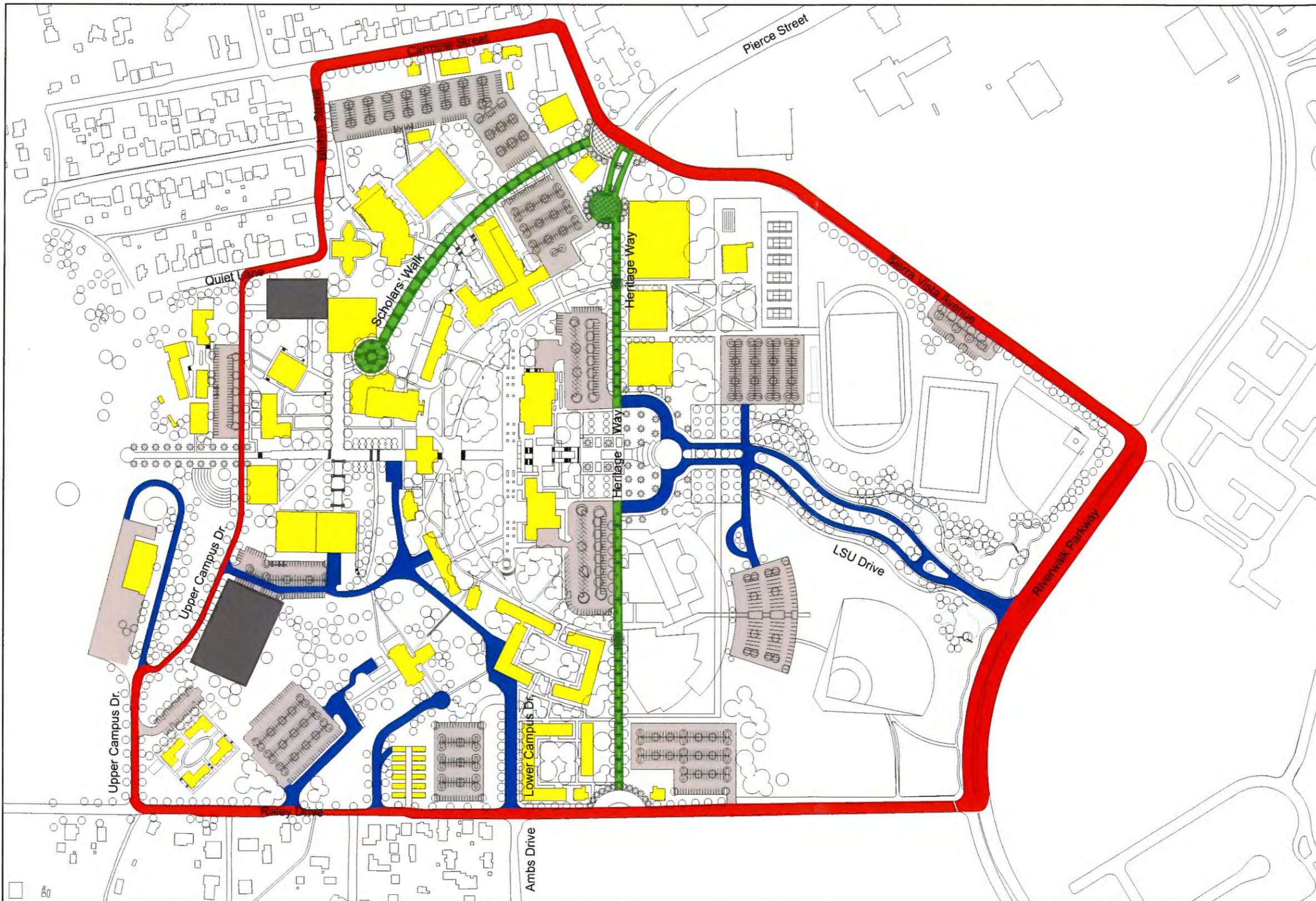


FIGURE 7
VEHICULAR CIRCULATION AND PARKING

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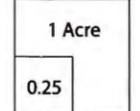




- █ Peripheral Streets
City of Riverside and
LSU and On-Campus streets
- █ Other On-Campus Access Streets
- █ Pedestrian/Bicycle Pathways designed
to accommodate emergency vehicles
- █ Surface Parking Lots providing
access to buildings
- █ Parking Structures
- █ Existing and Proposed Buildings

FIGURE 8
EMERGENCY ACCESS

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2.5 PEDESTRIAN AND BICYCLE CIRCULATION

Figure 9 illustrates the proposed Pedestrian and Bicycle Plan. The Campus Master Plan proposes major improvements to create a more pedestrian and bicycle friendly environment. These improvements also facilitate the Campus Master Plan purpose of enhancing opportunities for student socialization. They also express the religious values of LSU by creating both visual axes and functional connections between the campus and La Sierra University Church to the north of the campus and with the La Sierra Hills to the west of the campus.

The recommended pedestrian and bicycle improvements provide excellent connections between the historic hillside and new flatlands portions of the campus and increase opportunities for recreational walking, bicycling, jogging and fitness training.

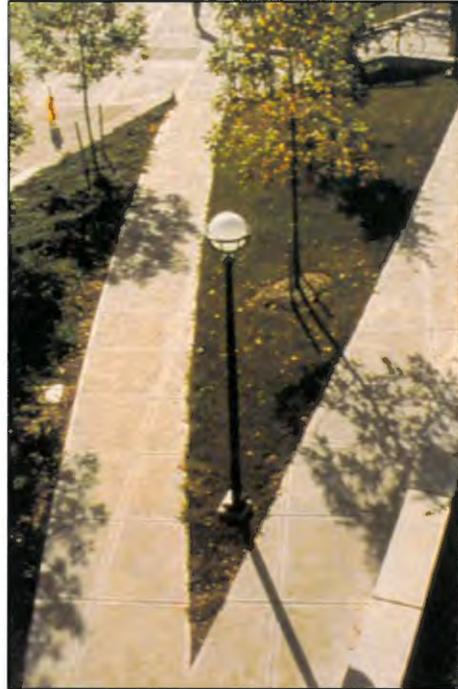
Pedestrian Circulation Plan

The major features of the Pedestrian Plan illustrated in Figure 9 are:

Extension of historic La Sierra Way to connect with the La Sierra Hills and a new hillside amphitheater.

Creation of a new north-south pedestrian walkway called Heritage Way. This new walkway provides direct connections from the new Residential District along the southerly edge of the Campus with the Academic and Student Life/Administration Districts as well as a direct connection to La Sierra University Church.

Extension of Founder's Loop to the east across the new Heritage Way to create a complete pedestrian loop providing student and faculty access to the new athletic facilities and fields and to the new Visual and Performing Arts Centers.



Major new pedestrian and bicycle pathways are being added to connect all the Campus Districts.



Provision of additional bicycle parking key locations along Heritage Way and Scholars' Walk will enhance the biking experience.

Creation of a new Scholars' Walk. Scholars' Walk is created by converting an existing auto street to a pedestrian walk while continuing to allow emergency access as well as controlled service access.

Continuing enhancements to the Path of the Just and The Mall.

Creation of a new Jogging and Fitness Trail along both sides of the new LSU Drive.



Bicycle Circulation Plan

Bicycle access on campus between the various Districts is challenging because of the topography of the hillside portion of the campus, which rises substantially from Heritage Way westerly into the La Sierra Hills. Nevertheless, the Bicycle Plan contained in Figure 9, provides a strong connection between the Residential District and the other Campus Districts. This is accomplished as follows.

The new Heritage Way provides both pedestrian and bicycle circulation in separate, parallel pathways. The bicycle path within Heritage Way connects the Residential District with the Student Life and Administration District, the Academic District, the Visual and Performing Arts District and the Physical Education/Sports/Recreation District as well as with La Sierra University Church.



Scholars' Walk is also of suitable width to incorporate a separate east-west bicycle path, which connects with the north-south bicycle path of Heritage Way. This "L" shaped path enables bicycle circulation both east-west and north south within the flatlands and gently sloping portion of the campus. Thus, the campus will have a truly usable and effective way for students to circulate between all of the Campus Districts by bicycle.



The Circulation Plan creates major improvements for pedestrian, bicycle and disabled access.

Riverwalk Drive is an existing Class 2 Bike Lane. Class 2 Bikeways are bikeways with separate, on-street bike lanes and special signage identifying the Bikeway. Using the Riverwalk Drive Bike Lane will enable LSU students to conveniently access nearby destinations such as the off-campus Town-Gown District. This Bike Lane also provides access to LSU Drive and the campus for the community.

Disabled Access

Figure 7 in the previous section indicates that appropriate parking spaces for disabled persons are to be provided in all the major surface parking lots and parking structures of the campus. The "L" shaped pedestrian way illustrated in Figure 8 will offer very significant improvements for disabled students using wheelchairs.

Upgrading disabled access at the scale of access to each and every building on campus is beyond the scope of this Campus Master Plan. However, preparation of an appropriate Disabled access plan for disabled persons is recommended in the Implementation Section.

City of Riverside Trail Connections

The City of Riverside General Plan contains two proposed City Trails, which connect the LSU Campus with the citywide trail network.

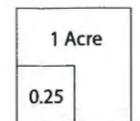
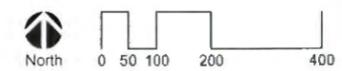
A Proposed Primary City Trail is located along the Ridgeline of the La Sierra Hills, which form the westerly, visual backdrop for the campus and extend to the City Limits. This proposed Primary Trail is part of a new trail loop that will completely encircle the City of Riverside. This unique, citywide trail presents a grand hiking opportunity for students, faculty and employees of LSU.

A Proposed Secondary City Trail is to be located approximately at the westerly boundary of the campus atop the local hillside. This Proposed Secondary City Trail is a loop, which connects with the Primary City Trail to the north and the south of the campus. Thus the westerly hills of the LSU Campus present a special destination point to be reached from the Primary Trail, which encircles the City.



FIGURE 9
PEDESTRIAN, BICYCLE AND TRAILS CIRCULATION

Campus Master Plan • La Sierra University



- Primary Pedestrian Pathways
- Primary Bicycle and Disabled Access Pathways
- Jogging and Fitness Trail
- Proposed City of Riverside Primary Trail ^(a)
(a) Note: Actual Trail is further west on the Ridgeline of the Rancho La Sierra Hills
- Proposed City of Riverside Secondary Trail ^(b)
(b) Note: Location is conceptual. Connects with the Primary Trail
- Existing Class 2 Bike Lane

2.6 OPEN SPACE AND LANDSCAPE

The recommended Open Space and Landscape Plan illustrated in Figure 10 addresses all the purposes of the Campus Master Plan.

First, the religious mission of the University as a Seventh-day Adventist institution is given practical and symbolic life through the visual and pedestrian and/or bicycle connections of the campus with La Sierra University Church and the La Sierra Hills.

Second, the outdoor spaces of the Open Space and Landscape Plan expand the amount of space that is available for learning at minimal cost in comparison to the cost of enclosed building space.

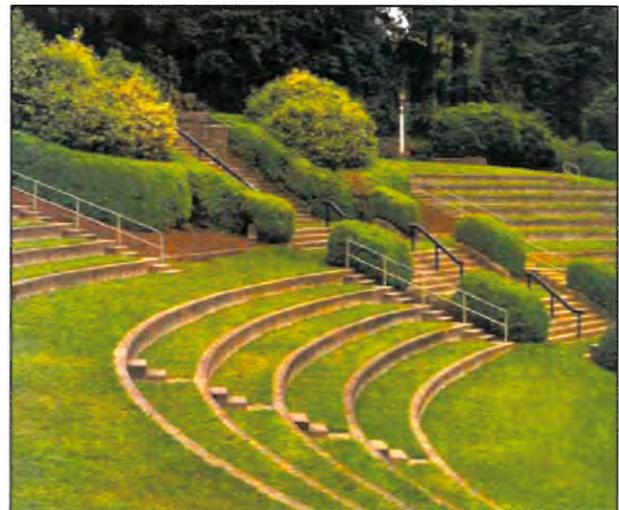
Third, the outdoor spaces of the Open Space and Landscape Plan enhance the setting for campus' historic structures and preserve and connect with the historic open spaces of the campus.

Fourth, the outdoors spaces of the Open Space and Landscape Plan provide new opportunities for student interaction and socialization - from walkways, to sitting areas to jogging trails and bicycle paths.

Fifth, the outdoors spaces of the Open Space and Landscape Plan include the existing and new pedestrian, bicycle and disabled pathways, which make the campus more user-friendly for pedestrians, bicyclists and the disabled.

Sixth, the outdoor spaces of the Open Space and Landscape Plan offer attractive spaces for the University and community to come together - from the entrances to the Visual and Performing Arts Centers along Heritage Way to the athletic fields and jogging trail adjacent to Riverwalk Parkway and Sierra Vista Avenue.

There are a variety of interconnected Open Space and Landscape elements, which create a network of campus spaces and pathways for pedestrians, bicyclists and the disabled realizing



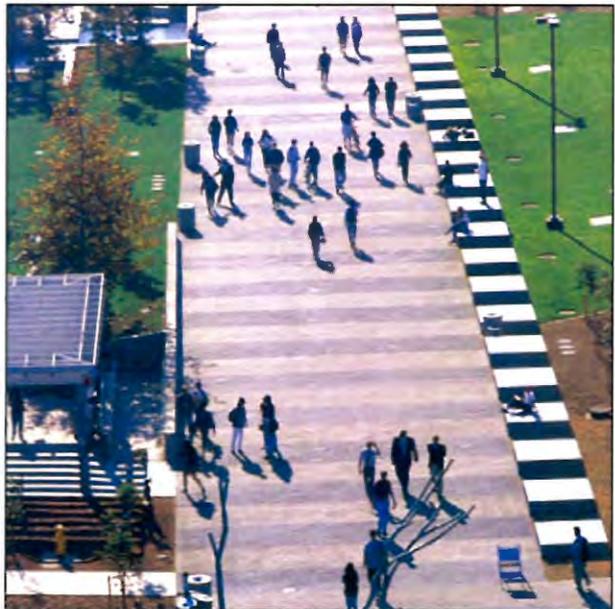
La Sierra Way will be extended westerly to connect with a new amphitheater and with the La Sierra Hills.



Small, informal seating areas in the vicinities of academic buildings are recommended to provide more space for outdoor classrooms.

the purposes summarized above. Following is a description of the 21 elements comprising the Open Space and Landscape Plan.

- 1 **La Sierra Way** serves as the main east-west pedestrian path on campus. Its eastern end is at the "Glory of God's Grace" Plaza, and the path extends west to the foothills, symbolically and physically connecting the campus to nature. Due to the significant grade change along this route, ramping will need to occur in several locations to provide adequate disabled access.
- 2 The **Founder's Loop** forms the edge of the historic Founder's Green and connects visitors to Heritage Way at its northern and southern ends. This pedestrian path provides the necessary loop to all the buildings around the Founder's Green and is easily accessible in its current condition. Founder's Loop extends across Heritage Way to the east providing access to the athletic facilities, quad and to the Performing Arts Center. The eastern portion of Founder's Loop also connects with major public parking lots. When Founder's Loop crosses LSU Drive, there should be an appropriate street crossing treatment for safety.
- 3 The **Path of the Just** is a recent project combining circulation and landscape enhancements with public art. It provides north-south circulation for both pedestrians and service vehicles to the Administration Building and Conference Center, and provides informal seating opportunities.
- 4 The new **Heritage Way** will become a main pedestrian corridor on campus. It is sited in the abandoned Pierce Street right-of-way, and will carry students and faculty north and south through the campus. Because it bisects the campus, and extends to



Heritage Way will become a major corridor of campus activity connecting Districts and providing a visual axis to La Sierra University Church.

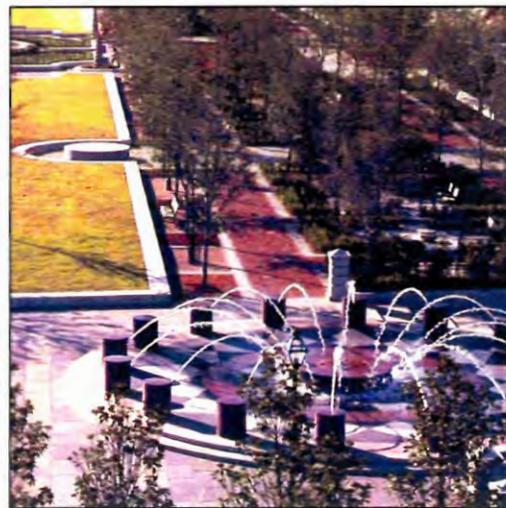
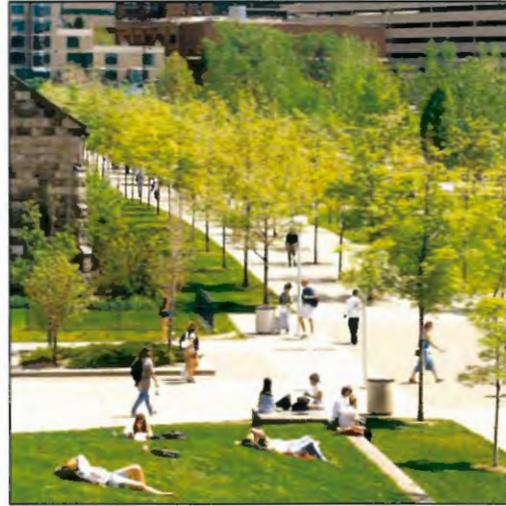
the campus edges at Sierra Vista Avenue and Raley Drive, it terminates at two pedestrian Gateways. The walk itself is wide enough to accommodate service and emergency vehicles, as well as bicyclists. Heritage Way will be lined with large shade trees and appropriate pedestrian amenities, including benches, trash receptacles, and drinking fountains. Heritage Way is visually and functionally aligned with La Sierra University Church to the north and care should be given to maintain this visual axis in the detailed design of the pathway.

- 5 The new **Scholars' Walk** is made possible by the closure of an existing street. While this pathway allows for service and emergency vehicles, its intended and primary use is for pedestrians, bicycles and the disabled traveling to and from class. It is wide enough to accommodate both pedestrians and bicycles, and will be lined with bike racks at building entrances. Like Heritage Way, Scholars' Walk will be lined with appropriately scaled trees and pedestrian amenities.
- 6 **The Mall** serves as a main connection between the Library and proposed School of Business. This "formal" walk should be grand in scale, tree lined, and developed with appropriate pedestrian amenities, including benches, trash receptacles, drinking fountains, and pedestrian scaled lighting.
- 7 **LSU Drive** was recently completed, and is the main public entrance to the campus. Once future development is complete, including the development of Heritage Way, it will be the only vehicular entrance into the eastern side of the campus. It terminates at the "Glory of God's Grace" plaza, and connects on the north and south with



Scholars' Walk will become a major pedestrian and bicycle pathway leading from the heart of the Academic District to La Sierra University Church.

- two surface parking lots. The drive itself is natural in character, and planted with informal groves of trees.
- 8 A **Jogging and Fitness Trail** is planned around LSU Drive and within the Parkway Setback Area. This trail provides an appropriate amenity at the edge of the campus, allowing for use by students, faculty and the surrounding community. Proposed materials include permeable paving (decomposed granite), drinking fountains, bench seating, and par-course fitness equipment in designated locations.
- 9 The existing **Founder's Green** should be preserved in its entirety. It is the greatest outdoor space on the existing campus, and should serve as a model for future development. Its design is simple, yet serves the campus environment well, much like other great outdoor campus spaces in universities across the nation. Founder's Green sits at the center of campus, and is lush in its landscape planting - a welcome environment in Southern California. The trees planted in the Green are also part of the campus botanical garden that gives Founder's Green an arboretum-like quality.
- 10 The **Upper Green** will serve as the main open space for the upper campus. Like the Founder's Green, it should be densely planted and become part of the campus botanical garden. The Green connects the Library to existing and future buildings, and should therefore be planted with turf at its ground plane.
- 11 The **Glory of God's Grace Plaza** sits at the center of campus - the visual and symbolic heart of the campus. The plaza itself is large enough for group gathering and uses, and will become more accessible with the development of Heritage Way. The



Scholars' Walk will be transformed to connect with Heritage Way and The Mall. Each connection will feature a special plaza.

- addition of appropriate campus furniture will increase its usage and make it more pedestrian friendly.
- 12 At the northern end of Heritage Way is the **Northern Gateway**. At its edges are palms that can be identified from a distance. At a closer distance, the space becomes more pedestrian scaled and plaza-like, with the addition of seating and other amenities. Appropriately scaled signage will complete the gateway welcoming visitors entering by car and foot.
 - 13 The **Southern Gateway** is primarily for pedestrians and bicycles with a drop-off place for automobiles. Like its northern counterpart, the Southern Gateway is lined with palms, and developed with pedestrian amenity and signage.
 - 14 The **Athletic Quad** will be a formal "green" space in the eastern campus. Because of this, and given its bounding buildings, it is important that it serves as a pedestrian space, with appropriate amenity. Once again, in concept, the Founders Green should serve as a model for its development.
 - 15 At the northwest corner of campus is the **Arts Quad**. This smaller scale space serves the same gathering and teaching purposes as other outdoor spaces on campus framed by academic buildings. But, unique to this space, is the opportunity for the inclusion of a more dynamic art component, given the adjacent Department of Art.
 - 16 Bounded by a future Hole Memorial Auditorium addition and new School of Business, the **Student Plaza** serves as an outdoor gathering space for students and faculty of these buildings. It also serves as a gateway to The Mall and Upper Green for

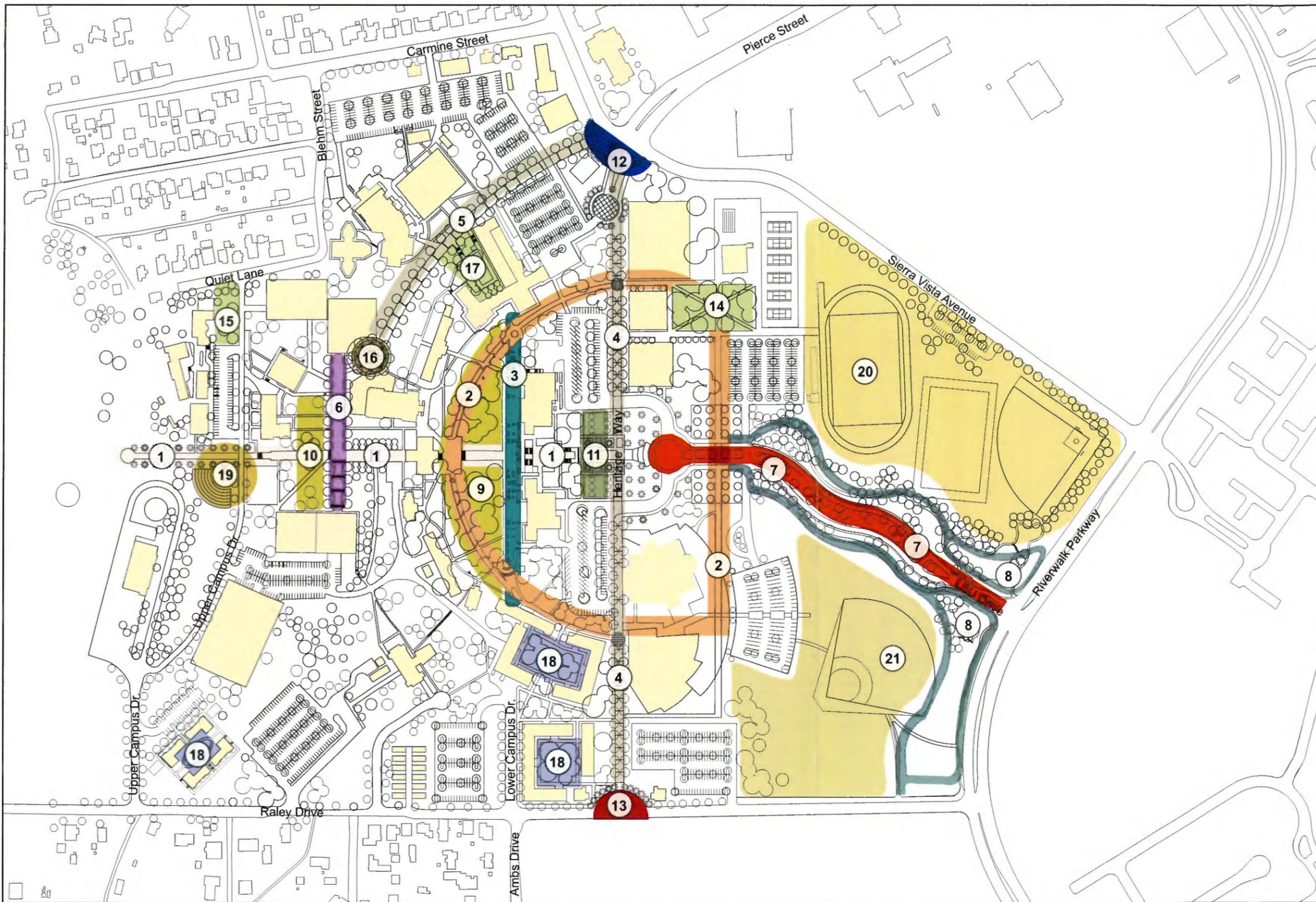


There will be auto drop-off points at the north and south Gateways to the campus at each end of Heritage Way.



New Quad spaces will be defined by new and existing structures for art, student life, athletics and residential areas.

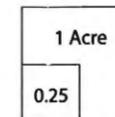
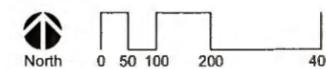
- those traveling along Scholars' Walk. Student Plaza should provide pedestrian amenities, as many will be navigating to it and through it. Inclusion of appropriately scaled shade trees is important.
- 17 The **Angwin Courtyard** will be developed with the redevelopment of Angwin Hall. Given its future usage as a major focal point for Student Life activities, the courtyard space should have ample tables and seating for those who wish to read, study, dine, or socialize. Due to its western exposure, the space should be planted with shade trees to combat the heat. The elevation of the courtyard is below Scholars' Walk, so steps and ramping should be provided to this space.
 - 18 The interior outdoor spaces of student housing are developed as **Student Housing Courtyards**. They should be considered semi-private, for those who live in the surrounding units. Seating and lush landscaping should encourage use by the students who live here. Faculty Cottages will also participate with these spaces.
 - 19 A new **Outdoor Amphitheater** is located towards the western end of La Sierra Way. Its location allows for inclusion within the natural slope, and should be developed using natural materials for continuity. The amphitheater itself is relatively small, accommodating 300 to 500 users, and can be used for small performances, lectures, and teaching. Parking is provided at the lots to the north and south, with easy access from Upper Campus Drive.
 - 20 New **Athletic Fields** are provided at the northeast portion of campus. They are adjacent to the Gymnasium and other athletic facilities, and are located at the edge of campus for use by both the LSU community and the surrounding Riverside neighborhoods. Fields include Football, Soccer, Track, and Baseball. Parking is located off Sierra Vista Avenue and within the campus off LSU Drive.
 - 21 The southeast portion of campus is left undeveloped for the Campus Plan for 2,500 Students. If the campus grows to 5,000 students, this area, now designated as an open **Meadow**, can accommodate future academic, residential and parking facilities. In the near-term it will remain a natural green element and/or be used for temporary sports fields.



1. La Sierra Way
2. Founder's Loop
3. Path of the Just
4. Heritage Way
5. Scholars' Walk
6. The Mall
7. LSU Drive
8. Jogging and Fitness Trail
9. Founder's Green
10. Upper Green
11. "Glory of God's Grace" Plaza
12. Northern Gateway
13. Southern Gateway
14. Athletic Quad
15. Arts Quad
16. Student Plaza
17. Angwin Courtyard
18. Student Housing Courtyard
19. Outdoor Amphitheater
20. North Athletic Fields
21. South Ballfield

FIGURE 10
OPEN SPACE AND LANDSCAPE

Campus Master Plan • La Sierra University



2.7 LIGHTING

Figure 11 illustrates the conceptual lighting plan proposed for the campus. The areas for new or improved lighting include:

Vehicular Lighting is provided along the La Sierra University controlled streets of LSU Drive and Upper Campus Drive. Vehicular Lighting is provided for all major surface parking lots and parking structures. Pedestrian Lighting is provided for the major elements of the Pedestrian Circulation Plan previously described in section 2.5.

To address safety concerns, and orient visitors to the campus, the first layer of lighting occurs at roadways and parking lots. Lighting in these areas should be achieved through the use of vehicular-scaled pole lights. Pole height for roadway and parking lot fixtures should be approximately 20'. Lighting should be focused down to minimize glare and protect the night sky view.

The second layer of lighting occurs along pedestrian walks leading to buildings and outdoor spaces on campus. Lighting for these corridors should be achieved primarily through the use of pole lights. Pole height for walkways should be pedestrian scaled, approximately 14' in height. Additional lighting may be provided, including step lights, low-level bollards, and building lighting, to address safety concerns.

All fixtures should be selected to minimize glare, create a cohesive palette of fixtures, and suit the architectural character of the campus. In addition, it is important to increase light levels on campus so that they conform to recommended standards.

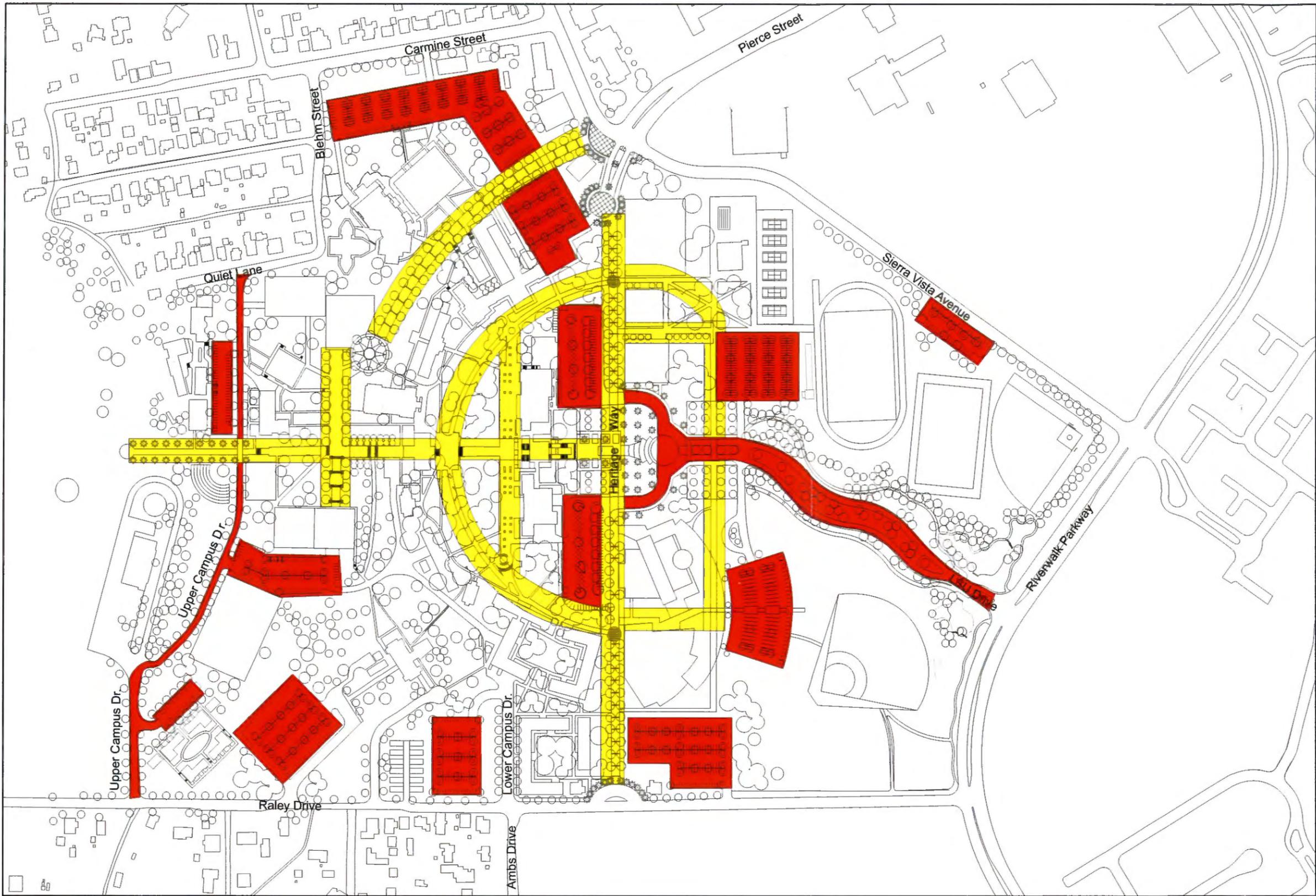
These recommendations comprise a conceptual Lighting Plan. As noted in the Implementation section of the plan it is important for a detailed lighting plan to be prepared to further the design intent, determine appropriate illumination levels, and develop campus standards for fixtures and lamping.



A detailed Lighting Plan will be prepared to implement the Lighting Concept.



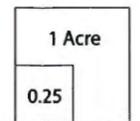
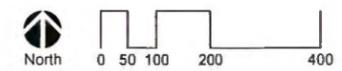
Consistent, pedestrian scale lighting is currently lacking and will be provided along the major pedestrian and bicycle pathways of the campus plan.



- Vehicular Lighting
- Pedestrian Lighting Focus Areas

FIGURE 11
LIGHTING

Campus Master Plan • La Sierra University



2.8 FURNITURE

Figure 12 illustrates the Primary and Secondary Campus Furniture Locations proposed for the campus.

The Primary Locations are related to the network of major Pedestrian and Bicycle paths described in section 2.5. The furniture associated with these primary locations should be of a unified palette to both strengthen campus identity and for ease of maintenance and replacement of elements. Elements in the Primary Locations will be associated with pedestrian and bicycle movement as well as with stopping and resting. Elements should include benches, trash receptacles, pedestrian-scaled lighting, bicycle racks and drinking fountains.

Secondary Locations for Furniture are also illustrated in Figure 12. These locations call for a softer palette of furniture relating primarily to outdoor seating related directly to buildings. Again, a campus palette is recommended for identity and ease of maintenance and replacement.

Implementation of the Campus Furniture Plan will help realize the Campus Plan purposes of enhancing outdoor learning opportunities, facilitating socialization and making the campus more comfortable for pedestrians and bicyclists.

The furniture plan focuses on amenity to encourage utilization of the campus outdoor circulating, teaching and socializing spaces. Beyond amenity, it will be important to select aesthetically pleasing street furniture from an integrated palette of furniture including seating, trash receptacles, tables for outdoor eating and drinking fountains. These furniture items should complement the appearance and color of the pedestrian-scaled lighting discussed in the previous section of the plan.

The first layer of amenity occurs along primary pedestrian walks. Here, it is important to provide seating and trash receptacles. Some of



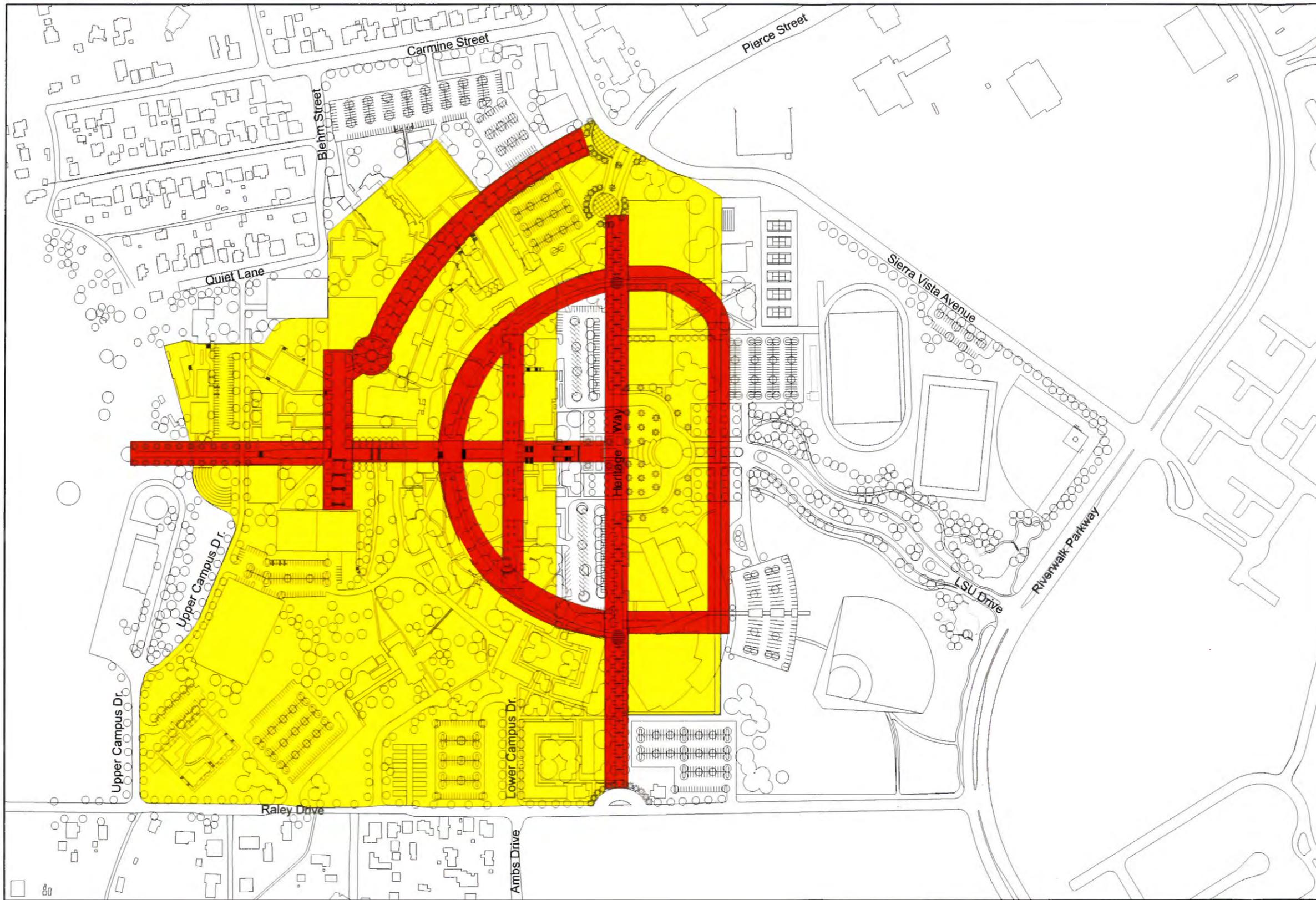
A new palette of compatible campus furniture will add to and replace the current hodge-podge of furniture thus making the campus more attractive and improving the ease of maintenance and replacement.



Appropriate campus furniture will be located along major pathways and in outdoor classroom areas.

the primary paths of travel are also considered bike paths, and should have bike racks at building entrances along the way.

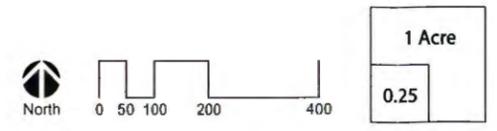
The second layer of amenity occurs at outdoor spaces. Here, in addition to seating and trash receptacles, tables for dining and drinking fountains should be considered. All outdoor spaces function differently, so further study to define the appropriate amenities for each space should be developed. Along with this study, a palette of furniture should be selected to determine the campus standards. Having a campus standard that is suited to the architectural style of the campus buildings will generate continuity, as well as facilitate maintenance.



- Primary Campus Furniture Locations
- Secondary Campus Furniture Locations

FIGURE 12
FURNITURE

Campus Master Plan • La Sierra University



2.9 PUBLIC ART

Public Art is an important part of the La Sierra University Campus.

Figure 13 illustrates the areas in which the location of permanent public art is encouraged. Public Art on a University Campus can take many forms - almost without limit in terms of the varied and new ways in which public artists contribute to and comment on our environment. Nevertheless, there can be such a thing as too much public art and art can sometimes be conceived or placed with inadequate attention resulting in the phenomenon sometimes known as “plop art.”

Public Art on a campus can vary from realistic to more abstract. As the evaluation of “good” art is more subjective than the evaluation of other material phenomenon, it is quite appropriate for the LSU Campus to create its own operational definition of “appropriate” public art.

Certainly, the Glory of God’s Grace Sculpture and the Path of the Just, the most important current art pieces and areas, combine elements of realism and abstraction which express the religious values of the Adventist tradition as well as a special way of looking at the world.

The Public Art Plan proposes that the University focus its public art along the major pedestrian corridors and within courtyards as illustrated in Figure 13. In addition, Public Art elements can consist of artist designed benches, drinking fountains or other utilitarian furniture elements. The benches in the Founder’s Green are an example of such artist-designed furniture.

Temporary Public Art can be installed almost anywhere on campus consistent with safety and circulation. Again, this needs to be done within the framework of policies established by the University so that a community judgment is made about the character and extent of Temporary Public Art at any point in time. A thoughtful program of Temporary Public Art is a



The campus has already initiated a program of varied public art within the outdoor spaces of the campus. This public art includes areas, such as the Path of the Just, and elements such as seating and fountains.

way of affording opportunities for art students and faculty as well as visiting artists to explore the ever-emerging possibilities for art to enlighten and inspire.

Figure 13 notes the Major Existing Public Art elements on campus, which include the Glory of God's Grace Sculpture, the Path of the Just, The Mall Fountain and the Education Building Fountain. Also indicated is the Arts Building Patio, which presents an ever-changing panoply of student art for viewing.

Proposed Art Focal Areas include:

La Sierra Way where art pieces related to the University's history and natural setting could be considered.

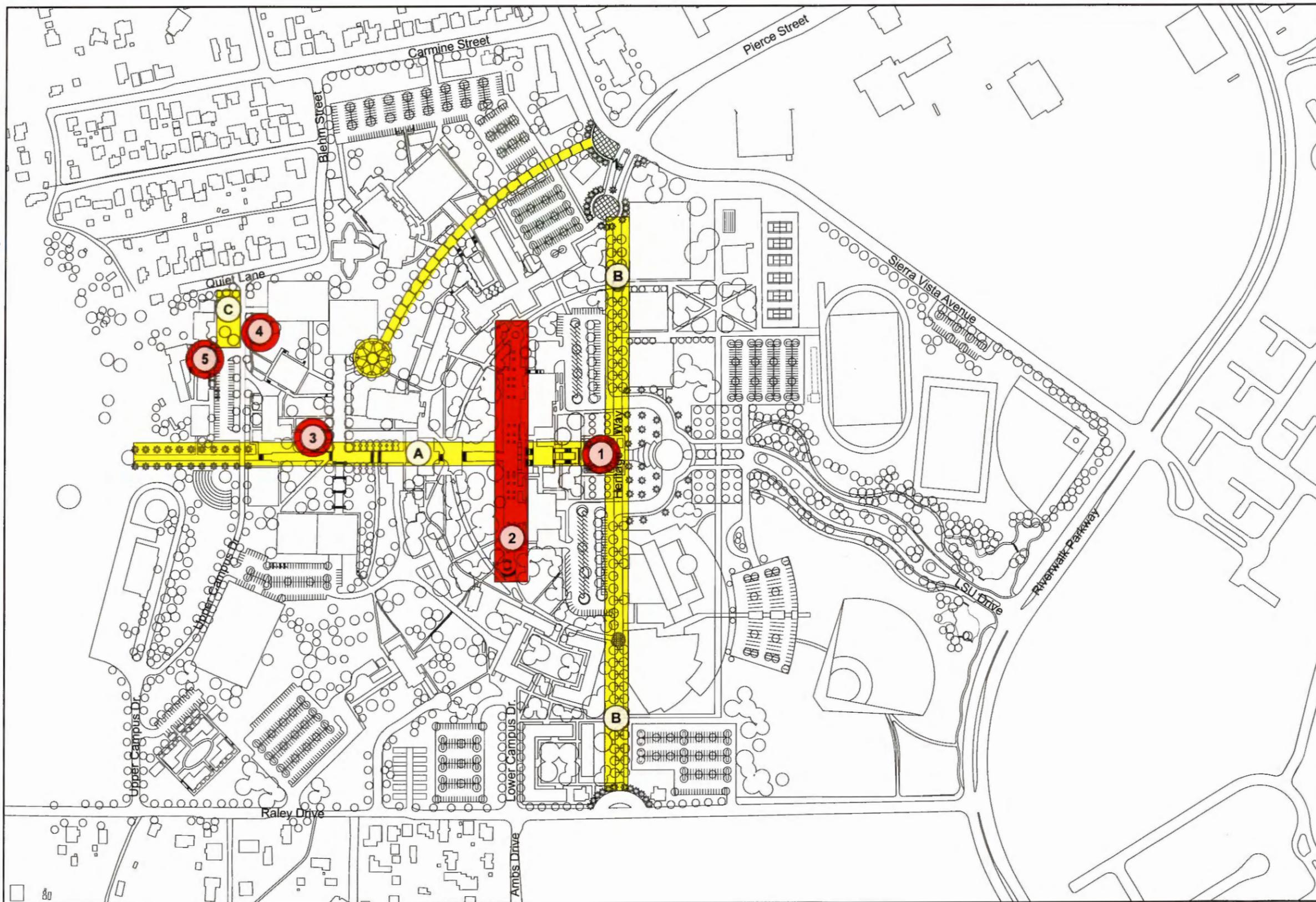
Heritage Way where art pieces related to the new Visual and Performing Arts Centers could be considered.

The Arts Courtyard where added space for temporary exhibitions of student, faculty guest artist work could be provided.

Scholars' Walk where art related to the sciences and business could be considered.



A combination of permanent and temporary art is recommended as the presence of art on campus is expanded. This is an example of a temporary art installation.

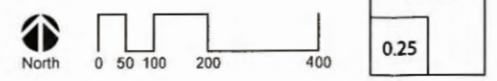


- Major Existing
- 1. Glory of God's Grace Sculpture
- 2. Path of the Just
- 3. The Mall Fountain
- 4. Education Building Fountain
- 5. Arts Building Patio

- Proposed Art Focal Areas
- A. La Sierra Way
- B. Heritage Way
- C. Arts Courtyard
- D. Scholars' Walk

FIGURE 13
PUBLIC ART

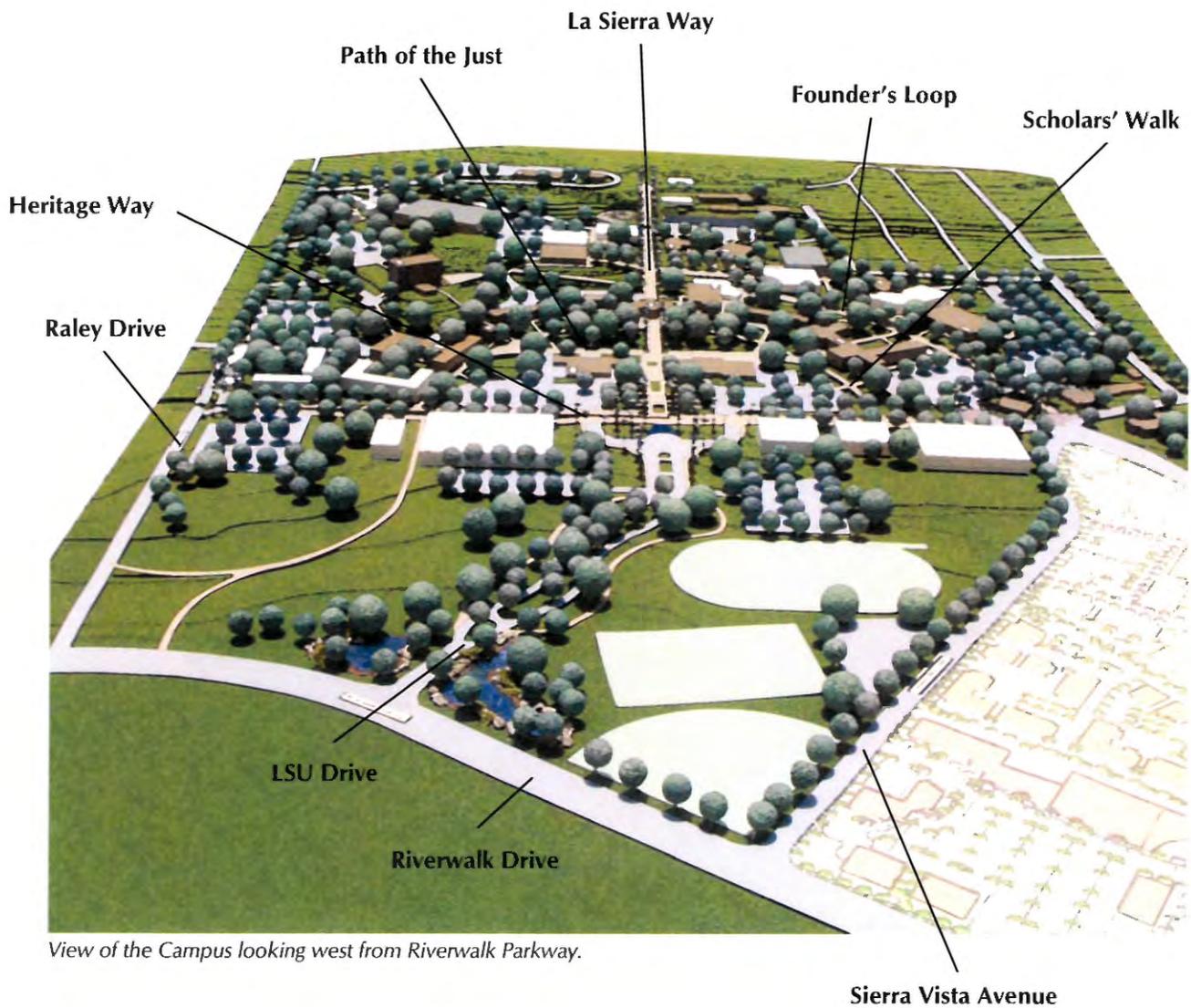
Campus Master Plan • La Sierra University



2.10 CAMPUS IMAGE/ILLUSTRATIVE SITE PLAN FOR 2,500 STUDENTS

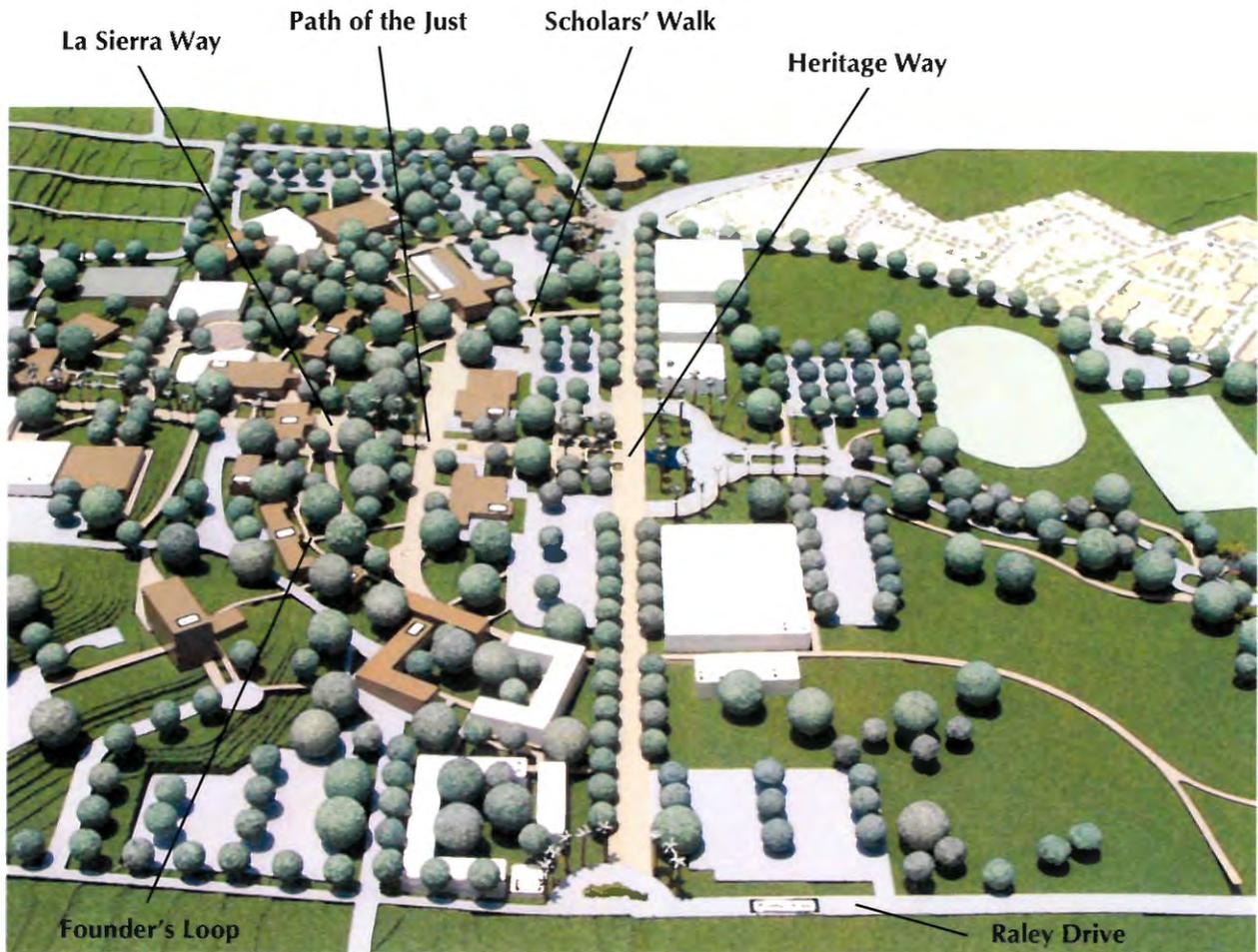
Figure 14 - Illustrative Site Plan for 2,500 Students presents the character of the Campus resulting from the interrelationship of buildings, open spaces and circulation pathways previously described.

The Illustrative Site Plan illustrates the preservation of the historic buildings on the westerly flatlands portion of the campus and the sensitive infill of appropriately scaled new structures and additions. The Site Plan illustrates the somewhat larger scale of structures which will be located to the east of Heritage Way where they are accessible to the public and are adjacent to major open spaces at their easterly edges.



View of the Campus looking west from Riverwalk Parkway.

The pattern of major walkways is reinforced with appropriate plantings such as the tall palms or shade trees along La Sierra Way running east-west and Heritage Way running north-south. These two great visual and pedestrian cross axes form the heart of the Campus Plan form. They connect with the historic Founder's Loop and other north-south pathways such as the Path of the Just.

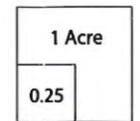
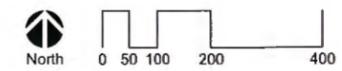


View of the Campus looking north from Raley Drive to La Sierra University Church.



FIGURE 14
ILLUSTRATIVE SITE PLAN FOR 2,500 STUDENTS

Campus Master Plan • La Sierra University



2.11 WAYFINDING AND SIGNAGE

Figure 15 illustrates the proposed Wayfinding and Signage Plan for the campus.

The dozens of signs on the La Sierra University campus not only provide important information, they collectively form powerful and lasting impressions of the University and campus environment. Each sign should be considered a direct message from the administration and each is an opportunity to communicate clearly and present a positive image to students, staff and visitors.

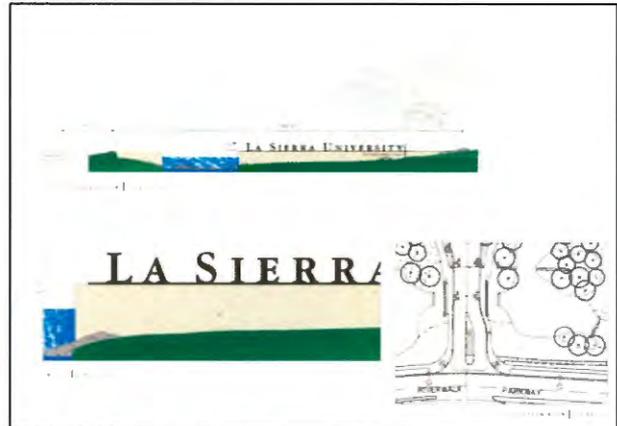
The signage and graphics designs presented here seek to unify and improve all exterior signage on the campus by:

- organizing campus signs into useful categories.
- standardizing materials, colors and type styles.
- setting scale and size formats.
- creating appropriate relationships to landscape and architectural elements.
- providing appropriate design details.

For ease of understanding, campus signage has been organized into functional groups as follows:

- Entry Monument
- Vehicular Directional
- Parking Lot I.D.
- Vehicular Regulatory
- Street Name Sign
- Building I.D.
- Sports Field Signage
- Pedestrian Directional
- Secondary Pedestrian Directional
- Small Pedestrian Directional
- Pedestrian Map Directory
- Posting Kiosk
- Accessible Path of Travel I.D.
- Pedestrian Regulatory
- Banners
- Interpretive Signage

The nature of these signs is illustrated on following pages. The general locations of major signs are illustrated in Figure 15. Detailed guidelines are contained in the Campus Exterior Sign Guidelines.



Design for the major Gateway sign for the campus is where LSU Drive is entered from Riverwalk Parkway.



The major Gateway sign has been constructed based on the guidelines contained in the accompanying Campus Exterior Sign Guidelines.



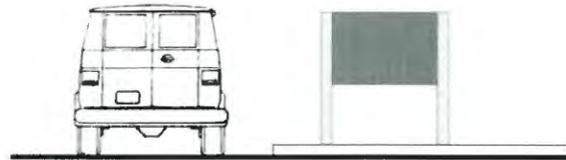
The monument gateway signs for the other campus entry points incorporate a cross form in relief.



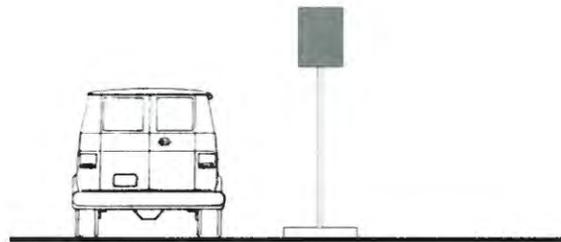
The first monument gateway sign has been installed at the Pierce Street/Sierra Vista Avenue to the campus per the Sign Guidelines.



Entry Monument



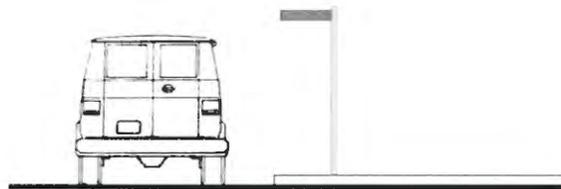
Vehicular Directional



Parking Lot I.D.



Vehicular Regulatory



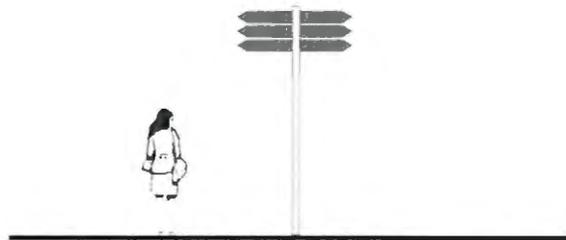
Street Name Sign



Building I.D.



Sports Field Signage



Pedestrian Directional



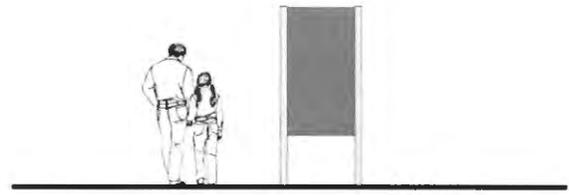
Secondary Pedestrian Directional



Small Pedestrian Directional



Pedestrian Map Directory



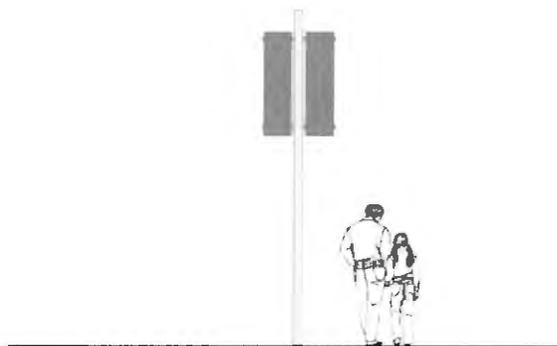
Posting Kiosk



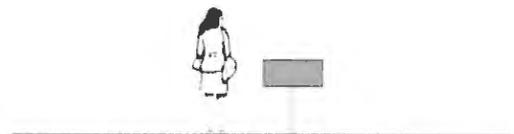
Accessible Path of Travel I.D.



Pedestrian Regulatory



Banners



Interpretive Signage

MONUMENT AND ENTRY SIGNAGE

General

A major monument sign has been designed for the Riverwalk Parkway entrance. A series of secondary, smaller monument signs, designed to match have been developed for other entrances.

Scale

The expansive site and long frontage along Riverwalk Parkway call for a sign of approximately thirty to fifty feet in length, depending on other factors of set back, depth, landscaping and design approach.

Aesthetics

In order to present a formal, welcoming appearance, the sign has been designed to be integrated into the landscape and water feature, now in construction.

Visibility

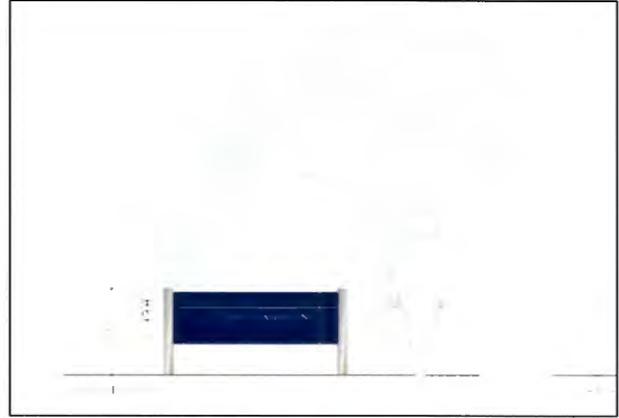
It should be visible for at least 400 hundred feet and readable from 100 feet with letters of at least 24 inches.

Materials

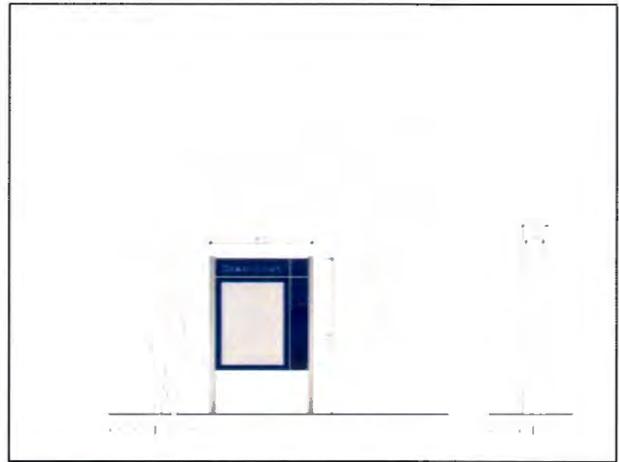
The landscape design includes a long concrete wall, upon which metal letters will be mounted.

Lighting

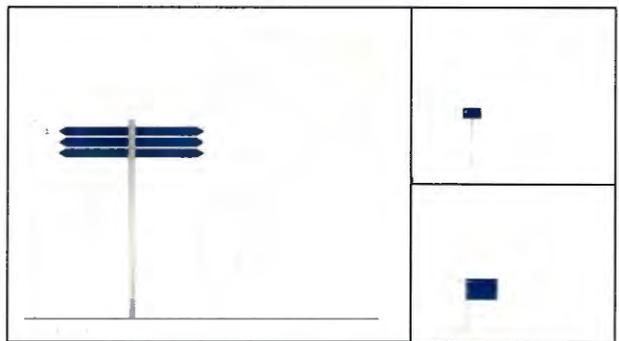
The sign should be illuminated architecturally by remotely mounted fixtures.



Freestanding Building Identification Signage will be installed when appropriate.



Directories will be conveniently located in key campus districts.



Pedestrian Directional Signage will facilitate wayfinding.

VEHICULAR DIRECTIONAL SIGNS

General

A system of vehicular-directional signage has been designed to be deployed throughout the campus roadways and parking areas. These directional signs will display important and "reachable-by-car" campus destinations, and adjacent parking areas, with directional arrows.

Visibility

The signs should be highly visible and recognizable from over 200 ft. where sight lines allow. (Drivers should always be able to see at least one directional sign from anywhere on the campus roadways; this provides substantial visitor reassurance.)

Scale

The signs are approximately five-ft. high and feature display areas of about five-ft. wide. They may be double sided where appropriate.

Legibility

The signs may display up to four destinations each, but a letter size of at least three inches should be used. The type style should be a simple, bold san-serif font for clarity and easy reading.

Messages

Wording on the signs should be simple and use the shortest messages possible. Some formal names may have to be shortened to be effective on signs

PEDESTRIAN DIRECTIONAL SIGNS

General

A system of pedestrian-directional signage has been designed to be deployed throughout the campus. The directional signs will display important and frequented campus destinations with directional arrows.

Visibility

The signs will be highly visible and recognizable from over 200 feet where sight lines allow. (Visitors should always be able to see at least one directional sign from anywhere on the campus walkways; this provides substantial visitor reassurance and can help stimulate pedestrian circulation.)

Scale

The signs are designed in two formats: a post-and-panel design and a finger-sign or pointer style design that features pointed slats for each destination. The post and panel signs will be approximately seven feet high and feature display areas of about three feet wide. They may be double sided where appropriate. The finger sign type will be eight to ten feet high.

Legibility

The signs may display up to eight destinations per side, but a letter size of at least 1.5 inches should be used. The type style will be a simple, bold san-serif font for clarity and easy reading. See Typography Guidelines below.

Messages

Wording on the signs should be simple and use the shortest messages possible. The formal names of some destinations may need to be shortened for effective display on signs.

Materials

Aluminum construction will be best and should have outdoor two-part paint. Graphics may be applied with vinyl letters or may be silk-screened.

Lighting

While these signs will not be self-illuminated, they should be placed in areas with high ambient light. Coordination with the lighting designer is required.

PEDESTRIAN MAP DIRECTORIESGeneral

A system of map directories has been designed to be deployed throughout the campus presenting an illustrated campus map and detailed destination listing.

Visibility

The directories will be highly visible and recognizable from over 200 feet where sight lines allow.

Scale

The directories are approximately eight feet high and feature display areas are about four feet wide.

Legibility and Map Artwork

The directories should present a clear, colorful map, matching that of printed handout maps. The maps should be designed and mounted with North (on the map) up. A clear You-are-Here indicator is required.

Materials

Aluminum construction will be best and should have outdoor two-part paint. Map art may be silk screened or executed in phenolic resin or embedded fiberglass.

Lighting

The directories will be internally illuminated and should be placed in high ambient light areas.

PEDESTRIAN "POSTING" KIOSKSGeneral

Two or three kiosks may be designed and installed for the posting of campus information, student and community flyers, ads, event posters and other informal media. These "info trees" can foster communication, student interest and help build community on the campus.

Visibility

The signs should be highly visible and recognizable from over 200 feet where sight lines allow.

Scale

The directories should be approximately eight or nine feet high and feature display areas of about twenty sq. ft.

Materials

Aluminum construction will be best and should have outdoor two-part paint. Posting area can be wood or other soft outdoor material.

Lighting

While these signs will not be self-illuminated, they should be placed in high ambient light areas.

FREESTANDING BUILDING SIGNAGEGeneral

A system of freestanding building identification signage has been designed to be deployed throughout the campus. Each sign will display the formal name of a campus building.

Visibility

The signs will be highly visible and recognizable from over 200 feet where sight lines allow.

Scale

The signs are approximately three-ft. high and feature display areas of about five-ft. wide. They may be double sided where appropriate.

Legibility

A letter size of approximately four inches is used.

Materials

Aluminum construction will be used and should have outdoor two-part paint. Graphics may be applied with vinyl letters or may be silk-screened.

Lighting

While these signs will not be self-illuminated, they should be placed in high ambient light areas.

PARKING, REGULATIONS AND OPERATIONS SIGNSGeneral

An organized system of parking, regulatory and campus operations signage has been designed.

Visibility

Except for parking lot zone markers, these signs will be visible only at close range.

Scale

The signs should be small, but scaled to the environment, lighting structures and fencing.

Legibility

Layouts should be simple. The type style should be a simple, bold sans-serif font for clarity and easy reading. See Typography Guidelines below.

Materials

Aluminum construction will be used and should have outdoors two-part paint. Graphics may be applied with vinyl letters or may be silk-screened.

Lighting

While these signs will not themselves be illuminated, they should be placed in high ambient light areas.

SPECIAL SITE ELEMENTSGeneral

Certain site features, such as murals, banners, sculptural icons and interpretive signage for historic or natural elements can play important roles in the identity of the campus while adding environmental richness.

Lighting

These special features may require special lighting.

Legibility

Banners should be bold, graphic layouts with minimal text.

Aesthetics

The design of these special elements should be considered on a case-by-case basis.

Design Considerations

While a wide variety of design approaches and opportunities exist for the signage at La Sierra University, because the campus buildings represent an eclectic mix of architectural styles, a simple, but contemporary, approach has been selected

The sign forms are rectilinear and a decorative cruciform detail has been created to provide identity and function as an organizing element.

Typography Guidelines

Selection of appropriate typography plays an important role in the effectiveness of the signs on the campus. A transitional serif type style is used for the monument and building identification signs while a highly legible modern sans-serif type is specified for functional information.

Color and Contrast

With its relatively large scale, open spaces and long sight lines, the La Sierra campus needs highly visible and recognizable signs. The use of bold and high contrast colors and materials will help signage elements stand out in the environment. Generally, sign backgrounds should be dark and the lettering white.

A dark eggplant-like color has been chosen for the signs with some details in stainless steel.

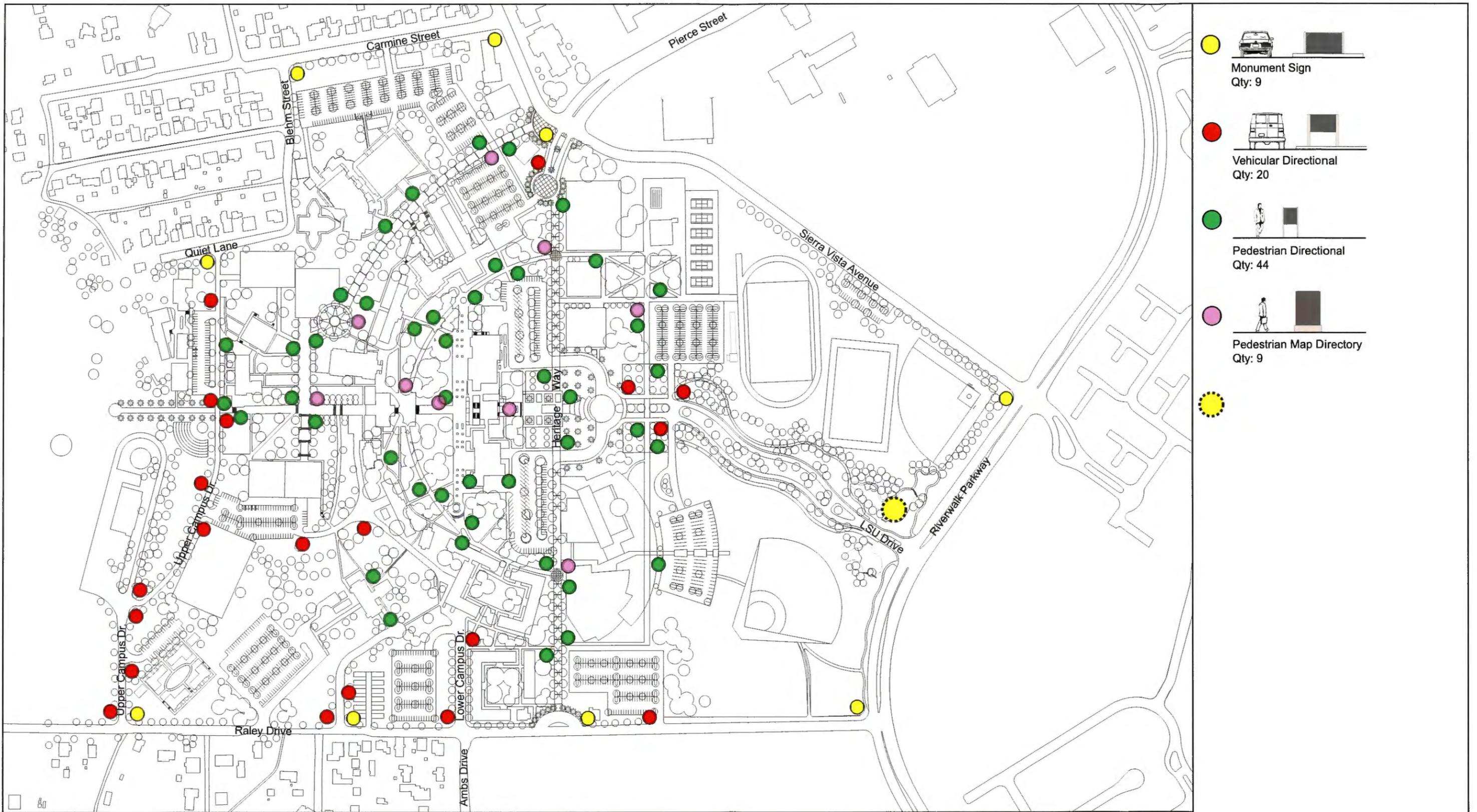
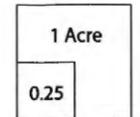
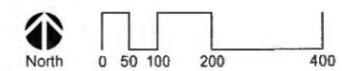


FIGURE 15
WAYFINDING AND SIGNAGE

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- 

 Monument Sign
 Qty: 9
- 

 Vehicular Directional
 Qty: 20
- 

 Pedestrian Directional
 Qty: 44
- 

 Pedestrian Map Directory
 Qty: 9
- 

 Qty: 9

2.12 DESIGN GUIDELINES FOR HISTORIC STRUCTURES

Preservation and enhancement of historic structures and open spaces are at the heart of the Campus Master Plan. The notable historic structures and open spaces which currently exist on the campus have been previously identified and addressed in the Introduction section of the plan titled Historic Structures and Preservation Elements.

Several important factors need to be addressed in renovating LSU's historic structures while addressing the space needs, which each structure meets.

The first key consideration for the historic structures is that their renovation be done in a manner which respects the inherent character of each structure. The second key consideration is to address the key contextual elements illustrated in Figure 16 - Design Guidelines for Historic Structures.

Sensitive Renovation

The City approved 1997 La Sierra University Specific Plan spells out the requirements for the rehabilitation, repair and maintenance of the Significant and Contributing Structures identified in Figure 4 of this plan.

Both Significant and Contributing Structures shall be rehabilitated, repaired and maintained in accordance with the Secretary of the Interior's Standards.

Under the Secretary of Interior Guidelines, the removal of non-contributing and inappropriate alterations is encouraged. There are a number of LSU buildings which would benefit from such removal of inappropriate alterations.



The renovation of La Sierra Hall will incorporate a walkway through the building and the conversion of this parking area to pathway to create a continuous La Sierra Way from the Glory of God's Grace Sculpture and Plaza to the new amphitheater and La Sierra Hills.



Hole Memorial Auditorium will be renovated to provide expanded music facilities and disabled access. A major addition on the north side of this structure will provide a terminus to Scholars' Walk and will also incorporate another major entrance to the building.

Following are the Secretary of Interior's Standards for Rehabilitation.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Sensitive Additions

The approved 1997 La Sierra University Specific Plan also spells out the requirements for new additions, which include the key provisions of the Secretary of Interior Standards as follows.

New additions shall be designed and constructed so that the exterior character-defining features of the historic buildings are not radically changed, obscured, damaged or destroyed in the process of constructing the addition. To the extent feasible, new additions shall be reversible.

New design shall always be compatible yet clearly differentiated so that the addition does not appear to be historic.

Design for the new addition may be contemporary or may reference design motifs from the historic building.

Key Contextual Elements

In addition to compliance with the Secretary of the Interior's Standards there are some additional requirements, which shall be addressed to respond to the Key Contextual Elements identified in Figure 16.

Palmer Hall (1)

As Palmer Hall is renovated, it will be important to enhance its building entry onto Scholars' Walk.

Angwin Hall (2)

As Angwin Hall is changed from residential to Student Life use in the longer term, a new entrance related to Scholars' Walk shall complement the existing entrance from Founder's Loop. Incorporation of this entrance shall be accomplished as part of the proposed addition to the building.

Gladwyn Hall (3)

As Gladwyn Hall is renovated, it may be appropriate to develop a second major entrance related to Scholars' Walk, which would complement the buildings current entrance from Founder's Loop. Design of this renovation shall evaluate this possibility.

Hole Memorial Auditorium (4)

The renovation and addition to Hole Memorial Auditorium is important not only to the teaching and performance functions housed there but also in terms of containing and shaping major campus spaces. Therefore, the Addition to Hole Memorial Auditorium shall not only be architecturally compatible with the historic structure but shall also provide a visual and spatial terminus to Scholars' Walk. Therefore, the addition should contain a second major entrance to the building complex from Scholars' Walk. Careful consideration shall also be given to providing an appropriate edge to The Mall. This edge could encompass small, outdoor teaching areas, which provide a transition to The Mall and the Upper Green.

Psychology Building (5)

The Psychology Building renovation should reinforce the entry to the building from La Sierra Way. Outdoor teaching areas, which provide a transition to La Sierra Way, may be appropriate.

La Sierra Hall Building (6)

The renovation of La Sierra Hall affords the opportunity to create a continual walkway from the Glory of God's Grace Sculpture westerly to the La Sierra Hills and from the La Sierra Hills easterly to the Glory of God's Grace Sculpture and Plaza. Currently, La Sierra Hall creates a barrier to continuous circulation along La Sierra Way.

Therefore, the renovation of La Sierra Hall shall include an internal reorganization of the building spaces, which allows for pedestrian circulation through the building to create a continuity of pedestrian movement from the Glory of God's Grace Sculpture and Plaza to the La Sierra Hills.

This can be accomplished by working with the topography and converting the parking lot behind La Sierra Hall to become a portion of the continuous La Sierra Way.

San Fernando Hall (7)

The renovation of San Fernando Hall for residential should reinforce the entry to the building from Founder's Loop. Outdoor socializing areas, which provide a transition to Founder's Green, may be appropriate.

South Hall (8)

The renovation of South Hall for residential should reinforce the entry to the building from Founder's Loop. Outdoor socializing areas, which provide a transition to Founder's Green, may be appropriate.

Calkins Hall (9)

The renovation of Calkins Hall for residential should reinforce the entry to the building from Founder's Walk. The Calkins Hall Renovation should create an appropriate edge to the new Residential Courtyard that will be created with construction of new residential space to the immediate east of Calkins Hall. This courtyard space should be carefully designed to facilitate student studying and socialization.

Commons Building (10)

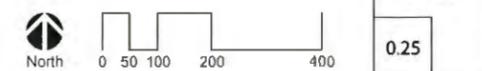
The Commons Building will be renovated in the short term for additional student and faculty dining space and in the longer term for university conference space. Both should reinforce the entry to the building from the Path of the Just. Outdoor Dining along the Path of the Just should be provided in the short term. Also the building renovation should provide greater transparency and connection from the Commons Building to the Path of the Just and Founder's Green.



- Historic Structures
- ① Palmer Hall
- ② Angwin Hall
- ③ Gladwyn Hall
- ④ Hole Memorial Auditorium
- ⑤ Psychology Building
- ⑥ La Sierra Hall
- ⑦ San Fernando Hall
- ⑧ South Hall
- ⑨ Calkins Hall
- ⑩ Commons Building
- ⑪ Student Cottages
- Building Additions
- Key Contextual Building Elements
- Key Contextual Open Space Elements
- A Scholars' Walk
- B Upper Green (Southerly Portion)
- C Path of the Just
- D La Sierra Way
- E The Mall
- F Founder's Loop

FIGURE 16
DESIGN GUIDELINES FOR HISTORIC STRUCTURES

Campus Master Plan • La Sierra University



2.13 DESIGN GUIDELINES FOR NEW STRUCTURES

It is of particular importance that new structures on the LSU Campus be responsive to the campus setting. Thus new structures should be compatible with the existing historic architecture of the campus and contribute to the campus pedestrian environment by their scale and orientation.

Figure 17 - Design Guidelines for New Structures illustrates the locations of the eleven new structures proposed to serve a campus enrollment of 2,500 students. Also, indicated are the key contextual elements to which these new structures should relate.

Compatibility with Existing, Historic Structures

Compatibility with existing, historic structures can be achieved through appropriate building heights, compatibility of form and massing, material and color compatibility and appropriate architectural referencing.

Building Heights

Most structures, with the exception of Sierra Towers, are of one or two stories on the existing, historic portion of the Campus located west of Heritage Way. Several buildings, such as Hole Memorial Auditorium are equivalent to three stories in height. This has led to a campus with a pedestrian friendly scale and a campus skyline (with the exception of Sierra Towers) wherein the historic, green landscape of Founder's and Upper Green create an attractive naturalistic foreground to the muted tan colors of the La Sierra Hills, which form the backdrop of the campus.

To continue this pedestrian friendly scale and harmony with the natural surroundings, new buildings to the north of the Residential shall generally be one to three stories in height. Full or partial third stories may be considered when appropriate to the topography or scale of adjacent structures.



New Academic and Student Residence structures will provide transition porches that afford opportunities for student socializing as well as appropriate locations for the future provision of additional disabled access.



Buildings, such as the new HESA/Student Life Center and the Visual and Performing Arts Centers along Heritage Way will provide spaces for outdoor socializing of students, faculty and the public.

The Student Residences along Raley Drive may be up to three stories in height to complement the new three story apartment structures to the south of Raley Drive.

Compatibility of Form and Massing

The existing, historic structures of campus are characterized by articulations of form and massing which lend variety and scale to the pedestrian environment. These articulations are a result of relatively small building footprints, the predominance of building heights of one or two stories and the design of many structures with reference to the Mission and Moderne architectural styles.

To maintain a compatibility of form and massing with existing structures, new buildings shall be articulated in form and massing. This can be achieved through the “bending” of building elements as done in some of the historic structures along the Founder’s walk, through the vertical articulation of different parts of a building and through variations in the roof forms of the structures. Non-articulated structures resulting in box-like rectilinear forms are prohibited in the future.

Material and Color Compatibility

Reflecting the materials and colors most commonly associated with the Mission and Moderne styles as executed in Southern California, the predominant building material for the exterior skin of the existing buildings is plaster. The color range for the exterior surfaces falls primarily in the range of tan to white with subtle shadings in the red (rose) and blue hues. Colors for the trim of building doors and windows has tended to be in the range of grays and browns.

Appropriate Architectural Referencing

Replicating the Mission and Moderne styles of the existing, historic structures on campus is not required or encouraged. Sensitive design in terms of building heights, form and massing and materials and colors, as previously discussed, will ensure that buildings are harmonious.

Without replicating previous styles, a creative referencing of these context structures is encouraged. No precise guidelines for such referencing are appropriate and are left to the skill of each architect to explain his or her thoughts in drawings and models. Suffice it to say that most architecture has historical antecedents in construction types, forms or details which can lend interest through the accommodation and idealization of the building functions served.

While no replicating of architectural styles is required for new structures, architects are to be encouraged to explain how they are relating to the existing historic structures beyond the height, form and massing, material and color requirements explained above.

Key Contextual Elements

In addition to compatibility with the existing historic structures of the campus, there are some additional requirements, which shall be addressed to respond to the Key Contextual Elements identified in Figure 17.

Academic District North Parking Structure (1)

This Academic District Parking Structure shall be designed to conform to the topography of its environs. This means that the structure shall be both dug into the hillside and terraced to minimize its bulk and visual presence.

The roof of the structure shall be used for outdoor green space and/or a plaza. Given the structures proximity to both the overall Academic District and to the School of Art, this may be an appropriate location for permanent or temporary Public Art.

The southerly edge of this structure shall be activated with entrances to the adjacent open space and possibly the provision of food and beverage kiosks designed to be integrated into the structure.

Finally, this Parking Structure shall be carefully designed to work in form, mass, material, color and circulation patterns with the contiguous new School of Business and Management Building.

School of Business and Management (2)

The School of Business and Management must address three contextual requirements. First, the building shall be designed to relate to and activate Heritage Way. Second, the Building shall be designed to create an inviting campus entry image as viewed from LSU Drive. Entries from the building from both Heritage Way and parking areas accessed from LSU Drive shall be provided. Third, the building shall be designed to be compatible in scale, color, material and form with the palette of materials and colors present in the West Academic District.

President's House and Guest Cottage (3)

The President's House and Guest Cottage may be located in the shorter term at the location shown in Figure 17 or in the longer term at the location shown in Figure 18.

In either case the House and Cottage will have dramatic views, proximity to the new Amphitheater and a close walking relationship to Sierra Hall, Hole Memorial Auditorium and the Matheson Chapel, which are particularly significant historical and functional buildings for visiting alumnae and guests.



The two new parking structures will be low-scaled, tucked into the hillside and landscaped to complement the campus environment.

In either location, the President's House and Guest Cottage should relate to a patio between the structures, which is suitable for both entertaining and for the outdoor use of the President's and Guest's families. Such a relationship is diagrammatically illustrated in Figure 18. Both structures should be set into the hillside topography so as to appear of the hill rather than on the hill.

Humanities Building (4)

The Humanities Building shall establish its major presence on La Sierra Way by means of locating its principle entrance there. The building shall also open out to the easterly views and The Mall at its easterly edge. The building shall be setback from Upper Campus Drive to allow for a pedestrian sidewalk.

Academic District South Parking Structure (5)

This Academic District Parking Structure shall also be designed to conform to the topography of its environs. This building shall be both dug into the hillside and terraced to minimize its bulk and visual presence. Its roof shall be used for open space. This parking structure shall be designed as a unique "green building" which merges with the green of the open space around it.

Student Residences: Quad 1 (6)

The Student Residences: Quad 1 shall create an appropriate edge to the new Residential Courtyard that will be created with its construction and the Renovation of Calkins Hall. This courtyard space shall be carefully designed to facilitate student studying and socialization.

Student Residences: Quad 2 (7)

The Student Residences: Quad 2 shall contain an interior courtyard space designed to facilitate student studying and socialization. The southeast corner of this Student Residences Quad shall be designed to provide potential setting for a relocated historic structure such as the Health Services Administrative Building now located along Carmine Street.

An appropriate setting shall be created by maintaining a minimum of twenty feet between the edges of the new Student Residents Quad and the Relocated Student Cottages. Privacy between the residents of the new Quad and the Relocated Student Cottages shall be maintained by the prohibition of windows at the ends of the new buildings, which would allow site lines into the Cottages.

Pedestrian Walkways shall provide a direct connection from the Relocated Student Cottages to the new Quad and vice versa.

The building forms and materials will be different between the old and new structures. A compatibility of color in the value and hue of the color of the Student Cottages may be maintained or alternatively, the color may be somewhat contrasting to have the larger, new structure create a setting or backdrop for the Cottages.

Student Apartments (8)

The Student Apartments are intended to house students with families and/or graduate students. This building complex shall feature a residentially scaled interior courtyard and shall step down in form following the contours of the hillside. This will maximize views allowing some of the spaces of the westerly buildings to overlook the lower easterly buildings.

Gymnasium (9)

The Gymnasium will be a large structure, which should have a major presence along Heritage Way and help form the Athletic Quad open space. The Gymnasium shall be transparent along Heritage Way revealing the dynamic athletic activities inside. At nighttime, the interior lighting shall help create a unique pattern of lighting along Heritage Way. The pathway to the south of the building is the east-west extension of Founder's Loop, which connects the westerly hillside and easterly flatlands portion of the campus. It is important that the Founder's Loop read as a continuous element.

Health Education Sciences/Student Union (10)

The Health Education Sciences/Student Union Building is strategically located along Heritage Way between the new Gymnasium and Visual Arts Center. It also encloses the westerly end of the Athletic Quad. Therefore this building shall be as transparent as possible on all of its ground floor edges to make maximum visual and ambient light connections with its surroundings. This building can be two stories tall along Heritage Way and perhaps three stories tall on its edge facing the Athletic Quad. The pathway to the north of the building is the east-west extension of Founder's Walk, which connects the westerly hillside and easterly flatlands portion of the campus. It is important that the Founder's Walk read as a continuous element.

Visual Arts Center (11)

The Visual Arts Center, like the Gymnasium and HESA/Student Union shall be designed to connect with Heritage Way. This is a "gateway" structure that relates strongly to University Drive and to the Glory of God's Grace Sculpture and Plaza. Therefore the building shall also present transparent active edges on its westerly face along Heritage Way and on its southerly face. The easterly face of the building should be designed to accommodate future expansion of the Center or the addition of another academic structure as illustrated in Figure 18.

School of Business (12)

The new School of Business presents an opportunity to anchor the Gateway image of the campus from LSU Drive. This location also presents a convenient location for both regular University courses and extension courses open to the public. The pathway to the south of the building is the east-west extension of Founder's Loop, which connects the westerly hillside and easterly flatlands portion of the campus. It is important that the Founder's Loop read as a continuous element. It is also important for the School of Business to provide a transparent westerly edge facing Heritage Way to invite students in and activate the walkway both day and night.

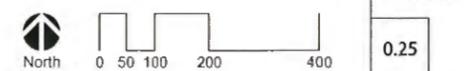
Performing Arts Center (13)

The new Performing Arts Center will be one of the largest buildings on campus and will anchor the southerly end of the East Campus Academic District along Heritage Way. Therefore the building shall also present transparent active edges on its westerly face along Heritage Way and on its northerly face which, in combination with the new School of Business, creates a plaza event along Founder's Loop.



FIGURE 17
DESIGN GUIDELINES FOR NEW STRUCTURES

Campus Master Plan • La Sierra University



2.14 FUTURE SPACE NEEDS FOR 5,000 STUDENTS

As previously discussed the future space needs were determined through a series of meetings with a faculty space planning committee which defined the more specific needs for space to serve 2,500 students in the nearer term and the more general potentials for 5,000 students in the longer term. The space needs were defined on a school-by-school or department-by-department basis. This section of the Campus Plan focuses on the longer-term space needs for a campus of 5,000 students. Table 5 - Future Space Needs for 2,500 Students summarizes these future space needs.



The School of Education may expand at its current location or along Heritage Way near the Alvord Teaching School.

Table 6 - Campus Space by Use summarizes the projected space requirements for 5,000 students by major use categories. The two largest space uses are Academic programs with 46% of the projected space and Residential with 31% of the space. The Space Needs for 5,000 students also assumes that approximately 50% of the future student enrollment will continue to be housed on campus.

**TABLE 6
CAMPUS SPACE BY USE FOR 5,000 STUDENTS**

Academic	952,964	46.4%
Student Life	121,380	5.9%
Administration	100,784	4.9%
Athletics	87,750	4.3%
Visual And Performing Arts	138,847	6.8%
Residential	618,536	30.1%
Physical Plant	26,960	1.3%
President's House/Guest Cottage	6,000	0.3%
TOTAL SPACE	2,053,221	100.0%

Table 7 summarizes the Types of Space by Building Treatment. Approximately 63% of the future space to meet current needs and projected enrollment will be accommodated in new space. Approximately 12% of the building space of the campus will require renovation and approximately 16% of the buildings will involve new additions to current buildings.



The Commons Building will be converted to a Conference Center in the long term. In both the short and long term, its indoor-outdoor relationship to the Path of the Just will be enhanced.

**TABLE 7
CAMPUS SPACE BY BUILDING TREATMENT FOR 5,000
STUDENTS**

To remain	190,517	9.4%
Renovation	238,968	11.8%
Renovation & Addition/Remain & Addition	327,267	16.1%
New	1,270,186	62.6%
Relocated	1,282	0.1%
TOTAL SPACE	2,028,220	100.0%

**TABLE 5
FUTURE SPACE NEEDS FOR 5,000 STUDENTS**

BLD	BUILDING NAME/SPACE	GROSS SQ. FT.	GROWTH FACTOR	TOTAL SPACE REQUIRED	ADDED SPACE INCREMENT	FUTURE PLANS	BUILDING CLASSIFICATION	PREDOMINANT USES	NO OF DORM ROOMS	NO OF CLASS ROOMS	REMARKS
SE	Chan Hall (School of Education)	18,900				To remain	Academic	Academic (School of Education)		7	
GH	Gladwyn Hall	18,009				Renovation	Academic	Academic - future academic		7	Reorient to provide entries from both the east and west
PH	Palmer Hall	38,500				Renovation	Academic	Biology, Depts. of Physics, Chemistry & Biochemistry		26	Renovated
PSY	Psychology Building	20,765				Renovation	Academic (Psychology)	Dept. of Psychology including additional classrooms, and research facilities (10,000 SF), Additional School of Education needs (3,000 SF)		10	Reuse of School of Business & Management Bldg.
SBM	School of Business & Management	60,000				New	Academic (School of Business & Management)	School of Business & Management		20	New building anchoring the gateway to the campus from LSU Drive
SE	School of Education (new building)	40,000				New	Academic (School of Education)	School of Education (new building)		20	New building anchoring the terminus of Scholar's Walk
LSH	La Sierra Hall	25,430				Renovation	Academic (School of Religion)	School of Religion (15,840 SF), Centers (9,600 SF)		10	Major Building on campus to be used for the School of Religion
SB	Science Building	48,000				New	Academic (Science)	Depts. of Math & Computer Science and large part of Dept. of Biology		6	Part of a Science Precinct with Cossentine & Palmer Halls
	Brandstater Gallery & VAC	28,200				Renovation & Addition	Academic/Special	Visual Arts Center: Arts Dept., addition of a gallery, studio building, & storage (addition of 9,000 SF)		7	Addition
DR2	Humanities Building	25,200				New	Academics	Dept. of English & Communications, Dept. of History, Politics & Society, & Dept. of Modern Languages		20	New structure adjacent to Library & Psychology Bldg.
CH	Cossentine Hall	11,615				To remain	Special/Academic	Academic (Science)/Special Use(Museum)		3	
LI	Library	154,363				Renovation & Addition	Library	Library (addition of 93,200 SF)			Expansion of Library to the west
	ACADEMIC SUBTOTAL CLASSROOMS	488,982	2.00	977,964	488,982					133	
		137	2.00			274 Future Classrooms					
HS	Health Services	1,282	2.00	2,564		Relocated	Campus Life	Student facilities			Relocated to Raley Drive
AH	Angwin Hall	95,208				Renovation & Addition	Short-term: retain as dorms: Long-Term: Campus Life Center	Student Union, Campus Life, Health Services, Post Office, Bookstore (addition of 22,380 SF)			Renovate Angwin Hall to accommodate these uses and access from Lower Campus Drive
HESA/ Student Center	Student Exercise/HESA Teaching facility/Student Center	21,750	1/2 of space allocated to Student Life use			New	Academic/Athletics combined with Short-term Student Center under study.	Offices, classrooms, exercise, fitness center, racquet ball courts, Human Performance lab. Etc plus Student Center uses under study.		4	New structure adjacent to Alumni Pavilion, part of larger Athletics Complex
	STUDENT LIFE SUBTOTAL	118,240	1.03	121,380	3,142						
AD	Administration Building	31,044				To remain	Administration	Adaptive Reuse of Current Commons/Student Center			
CC	Conference Center	36,145				Renovation	Special	Conference Center/Administration Expansion			Renovate
	ADMINISTRATION SUBTOTAL	67,189	1.50	100,784	33,595						
GYM	New Gymnasium	66,000				New	Athletics	Gymnasium, Varsity basketball, gymnastics, Phys. Ed./Athletics/Recreation			New structure adjacent to HESA facility, part of larger Athletics Complex
HESA/ Student Center	Student Exercise/HESA Teaching facility/Student Center	21,750	1/2 of space allocated to Academic use			New	Academic/Athletics combined with Short-term Student Center under study.	Offices, classrooms, exercise, fitness center, racquet ball courts, Human Performance lab. Etc plus Student Center uses under study.		4	New structure adjacent to Alumni Pavilion, part of larger Athletics Complex
	ATHLETICS SUBTOTAL	87,750	1.00	87,750							
CA	Calkins Hall	51,573				To remain	Residential	Residential (208 students)	104		
ST	Sierra Towers	74,554				To remain	Residential	Residential (264 students)	132		
SFH	San Fernando Hall	11,219				Renovation	Residential	Residential (44 students)	22		Move academic uses
SH	South Hall	19,122				Renovation	Residential	Residential (76 students)	38		Move academic uses
AH	Angwin Hall										
APT	Apartments	28,600				New	Residential	Residential - 40 unit - 2 br complex (50 student families)	80		
DR1	Dorm Building 1	78,000				New	Residential	Residential (312 students)	156		
	Dorm Building 2	46,200				New	Residential	Residential (184 students)	92		
	RESIDENTIAL SUBTOTAL	309,268	2.00	618,536	309,268	594 New Rooms*	Residential	*With 50% of students housed on LSU Campus	624		
HMA	Hole Memorial Auditorium	36,016				Renovation & Addition	Special/Academic	Academic (Music)/Special Use, Major building entry, restrooms, offices, music technology lab, choral rehearsal room (addition of 10,500 SF)		12	Addition to the northwest corner of the auditorium
ART	Visual Arts Center	29,000				New	Special/Academic	Art gallery & Museum facilities			Part of Public district
PAC	Performing Arts Center	71,000				New	Special/Academic	Recital hall (175 seats), Concert Hall (800 seats), classrooms, teaching studios, etc.		12	New facility to the southeast of new drop-off plaza
MC	Matheson Chapel	2,831				To remain	Special/Religious				
	VISUAL & PERFORMING ARTS SUBTOTAL	138,847	1.00	138,847							
PP	Physical Plant	13,480	2.00	26,960	13,480	To remain & Addition	Support	Support			Reorganize drop-off circulation
PH	President's House with Guest Cottage	6,000	1.00	6,000			Special/Religious	Residential			New structure(s) in current Maintenance Yard area or adjacent to Visual Arts Center
	TOTALS	1,229,756		1,883,687	848,466	2,078,222					

2.15 CAMPUS IMAGE/ILLUSTRATIVE SITE PLAN FOR 5,000 STUDENTS

Figure 18 - Illustrative Site Plan for 5,000 Students indicates the proposed locations for Space Needs for 5,000 Students discussed in the previous section. Academic Space will be added to the immediate northeast of Palmer Hall. This added space will require the addition of another Academic District parking structure (P1) which will be located to the east of Heritage Way.

Added space for either the visual arts or athletics can be added just east of the new Visual Arts Center. Likewise, another new module of academic space for either the School of Education and/or the School of Business expansion can be located just south of the Performing Arts Center along Heritage Way.

Residential Structures to accommodate approximately half of the students for a 5,000-student campus, will require expansion of the Residential District to the east along Raley Drive. These residential dorms and faculty cottages will be compatible with the new, three story apartment uses recently constructed south of Raley Drive.

Parking for the new Residential Quads located east of Heritage Way can be provided beneath the courtyard of each complex. One level of parking will provide one space per two rooms and two levels of parking will provide one space for each room.

Three parking structures are proposed to accommodate the incremental growth of 2,500 students. Structure 1 will contain 720 spaces in 4½ levels and will be relocated to the east of Heritage Way and to the north of LSU Drive. Structure 2 will contain 880 spaces in 5½ levels and will be located to the east of Heritage Way and to the south of LSU Drive. Structure 3 will be located along Raley Drive will contain 500 spaces in 2½ levels or 900 spaces in 4½ levels. The higher number of spaces would provide residence hall parking at 1 space per bed in excess of Riverside's code requirement.



As the campus expands to 5,000 Students, new Residence Halls will be added in the Meadow area to the South of LSU Drive and new Academic space will be added along Heritage Way to the south of the new Performing Arts Center.

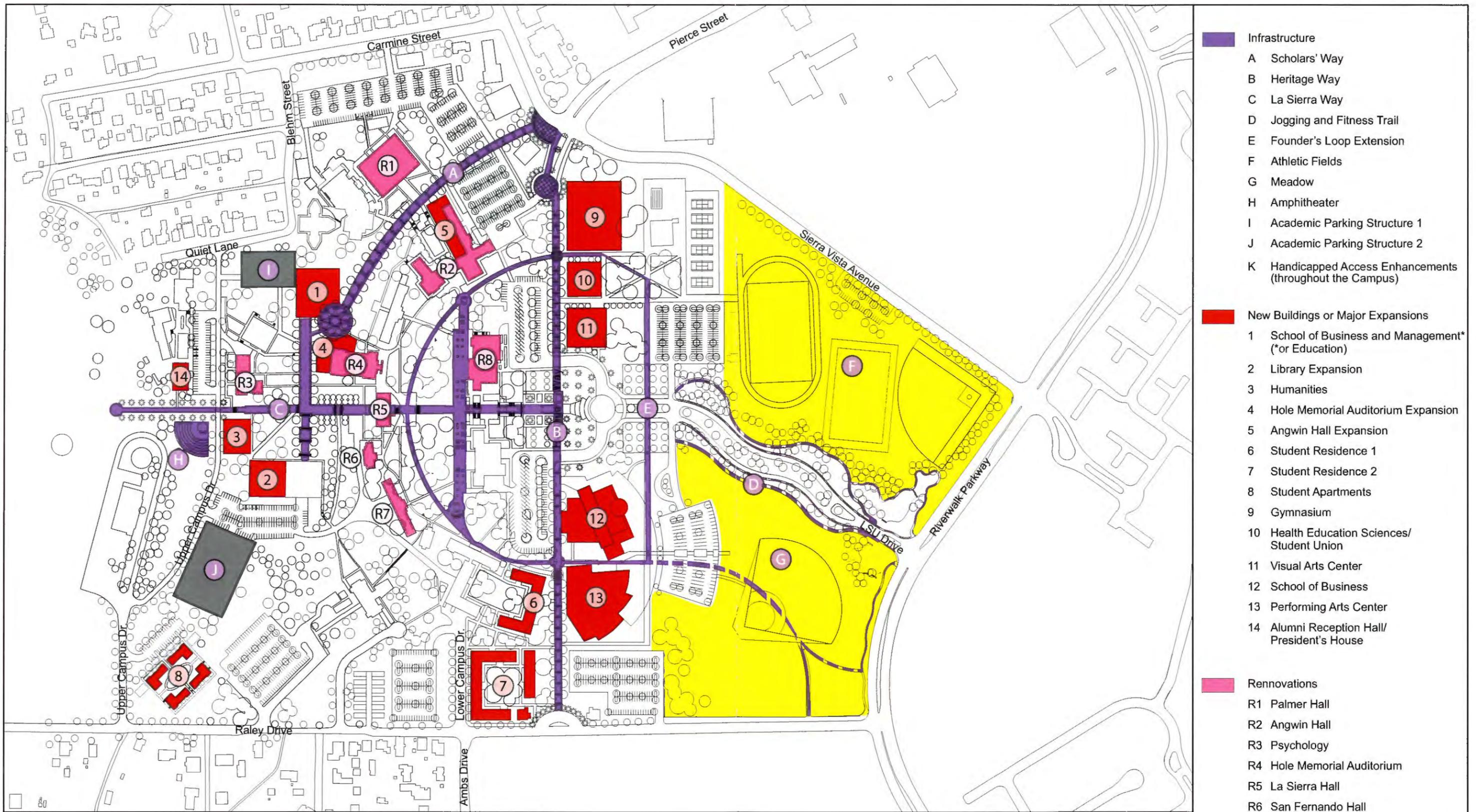
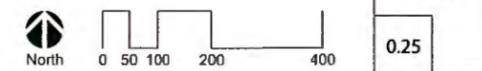


FIGURE 20
IMPLEMENTATION

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Each of these parking structures will have 2 levels below ground to keep the structures in scale with both adjacent residential and academic structures. Overall, there will be parking of approximately 1 space per student for the campuses of 2,500 and 5,000 students.

Finally, it is recommended that Physical Plant Maintenance Yard be relocated within the lower level of the new Parking Structure along Raley Drive to east of Heritage Way. Relocating the Physical Plant Maintenance Yard to this location will reduce truck traffic both on-campus and along the westerly portion of Raley Drive. This will free up the Physical Plant Maintenance Yard area to be developed for the President's House and Guest Cottage along with restoration of this portion of the La Sierra hillside.

Parking Structure P1 Design Guidelines

Context

Parking Structure 1 provides both daytime parking for the Academic District and off-peak, evening parking for the Visual Arts Center located along Heritage Way. It will also provide off-peak parking for campus special events such as commencement or sporting events. This structure has a prominent location to the north of LSU Drive and will be an integral part of the arrival experience to the campus.

Massing

Because parking is a service function, it is essential that Parking Structure P1 be lower in height than the Visual Arts and Academic Buildings located immediately west of the structure. Therefore, Parking Structure P1 shall be at least 1 story lower in height than the adjacent Academic and Visual Arts buildings.

The design of the Parking Structure P1 shall make maximum use of the gradually sloping topography of the site in this area to maintain as low a profile as possible.

Vehicular Circulation

The structure shall be accessed by two one-way and one reversible lane to provide ingress and egress directly from LSU Drive to the south.

Edge Design Considerations

Each edge of Parking Structure P1 has a different requirement to be accommodated in the design of the structure. The south, east and north edges of Parking Structure P1 present an important public view of La Sierra University from Riverwalk Parkway, Sierra Vista Avenue and LSU Drive. Therefore, it is required that these edges of the Parking Structure be modulated both architecturally and with landscape materials. Figure 19 provides examples of how this can be accomplished. This requirement is intended to avoid the creation of an unattractive parking "box" which would be inappropriate for the prominent location of Parking Structure P1.

The Southerly Edge of Parking Structure P1 shall be modulated as noted above.

The Easterly Edge of Parking Structure P1 relates to adjacent athletic fields. In addition to the modulation of this edge as described above, this edge presents the potential for the incorporation of student and/or publicly related services, such as refreshments, intramural sports coordination

space, equipment distribution, public information etc. related to the adjacent sports fields. These potentials should be explored at the time that this parking structure is designed for construction.

The Westerly Edge of Parking Structure P1, in combination with the adjacent Academic Structure, creates a linear pedestrian space leading to the Athletic Quad to the north and may be an appropriate location for a secondary entrance or exit to the Academic Building. Depending on the final design of the adjacent Academic Building, it may be appropriate to locate an at-grade pedestrian ingress/egress opening on the Westerly Edge of Parking Structure P1.

The North Edge of Parking Structure P1 partially defines an open space Quad that is shared by Academic and Athletic uses and is also adjacent to the tennis courts. In addition to the modulation of this edge as described above, this edge presents the possibility for the incorporation of student and/or publicly related services, such as food service, a tennis shop, etc which relate to the Quad and/or the tennis courts. These potentials should be explored at the time that this parking structure is designed for construction.

Public Art

The north, east and south edges of Parking Structure P1, which are the most visible to the public, are potential locations for either temporary or permanent public art. This public art could be on, above, or adjacent to these highly visible edges and could be planar, such as a mural, sculptural or integrated with the garage detailing.

Parking Structure P2

Context

Parking Structure 2 provides parking to serve the Residential District located at the southerly edge of the campus.

Massing

Because parking is a service function, it is essential that the overall height of Parking Structure P2 be in scale with the adjacent Student Residences located immediately to the east and west. Therefore, Parking Structure P2 shall not significantly exceed the three-story height of the adjacent Student Residences located to the east and west along Raley Drive.

Relocation of Maintenance Yard Facilities within Parking Structure P2

The ground level of Parking Structure P2 shall have a clear, interior height of 16' to accommodate the relocation of the Maintenance Facility from Upper Campus Drive. LSU relies almost exclusively on deliveries from small trucks and has very few deliveries by larger trucks.

Vehicular Circulation

There will be no peak hours of ingress and egress for this structure, as it will primarily serve students living on the campus.

Auto ingress and egress shall be provided along the westerly Edge of Parking Structure P2- a shared access road with the Residential Quad Structures located to the west. Parking Structure access shall be provided by two one-way and one reversible lanes. The auto parking shall be located below and/or above the ground-level, enclosed Maintenance Yard space.

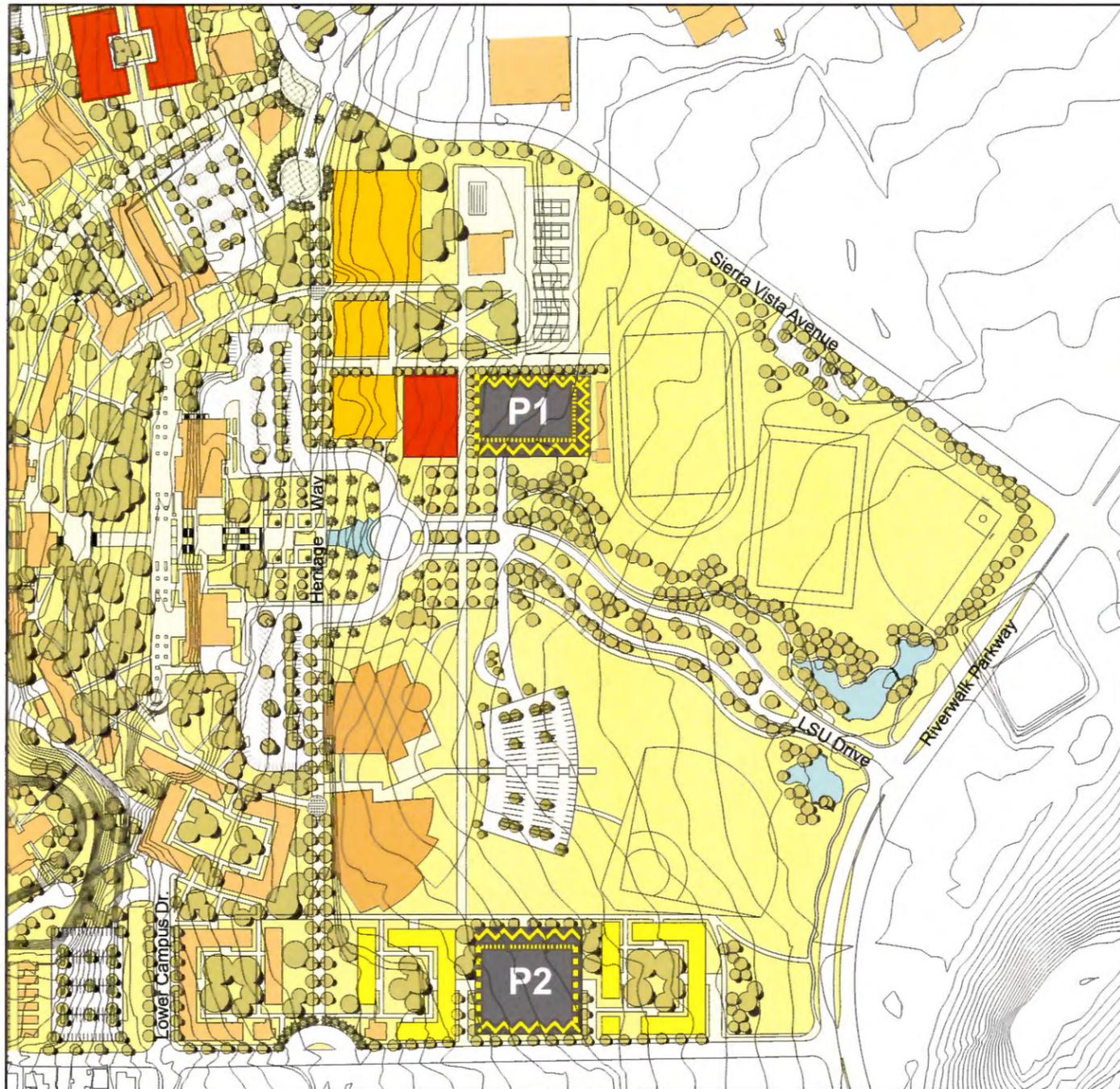
Truck ingress and egress shall be provided along the Easterly Edge of Parking Structure P2- on a separate, trucks only, roadway. This truck ingress and egress will be separate from the auto access to the Residential Quads to the East of Parking Structure P2. To minimize truck interface with Raley Drive, the ground level Maintenance Yard space shall incorporate a remote, driver activated truck door. This will enable trucks to enter the ground level Maintenance Yard heading in and leave the Ground Level Maintenance Yard heading out. This requirement will avoid any trucks backing into or out of the Maintenance Yard Space or onto Raley Drive.

Edge Design Considerations

Each edge of Parking Structure P2 has a different potential to be accommodated in the design of the structure as follows. The south edge of the Structure creates a public presence along Raley Drive. This southerly Edge of the Parking Structure shall be modulated as previously described in order to create an attractive public edge along Raley Drive. The incorporation of working office spaces associated with the Maintenance Yard activities should be considered for the southerly Edge of the Ground Level and/or Upper Levels of this Parking Structure as another means to modulate and enhance the appearance of the structure from Raley Drive.

The north edge forms the southerly limits of the open space directly to the north. Therefore this edge should be activated by incorporating uses that relate to the baseball field, open space, and the Performing Arts Center to the north. Such uses could include athletic equipment storage for student check-out, a snack bar, or even a small retailing space for University-themed items – particularly related to sports and the performing arts.

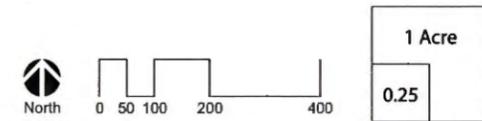
The Easterly and Westerly Edges of Parking Structure P2 create edges with the Residential Structures located to the east and west of Parking Structure P2 along Raley Drive. There is no need for pedestrian circulation along these easterly and westerly Edges as the flow of student pedestrian circulation will be north to the Residential Quad and west to the other districts of the Campus.



-  Highly visible Public Edges requiring architectural and landscape modulation
-  Opportunities for Public Art
-  Campus Edges defining Open Spaces and requiring activating uses
-  Campus Edges defining Pedestrian Pathways requiring pedestrian ingress and egress

FIGURE 19
DESIGN GUIDELINES FOR PARKING
STRUCTURES P1 AND P2

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This parking structure demonstrates a successful modulation of structure and landscape materials.



This parking structure demonstrates a successful modulation of structure and landscape materials.



This parking structure demonstrates a successful edge activation for retail and office uses.



This parking structure demonstrates a successful edge activation for retail uses.



This parking structure demonstrates a successful modulation of structure and landscape materials to define a pleasant pedestrian environment.



Outdoor dining and/or student activity areas can extend outward into the open spaces defined by the parking structures.

2.16 IMPLEMENTATION

Implementation of the Campus Master Plan involves creation of an expanded Infrastructure network and the construction of new buildings or renovations, which are related to this network.

Figure 20 - Implementation - illustrates the infrastructure, new buildings, major expansions and renovations, which implement the Campus Master Plan for 2,500 students.

Table 8 - Order of Magnitude Cost Estimate, provides a very rough estimate of the cost of constructing the improvements identified in Figure 20.

Infrastructure

The infrastructure elements consist of the new open space elements described in detail in the Open Space and Landscape section of the plan and the new parking structures described in the Vehicular Circulation and Parking section of the plan.

These elements include:

- A Scholars' Walk - which provides the front door entryway for important buildings, is a major segment of the proposed bikeway network as described in pedestrian and bicycle circulation and creates a major pedestrian connection from the campus to La Sierra University Church
- B Heritage Way - which provides a major new, north-south pedestrian and bicycle connection and axial vista from the campus to La Sierra University Church as well as the front door for the new visual and performing arts centers, student union and gymnasium.
- C La Sierra Way - which extends this historic axis from the Glory of God's Grace Sculpture past the new amphitheater and into the La Sierra Hills.



A new outdoor amphitheater will be constructed near the westerly terminus of La Sierra Way.



In the long term, the Maintenance Yard that currently occupies the most spectacular view site on the campus, will be replaced by hillside restoration and a new President's House and Guest Cottage.

- D Jogging and Fitness Trail - which provides outdoor jogging and fitness stations in the meadow and adjacent to the athletic fields and Riverwalk Parkway.
- E Founders Loop Extension - which provides the major east-west connections between the historic, hillside portion of the campus and the new, flatlands portion of the campus.
- F Athletic Fields - which a new football field and track, soccer field and baseball/softball diamond to the north of LSU Drive.
- G Meadow - which provides an attractive visual open space in the near term and will be partially converted to student housing as the campus grows to 5,000 students in the longer term.
- H Amphitheater - which provides an appealing new outdoor venue for drama and musical performances in a setting with dramatic views of the campus and La Sierra vicinity.
- I Academic Parking Structure 1 - which provides a significant portion of the parking required for the expansion of the campus to 2,500 students.
- J Academic Parking Structure 2 - which also provides a significant portion of the parking required for the expansion of the campus to 2,500 students.
- K Disabled Access Enhancements - which include access to existing buildings, parking and open spaces.

New Buildings or Major Expansions

The Campus Master Plan identifies fourteen new buildings or major expansions. These buildings and expansions are identified in the legend of Figure 20 and have been previously discussed.

Renovations

The Campus Master Plan identifies eight major renovations. These renovations are identified in the legend of Figure 20 and have been previously discussed.

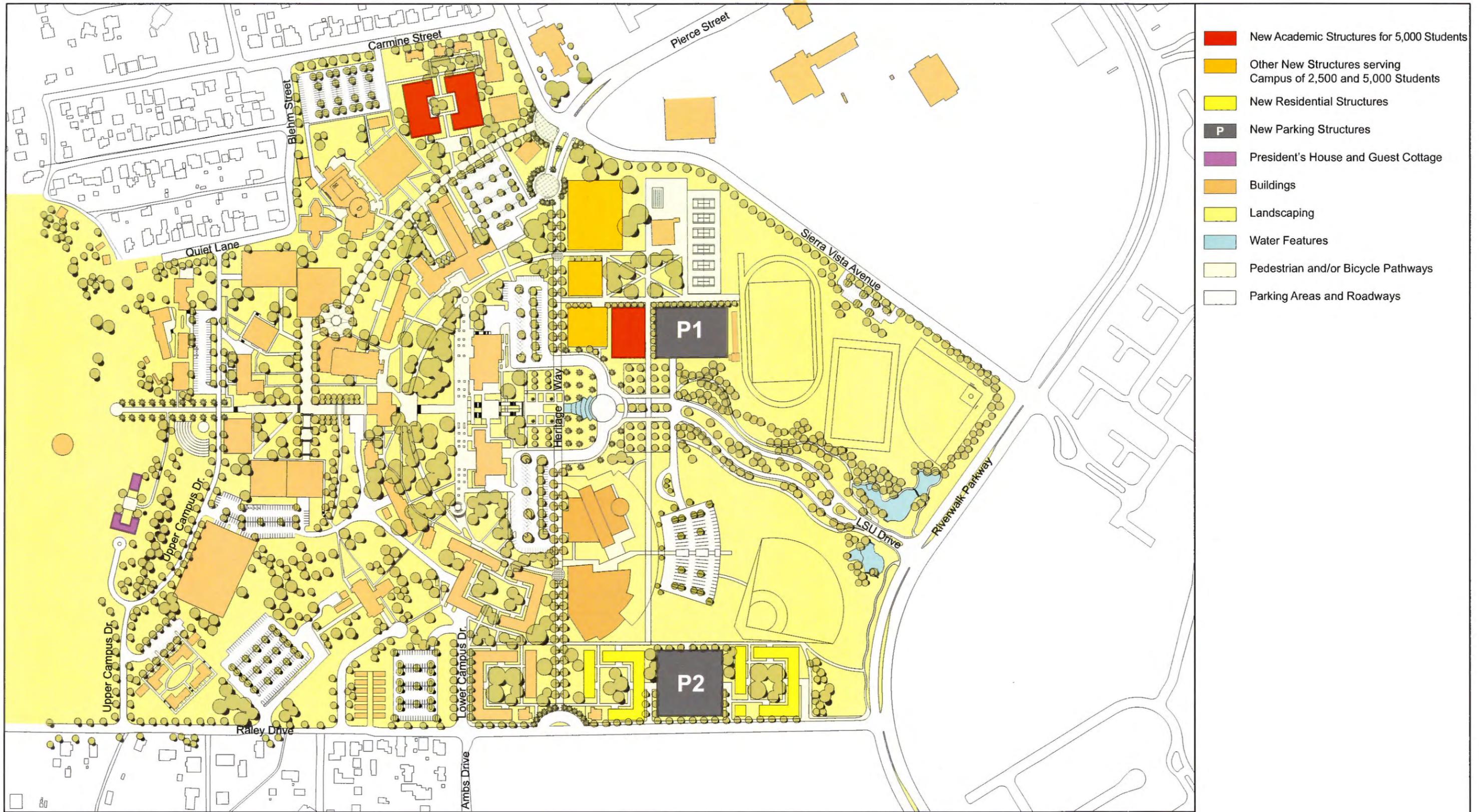
Next Steps

Priorities for implementation include:

- improvements to the sharp corner at Quiet Lane to make the westerly portion of the loop road easier to use.
- development of a detailed Infrastructure Plan which addresses disabled access, lighting, improvement of pedestrian and bicycle paths and campus furniture. This plan should further detail components that can be constructed in phases.

TABLE 8
ORDER OF MAGNITUDE COST ESTIMATE

INFRASTRUCTURE				
A	Scholars' Walk		\$600,000	
B	Heritage Way		\$1,100,000	
C	La Sierra Way		\$430,400	
D	Jogging Path/Fitness Trail		\$490,000	
E	Founder's Loop Extension		\$411,400	
F	Athletic Fields		\$1,700,000	
G	Meadow		\$318,000	
H	Amphitheater		\$566,000	
I	Academic Parking Structure 1 (325 spaces)		\$5,557,300	
J	Academic Parking Structure 2 (320 spaces)		\$5,741,800	
J	Campus Wide Surface Parking Lot Improvements		\$100,000	
K	Disabled Access Enhancements		\$1,000,000	allowance
INFRASTRUCTURE SUBTOTAL			\$18,014,900	
NEW BUILDINGS OR MAJOR EXPANSIONS			\$200 per Sq. Ft.	\$300 per Sq. Ft.
1	School of Business and Management* (* or Education)	40,000	\$8,000,000	\$12,000,000
2	Library Expansion	93,200	\$18,640,000	\$27,960,000
3	Humanities	25,200	\$5,040,000	\$7,560,000
4	Hole Memorial Auditorium Expansion	10,500	\$2,100,000	\$3,150,000
5	Angwin Hall Expansion	22,380	\$4,476,000	\$6,714,000
6	Student Residence 1	78,000	\$15,600,000	\$23,400,000
7	Student Residence 2	46,200	\$9,240,000	\$13,860,000
8	Student Apartments	28,600	\$5,720,000	\$8,580,000
9	Gymnasium	66,000	\$13,200,000	\$19,800,000
10	Health Education Sciences/Student Union	21,750	\$4,350,000	\$6,525,000
11	Visual Arts Center	29,000	\$5,800,000	\$8,700,000
12	Performing Arts Center	71,000	\$14,200,000	\$21,300,000
13	School of Education or Business	40,000	\$8,000,000	\$12,000,000
14	Alumni Reception Hall/President's House	6,000	\$1,200,000	\$1,800,000
NEW BUILDINGS/EXPANSIONS SUBTOTAL		577,830	\$115,566,000	\$173,349,000
RENNOVATIONS			\$150 per Sq. Ft.	\$250 per Sq. Ft.
R1	Palmer Hall	38,500	\$5,775,000	\$9,625,000
R2	Angwin Hall	72,828	\$10,924,200	\$18,207,000
R3	Psychology	20,765	\$3,114,750	\$5,191,250
R4	Hole Memorial Auditorium	25,516	\$3,827,400	\$6,379,000
R5	La Sierra Hall	25,430	\$3,814,500	\$6,357,500
R6	San Fernando Hall	11,219	\$1,682,850	\$2,804,750
R7	South Hall	19,122	\$2,868,300	\$4,780,500
R8	Conference Center (Adaptive Reuse of Commons)	36,145	\$5,421,750	\$9,036,250
BUILDING RENNOVATIONS SUBTOTAL		249,525	\$37,428,750	\$62,381,250



- New Academic Structures for 5,000 Students
- Other New Structures serving Campus of 2,500 and 5,000 Students
- New Residential Structures
- P New Parking Structures
- President's House and Guest Cottage
- Buildings
- Landscaping
- Water Features
- Pedestrian and/or Bicycle Pathways
- Parking Areas and Roadways

FIGURE 18
ILLUSTRATIVE SITE PLAN FOR 5,000 STUDENTS

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