



THE MASTER'S UNIVERSITY

MASTER PLAN

Adopted January 13, 2009

10-Year Extension Granted January 8, 2019

RESOLUTION NO. 19-3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, APPROVING MASTER CASE NO. 18-246 (TIME EXTENSION 18-010) TO ALLOW FOR A 10-YEAR TIME EXTENSION FOR THE APPROVED THE MASTER'S UNIVERSITY MASTER PLAN, LOCATED AT 21726 PLACERITA CANYON ROAD, IN THE CITY OF SANTA CLARITA

THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The City Council does hereby make the following findings of fact:

- A. On January 13, 2009, the City Council adopted Resolution 09-6, approving Master Case No. 04-496, consisting of The Master's University Master Plan (hereinafter "Master Plan") and other entitlements associated with the Master Plan (Tentative Tract Map 66503, General Plan Amendment 04-009, Ridgeline Alteration Permit 07-001, Hillside Review 04-010, Oak Tree Permit 04-050).
- B. On January 13, 2009, the City Council adopted Resolution 09-5, certifying the Final Environmental Impact Report prepared for the Master Plan and development project.
- C. On February 10, 2009, the City Council adopted Ordinance 09-2, approving a zone change that rezoned two areas of The Master's University campus from Residential Low to Private Education and from Private Education to Residential Moderate zoning.
- D. The approved Master Plan is a 10-year expansion plan for The Master's University campus that allows incremental development of the campus to include up to 240,000 square feet of new buildings. The Master Plan allows an increase of 600 students and sets a cap on student population at 1,700 students. The approved development associated with the Master Plan includes a 0.64-mile extension of Dockweiler Drive from its current terminus, an approved subdivision of The Master's University property to create new college campus lots and 42 single-family residential condominium units, and the dedication of 21 acres of open space (including Creekview Park and portions of Newhall Creek) to the City of Santa Clarita.
- E. The current expiration date for the approved Master Plan and associated entitlements is January 13, 2019.
- F. An application for Master Case No. 18-246 (Time Extension 18-010) was filed by The Master's University (hereinafter "Applicant"), with the City of Santa Clarita on December 5, 2018. The properties for which this application was filed are generally located north and south of Placerita Canyon Road, north and east of Newhall Creek, and west of Deputy Jake Drive, at 21726 Placerita Canyon Road (hereinafter "Subject Site").

- G. The application was deemed complete on December 5, 2018.
- H. The applicant requests a 10-year time extension for/renewal of the Master Plan that was previously approved by the City Council as part of Master Case No. 04-496.
- I. The zoning and General Plan designation for the Subject Site is Public/Institutional, Urban Residential 3, and Specific Plan.
- J. The surrounding land uses of the Subject Site include single-family residences, a church, vacant land, and Newhall Creek.
- K. On January 8, 2019, a duly noticed Public Hearing was held before the City of Santa Clarita City Council at 6:00 p.m. at City Hall, Council Chambers, 23920 Valencia Boulevard, Santa Clarita.
- L. At this Public Hearing, the City Council considered the staff report, staff presentation, Applicant's presentation, and public testimony.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

FINDINGS. Based upon the foregoing facts and findings, the City Council hereby find as follows:

- A. Master Case No. 18-246, Time Extension 18-010, is exempt per Article 19: Categorical Exemptions, Section 15305 of CEQA as a Class 5 exemption.
- B. There is no substantial evidence that the time extension will have a significant effect on the environment.
- C. The location of the documents and other materials which constitute the record of proceedings upon which the decision of the City Council is based is the Master Case No. 18-246 project file within the Community Development Department and is in the custody of the Director of Community Development.
- D. The City Council, based upon the findings set forth above, hereby finds that the Notice of Exemption for this time extension has been prepared in compliance with CEQA.

SECTION 3. TIME EXTENSION/RENEWAL FINDINGS. Based upon the foregoing facts and findings for Time Extension 18-010, the City Council hereby determines as follows:

- A. That in accordance with Section 17.26.120(G) of the Unified Development Code, an approved Master Plan may be renewed for a period approved by the City Council if the City Council determines that findings made and conditions imposed on the original approval still apply.
- B. That the Applicant has been in full compliance with all conditions of approval and mitigation measures related to the original Master Plan approval.

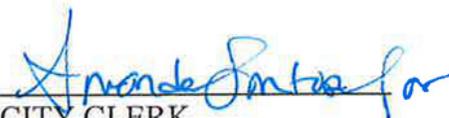
SECTION 4. The City Council hereby approves Master Case No. 18-246, Time Extension 18-010, to allow for a 10-year time extension of the approved The Master's University Master Plan, with an expiration date of January 13, 2029.

SECTION 5. The City Clerk shall certify to the adoption of this resolution and certify this record to be a full, complete, and correct copy of the action taken.

PASSED, APPROVED, AND ADOPTED this 8th day of January, 2019.


MAYOR

ATTEST:


CITY CLERK

1/22/19
DATE

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF SANTA CLARITA)

I, Mary Cusick, City Clerk, of the City of Santa Clarita, do hereby certify that the foregoing Resolution No.19-3 was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the 8th day of January, 2019, by the following vote of the City Council:

AYES: COUNCILMEMBERS: Kellar, Miranda, Smyth, McLean

NOES: COUNCILMEMBERS: None

RECUSE: COUNCILMEMBERS: Weste

ABSENT: COUNCILMEMBERS: None


CITY CLERK



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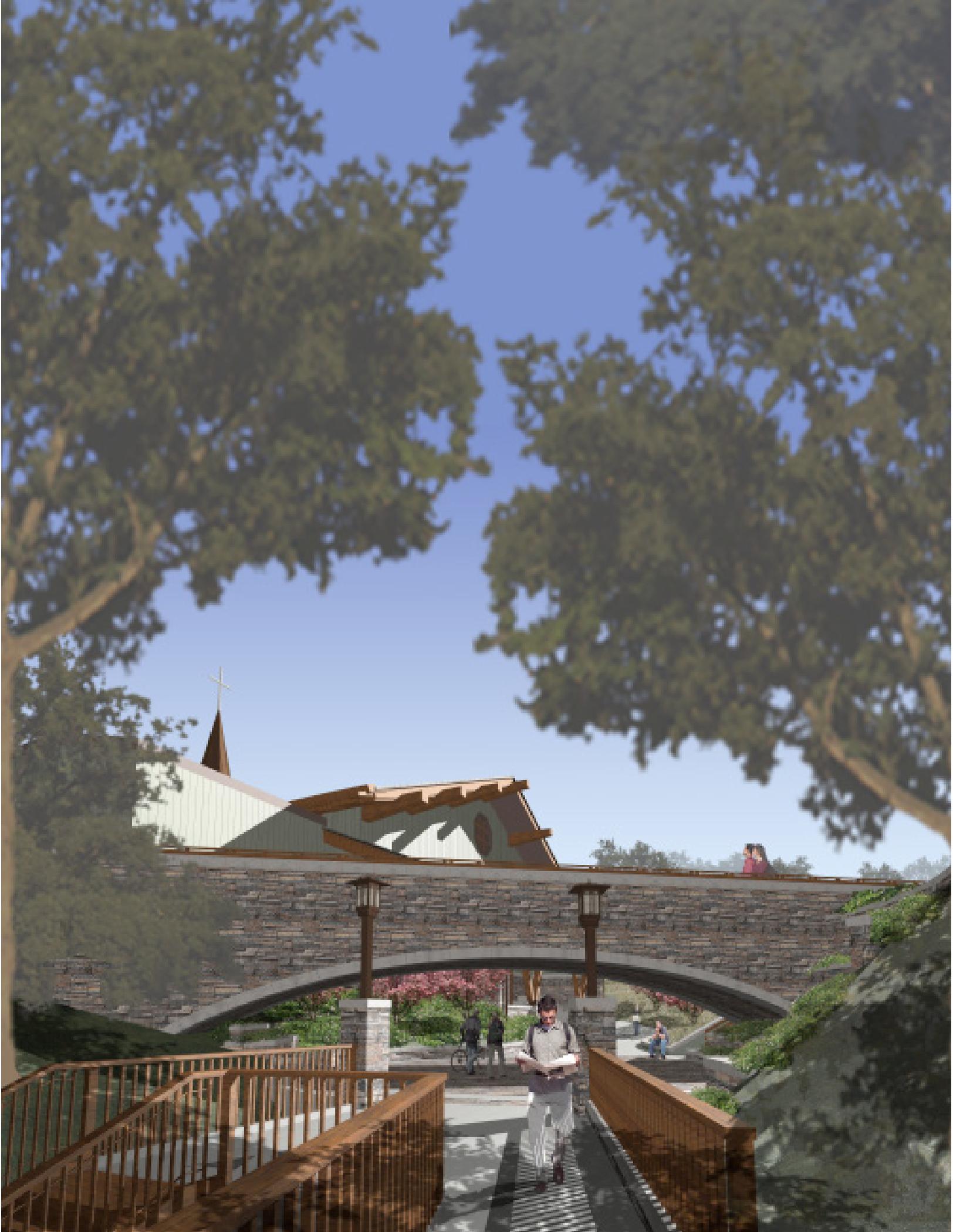
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- C General Plan Consistency
- D Environmental Impact Report
- E Oak Tree Report
- F Parking Analysis



1 INTRODUCTION

1.1 PURPOSE OF THE MASTER PLAN

Since its founding nearly eighty years ago, The Master's University has emerged as a top-tier undergraduate school, growing in both reputation and programming. The Master Plan seeks to respond to this growth while maintaining the school's small intimate atmosphere by redefining the entire 95-acre University property into a cohesive campus.

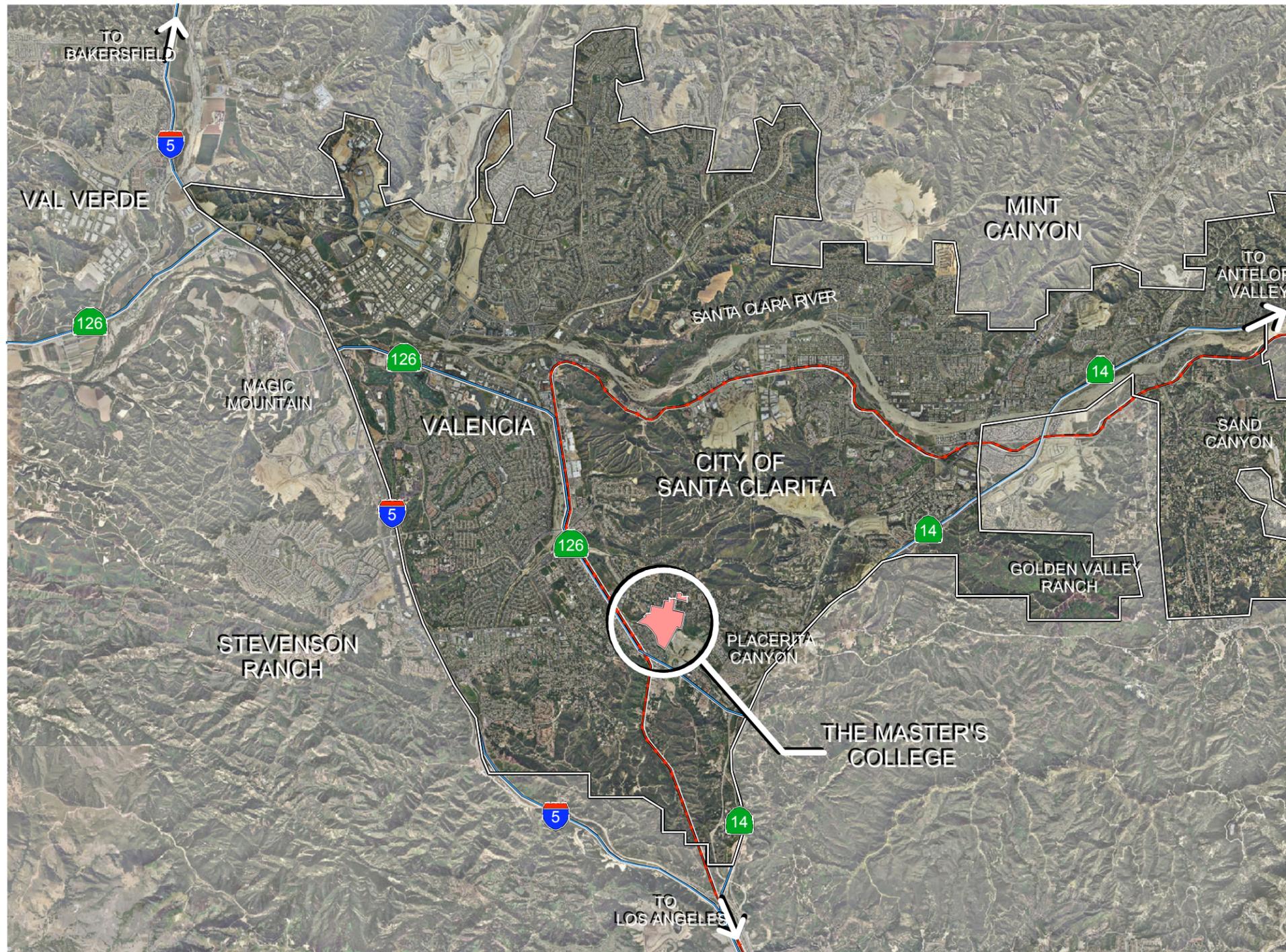
The Master Plan is the implementing document for the City of Santa Clarita General Plan (General Plan), the guide for The Master's University administration for all future campus improvements and the community's assurance that the University is a well-integrated neighbor. The Master Plan provides a conceptual land use plan, regulations, guidelines and programs to ensure that the campus is developed in a manner consistent with the goals, objectives, principles and policies of all stakeholders including the University, the City and the community.

The key elements of the Master Plan will: 1) provide for the school's incremental growth, 2) incorporate a new 55,000 square foot chapel facility, 3) provide a new primary entry and improve overall vehicular and pedestrian circulation, and 4) create a cohesive, pedestrian friendly campus. Enrollment is intended to gradually expand from approximately 1,000 full-time students cur-

rently to a maximum of 1,500 over the next ten years. The new chapel will create a physical and spiritual focal point and accommodate the entire proposed student body. Providing a new main entry from Dockweiler Drive improves access, removes traffic from Placerita Canyon and reduces the competition between cars and pedestrians within the campus. The Master Plan provides an opportunity to expand the campus to unused portions of the property, provide better circulation and unify the campus.

The University campus Master Plan is one of four components that encompass the Master's University property. The other components include the extension of Dockweiler Drive, a separate Tentative Tract Map for 42 single family homes at the end of Deputy Jake Drive and the existing Newhall Creek/Creekview Park area. The environmental impacts and mitigations will be analyzed in a separate Environmental Impact Report (SCH # 2006101171) prepared by the City.





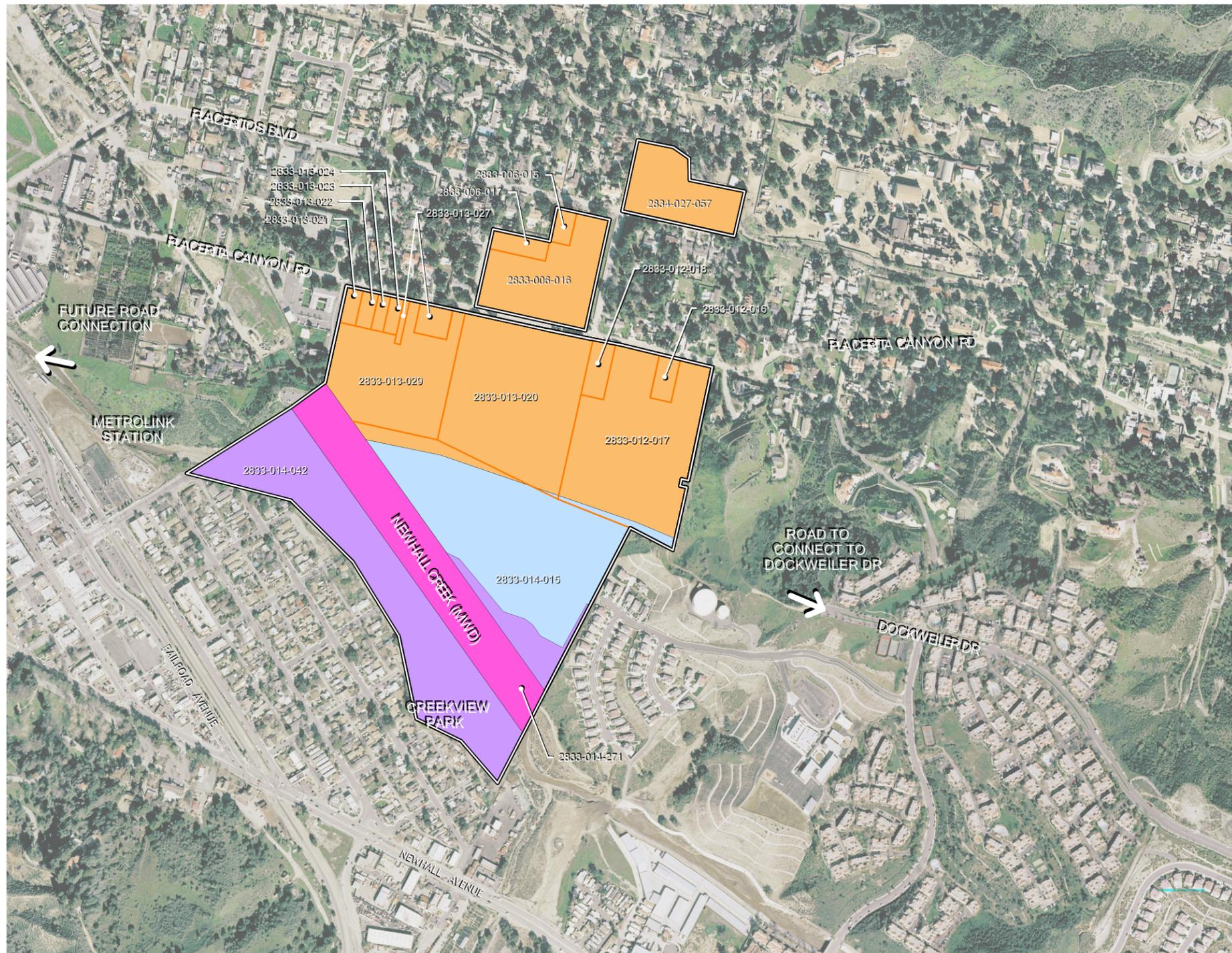
COLOR LEGEND

- THE MASTER'S COLLEGE CAMPUS
- INDICATES FREEWAY OR HIGHWAY
- INDICATES METROLINK LINE
- INDICATES THE CITY OF SANTA CLARITA BOUNDARY

Photo Date: 10-05-1999

Regional Context

Figure 1-1

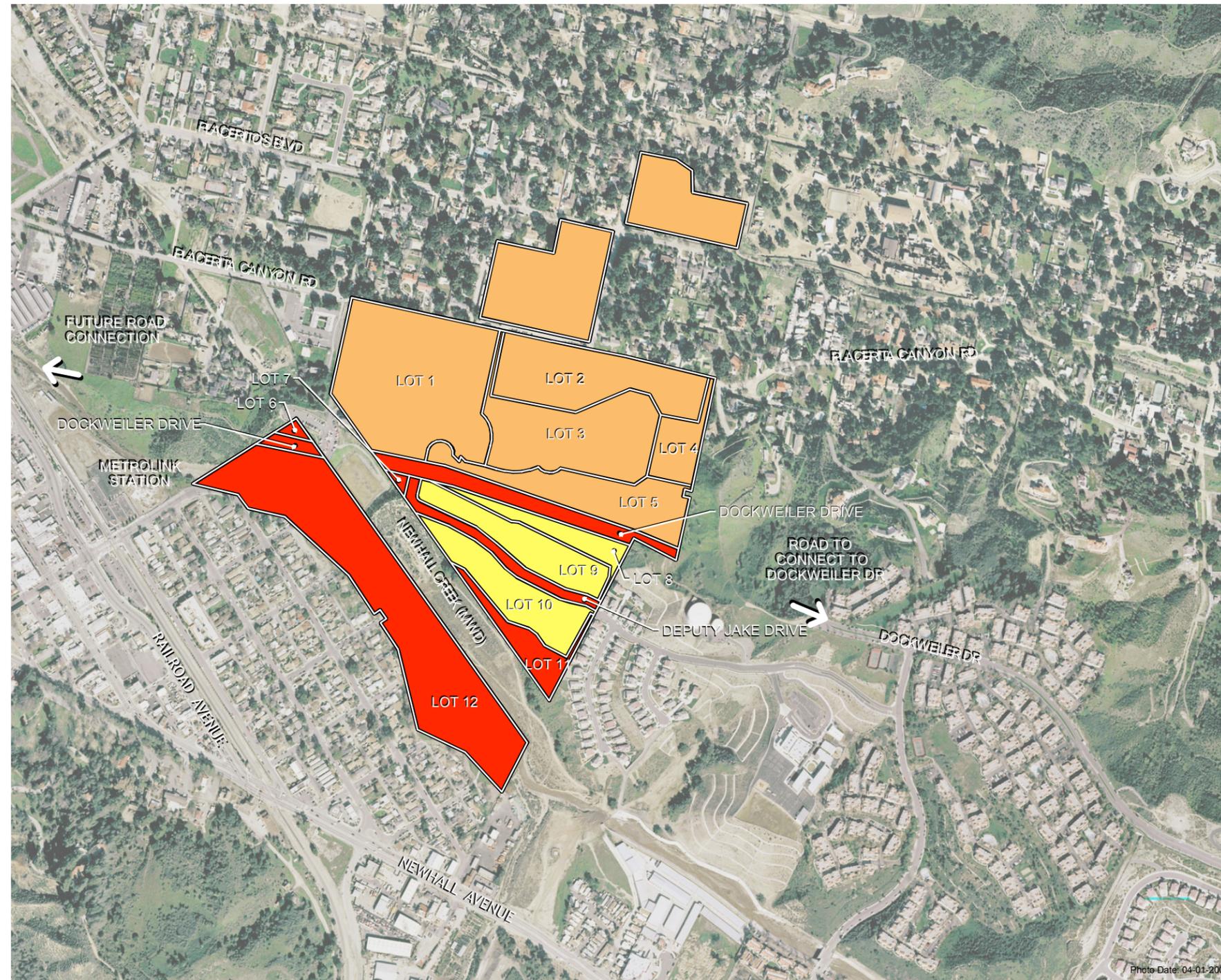


COLOR LEGEND

- FUTURE OPEN SPACE
- FUTURE RESIDENTIAL DEVELOPMENT AR
- CAMPUS MASTERPLAN AREA
- MWD OWNED AREA
- INDICATES THE EXISTING CAMPUS BOUNDARY
- XXXX-XXX-XXX
INDICATES ASSESSORS PARCEL NUMBER

City / Development Context

Figure 1-2



COLOR LEGEND

PROPOSED OWNERSHIP BY:

- CITY OF SANTA CLARITA
- MASTER'S COLLEGE
- HOA

Future Lot Ownership

Figure 1-3



Development Context

Figure 1-4



1.2 PROJECT LOCATION

The 81.9-acre Master's University campus is located in the community of Placerita Canyon in the City of Santa Clarita northeast of downtown Newhall (Figure 1-1). Placerita Canyon is defined by the City as a special standards district to protect its rural, equestrian character. Equestrian-oriented residential areas typify most of the development in this area. Oil fields are located in the eastern portion of the canyon, west of State Route 14. The western portion of the canyon includes the University, the Golden Oak (Disney Movie) Ranch, Gene Autry's Melody Ranch and the Placerita Canyon Nature Center.

A significant ridgeline defines the southern boundary of Placerita Canyon and physically separates the current campus located within the canyon from undeveloped University property to the south. The undeveloped area runs roughly from the ridgeline to Newhall Creek and totals approximately 68 acres. Surrounding uses are primarily single-family homes and small ranches.

Access to the campus is currently limited to Placerita Canyon Road with a single point of ingress/egress that is further constrained by an at-grade railroad crossing on 13th Street and Railroad Avenue. A gate at the eastern end of Placerita Canyon is available only to residents with access cards.

1.3 HISTORY

Originally founded as Los Angeles Baptist Theological Seminary in 1927, the school opened a campus in downtown Los Angeles in the 1940s as Los Angeles Baptist University. The University moved to the current Placerita Canyon Campus in 1961 with the purchase of the Happy Jack Dude Ranch. In 1985, Dr. John MacArthur became president and in 1987 the school was renamed

The Master's College. The northern portion of the campus was purchased from Grace Baptist Church in 1997.

1.4 DOCKWEILER DRIVE EXTENSION

A key element of the proposed Master Plan is the extension of Dockweiler Drive from its current terminus near Valle del Oro through the University's property south of the main campus. This extension is called for in the City's General Plan. The Circulation Element of the General Plan identifies Dockweiler Drive as a major highway that provides a much needed alternative to Newhall Avenue. Dockweiler Drive would allow the University to utilize its southern property and offer alternative emergency access from Placerita Canyon. The extension also provides an additional outlet for Deputy Jake Drive, a long cul de sac that currently exceeds fire regulations.

1.5 PUBLIC INPUT TO THE MASTER PLAN

During the review process for a new 166-bed dormitory in 2000, the City and community requested a master plan prior to any further development of the campus. The intent of the Master Plan is to provide a comprehensive planning document that reflects the desires and concerns of the University, the City and the community. It will also serve as the benchmark to guide the University's growth and evaluate future planning applications.

Prior to beginning planning efforts, the University initiated meetings with the Placerita Canyon Property Owners Association (PCPOA). On November 14, 2002, the University hosted an on-campus workshop with the PCPOA to listen to questions, identify issues and take suggestions.



The primary issues and concerns raised included:

- Parking and traffic
- Students ignoring of traffic, speed and parking restrictions
- Access and impacts to Meadview Avenue
- Impacts of block walls and paving on drainage around the gym
- Drainage impacts on Quigley Canyon Road
- Traffic choke point at 13th Street and Rail Road Avenue during the afternoon
- Limited emergency access during a fire or flood for residents and horses
- Problems of expanding on the North Campus
- Circulation problems due to the separation of uses
- Building heights and view impacts
- Acquisition of additional houses for University use in the canyon

The University's consultants held a follow-up meeting on March 31, 2003, and presented a conceptual master plan to the PCPOA to determine if it met the neighborhood's previously identified requirements. The community responded enthusiastically and the University began finalizing the Master Plan with the City. An on-going dialogue has

been established with the University regularly attending PCPOA board meetings and providing updates on the planning effort at each milestone. It is anticipated that the Master Plan will be endorsed by the PCPOA prior to adoption. A series of meetings has also been held with the Hidden Knoll Homeowner's Association and their concerns have been incorporated into the final Master Plan.

1.6 AUTHORITY FOR THE MASTER PLAN

The City of Santa Clarita is the lead agency for the Master's University Master Plan. Under the authority granted to by the California Government Code Sections 65800 et seq. and 66410 et seq., the City of Santa Clarita adopted its Unified Development Code (UDC). UDC Section 17.26.120 defines the regulations regarding the establishment of master plans.

The City Council is the approving authority for master plans. Both the Planning Commission and City Council must hold public hearings as prescribed in Section 17.26.120 of the UDC. The Planning Commission's review is advisory to the City Council and will include a recommendation on the findings required.

The Master Plan is intended to be consistent with the City of Santa Clarita's General Plan and serves as an implementing framework for the



General Plan as it affects the campus site.

Following action on these documents, development of the Master Plan will also require Development Review, grading and building permits and other miscellaneous permits.

1.7 RELATIONSHIP TO THE CITY'S GENERAL PLAN

The City of Santa Clarita General Plan guides development of the City. The General Plan includes the following elements: Land Use, Housing, Community Design, Economic Development Community Revitalization, Circulation, Human Resources, Public Services, Facilities & Utilities, Parks & Recreation, Open Space & Conservation, Air Quality, Noise, and Safety.

The General Plan land use designation on the project site is Private Education (PE) and Residential Low (RL). The PE land use designation on the majority of the University wherein University activities will continue into the future will remain. The land use designation for that portion of the University north of Placeritos Boulevard is currently RL. The proposed change to PE would be consistent with the land use designation for the University south of Placeritos Boulevard.

A key element in the proposed Master

Plan is the General Plan's Circulation Element that calls for the extension of Dockweiler Drive through the property. A full discussion of the proposed extension may be found in Section 2.

1.8 RELATIONSHIP TO THE CITY'S UNIFIED DEVELOPMENT CODE

This Master Plan has been prepared in accordance with the requirements of the Unified Development Code (UDC) and addresses the issues and topics specified in the Code. The relevant sections include 17.26.120 – Master Plans, 17.37.020 – Public/Institutional (PI) Zone, 17.39.020 – Placerita Canyon Special Standards District, 17.51.040 - Oak Tree Preservation, 17.51.020 – Development Standards for Hillside Review Permit 17.38.070 - Ridgeline Preservation, 17.25.110 - Tentative Subdivision Maps, 17.25.100 - Conditional Use Permit, and 17.28.120 - Zone Changes and Amendments.

The Development Plan (Section 3) and Development Standards (Section 4) of this Master Plan modify and elaborate upon the City of Santa Clarita's Municipal Code to account for the unique conditions and development objectives for the campus and are intended to be incorporated into municipal law. The Design Guidelines (Section 5) are advisory only.



A key function of the Master Plan is to reduce the need for subsequent master planning and environmental review procedures as the project area is developed. The Master Plan fixes the general layout and configuration of streets, defines the land uses allowed and the density, massing and architecture of development to occur within the Master Plan area. Future improvements to the campus will require design review to ensure consistency with the Master Plan.

Under the City of Santa Clarita's review process, the following discretionary approvals and findings are required and have been requested by the applicant:

- Final Environmental Impact Report for the Master's University Master Plan (State Clearinghouse No. 2006101171)
- Master's University Master Plan 07-001
- General Plan Amendment 04-009
- Zone Change 04-006
- Tentative Tract Map 66503
- Conditional Use Permit 04-031
- Ridgeline Alteration Permit 07-001
- Hillside Review Permit 04-010
- Oak Tree Permit 04-050

1.9 ORGANIZATION OF THE MASTER PLAN

The organization of the Master Plan and the directions for its use are defined below.

Section 1: Introduction.

The introduction provides background information and outlines the intent and structure of the Master Plan, and establishes the regulatory authority of the Plan and its relation to other regulatory documents. It also provides a history and the community setting for the project.

Section 2: Existing Site Conditions.

This section provides information on existing and future campus uses. It also provides information on surrounding land uses and integration with these surrounding uses.

Section 3: Development Plan.

This section details which areas of the campus will be developed and the phasing of development.



Sections 4 and 5: Development Standards and Design Guidelines.

These sections implement the planning and design concepts provided in this document by giving detailed specifications for the future development on this site. The Standards and Guidelines are intended to supplement the City of Santa Clarita's Municipal Code. Where provisions of the Master Plan Design Standards and Guidelines are more restrictive than the City of Santa Clarita Municipal Code, the Standards and Guidelines contained herein govern the development within the campus area. The Standards and Guidelines encourage appropriate design solutions while maintaining sufficient flexibility to accommodate the practicalities of construction and economic feasibility.

Section 6: Implementation Plan.

This Section defines the policies and programs to be used to implement the Master Plan. n



2

EXISTING CONDITIONS

2.1 SITE CONDITIONS AND SURROUNDING USES

The 95-acre Master's University campus is located in the subcommunity of Placerita Canyon in the City of Santa Clarita. Placerita Canyon is a rural, oak-studded community northeast of downtown Newhall. A Special Standards District aimed at maintaining the rustic and equestrian character of the area applies to development and uses within the canyon.

For planning purposes, the campus is divided into three areas: the North Campus (north of Placeritos Road), the Valley Campus (south of Placeritos Road to the southern ridgeline of Placerita Canyon), and the Hilltop Campus (south of Placerita Canyon) as shown in Figure 2-1.

North Campus: This area was formerly a church and acquired by the University in 1997. It is currently improved with four classroom buildings and parking and operates under a Conditional Use Permit. About 2.4 acres (53%) of the North Campus is unbuildable due to a flood hazard zone. The current zoning is Residential Low (RL) with a conditional use permit for the instructional uses.

The main campus area includes classrooms, dormitories, administra-

tive offices, a student center, a gym, athletic fields, recreational facilities, surface parking and maintenance facilities. Most of the buildings are one to two stories and spread throughout the campus. The streets are rural with no curb or gutter. It is currently zoned Private Education (PE). There are more than 350 native oaks on the campus including 35 heritage oaks. The protected oak groves, located primarily on north



facing slopes, limit development in these areas.

Hilltop Campus: This area of the University property is currently undeveloped with a mixture of native and non-native grasses. An east/west

Adopted: January 13, 2009

Revised: December 15, 2018



COLOR LEGEND

- HILL TOP CAMPUS ZONE
- VALLEY CAMPUS ZONE
- NORTH CAMPUS ZONE
- PLANNING AREA BOUNDARY

Campus Identity Zones

(Based on Topography) Figure 2-1



ridgeline transverses the northern edge of this area (Fig. 2-1A). The General Plan's Circulation Element calls for the extension of Dockweiler Road through the property. A 250-foot wide, 12.8-acre Metropolitan Water District (MWD) property bisects the southern portion of the campus. About four acres of this property have been made available for dormitory parking and athletic fields for the University. Newhall Creek runs along the far southern edge of the property with a small parcel south of the creek currently being leased to the City for use as Creekview Park.

Figure 2-2 depicts both the current and proposed zoning throughout the campus.

2.2 TOPOGRAPHY AND GEOLOGY

The Hilltop Campus (Placerita Canyon Road to Newhall Creek) consists of moderately steep rolling hillsides with a non-linear, but roughly east/west trending ridgeline. This is identified as a significant ridgeline in the City of Santa Clarita's 1992 Ridgeline Preservation Map. Elevations within this area of the campus range from approximately 1,455 feet above mean sea level at the ridgeline to about 1,275 feet at Newhall Creek. Slope gradients are primarily 2:1 (horizontal to vertical) or flatter. Areas on this part of the campus that are south of the exist-

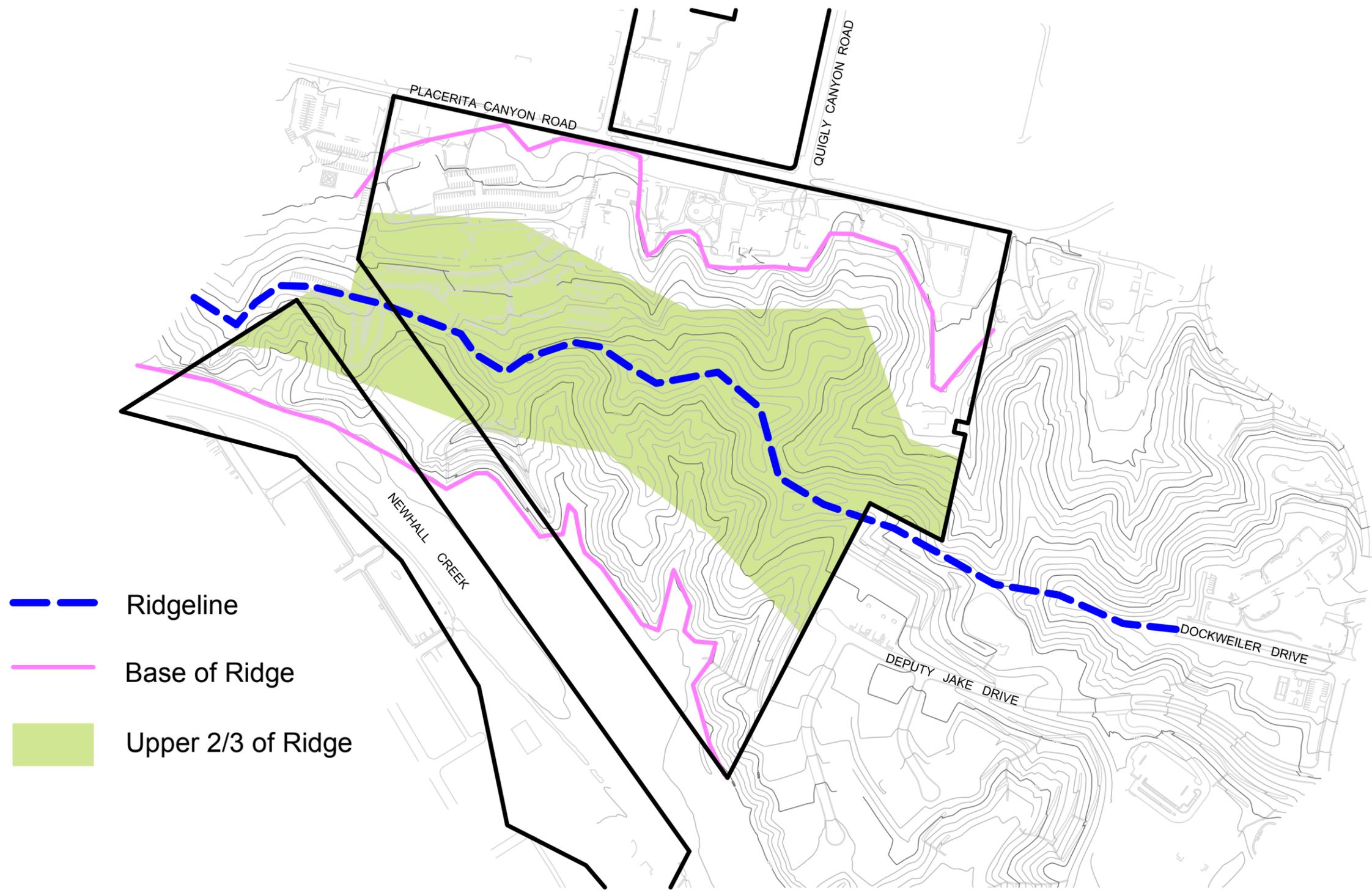
ing buildings along Placerita Canyon Road have slope gradients that are typically steeper than 15%.

The portions of the campus north of Placerita Canyon Road are generally flat with a slight gradient down to the west. Elevations in this area range from about 1,300 feet near the northeast property corner to 1,285 feet near the western property edge.

The campus lies within the eastern portion of the Ventura Basin within the western Transverse Ranges. The Ventura Basin and the Transverse Ranges are characterized by ongoing tectonic activity. In the Ventura Basin, Tertiary and Quaternary sediments have been folded and faulted along predominant east-west structural trends.

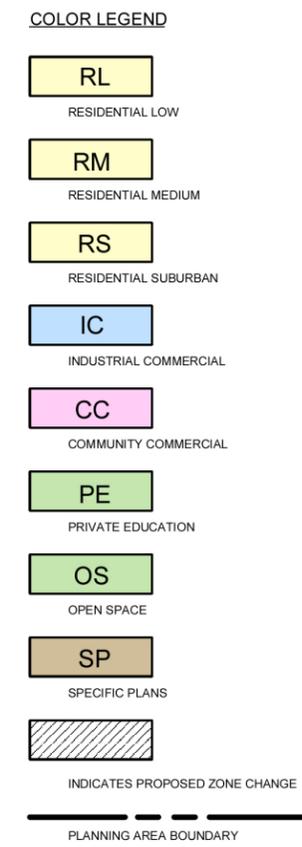
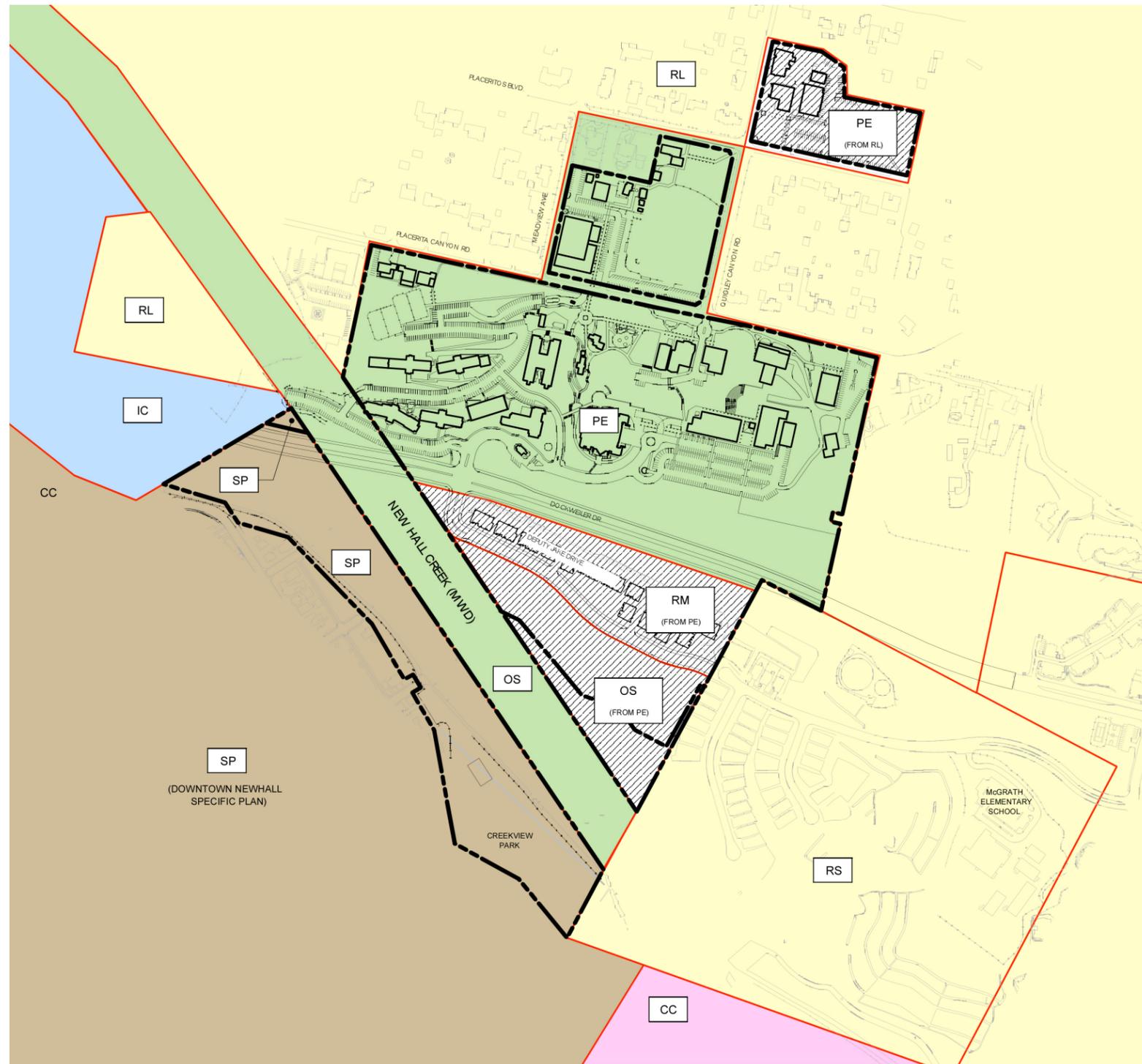
The earth materials in the Hilltop Campus area appear to be units of the non-marine Saugus Formation (TQs) of Plio-Pleistocene age. In the vicinity of the Master's University, the Saugus Formation consists of tan to reddish brown moderately indurated sandstones, silty sandstones, siltstones, and conglomeratic sandstones. Slope wash/colluvium has accumulated on most of the slopes, although data indicates that the slope wash (Q_{sw}) is generally relatively thin.

A geotechnical report is contained within the Environmental Impact Report for the Master Plan.



Ridgeline Location

Figure 2-1A



Zoning (Existing & Proposed)

Figure 2-2

BUILDING & FACILITY LEGEND

- EXISTING
- 1 REESE CENTER FOR SCIENCE AND MATHEMATICS
 - 2 DUNKIN STUDENT CENTER / MUSTANG GRILL
 - 3 COMPUTER & INFORMATION SCIENCE BUILDINGS
 - 4 POWELL LIBRARY
 - 5 ADMINISTRATION BUILDING OFFICE OF ENROLLMENT
 - 6 CAREER SERVICES & ACADEMIC COUNSELING
 - 7 WISMER COMPUTER CENTER
 - 8 VIDER BUILDING (ADMIN.)
 - 9 "UNDER THE OAKS" GARDEN
 - 10 STUDENT LIFE
 - 11 CHAPEL MEDIA
 - 12 SWIMMING POOL
 - 13 HOTCHKISS HALL (DORM.)
 - 14 SLIGHT HALL (DORM.)
 - 15 DIXON HALL (DORM.) - WITH 30 BED ADDITION
 - 16 WALDOCK HALL (DORM.)
 - 17 C.W. SMITH HALL (DORM.)
 - 18 SWEAZY HALL (DORM.) - WITH 50 BED ADDITION
 - 19 TENNIS COURTS
 - 20 CENTER FOR PROFESSIONAL STUDIES 2 (CPS2)
 - 21 CENTER FOR PROFESSIONAL STUDIES 1 (CPS1)
 - 22 HOME ECONOMICS CENTER
 - 23 CAMPUS SAFETY (BOOTH)
 - 24 BROSS GYMNASIUM
 - 25 FITNESS CENTER
 - 26 PLANT OPERATIONS (ADMIN.)
 - 27 SOCCER CLUB HOUSES
 - 28 COMMUNICATION CENTER
 - 29 BIBLICAL STUDIES CENTER
 - 30 MUSIC CENTER
 - 31 BUSINESS & TEACHER EDUCATION CENTER
 - 32 ENGLISH & HISTORY CENTER
 - 33 MISSIONARY OR STAFF RESIDENCE
 - 34 STEWARDSHIP SERVICES

SITE ELEMENTS LEGEND

- EXISTING
- A EQUESTRIAN TRAIL
 - B PETE REESE ATHLETIC FIELD

COLOR LEGEND

- EXISTING CAMPUS BUILDINGS
- PEDESTRIAN WALKWAYS
- PARKING AREAS / ROADWAYS
- EXISTING "GREEN" AREAS
- PLANNING AREA BOUNDARY
- TREES
- RIDGELINES

PARKING SUMMARY:

TOTAL EXISTING ADMINISTRATION/ GENERAL PARKING SPACES:	570
TOTAL EXISTING RESIDENTIAL PARKING SPACES:	426
TOTAL EXISTING PARKING SPACES:	996



Existing Campus Site Plan

Figure 2-3



2.3 OAK TREES

The University's canyon location is home to more than 350 oak trees located primarily on north-facing slopes. An Oak Tree Report prepared by Robert Hansen & Associates is included as part of this Master Plan attached as Appendix "E" and is an integral part of the planning process. Under the City's Oak Tree Preservation regulations, "Heritage oak tree" shall mean any oak tree measuring one hundred eight (108) inches or more in circumference or, in the case of a multiple trunk oak tree, two (2) or more trunks measuring seventy-two (72) inches each or greater in circumference, measured four and one-half (4.5) feet above the natural grade surrounding such tree. In addition, the Planning Commission and/or City Council may classify any oak tree, regardless of size, as a heritage oak tree if it is determined by a majority vote thereof that such tree has exceptional historic, aesthetic and/or environmental qualities of major significance or prominence to the community.

Because of the significant role that oak trees play in defining the campus, the Master Plan will work aggressively to keep as many trees as possible in place and replace those that cannot be kept.

2.4 INFRASTRUCTURE

Because the project area is largely built out, utilities and infrastructure are already in place. Key infrastructure considerations in master planning the campus include:

Storm Drainage

The University's canyon location makes storm drainage an on-going issue. Existing buildings located in Placerita Canyon are within the FEMA Flood Zone AO of Placerita Creek with the flood level determined to be two feet above the current grades. Hillside areas above the riverbed are considered debris-producing areas and may be subject to debris washing from the hillside.

On the positive side, the rural character of Placerita Canyon allows for considerable absorption of rainfall water. Low development intensity and soil conditions consisting primarily of river gravel contribute to this



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high absorption rate. Due to the rural character of the area, storm water is conveyed through the creeks, streambeds and the rural roads through the canyon instead of the gutters, storm drains or catch basins that typify more urbanized areas.

Sanitary Sewer

Currently, Placerita Canyon is transitioning from septic systems to a new public sanitary sewer system. The University has connected most of the existing campus buildings to the sewer system with the exception of the North Campus and three buildings fronting on Placerita Canyon Road that are more than 200 feet from the sewer trunk line. All new buildings are required to be connected to the sewer system at the time of construction.

Water

Newhall County Water District, as part of the Castaic Lake Water District, currently supplies water to the canyon from an elevated tank. An existing small tank is planned for replacement with a 5.0-million gallon tank. Although the water system is a pressure system, it relies on the gravity from the elevated tank to produce the water pressure. Buildings located at a higher elevation therefore have less pressure and may require booster pumps.

2.5 EXISTING BUILDINGS

The campus is currently developed with one and two story classrooms, administration buildings and dormitories that have been built in a variety of styles through the years. There are more than 30 buildings totaling approximately 286,147 square feet (see Table A). This includes classrooms, dormitories, administrative offices and support facilities. The remainder of the built campus includes approximately 996 parking stalls, athletic fields and open space. Figure 2-3 depicts the existing campus site plan.

South of the campus, outside Placerita Canyon, The Master's University owns undeveloped property that will serve as the primary expansion area. The University also owns two off-campus apartment buildings in Newhall on the 22000 block of 8th Street with a total of 21 units and a maximum capacity of 80 beds. Currently, 56 students live in these buildings. The City currently leases Creekside Park from the University on the south side of Newhall Creek for public use by Newhall residents.



TABLE A - EXISTING BUILDINGS

	Building Name	Sq. Ft.		Building Name	Sq. Ft.
1	Reese Center	10,000	21	Center for Prof. Studies 2	2,020
2	Dunkin Student Center	22,722	22	Home Economics Center	2,260
3	Computer & Info. Science	5,700	24	Bross Gymnasium	21,850
4	Powell Library	12,500	25	Fitness Center	4,200
5	Administration Building	8,000	26	Plant Operations	1,250
6	Career Services	720	27	Soccer Club Houses	1,500
7	Wismer Computer Center	2,160	28	Communication Center	2,450
8	Vider Building	4,530	29	Biblical Studies Center	14,000
10	Student Life Center	1,851	30	Music Center	14,000
11	Multimedia Center	1,632	31	Bus. & Teacher Ed. Center	4,800
12	Pool Dressing Rooms	280	32	English & History Center	3,400
13	Hotchkiss Hall	27,020	33	Missionary Residence	1,400
14	Slight Hall	15,600	34	Stewardship Services	900
15	Dixon Hall	13,400	35	Maintenance Shop	900
16	Waldock Hall	13,400	36	Garage	400
17	C.W. Smith Hall	28,742	37	Triad 1	800
18	Sweazy Hall	13,400	38	Triad 2	1,000
20	Center for Prof. Studies 1	2,360		Off-Campus Housing (est.)	25,000
	TOTAL EXISTING BUILDING SQ. FT:				286,147



TABLE B - EXISTING BUILDING USES

Use	Existing Sq. Ft.	% of Total	SF Student ¹
Classrooms	72,732	24.9%	66
Assembly/Student Gathering	37,073	12.7%	34
Athletics	27,830	9.5%	25
Administration/Maintenance	10,550	3.6%	10
Dormitories			
On Campus	112,962	40.8%	127
Off Campus	25,000	8.5%	26
TOTAL	286,147	100.00%	284

¹ Note: Indicates total student population except for dormitory calculations which are based on full-time resident students only.

² Assembly/Student Gathering. uses include dining hall, library, fitness center and student life center.



TABLE C - ENROLLMENT AND STAFFING

	Students		Faculty		Staff	
	Current	Maximum	Current	Maximum	Current	Maximum
Full-time	960	1,500	57	82	142	225
Part-time	145	200	70	100	35	60
TOTAL	1,105	1,700	127	182	177	285

1. Proposed maximums are based on an approved Master Plan.

2.6 STUDENTS AND STAFF

The student enrollment is divided into two categories: full-time traditional and Center for Professional Studies (CPS) students who attend part-time. Full-time student enrollment stands at 960 with an additional

145 CPS or part-time students. The University employs 57 full-time faculty and 70 adjunct professors some of whom teach only one class per week. Staff includes 142 full-time employees (24 hours per week or more) and part-time stands at 35 (Table C).



2.7 EXISTING CIRCULATION AND PARKING

Access to the campus is currently limited to Placerita Canyon Road, which is a local roadway. This roadway provides access to the University as well as the residences, a church facility and movie studios located in proximity to the University.

To the west, Placerita Canyon Road merges with 13th Street and terminates at Rail Road Avenue. This is a controlled intersection with an at-grade railroad crossing on 13th Street. To the east, Placerita Canyon Road ends at a locked gate with access available only to canyon residents. According to the Circulation Element of the City's General Plan, traffic volumes of less than 25,000 trips per day are envisioned on this roadway. Other key roadways providing internal access within the canyon include Placeritos Boulevard and Quigley Canyon Road. From the Master's University campus, a Metrolink station in downtown Newhall is difficult to access due to topography.

The location of The Master's University presents several unique access and circulation challenges. The first is that the community is largely built out with an existing road network and limited opportunities for change. Through the requirements of the Placerita Canyon Special Standards District, these existing roads will maintain their rural character. Sec-

ondly, although the area was planned as a rural community, the area has evolved and generates vehicular trips throughout the year. The final challenge is the steep slopes, challenging terrain and only a single major access point at Railroad Avenue. The lack of a second major access point is of particular concern in an emergency situation. There is currently a "back door" controlled access at the east end of Placerita Canyon Road for residents only. This access point would quickly reach capacity in the event of a fire or flood and is not adequate for emergency evacuations. In meetings with local residents and the Placerita Canyon Property Owners' Association, circulation was the single greatest concern.

The Master's University currently has 996 parking spaces spread throughout the campus. There are 226 parking spaces on the North Campus, 178 spaces on the Valley Campus and 592 on the Hilltop Campus. Students living on campus have approximately 573 cars and those living off campus had 81 cars for a total of 654 total student cars. Off-campus students include those housed in University-owned housing (80 total beds) and commuter students. Dormitory parking is access controlled with 24-hour security personnel. Approximately 400 spaces are currently provided for "resident-only parking." An analysis of existing parking is provided in Appendix "F".



2.8 DEVELOPMENT OPPORTUNITIES AND PARKING

The future planning for the campus is largely determined by the extension of Dockweiler Drive. Connecting Dockweiler from its current terminus to Lyons requires extensive grading and shoulder slopes that in turn define the general size and configura-

tion of the University's buildable pad areas as shown in Exhibit 2-4. The difference in grade between the new buildable pad area and the existing campus offers unique challenges to creating an integrated campus environment. Other significant opportunities and constraints include the extensive oak groves on the campus, the adjacent residential areas and downtown Newhall to the south. n



BUILDING & FACILITY LEGEND

- EXISTING**
- 1 REESE CENTER FOR SCIENCE AND MATHEMATICS
 - 2 DUNKIN STUDENT CENTER / MUSTANG GRILL
 - 3 COMPUTER & INFORMATION SCIENCE BUILDINGS
 - 4 POWELL LIBRARY (WITH LEGACY CENTER ADDITION)
 - 5 ADMINISTRATION BUILDING OFFICE OF ENROLLMENT
 - 6 CAREER SERVICES & ACADEMIC COUNSELING
 - 7 WISMER COMPUTER CENTER
 - 8 VIDER BUILDING (ADMIN.)
 - 9 "UNDER THE OAKS" GARDEN
 - 10 STUDENT LIFE
 - 11 CHAPEL MEDIA
 - 12 SWIMMING POOL
 - 13 HOTCHKISS HALL (DORM.)
 - 14 SLIGHT HALL (DORM.)
 - 15 DIXON HALL (DORM.)
 - 16 WALDOCK HALL (DORM.)
 - 17 C.W. SMITH HALL (DORM.)
 - 18 SWEAZY HALL (DORM.)
 - 49 TENNIS COURTS
 - 20 CENTER FOR PROFESSIONAL STUDIES 2 (CPS2)
 - 21 CENTER FOR PROFESSIONAL STUDIES 1 (CPS1)
 - 22 HOME ECONOMICS CENTER
 - 23 CAMPUS SAFETY (BOOTH)
 - 24 BROSS GYMNASIUM
 - 25 FITNESS CENTER
 - 26 PLANT OPERATIONS (ADMIN.)
 - 27 SOCCER CLUB HOUSES
 - 28 COMMUNICATION CENTER
 - 29 BIBLICAL STUDIES CENTER
 - 30 MUSIC CENTER
 - 31 BUSINESS & TEACHER EDUCATION CENTER
 - 32 ENGLISH & HISTORY CENTER
 - 33 MISSIONARY OR STAFF RESIDENCE
 - 34 STEWARDSHIP SERVICES

PROPOSED

- 40 NEW MACARTHUR CENTER BUILDING (MAX. HT. 125 FT.)
- 41 NEW BUILDING (CLASSROOM) (MAX. HT. 50 FT.)
- 42 NEW BUILDING (CLASSROOM) (MAX. HT. 50 FT.)
- 43 NEW SECURITY GUARD HOUSE (MAX. HT. 20 FT.)
- 44 NEW 200 BED DORMITORY BUILDING (MAX. HT. 50 FT.)
- 45 NEW COMPUTER SCIENCE BUILDING (MAX. HT. 38 FT.)
- 46 NEW MAINTENANCE BUILDING (MAX. HT. 35 FT.)
- 47 NEW ENTRY FEATURE (MAX. HT. 28 FT.)
- 48 RESTROOMS / STORAGE
- 49 NEW ATHLETIC FIELD ENTRY TOWER
- 50 NEW KINESIOLOGY BUILDING

##X INDICATES PROPOSED EXPANSION FOR AN EXISTING BUILDING OR FACILITY

SITE ELEMENTS LEGEND

- EXISTING**
- A EQUESTRIAN TRAIL
 - B PETE REESE ATHLETIC FIELD
- PROPOSED**
- C NEW ARBOR/ARCADE/PLAZA
 - D NEW PEDESTRIAN BRIDGE
 - E NEW CAMPUS PLAZA
 - F RELOCATED OR RECONFIGURED PARKING
 - G "UNIFYING DESIGN ELEMENT" STONE AND WOOD ARCADE ELEMENT
 - H NEW PEDESTRIAN WALK
 - J NEW OUTDOOR PRAYER GRADEN
 - K NEW DROP OFF LOCATION
 - L NEW CAMPUS IDENTIFICATION SIGNAGE
 - M NEW AMPHITHEATRE
 - N NEW PUBLIC GREEN AREA
 - O NEW DORMITORY PARKING
 - P NEW STUDENT/FACULTY PARKING
 - Q NEW ACCESS ROAD
 - R NEW PEDESTRIAN CONNECTION
 - S NEW ENTRANCE DRIVE TO NEW PARKING AREA
 - T NEW CENTRAL PLANT
 - U NEW SHORT COURSE-POOL
 - V NEW MACARTHUR CENTER TRASH ENCLOSURE (MAX. HT. 12 FT.)

COLOR LEGEND

- EXISTING TREES
- GRADED PAD AREA FOR CAMPUS
- GRADED PAD AREA FOR HOUSING
- EXPANSION OF DOCKWEILER DR. & DEPUTY JAKE DR.
- NEW MAIN CAMPUS ENTRANCE (UNDER SEPARATE APPROVAL)
- PLANNING AREA BOUNDARY
- EXTENT OF PROPOSED GRADING
- DESIRABLE PEDESTRIAN CONNECTIONS



Development Strategy Exhibit

Figure 2-4



3 DEVELOPMENT PLAN

3.1 INTRODUCTION

The Master Plan is part of a comprehensive land planning effort for The Master's University's property in Santa Clarita. The Development Plan includes land use, circulation and proposed zoning changes. The primary goals of the Development Plan are to: 1) provide for the University's incremental growth, 2) provide a new primary entry and improve overall vehicular and pedestrian circulation, and 3) create a cohesive, pedestrian-friendly campus.

The proposed Master Plan is predicated on the extension of Dockweiler Drive through the southern part of the property. In addition to a new primary access point, the extensive grading necessary to meet the City's requirements and link from its current terminus to a proposed future connection point at Lyons Avenue creates unique opportunities for the University.

The proposed Master Plan includes the following key components (see Figure 3.1):

- A new chapel and conference facility which will be up to 55,000 square feet in size;
- Two new academic buildings that will contain classrooms and a new library;
- A student plaza with an outdoor amphitheatre;
- Expansion of the gymnasium;
- A new 200 bed student dormitory and pedestrian connection bridge;
- A new computer sciences building and an expansion of the existing student center and dining hall;
- The removal of parking and older buildings along Placerita Canyon Road to allow for the creation of a large green-space and garden area;
- The creation of a large student/faculty parking area accessed from Dockweiler Drive and directly adjacent to the new chapel and academic buildings;
- The creation of additional dormitory parking;
- The creation of a competition swimming pool; and
- The design of two major pedestrian links between the new academic facilities and the existing academic facilities along Placerita Canyon Road.

Adopted: January 13, 2009

Revised: December 15, 2018



Perspective of the proposed MacArthur Chapel that will provide the hub of the redesigned campus

EXTERIOR PERSPECTIVE VIEW

Adopted: January 13, 2009

Revised: December 15, 2018

BUILDING & FACILITY LEGEND

- EXISTING**
- 1 REESE CENTER FOR SCIENCE AND MATHEMATICS
 - 2 DUNKIN STUDENT CENTER / MUSTANG GRILL
 - 3 COMPUTER & INFORMATION SCIENCE BUILDINGS
 - 4 POWELL LIBRARY
 - 5 ADMINISTRATION BUILDING OFFICE OF ENROLLMENT
 - 6 CAREER SERVICES & ACADEMIC COUNSELING
 - 7 WISMER COMPUTER CENTER
 - 8 VIDER BUILDING (ADMIN.)
 - 9 "UNDER THE OAKS" GARDEN
 - 10 STUDENT LIFE
 - 11 CHAPEL MEDIA
 - 12 SWIMMING POOL
 - 13 HOTCHKISS HALL (DORM.)
 - 14 SLIGHT HALL (DORM.)
 - 15 DIXON HALL (DORM.)
 - 16 WALDOCK HALL (DORM.)
 - 17 C.W. SMITH HALL (DORM.)
 - 18 SWEAZY HALL (DORM.)
 - 19 TENNIS COURTS
 - 20 CENTER FOR PROFESSIONAL STUDIES 2 (CPS2)
 - 21 CENTER FOR PROFESSIONAL STUDIES 1 (CPS1)
 - 22 HOME ECONOMICS CENTER
 - 23 CAMPUS SAFETY (BOOTH)
 - 24 BROSS GYMNASIUM
 - 25 FITNESS CENTER
 - 26 PLANT OPERATIONS (ADMIN.)
 - 27 SOCCER CLUB HOUSES
 - 28 COMMUNICATION CENTER
 - 29 BIBLICAL STUDIES CENTER
 - 30 MUSIC CENTER
 - 31 SCHOOL OF BUSINESS
 - 32 ENGLISH & HISTORY CENTER
 - 33 MISSIONARY OR STAFF RESIDENCE
 - 34 STEWARDSHIP SERVICES

PROPOSED

- 40 NEW MACARTHUR CHAPEL BUILDING (MAX. HT. 125 FT.)
- 41 NEW 2 STORY BUILDING (CLASSROOM) (MAX. HT. 50 FT.)
- 42 NEW 2 STORY BUILDING (CLASSROOM) (MAX. HT. 50 FT.)
- 43 NEW SECURITY GUARD HOUSE
- 44 NEW 200 BED DORMITORY BUILDING (MAX. HT. 50 FT.)
- 45 NEW COMPUTER SCIENCE BUILDING
- 46 NEW MAINTENANCE BUILDING
- 47 NEW ENTRY TOWER
- 48 RESTROOMS / STORAGE
- 49 NEW ATHLETIC FIELD ENTRY TOWER
- 50 NEW KINESIOLOGY BUILDING

##X INDICATES PROPOSED EXPANSION FOR AN EXISTING BUILDING OR FACILITY

SITE ELEMENTS LEGEND

- EXISTING**
- A EQUESTRIAN TRAIL
 - B PETE REESE ATHLETIC FIELD
- PROPOSED**
- C NEW ARBOR/ARCADE/PLAZA
 - D NEW PEDESTRIAN BRIDGE
 - E NEW CAMPUS PLAZA
 - F RELOCATED OR RECONFIGURED PARKING
 - G "UNIFYING DESIGN ELEMENT" STONE AND WOOD ARCADE ELEMENT
 - H NEW PEDESTRIAN WALK
 - J NEW OUTDOOR PRAYER GRADEN
 - K NEW DROP OFF LOCATION
 - L NEW CAMPUS IDENTIFICATION SIGNAGE
 - M NEW AMPHITHEATRE
 - N NEW PUBLIC GREEN AREA
 - O NEW DORMITORY PARKING
 - P NEW STUDENT/FACULTY PARKING
 - Q NEW ACCESS ROAD
 - R NEW PEDESTRIAN CONNECTION
 - S NEW ENTRANCE DRIVE TO NEW PARKING AREA
 - T NEW CENTRAL PLANT
 - U NEW SHORT COURSE POOL
 - V NEW MACARTHUR CENTER TRASH ENCLOSURE (MAX. HT. 12 FT.)

COLOR LEGEND

- EXISTING CAMPUS BUILDINGS
- NEW CAMPUS BUILDING STRUCTURE OR EXPANSION
- WALKWAYS AT VALLEY CAMPUS (ELEV. ± 1290-1295)
- WALKWAYS AT NORTH CAMPUS (ELEV. ± 1320)
- WALKWAYS AT HILLTOP CAMPUS (ELEV. ± 1340)
- NEW CAMPUS GREEN AREA
- PARKING AREAS / ROADWAYS
- TREES

CAMPUS BOUNDARY

EXTENT OF PROPOSED GRADING

PARKING SUMMARY:

TOTAL PARKING SPACES AVAILABLE UPON COMPLETION OF MASTER PLAN:	1,277
--	-------



Proposed Illustrative Master Plan

Figure 3-1

BUILDING & FACILITY LEGEND

- EXISTING**
- 1 REESE CENTER FOR SCIENCE AND MATHEMATICS
 - 2 DUNKIN STUDENT CENTER / MUSTANG GRILL
 - 3 COMPUTER & INFORMATION SCIENCE BUILDINGS
 - 4 POWELL LIBRARY
 - 5 ADMINISTRATION BUILDING OFFICE OF ENROLLMENT
 - 6 CAREER SERVICES & ACADEMIC COUNSELING
 - 7 WISMER COMPUTER CENTER
 - 8 VIDER BUILDING (ADMIN.)
 - 9 "UNDER THE OAKS" GARDEN
 - 10 STUDENT LIFE
 - 11 CHAPEL MEDIA
 - 12 SWIMMING POOL
 - 13 HOTCHKISS HALL (DORM.)
 - 14 SLIGHT HALL (DORM.)
 - 15 DIXON HALL (DORM.) - WITH 30 BED ADDITION
 - 16 WALDOCK HALL (DORM.)
 - 17 C.W. SMITH HALL (DORM.)
 - 18 SWEAZY HALL (DORM.) - WITH 50 BED ADDITION
 - 19 TENNIS COURTS
 - 20 CENTER FOR PROFESSIONAL STUDIES 2 (CPS2)
 - 21 CENTER FOR PROFESSIONAL STUDIES 1 (CPS1)
 - 22 HOME ECONOMICS CENTER
 - 23 CAMPUS SAFETY (BOOTH)
 - 24 BROSS GYMNASIUM
 - 25 FITNESS CENTER
 - 26 PLANT OPERATIONS (ADMIN.)
 - 27 SOCCER CLUB HOUSES
 - 28 COMMUNICATION CENTER
 - 29 BIBLICAL STUDIES CENTER
 - 30 MUSIC CENTER
 - 31 BUSINESS & TEACHER EDUCATION CENTER
 - 32 ENGLISH & HISTORY CENTER
 - 33 MISSIONARY OR STAFF RESIDENCE
 - 34 STEWARDSHIP SERVICES
- PROPOSED**
- 40 NEW MACARTHUR CENTER BUILDING (MAX. HT. 125 FT.)
 - 41 NEW BUILDING (CLASSROOM) (MAX. HT. 50 FT.)
 - 42 NEW BUILDING (CLASSROOM) (MAX. HT. 50 FT.)
 - 43 NEW SECURITY GUARD HOUSE (MAX. HT. 20 FT.)
 - 44 NEW 120 BED DORMITORY BUILDING (MAX. HT. 50 FT.)
 - 45 NEW COMPUTER SCIENCE BUILDING (MAX. HT. 38 FT.)
 - 46 NEW MAINTENANCE BUILDING (MAX. HT. 35 FT.)
 - 47 NEW ENTRY FEATURE (MAX. HT. 28 FT.)
- ##X INDICATES PROPOSED EXPANSION FOR AN EXISTING BUILDING OR FACILITY

SITE ELEMENTS LEGEND

- EXISTING**
- A EQUESTRIAN TRAIL
 - B PETE REESE ATHLETIC FIELD
- PROPOSED**
- C NEW ARBOR/ARCADE/PLAZA AND WOOD ARCADE ELEMENT
 - D NEW PEDESTRIAN BRIDGE
 - E NEW CAMPUS PLAZA
 - F RELOCATED OR RECONFIGURED PARKING
 - G "UNIFYING DESIGN ELEMENT" STONE AND WOOD ARCADE ELEMENT
 - H NEW PEDESTRIAN WALK
 - J NEW OUTDOOR PRAYER GRADEN
 - K NEW DROP OFF LOCATION
 - L NEW CAMPUS IDENTIFICATION SIGNAGE
 - M NEW AMPHITHEATRE
 - N NEW PUBLIC GREEN AREA
 - O NEW DORMITORY PARKING
 - P NEW STUDENT/FACULTY PARKING
 - Q NEW ACCESS ROAD
 - R NEW PEDESTRIAN CONNECTION
 - S NEW ENTRANCE DRIVE TO NEW PARKING AREA
 - T NEW CENTRAL PLANT
 - U NEW MACARTHUR CENTER TRASH ENCLOSURE (MAX. HT. 12 FT.)

COLOR LEGEND

- ACADEMIC LIFE ZONE
- SPIRITUAL LIFE ZONE
- RESIDENTIAL LIFE ZONE
- FOCAL BUILDING / SPACE
- GENERAL DIRECTION OF STUDENT MOVEMENT
- PLANNING AREA BOUNDARY



Campus Organization Diagram

Figure 3-2



3.2 LAND USE PLAN

The proposed land use plan defines three distinct campus use zones: Academic Life, Spiritual Life and Residential Life as shown in Figure 3-2. These zones are connected through two major pedestrian linkages to help limit vehicle trips and remove foot traffic from Placerita Canyon and Quigley Canyon. The new chapel is located at the crossing point of the two paths and creates a new focal point to unify the various campus functions. The plan provides a consistent zoning designation of Private Education (PE) throughout the campus.

3.2.1 Land Use Goals

The land use planning principles guiding the Master Plan include:

Develop a Campus that Fosters Positive Interchange Between all Students, Faculty and Administration by:

1. Creating a campus center to serve as a hub;
2. Constructing a chapel to enable students, faculty and administration to worship together;
3. Encouraging spiritual growth through maintaining the rural environment to provide for quiet reflective learning;
4. Locating campus func-

tions, buildings and campus furniture to encourage interchange and discourage isolation;

5. Maximizing the number of residents living on campus;
6. Improving services to those that live off-campus;
7. Providing central student services, including dining, to allow the student body to interact;
8. Enhancing outdoor gathering spaces at the North Campus, Duncan Center, administration building and The Oaks; and
9. Organizing residence halls to encourage interaction.

Upgrade an Aging Campus to Meet Current Codes by:

1. Replacing a campus-wide septic system as necessary with the public sewer;
2. Improving fire and life safety by upgrading buildings and constructing a secondary access;
3. Modernizing buildings to provide full accessibility and seismic safety while minimizing hazardous materials; and
4. Adhering to community design standards.



Plan the Campus to Meet Future Needs by:

1. Developing a Master Plan for the future growth and development of the University;
2. Constructing facilities that are sized to adequately serve the existing and future academic mission; and
3. Appropriately reusing buildings where possible.

Respect the Surrounding Context and Environment by:

1. Improving campus grounds and buildings while respecting the goals of the Placerita Canyon Special Standards District;
2. Placing buildings, support structures and lighting to minimize impact to adjacent residences;
3. Directing pedestrian and vehicular traffic to minimize disruption to adjacent neighborhoods and preserve and maintain the rural quality of the Canyon; and
4. Developing a rich, natural theme for the physical improvement of the campus.

3.3 PROPOSED BUILDING CHANGES

The Land Use Plan proposes eight new buildings including the MacArthur Chapel, a 200-bed dormitory and new classrooms totaling 220,000 square feet. Small expansions to eight existing buildings totaling 33,000 square feet. Four buildings are slated for removal totaling approximately 13,000 square feet. The total change in building area is 239,878 square feet as summarized in Table D. The Campus Building Area & Use Plan is shown in Figure 3-3 and the Building Height Strategy is shown in Figure 3-4.



TABLE D - PROPOSED ADDITIONS, EXPANSIONS AND REMOVALS

	Use	Proposed Sq. Ft.	Units
	New Buildings		
40	Chapel/Conference	55,000	
41	Classrooms	60,000	
42	Classrooms	58,086	
43	Security Guard House	2,500	
44	Dormitory	37,200	200 beds
45	Computer Science	10,000	
46	Maintenance Building	5,000	
47	North Campus Tower	0	
48	Pool Restrooms	500	
49	Athletic Field Tower	0	
50	Kinesiology Building	2,880	
	Subtotal New Buildings	231,166	
	Expanded Buildings		
2x	Dining Hall	4,778	
4x	Legacy Center	1,740	
20x	Classroom Expansion	840	
21x	Classroom Expansion	1,380	
22x	Classroom Expansion	1,454	
24x	Gym Expansion	8,780	
28x	Communication Center	2,000	
31x	Business: Elevator/Lobby	850	
	Subtotal Expanded Buildings	21,822	
	Buildings to be Removed		
(3)	Computer & Info Science	(5,700)	
(6)	Career Services	(720)	
(7)	Wismer Computer Center	(2,160)	
(8)	Vider Building	(4,530)	
	Subtotal Removed Buildings	(13,110)	
	TOTAL NET CHANGE	239,878	

Note: Table D updated July 2017.

Adopted: January 13, 2009

Revised: December 15, 2018

BUILDING & FACILITY LEGEND

THE FOLLOWING BUILDING SQUARE FOOTAGES ARE BASED ON COMPLETION OF ASSOCIATED EXPANSIONS.

CLASSROOM BUILDINGS:

- 1 REESE CENTER FOR SCIENCE AND MATHEMATICS - 10,000 SQ. FT.
- 11 CHAPEL MEDIA - 1,632 SQ. FT.
- 20 CENTER FOR PROFESSIONAL STUDIES 2 (CPS2) - 3,200 SQ. FT.
- 21 CENTER FOR PROFESSIONAL STUDIES 1 (CPS1) - 3,400 SQ. FT.
- 22 HOME ECONOMICS CENTER - 3,540 SQ. FT.
- 28 COMMUNICATION CENTER - 2,450 SQ. FT.
- 29 BIBLICAL STUDIES CENTER - 14,000 SQ. FT.
- 30 MUSIC CENTER - 14,000 SQ. FT.
- 31 BUSINESS & TEACHER EDUCATION CENTER - 5,650 SQ. FT.
- 32 ENGLISH & HISTORY CENTER - 3,400 SQ. FT.
- 24 BROSS GYMNASIUM - 30,630 SQ. FT.
- 34 STEWARDSHIP SERVICES - 900 SQ. FT.
- 41 NEW 2 STORY BUILDING - 60,000 SQ. FT.
- 42 NEW 2 STORY BUILDING - 59,030 SQ. FT.
- 45 NEW COMPUTER SCIENCE BUILDING - 10,000 SQ. FT.

ADMINISTRATION/MAINTENANCE BUILDINGS:

- 5 ADMINISTRATION BUILDING OFFICE OF ENROLLMENT - 8,000 SQ. FT.
- 23 CAMPUS SAFETY (BOOTH) - 150 SQ. FT.
- 26 PLANT OPERATIONS - 1,250 SQ. FT.
- 43 NEW SECURITY GUARD HOUSE - 1,250 SQ. FT.
- 46 NEW MAINTENANCE BUILDING - 10,000 SQ. FT.

DORMITORY BUILDINGS:

- 13 HOTCHKISS HALL - 27,020 SQ. FT.
- 14 SLIGHT HALL - 15,600 SQ. FT.
- 15 DIXON HALL - 13,400 SQ. FT.
- 16 WALDOCK HALL - 13,400 SQ. FT.
- 17 C.W. SMITH HALL - 35,000 SQ. FT.
- 18 SWEAZY HALL - 13,400 SQ. FT.
- 33 MISSIONARY OR STAFF RESIDENCE - 1,400 SQ. FT.
- 44 NEW 200 BED DORMITORY BUILDING - 37,200 SQ. FT.

ASSEMBLY/STUDENT GATHERING BUILDINGS:

- 2 DUNKIN STUDENT CENTER / MUSTANG GRILL - 27,500 SQ. FT.
- 4 POWELL LIBRARY (WITH LEGACY CENTER ADDITION) - 13,470 SQ. FT.
- 9 "UNDER THE OAKS" GARDEN
- 10 STUDENT LIFE - 1,851 SQ. FT.
- 40 NEW MACARTHUR CENTER BUILDING - 55,000 SQ. FT.
- 47 NEW ENTRY TOWER

ATHLETIC BUILDINGS:

- 12 SWIMMING POOL - 280 SQ. FT.
- 49 TENNIS COURTS
- 25 FITNESS CENTER - 7,080 SQ. FT.
- 27 SOCCER CLUB HOUSES - 1,500 SQ. FT.
- 48 RESTROOMS / STORAGE - 500 SQ. FT.
- 49 NEW ATHLETIC FIELD ENTRY TOWER
- 50 NEW KINESIOLOGY BUILDING

#X INDICATES PROPOSED EXPANSION FOR AN EXISTING BUILDING OR FACILITY

SITE ELEMENTS LEGEND

EXISTING

- A EQUESTRIAN TRAIL
- B PETE REESE ATHLETIC FIELD

PROPOSED

- C NEW ARBOR/ARCADE/PLAZA
- D NEW PEDESTRIAN BRIDGE
- E NEW CAMPUS PLAZA
- F RELOCATED OR RECONFIGURED PARKING
- G "UNIFYING DESIGN ELEMENT" STONE AND WOOD ARCADE ELEMENT
- H NEW PEDESTRIAN WALK
- J NEW OUTDOOR PRAYER GRADEN
- K NEW DROP OFF LOCATION
- L NEW CAMPUS IDENTIFICATION SIGNAGE
- M NEW AMPHITHEATRE
- N NEW PUBLIC GREEN AREA
- O NEW DORMITORY PARKING
- P NEW STUDENT/FACULTY PARKING
- Q NEW ACCESS ROAD
- R NEW PEDESTRIAN CONNECTION
- S NEW ENTRANCE DRIVE TO NEW PARKING AREA
- T NEW CENTRAL PLANT
- U NEW SHORT COURSE POOL

COLOR LEGEND

- CLASSROOM BUILDING
- ADMINISTRATION/MAINTENANCE BUILDING
- DORMITORY BUILDING
- ASSEMBLY/STUDENT GATHERING BUILDING
- ATHLETIC BUILDING
- PLANNING AREA BOUNDARY



Campus Building Area & Use Plan

Figure 3-3

BUILDING & FACILITY LEGEND

- EXISTING**
- 1 REESE CENTER FOR SCIENCE AND MATHEMATICS
 - 2 DUNKIN STUDENT CENTER / MUSTANG GRILL
 - 3 COMPUTER & INFORMATION SCIENCE BUILDINGS
 - 4 POWELL LIBRARY (WITH LEGACY CENTER ADDITION)
 - 5 ADMINISTRATION BUILDING OFFICE OF ENROLLMENT
 - 6 CAREER SERVICES & ACADEMIC COUNSELING
 - 7 WISMER COMPUTER CENTER
 - 8 VIDER BUILDING (ADMIN.)
 - 9 "UNDER THE OAKS" GARDEN
 - 10 STUDENT LIFE
 - 11 CHAPEL MEDIA
 - 12 SWIMMING POOL
 - 13 HOTCHKISS HALL (DORM.)
 - 14 SLIGHT HALL (DORM.)
 - 15 DIXON HALL (DORM.)
 - 16 WALDOCK HALL (DORM.)
 - 17 C.W. SMITH HALL (DORM.)
 - 18 SWEAZY HALL (DORM.)
 - 48 TENNIS COURTS
 - 20 CENTER FOR PROFESSIONAL STUDIES 2 (CPS2)
 - 21 CENTER FOR PROFESSIONAL STUDIES 1 (CPS1)
 - 22 HOME ECONOMICS CENTER
 - 23 CAMPUS SAFETY (BOOTH)
 - 24 BROSS GYMNASIUM
 - 25 FITNESS CENTER
 - 26 PLANT OPERATIONS (ADMIN.)
 - 27 SOCCER CLUB HOUSES
 - 28 COMMUNICATION CENTER
 - 29 BIBLICAL STUDIES CENTER
 - 30 MUSIC CENTER
 - 31 BUSINESS & TEACHER EDUCATION CENTER
 - 32 ENGLISH & HISTORY CENTER
 - 33 MISSIONARY OR STAFF RESIDENCE
 - 34 STEWARDSHIP SERVICES

SITE ELEMENTS LEGEND

- EXISTING**
- A EQUESTRIAN TRAIL
 - B PETE REESE ATHLETIC FIELD
- PROPOSED**
- C NEW ARBOR/ARCADE/PLAZA
 - D NEW PEDESTRIAN BRIDGE
 - E NEW CAMPUS PLAZA
 - F RELOCATED OR RECONFIGURED PARKING
 - G "UNIFYING DESIGN ELEMENT" STONE AND WOOD ARCADE ELEMENT
 - H NEW PEDESTRIAN WALK
 - J NEW OUTDOOR PRAYER GRADEN
 - K NEW DROP OFF LOCATION
 - L NEW CAMPUS IDENTIFICATION SIGNAGE
 - M NEW AMPHITHEATRE
 - N NEW PUBLIC GREEN AREA
 - O NEW DORMITORY PARKING
 - P NEW STUDENT/FACULTY PARKING
 - Q NEW ACCESS ROAD
 - R NEW PEDESTRIAN CONNECTION
 - S NEW ENTRANCE DRIVE TO NEW PARKING AREA
 - T NEW CENTRAL PLANT
 - U NEW SHORT COURSE POOL
 - V NEW MACARTHUR CENTER TRASH ENCLOSURE (MAX. HT. 12 FT.)

PROPOSED

- 40 NEW MACARTHUR CENTER BUILDING (MAX. HT. 125 FT.)
 - 41 NEW BUILDING (CLASSROOM) (MAX. HT. 50 FT.)
 - 42 NEW BUILDING (CLASSROOM) (MAX. HT. 50 FT.)
 - 43 NEW SECURITY GUARD HOUSE (MAX. HT. 20 FT.)
 - 44 NEW 200 BED DORMITORY BUILDING (MAX. HT. 50 FT.)
 - 45 NEW COMPUTER SCIENCE BUILDING (MAX. HT. 38 FT.)
 - 46 NEW MAINTENANCE BUILDING (MAX. HT. 35 FT.)
 - 47 NEW ENTRY FEATURE (MAX. HT. 28 FT.)
 - 48 RESTROOMS / STORAGE
 - 49 NEW ATHLETIC FIELD ENTRY TOWER
 - 50 NEW KINESIOLOGY BUILDING
- ##X INDICATES PROPOSED EXPANSION FOR AN EXISTING BUILDING OR FACILITY



COLOR LEGEND

- 1 STORY BUILDINGS
- SPLIT LEVEL 1 - 2 (2 LEVELS)
- 2 STORY BUILDINGS
- SPLIT LEVEL 2 - 3 (3 LEVELS)
- 3 STORY BUILDING
- PLANNING AREA BOUNDARY
- EXTENT OF PROPOSED GRADING

Building Height & Massing Strategy

Figure 3-4



TABLE E - SUMMARY OF PROPOSED BUILDINGS BY USE

Type of Use	Existing Sq. Ft. (Table B)	Net Additional Sq. Ft. (Table D)	Total Sq. Ft. at Build Out	% of Total	SF/ Student ¹
Classrooms	72,732	123,100	195,832	38.6%	122
Assembly/Student Gathering	37,073	59,778	96,851	19.1%	61
Athletics	27,830	9,280	37,110	7.3%	23
Administration/Maintenance	10,550	10,520	21,070	4.2%	13
Dormitories	119,220	37,200	156,420	30.8%	98
TOTAL	267,405	239,878	507,283	100.00%	317

Note: Based on 1,500 full-time traditional students & 200 part-time students (@ 50% value of full-time). Totals do not include approximately 25,000 square feet of off-site apartments.

3.4 CIRCULATION PLAN

The Circulation Plan is driven by a new primary vehicular entry to the campus via the extension of Dockweiler Drive. This significant change creates an opportunity to redefine all forms of campus circulation (vehicular, pedestrian, service and emergency access).

A proposed amendment to the Circulation Element of the City's current General Plan would modify the roadway classification on Dockweiler Drive to correct existing inconsistencies. The existing classification (Exhibit C-2 of the Circulation Element) identifies Dockweiler Drive as a 6-lane, or major highway. Such highways, pursuant to the Circulation Element (Page C-6), are designed to carry more than 50,000 average

daily trips (ADT). Exhibit C-3 of the Circulation Element, however, anticipates the projected average daily vehicle trips (ADT) on Dockweiler Drive to range from 25,000 and 35,000 ADT. Therefore, a General Plan Amendment is proposed to correct this inconsistency and to designate Dockweiler Drive as a Secondary Highway.

Additional changes are proposed for the street section and gradient to accommodate the unique topography and anticipated traffic volumes. Connecting Dockweiler Drive from the existing terminus to Lyons Avenue as proposed by the City is not possible within the City's roadway standards given the steep terrain. A number of options were explored including low-

Adopted: January 13, 2009

Revised: December 15, 2018



ering the existing street back to Valle del Oro. This option was rejected due to the presences of a large underground gas line and the impact to access to the existing townhouses on Dockweiler Drive.

After extensive meetings with the City's engineers, the proposed extension of Dockweiler Drive would have a maximum gradient of 7.6 percent rather than the City policy maximum of 7 percent. This increase will be mitigated by prohibiting driveways on the 7.6 percent section and providing a lesser gradient for deceleration purposes at the University entry.

The proposed 92-foot right-of-way would include four travel lanes, two bike lanes, sidewalk, raised landscape median and parkways. The final proposed change would allow for 2:1 maximum shoulder slopes.

3.4.1 Circulation Goals

The Circulation Plan goals for the Master Plan address both vehicular and pedestrian access.

Vehicular Goals

- Redirect campus access through the new Dockweiler entry;
- Restrict dormitory parking access to the new Dockweiler entry;
- Provide a comprehensive wayfinding program to properly direct traffic;

- Provide a secondary emergency access roadway for canyon residents; and
- Provide clearly demarcated loading and unloading areas and ensure that these areas are signed appropriately.

3.4.2 Dockweiler Access

The Dockweiler Drive extension allows the University to relocate its primary entry from Placerita Canyon. The new entry is aligned with an extension of Deputy Jake Drive to limit the number of access points from Dockweiler.

Visitors to the campus will follow the new drive access to the east past the chapel to a large parking area. A roundabout in front of the chapel plaza will provide a convenient drop off location. Students will enter and turn to the west through a new guard gate to the secure dormitory parking areas.

3.4.3 Placerita Canyon Access

One of the significant community concerns is an alternative access out of Placerita Canyon in an emergency. A new emergency-only road is proposed for the east end of the campus. Access from the canyon will be through the Reese Center parking lot and a control gate will be used to prevent cut through traffic.

A new drop-off location will be provided on the south side of Placerita Canyon Road to access the

BUILDING & FACILITY LEGEND

- EXISTING**
- 1 REESE CENTER FOR SCIENCE AND MATHEMATICS
 - 2 DUNKIN STUDENT CENTER / MUSTANG GRILL
 - 3 COMPUTER & INFORMATION SCIENCE BUILDINGS
 - 4 POWELL LIBRARY (WITH LEGACY CENTER ADDITION)
 - 5 ADMINISTRATION BUILDING OFFICE OF ENROLLMENT
 - 6 CAREER SERVICES & ACADEMIC COUNSELING
 - 7 WISMER COMPUTER CENTER
 - 8 VIDER BUILDING (ADMIN.)
 - 9 "UNDER THE OAKS" GARDEN
 - 10 STUDENT LIFE
 - 11 CHAPEL MEDIA
 - 12 SWIMMING POOL
 - 13 HOTCHKISS HALL (DORM.)
 - 14 SLIGHT HALL (DORM.)
 - 15 DIXON HALL (DORM.)
 - 16 WALDOCK HALL (DORM.)
 - 17 C.W. SMITH HALL (DORM.)
 - 18 SWEAZY HALL (DORM.)
 - 49 TENNIS COURTS
 - 20 CENTER FOR PROFESSIONAL STUDIES 2 (CPS2)
 - 21 CENTER FOR PROFESSIONAL STUDIES 1 (CPS1)
 - 22 HOME ECONOMICS CENTER
 - 23 CAMPUS SAFETY (BOOTH)
 - 24 BROSS GYMNASIUM
 - 25 FITNESS CENTER
 - 26 PLANT OPERATIONS (ADMIN.)
 - 27 SOCCER CLUB HOUSES
 - 28 COMMUNICATION CENTER
 - 29 BIBLICAL STUDIES CENTER
 - 30 MUSIC CENTER
 - 31 BUSINESS & TEACHER EDUCATION CENTER
 - 32 ENGLISH & HISTORY CENTER
 - 33 MISSIONARY OR STAFF RESIDENCE
 - 34 STEWARDSHIP SERVICES

- PROPOSED**
- 40 NEW MACARTHUR CENTER BUILDING (MAX. HT. 125 FT.)
 - 41 NEW BUILDING (CLASSROOM) (MAX. HT. 50 FT.)
 - 42 NEW BUILDING (CLASSROOM) (MAX. HT. 50 FT.)
 - 43 NEW SECURITY GUARD HOUSE (MAX. HT. 20 FT.)
 - 44 NEW 200 BED DORMITORY BUILDING (MAX. HT. 50 FT.)
 - 45 NEW COMPUTER SCIENCE BUILDING (MAX. HT. 38 FT.)
 - 46 NEW MAINTENANCE BUILDING (MAX. HT. 35 FT.)
 - 47 NEW ENTRY FEATURE (MAX. HT. 28 FT.)
 - 48 RESTROOMS / STORAGE
 - 49 NEW ATHLETIC FIELD ENTRY TOWER
 - 50 NEW KINESIOLOGY BUILDING
- ##X INDICATES PROPOSED EXPANSION FOR AN EXISTING BUILDING OR FACILITY

SITE ELEMENTS LEGEND

- EXISTING**
- A EQUESTRIAN TRAIL
 - B PETE REESE ATHLETIC FIELD
- PROPOSED**
- C NEW ARBOR/ARCADE/PLAZA
 - D NEW PEDESTRIAN BRIDGE
 - E NEW CAMPUS PLAZA
 - F RELOCATED OR RECONFIGURED PARKING
 - G "UNIFYING DESIGN ELEMENT" STONE AND WOOD ARCADE ELEMENT
 - H NEW PEDESTRIAN WALK
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 - N NEW PUBLIC GREEN AREA
 - O NEW DORMITORY PARKING
 - P NEW STUDENT/FACULTY PARKING
 - Q NEW ACCESS ROAD
 - R NEW PEDESTRIAN CONNECTION
 - S NEW ENTRANCE DRIVE TO NEW PARKING AREA
 - T NEW CENTRAL PLANT
 - U NEW SHORT COURSE POOL
 - V NEW MACARTHUR CENTER TRASH ENCLOSURE (MAX. HT. 12 FT.)

COLOR LEGEND

- EXISTING PARKING AREA/DRIVEWAYS
- SECURE EXISTING PARKING (DORMITORIES)
- EXISTING PARKING AREA W/ IMPROVEMENTS
- NEW PARKING AREA
- NEW SECURE PARKING (DORMITORIES)
- FULL ACCESS DRIVEWAYS / ROADS
- EMERGENCY ACCESS ONLY DRIVEWAYS / ROADS
- MANNED SECURITY CONTROL POINT
- PHYSICAL BARRIER/GATE
- SERVICE POINTS
- PLANNING AREA BOUNDARY



UNDERGROUND TUNNEL ACCESS FOR EQUESTRIAN TRAIL

MAIN DORMITORY ENTRANCE

NEW MAIN CAMPUS ENTRY

Vehicular, Service & Emergency Access Circulation Plan

Figure 3-5



COLOR LEGEND

- █ EXISTING PEDESTRIAN CIRCULATION TO REMAIN
- █ NEW PEDESTRIAN CIRCULATION
- - - EXISTING EQUESTRIAN TRAIL
- - - PLANNING AREA BOUNDARY

Pedestrian & Equestrian Circulation Plan

Figure 3-6



administrative offices in that area. A new driveway on the north side of Placerita Canyon Road will serve the gymnasium parking and exit on Meadview Avenue.

The Vehicular, Service and Emergency Access Plan is shown in Figure 3-5.

3.4.4 Pedestrian Access

Pedestrian Goals

- Create a comprehensive pedestrian network linking all areas of the campus;
- Encourage pedestrian routes away from Placerita Canyon Road and Quigley Canyon Road;
- Provide clearly demarcated, well lit pedestrian routes that are safe and comfortable;
- Respect the neighbors and rural character of the Canyon; and
- Provide equestrian connections as identified in the Placerita Canyon Special Standards District.

One of the most important facets of the Master Plan is pedestrian access. Three major connections link the

Hilltop Campus with the Valley Campus. The primary connection runs from the chapel through the oak garden and a central hub. Another runs from the new classroom buildings through the amphitheater and to the dining hall and student center. The last links the chapel plaza to the library.

Other improvements include a dramatic pedestrian bridge near the MacArthur Chapel that connects the dormitories to the Hilltop Campus. The current path along Quigley Canyon Road will be relocated internally through the Valley Campus on the western edge of the Reese Athletic Field.

A new arbor and trellis system will help physically define the new campus pedestrian circulation elements. The design and locations are identified in Figure 3-6. The arbor and trellis system will be used to provide focused lighting located in the trellises or wall-mounted walkway lights in the columns. This provides a safe, comfortable pedestrian path and maintains the rural character of the canyon by reducing the need for pole lighting. The arbor and trellis system also supports the new signage and wayfinding elements without creating visual clutter.

Although not a part of this project, ultimately a new pedestrian route will be provided to the Metrolink station



and downtown Newhall to further reduce the number of vehicle trips. This pedestrian route will be finalized concurrently with the Dockweiler extension to provide for a single bridge for pedestrians and vehicles over Newhall Creek and minimize potential environmental impacts.

The Pedestrian and Equestrian Circulation Plan is shown in Figure 3-6.

3.5 Parking

With the reconfiguration of the campus and a new pedestrian circulation plan, the University will encourage a “park once” program to minimize vehicular traffic.

All of the new parking and the existing dormitory parking will be accessed from the new entry at Dockweiler Drive. The dormitory parking areas will be expanded and continue to be restricted via a new security station located off the new entry. A large new parking area will be provided near the new campus center to serve the chapel and new classroom buildings. Existing, unrestricted parking will continue to be available throughout the other areas of the campus.

Based on the City’s Unified Development Code (UDC), future parking requirements are calculated based on the proposed chapel and dormitory capacities. The chapel parking requirement is based on the city’s Community Assembly requirement

of one space for four (4) fixed seats plus one (1) space per 28 square feet of assembly area without fixed seats. Based on the proposed design, the required chapel parking is estimated at 313 stalls.

The campus now provides on-campus housing for 706 students. The proposed expansion includes 200 additional beds for an ultimate total of 906. Based on the City’s requirement of 0.75 parking stalls per bed, a total of 680 stalls will be required for the dormitories (906 x .75).

Under the City’s code, the total parking requirement at full build-out will be 993 (313 + 680) stalls.

Parking Analysis

At the City’s request, The Master’s University also contracted for a comprehensive parking analysis prepared by Linscott, Law & Greenspan. This study included a field analysis of the existing parking stalls as well as actual parking utilization at various times. The complete Parking Analysis is included as Exhibit F.

After reviewing the actual usage and comparing other Universities, the parking analysis also recommended a “design-level” requirement of 0.75 parking spaces per full-time student or 1, 125 total spaces.

Proposed Parking

A total of 1,254 stalls are proposed for the Master Plan at the comple-

BUILDING & FACILITY LEGEND

- EXISTING**
- 1 REESE CENTER FOR SCIENCE AND MATHEMATICS
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 - 3 COMPUTER & INFORMATION SCIENCE BUILDINGS
 - 4 POWELL LIBRARY (WITH LEGACY CENTER ADDITION)
 - 5 ADMINISTRATION BUILDING OFFICE OF ENROLLMENT
 - 6 CAREER SERVICES & ACADEMIC COUNSELING
 - 7 WISMER COMPUTER CENTER
 - 8 VIDER BUILDING (ADMIN.)
 - 9 "UNDER THE OAKS" GARDEN
 - 10 STUDENT LIFE
 - 11 CHAPEL MEDIA
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 - 13 HOTCHKISS HALL (DORM.)
 - 14 SLIGHT HALL (DORM.)
 - 15 DIXON HALL (DORM.)
 - 16 WALDOCK HALL (DORM.)
 - 17 C.W. SMITH HALL (DORM.)
 - 18 SWEAZY HALL (DORM.)
 - 19 TENNIS COURTS
 - 20 CENTER FOR PROFESSIONAL STUDIES 2 (CPS2)
 - 21 CENTER FOR PROFESSIONAL STUDIES 1 (CPS1)
 - 22 HOME ECONOMICS CENTER
 - 23 CAMPUS SAFETY (BOOTH)
 - 24 BROSS GYMNASIUM
 - 25 FITNESS CENTER
 - 26 PLANT OPERATIONS (ADMIN.)
 - 27 SOCCER CLUB HOUSES
 - 28 COMMUNICATION CENTER
 - 29 BIBLICAL STUDIES CENTER
 - 30 MUSIC CENTER
 - 31 BUSINESS & TEACHER EDUCATION CENTER
 - 32 ENGLISH & HISTORY CENTER
 - 33 MISSIONARY OR STAFF RESIDENCE
 - 34 STEWARDSHIP SERVICES

PROPOSED

- 40 NEW MACARTHUR CENTER BUILDING (MAX. HT. 125 FT.)
 - 41 NEW BUILDING (CLASSROOM) (MAX. HT. 50 FT.)
 - 42 NEW BUILDING (CLASSROOM) (MAX. HT. 50 FT.)
 - 43 NEW SECURITY GUARD HOUSE (MAX. HT. 20 FT.)
 - 44 NEW 200 BED DORMITORY BUILDING (MAX. HT. 50 FT.)
 - 45 NEW COMPUTER SCIENCE BUILDING (MAX. HT. 36 FT.)
 - 46 NEW MAINTENANCE BUILDING (MAX. HT. 35 FT.)
 - 47 NEW ENTRY FEATURE (MAX. HT. 28 FT.)
 - 48 RESTROOMS / STORAGE
 - 49 NEW ATHLETIC FIELD ENTRY TOWER
 - 50 NEW KINESIOLOGY BUILDING
- ##X INDICATES PROPOSED EXPANSION FOR AN EXISTING BUILDING OR FACILITY

SITE ELEMENTS LEGEND

- EXISTING**
- A EQUESTRIAN TRAIL
 - B PETE REESE ATHLETIC FIELD
- PROPOSED**
- C NEW ARBOR/ARCADE/PLAZA
 - D NEW PEDESTRIAN BRIDGE
 - E NEW CAMPUS PLAZA
 - F RELOCATED OR RECONFIGURED PARKING
 - G "UNIFYING DESIGN ELEMENT" STONE AND WOOD ARCADE ELEMENT
 - H NEW PEDESTRIAN WALK
 - J NEW OUTDOOR PRAYER GRADEN
 - K NEW DROP OFF LOCATION
 - L NEW CAMPUS IDENTIFICATION SIGNAGE
 - M NEW AMPHITHEATRE
 - N NEW PUBLIC GREEN AREA
 - O NEW DORMITORY PARKING
 - P NEW STUDENT/FACULTY PARKING
 - Q NEW ACCESS ROAD
 - R NEW PEDESTRIAN CONNECTION
 - S NEW ENTRANCE DRIVE TO NEW PARKING AREA
 - T NEW CENTRAL PLANT
 - U NEW SHORT COURSE POOL
 - V NEW MACARTHUR CENTER TRASH ENCLOSURE (MAX. HT. 12 FT.)

COLOR LEGEND

- NEW CAMPUS MONUMENT SIGN
- NEW ON BUILDING SIGN
- ARBOR MOUNTED BUILDING IDENTIFICATION SIGN
- ARBOR MOUNTED DIRECTIONAL SIGN
- VEHICULAR DIRECTIONAL SIGNS
- PLANNING AREA BOUNDARY



Campus Wayfinding Strategy

Figure 3-7



tion of all phases. This represents 261 more spaces than is required by the City's code and 129 more spaces than the conservative estimates determined in the parking analysis.

TABLE F - PARKING SUMMARY

Parking	Stalls	Notes
City Code Requirement Chapel (Community Assembly)	313	1 stall per 4 fixed seats and 28 square feet of assembly area
City Code Requirement Dormitory Beds	680	0.75 stalls per bed
Total Required per City Code	993	
"Design-Level" Requirement	1,125	0.75 stalls per full-time student
Total Proposed Parking	1,254	
Surplus Stalls	129	11% more than highest demand



3.6 OPEN SPACE AND LANDSCAPING

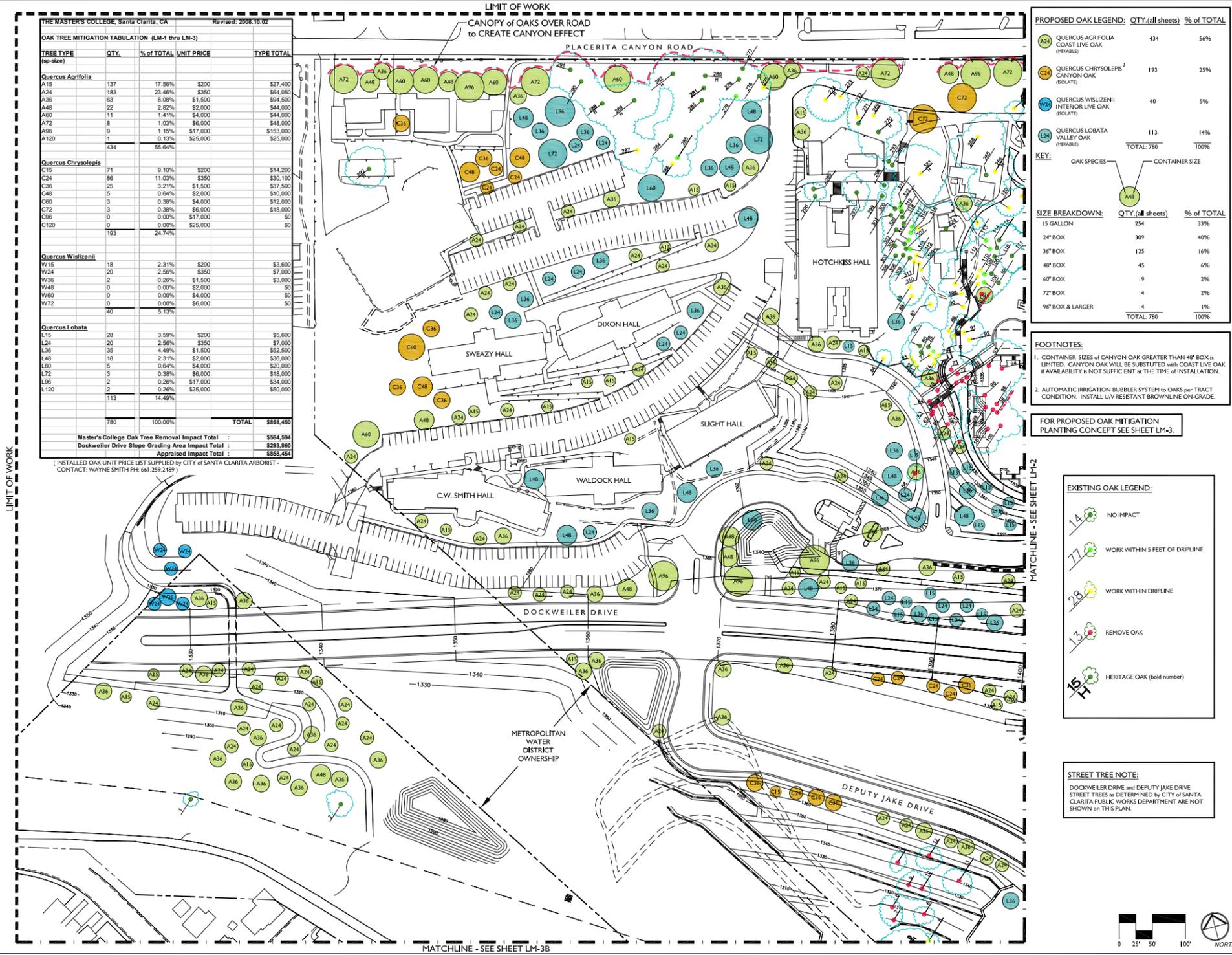
The primary goal of the open space and landscaping plan is to maintain the rural character of Placerita Canyon as defined in the Special Standards District. Other goals include screening as necessary for residential neighbors and using a primarily native plant palette.

An existing parking lot on Placerita Canyon Road will be removed and replaced with landscaping and will serve as an entry to the oak garden leading to the MacArthur Chapel. Another open space will help define the new entry from Dockweiler Drive and provide a buffer between the dormitories and the Hilltop Campus area. Trees will be added to both new and existing parking areas to provide shade and help maintain the rustic character of the canyon.

Oak tree mitigation planting will be coordinated through the city's urban forester. Large specimen oaks will be located in highly visible areas such as the new campus entry and the new campus center. A separate Oak Tree Mitigation Plan has been prepared.

3.6.1 Oak Tree Preservation

The Master Plan shall adhere to the City's Oak Tree Preservation policies (UDC Chapter 17.17.090). An Oak Tree Report (Appendix E) has been prepared in conjunction with the Master Plan and used to guide the planning process. More than 350 oak trees on the campus have been identified and analyzed. The trees that will be potentially impacted have been categorized by the level of impact ranging from removal to minor impacts outside of the dripline but within the protected zone. **n**



THE MASTER'S COLLEGE, Santa Clarita, CA Revised: 2008.10.02

OAK TREE MITIGATION TABULATION (LM-1 thru LM-3)

TREE TYPE (sp-size)	QTY.	% of TOTAL	UNIT PRICE	TOTAL
Quercus Agrifolia				
A15	137	17.56%	\$200	\$27,400
A24	183	23.46%	\$350	\$64,050
A36	63	8.09%	\$1,500	\$94,500
A48	22	2.82%	\$2,000	\$44,000
A60	11	1.41%	\$4,000	\$44,000
A72	8	1.03%	\$6,000	\$48,000
A96	9	1.15%	\$17,000	\$153,000
A120	1	0.13%	\$25,000	\$25,000
	434	55.64%		
Quercus Chrysolepis				
C15	71	9.10%	\$200	\$14,200
C24	86	11.03%	\$350	\$30,100
C36	25	3.21%	\$1,500	\$37,500
C48	5	0.64%	\$2,000	\$10,000
C60	3	0.38%	\$4,000	\$12,000
C72	3	0.38%	\$6,000	\$18,000
C96	0	0.00%	\$17,000	\$0
C120	0	0.00%	\$25,000	\$0
	193	24.74%		
Quercus Wislizenii				
W15	18	2.31%	\$200	\$3,600
W24	20	2.56%	\$350	\$7,000
W36	2	0.26%	\$1,500	\$3,000
W48	0	0.00%	\$2,000	\$0
W60	0	0.00%	\$4,000	\$0
W72	0	0.00%	\$6,000	\$0
	40	5.13%		
Quercus Lobata				
L15	28	3.59%	\$200	\$5,600
L24	20	2.56%	\$350	\$7,000
L36	35	4.49%	\$1,500	\$52,500
L48	18	2.31%	\$2,000	\$36,000
L60	5	0.64%	\$4,000	\$20,000
L72	3	0.38%	\$6,000	\$18,000
L96	2	0.26%	\$17,000	\$34,000
L120	2	0.26%	\$25,000	\$50,000
	113	14.49%		
TOTAL	780	100.00%		\$858,450

Master's College Oak Tree Removal Impact Total : \$564,594
 Dockweiler Drive Slope Grading Area Impact Total : \$293,560
 Appraised Impact Total : \$858,454

(INSTALLED OAK UNIT PRICE LIST SUPPLIED BY CITY OF SANTA CLARITA ARBORIST - CONTACT: WAYNE SMITH PH: 661-259-2489)

PROPOSED OAK LEGEND: QTY. (all sheets) % of TOTAL

A24	QUERCUS AGRIFOLIA COAST LIVE OAK (HEXABLE)	434	56%
C24	QUERCUS CHRYSOLEPIS CANYON OAK (BOLATE)	193	25%
W24	QUERCUS WISLIZENII INTERIOR LIVE OAK (BOLATE)	40	5%
L24	QUERCUS LOBATA VALLEY OAK (HEXABLE)	113	14%
TOTAL: 780		100%	

KEY: OAK SPECIES CONTAINER SIZE

SIZE BREAKDOWN: QTY. (all sheets) % of TOTAL

15 GALLON	254	33%
24" BOX	309	40%
36" BOX	125	16%
48" BOX	45	6%
60" BOX	19	2%
72" BOX	14	2%
96" BOX & LARGER	14	1%
TOTAL: 780	100%	

FOOTNOTES:

- CONTAINER SIZES OF CANYON OAK GREATER THAN 48" BOX IS LIMITED. CANYON OAK WILL BE SUBSTITUTED WITH COAST LIVE OAK IF AVAILABILITY IS NOT SUFFICIENT AT THE TIME OF INSTALLATION.
- AUTOMATIC IRRIGATION BUBBLER SYSTEM TO OAKS PER TRACT CONDITION. INSTALL UV RESISTANT BROWLINE ON-GRADE.

FOR PROPOSED OAK MITIGATION PLANTING CONCEPT SEE SHEET LM-3.

EXISTING OAK LEGEND:

14	NO IMPACT
77	WORK WITHIN 5 FEET OF DRIPLINE
28	WORK WITHIN DRIPLINE
13	REMOVE OAK
15	HERITAGE OAK (bold number)

STREET TREE NOTE:
 DOCKWEILER DRIVE and DEPUTY JAKE DRIVE STREET TREES as DETERMINED BY CITY OF SANTA CLARITA PUBLIC WORKS DEPARTMENT ARE NOT SHOWN ON THIS PLAN.



MJSDesign Group, Inc.
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 911 30th St.
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 mjsdesigngroup.com

Client: THE MASTERS COLLEGE
 21726 PLACERITA CANYON ROAD
 SANTA CLARITA, CALIFORNIA 91321



Revised For:

2007.04.13	CLIENT REVIEW
2008.06.13	CLIENT REVISIONS
2008.08.28	CLIENT REVISIONS
2008.10.02	CITY SUBMITTAL

Revisions:

2007.12.10	ADDENDUM 10-03-2007
2008.10.02	PER MEETING w/ W. SMITH

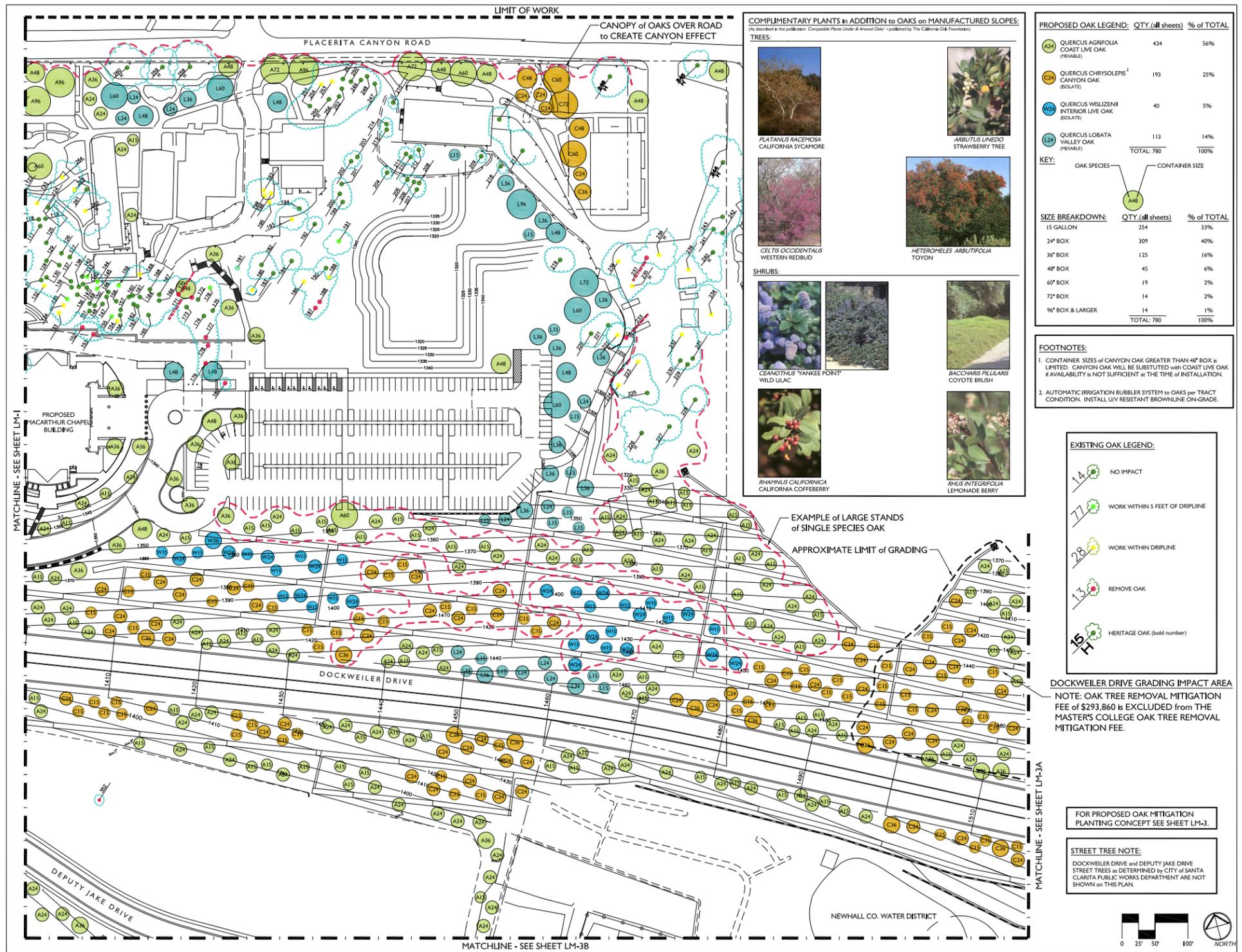
Job No.:
 Drawn By: HC
 Check By: PIS
 Plan Date: 2008.10.09
 Scale: 1" = 50'

OAK TREE MITIGATION PLAN

Sheet No.: **LM-1**

Plan Status: CLIENT REVIEW

THE MASTER'S COLLEGE - LANDSCAPE ARCHITECTURE / OAK TREE MITIGATION - PHASE 1



COMPLIMENTARY PLANTS in ADDITION to OAKS on MANUFACTURED SLOPES:

TREES:

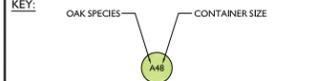
- PLATANUS RACEMOSA CALIFORNIA SYCAMORE
- ARBUTUS UNEDO STRAWBERRY TREE
- CELTIS OCCIDENTALIS WESTERN REDBUD
- HETEROMELES ARBUTIFOLIA TOYON
- RHAMNUS CALIFORNICA CALIFORNIA COFFEEBERRY
- RHUS INTEGRIFOLIA LEMONADE BERRY

SHRUBS:

- CEANOTHUS 'YANKEE POINT' WILD LILAC
- SARCOCORNIS PILULARIS COYOTE BRUSH

PROPOSED OAK LEGEND: QTY. (all sheets) % of TOTAL

Code	Species	QTY. (all sheets)	% of TOTAL
A24	QUERCUS AGRIFOLIA COAST LIVE OAK (PICKABLE)	434	56%
C24	QUERCUS CHRYSOLEPIS ¹ CANYON OAK (ISOLATE)	193	25%
W25	QUERCUS WISLIZENII INTERIOR LIVE OAK (ISOLATE)	40	5%
L34	QUERCUS LOBATA VALLEY OAK (PICKABLE)	113	14%
TOTAL:		780	100%



SIZE BREAKDOWN: QTY. (all sheets) % of TOTAL

Container Size	QTY. (all sheets)	% of TOTAL
15 GALLON	254	33%
24" BOX	309	40%
36" BOX	125	16%
48" BOX	45	6%
60" BOX	19	2%
72" BOX	14	2%
96" BOX & LARGER	14	1%
TOTAL:	780	100%

FOOTNOTES:

- CONTAINER SIZES OF CANYON OAK GREATER THAN 48" BOX IS LIMITED. CANYON OAK WILL BE SUBSTITUTED WITH COAST LIVE OAK IF AVAILABILITY IS NOT SUFFICIENT AT THE TIME OF INSTALLATION.
- AUTOMATIC IRRIGATION BUBBLER SYSTEM TO OAKS per TRACT CONDITION. INSTALL UV RESISTANT BROWNLIN ON-GRADE.

EXISTING OAK LEGEND:

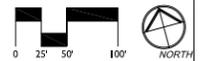
- NO IMPACT
- WORK WITHIN 5 FEET OF DRIPLINE
- WORK WITHIN DRIPLINE
- REMOVE OAK
- HERITAGE OAK (bold number)

DOCKWEILER DRIVE GRADING IMPACT AREA

NOTE: OAK TREE REMOVAL MITIGATION FEE OF \$293,860 IS EXCLUDED FROM THE MASTER'S COLLEGE OAK TREE REMOVAL MITIGATION FEE.

FOR PROPOSED OAK MITIGATION PLANTING CONCEPT SEE SHEET LM-3.

STREET TREE NOTE:
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SANTA CLARITA, CALIFORNIA 91321

Project: **OAK TREE MITIGATION PLAN**

Stamp: [Professional Seal]

Revised For:	Date	Description
2007.04.13	CLIENT REVIEW	
2008.06.13	CLIENT REVISIONS	
2008.08.28	CLIENT REVISIONS	
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Revisions:
2007.12.10 ADDENDUM 10-03-2007
2008.10.02 PER MEETING w/ W. SMITH

Job No.:
Drawn By: HC
Check By: PMS
Plan Date: 2008.10.09
Scale: 1" = 50'

Title: **OAK TREE MITIGATION PLAN**

Sheet No.: **LM-2**

Plan Status: **CLIENT REVIEW**

THE MASTER'S COLLEGE - LANDSCAPE ARCHITECTURE / OAK TREE MITIGATION - PHASE I



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 Landscape Architecture
 Planning
 Design

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Revisions:

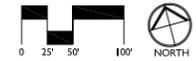
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Title: OAK TREE MITIGATION PLAN

Sheet No.: LM-3

Plan Status: CLIENT REVIEW



THE MASTER'S COLLEGE - LANDSCAPE ARCHITECTURE / OAK TREE MITIGATION - PHASE I



4 DEVELOPMENT STANDARDS

The Development Standards are intended to be regulatory in nature and supplement the City of Santa Clarita's Unified Development Code Section 17.37.020 - Public/Institutional (PI) Zone, Paragraph C - Property Development Standards. Prior to the start of any construction activities, The Master's University shall submit an application, including appropriately detailed plans, associated fees and required submittals, to the city's planning division to determine consistency with this Master Plan and the city's Unified Development Code. In the event of a conflict with the UDC, these development standards shall prevail.

17.16.070 C. 3. — THE MASTER'S UNIVERSITY DEVELOPMENT STANDARDS.

The following development standards apply only to The Master's University Master Plan.

- a. All new development shall be consistent with the adopted Master Plan.
- b. The total square footage of buildings shall not exceed 507,283 square feet.
- c. The chapel building height shall be a maximum of seventy feet above grade with a steeple height of no more than 125 feet above grade.
- d. The maximum building height for the two new classroom and dormitory buildings shall be 50 feet and 38 feet for the new computer Science building as measured per UDC standards.
- e. The maximum building height for all other buildings shall be 35 feet as measured per UDC standards.
- f. All additions shall be the same height as or less than the height of the existing building to which it is being added.
- g. No new occupiable buildings shall be built on the North Campus (north of Placeritos Boulevard).
- h. Lighting in areas adjacent to residential neighborhoods shall be focused on the ground plane and light standards may not exceed 12 feet in height.
- i. An arbor and trellis system to define pedestrian access shall be constructed in the locations and to the specifications identified in the Master Plan.
- j. Widen Dockweiler Drive.



- k. Provide emergency vehicular access from Placerita Canyon to Newhall.
- l. Prior to the start of any construction, the Master's University shall submit for a development review (including the payment applicable fees and required submittals) to the City's Planning Division. The Planning Division shall make a determination as to whether such application or permit is consistent with this Master Plan and the City's Unified Development Code.

n



5

DESIGN GUIDELINES

5.1 INTRODUCTION

The Design Guidelines are advisory in nature and are intended to provide a consistent character to the overall campus environment. Currently, the campus has a mixture of architectural styles and lacks coherency. The Design Guidelines establish the concepts and minimum design standards that shall be met in order to create a more coherent campus. The guidelines are divided into Building Design, Landscape Design, Lighting and Signage.

5.1.1 Design Philosophy

The Master's University Master Plan seeks to create an integrated campus with a strong sense of identity through early California Craftsman style architecture as shown in Figure 5-1 and 5-2. The Craftsman style integrates well with the surrounding neighborhoods and the Placerita Canyon Special Standards District by retaining an informal, natural look that flows easily into extensive open space areas. Buildings will be sited to take advantage of the natural terrain. The extensive use of wood and stone will be carried through to the landscape elements and signage program.

5.2 BUILDING DESIGN

The early California Craftsman architectural style shall be reflected in all new buildings on the campus as shown in Figure 5-2.

Key elements include:

- n broad overhangs;
- n large gabled and multi-planed roofs;
- n decorative beams or braces under the gable;
- n exposed, profiled rafter tails or fascia board set eaves and simple wide bargeboards with trim at rakes;
- n frequent use of natural stone or simulated cobblestone at building bases; and
- n vertical and square windows combined into horizontal groupings.

With the exception of the chapel, the buildings will work within the surrounding terrain and built as split level where possible. The site sections in Figures 5-3 A-H demonstrate the relationship of the buildings to the site conditions.

5.3 LANDSCAPE DESIGN

The landscape design plays an integral part in creating a unified campus and defining its identity and serves a number of critical functions including fire protection and screening. Drawing from the rustic heritage of Placerita Canyon and the existing plant communities, the landscape plan seeks to recall Old California. The landscape design preserves all 35 Heritage Oaks on the University property.

The Old California sense will be created through the use of native and naturalized plant materials such as oaks, sycamores and

Adopted: January 13, 2009

Revised: December 15, 2018



native grasses. These indigenous plants will be selected and located based on compatibility with local soils, the micro and macroclimates throughout the site, the plant's ability to merge into the existing natural environment and drought tolerance.

The Old California look will carry through to the hardscape elements and feature natural stone and wood. The proposed arbor and trellis system will provide a strong vertical link between the Craftsman-style buildings and the native landscape elements.

The Campus Landscape and Open Space Strategy Plan is shown in Figure 5-4. A summary exhibit of the Oak Tree Plan is shown in Figure 5-5.

5.4 LIGHTING

The Campus Lighting Strategy is designed to 1) preserve the rural character of the canyon; 2) minimize light pollution and any negative lighting effects on surrounding residential neighborhoods and, 3) provide adequate lighting to maintain a safe and secure environment throughout the campus. To achieve this, the campus has been divided into three lighting zones based on internal and surrounding uses (Figure 5-6).

Zone 1 - This zone is located in closest proximity to adjacent residential uses and therefore the most restrictive. Much of the lighting will be integrated with the arbor and trellis system. Other lighting should focus on the ground plane and general area lighting is to be avoided.

Parking lot lights will have cutoff lenses and shall not exceed 12 feet in height.

Zone 2 - This zone is located in the center of the campus but is still visible from the canyon. Light standards may be up to 16 feet high but general area lighting should only be used where it can reasonably be screened or filtered from surrounding residences.

Zone 3 - This zone is located furthest from surrounding residential uses and is largely screened from Placerita Canyon. Light standards may not exceed 16 feet in height but the maximum height should be located only in areas where the light spill can be controlled and filtered from surrounding uses. Lighting fixtures should direct light downward.

5.5 SIGNAGE AND WAYFINDING

The Campus Signage and Wayfinding should integrate into the overall campus design and function to direct visitors. Most of the signage elements should be integrated into buildings and the proposed arbor and trellis system as indicated in Figure 5-7. A new stand-alone monument sign will be allowed at the new entry off Dockweiler Drive. A comprehensive signage program will be approved through the City's sign review process prior to the installation of any new signage.



5.6 SUSTAINABLE DESIGN

The Master Plan seeks to integrate sustainable design throughout the campus. The first step was to re-orient the campus toward downtown Newhall and the Metrolink station to reduce the dependence on cars. This is carried through on the internal campus that is reconfigured to establish defined activity nodes and link them with safe, comfortable pedestrian walkways. These linkages are augmented with an arbor and trellis system to further encourage walking.

At the building level, numerous sustainable strategies are incorporated ranging from site design and building orientation to the specifications of renewable non-toxic products for its construction.

The site planning around the MacArthur Center is designed to support and celebrate the campus' car free/ pedestrian friendly environment. The foot bridge north-west of the building is an efficient and attractive short cut for students heading to class. It also acts as a gateway from the lower campus area to the new upper campus area and Chapel.

The landscape materials selected for this project include several native species which are drought resistant and will therefore require less irrigation. In addition, bioswales have been

incorporated into landscaped areas of the parking lot to facilitate a reduction in the amount of storm water run-off and to reduce contaminants entering the storm drainage system.

The building's siting and design utilize various passive solar design strategies that will help reduce the need for mechanical cooling. The building has been located near an area that has a lower temperature microclimate and where existing landscaping will provide sun shading on the exterior surfaces of the building during the early morning hours. The east facing entrance has been designed with a large "porch" roof that will help keep the heat away from the exterior building surfaces and will provide a weather protected entrance for students that can also be used for outdoor events.

Likewise, an outdoor seating area has been designed into the west side of the building to provide a learning area that doesn't rely on air conditioning and, when used during the day, will have ample natural daylighting to host small gatherings and class sessions.

In addition, the interior of the chapel has the unique option of getting natural light from two large windows flanking the seating areas. This will allow a reduced demand for artificial lighting during the day use of the space.

An integral component of the build-



ing design is the use of concrete masonry walls that, in addition to providing seismic resistance, also offer thermal mass. The mass provided by the walls in tandem with the deep roof overhangs helps to dampen the temperature swings of the interior and thus reduce the energy demands of the environmental systems. In addition, double door vestibules will help to further control the intrusion of outdoor temperatures.

The flat roof areas in the mechanical wells feature a “cool roof” finish which is Energy Star certified by the EPA.

A conscious effort was made to specify regionally manufactured products that support the local economy, are renewable or recyclable and reduce material transit to the job site. For instance two major items, the concrete roof tiles and concrete block are both made within Southern California. Other materials have been chosen for their long term durability (which reduces the need for replacement and waste over time) and the fact that they were made from recycled content. The Trex railing and decking found on the building and throughout the site design is made entirely from post consumer / post industrial materials (recycled milk jugs and wood chips that are a byproduct of the wood industry).

The building's electrical and mechanical systems have been designed to include certain features to reduce energy consumption such as:

- n HVAC equipment with Building Management Energy Control System.
- n Occupancy sensors for lighting throughout the building
- n Dimming systems to control light output and energy use
- n Energy efficient lamp and ballast combinations
- n Exterior lighting controlled by photo-cell so that it will not be energized until needed
- n Exterior lighting fixtures have been selected with “Dark Sky” features that reduce unwanted light and energy use.
- n Water saving electric faucets.n



Character Light Fixtures



Arbors & Trellises



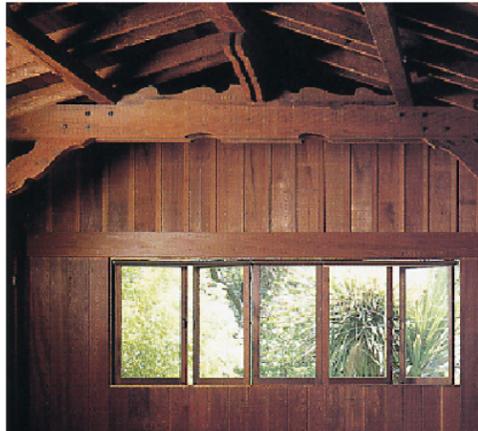
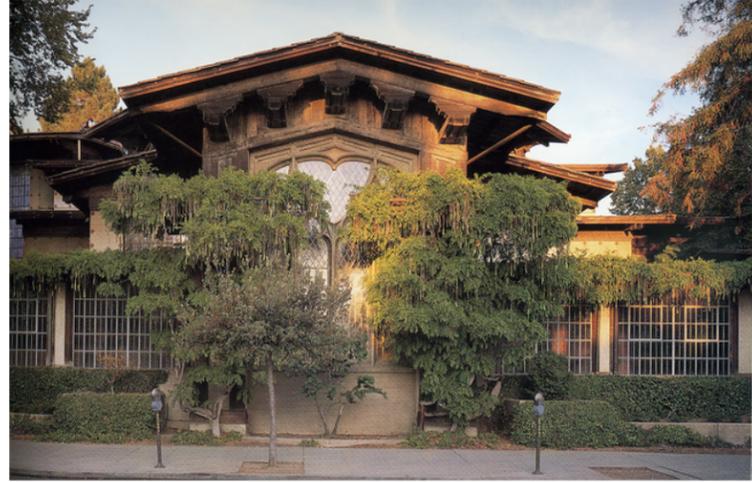
Columns, Arches & Battered Slope Walls



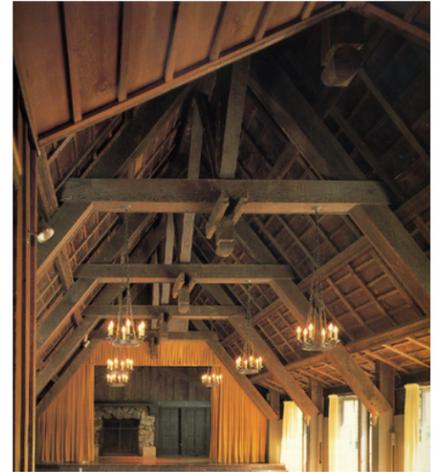
Character Site Furnishings

Site Elements / Features

Figure 5-1



Broad Overhangs & Shallow Roof Slopes



Articulated Wood Detailing Outdoor Covered Areas

Natural Stone Building Bases

Architectural Style / Features

Figure 5-2A



Architectural Style / Features

Figure 5-2B

BUILDING & FACILITY LEGEND

EXISTING

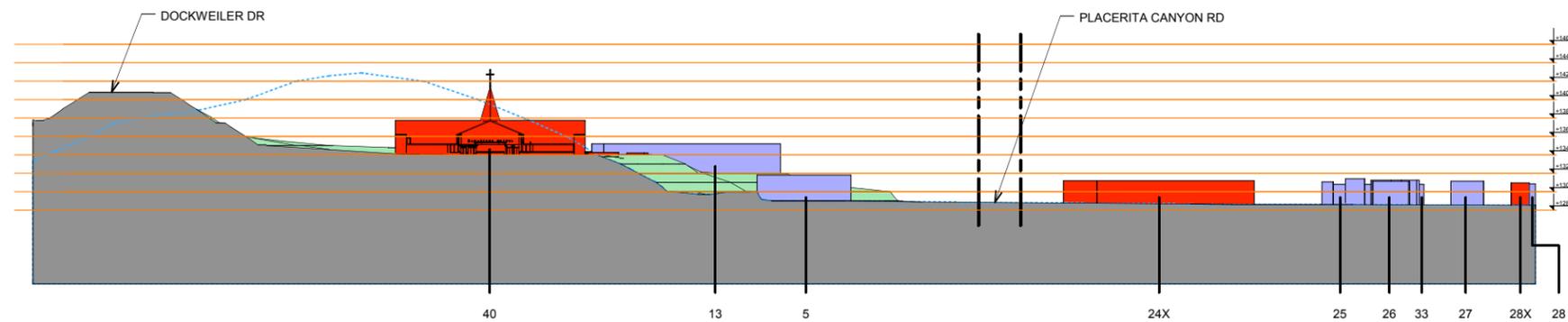
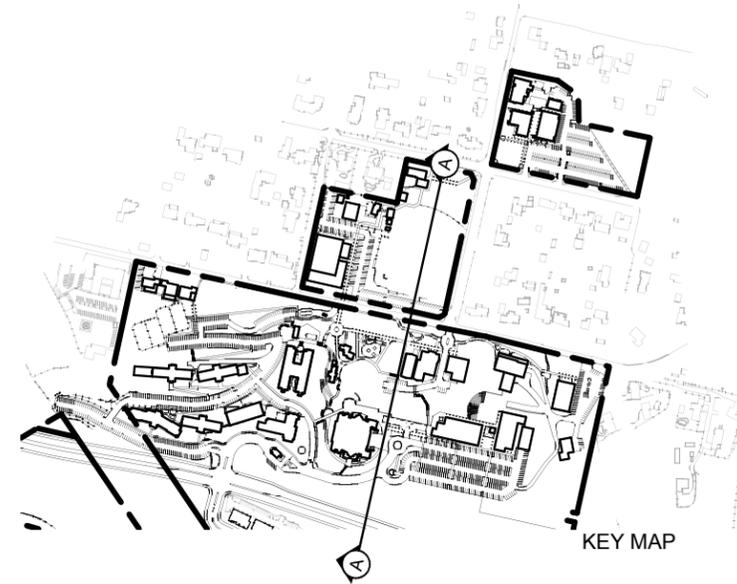
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- 2 DUNKIN STUDENT CENTER / MUSTANG GRILL
- 3 COMPUTER & INFORMATION SCIENCE BUILDINGS
- 4 POWELL LIBRARY
- 5 ADMINISTRATION BUILDING OFFICE OF ENROLLMENT
- 6 CAREER SERVICES & ACADEMIC COUNSELING
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- 12 SWIMMING POOL
- 13 HOTCHKISS HALL (DORM.)
- 14 SLIGHT HALL (DORM.)
- 15 DIXON HALL (DORM.) - WITH 30 BED ADDITION
- 16 WALDOCK HALL (DORM.)
- 17 C.W. SMITH HALL (DORM.)
- 18 SWEAZY HALL (DORM.) - WITH 50 BED ADDITION
- 19 TENNIS COURTS
- 20 CENTER FOR PROFESSIONAL STUDIES 2 (CPS2)
- 21 CENTER FOR PROFESSIONAL STUDIES 1 (CPS1)
- 22 HOME ECONOMICS CENTER
- 23 CAMPUS SAFETY (BOOTH)
- 24 BROSS GYMNASIUM
- 25 FITNESS CENTER
- 26 PLANT OPERATIONS (ADMIN.)
- 27 SOCCER CLUB HOUSES
- 28 COMMUNICATION CENTER
- 29 BIBLICAL STUDIES CENTER
- 30 MUSIC CENTER
- 31 BUSINESS & TEACHER EDUCATION CENTER
- 32 ENGLISH & HISTORY CENTER
- 33 MISSIONARY OR STAFF RESIDENCE
- 34 STEWARDSHIP SERVICES

PROPOSED

- 40 NEW MACARTHUR CENTER BUILDING (MAX. HT. 125 FT.)
 - 41 NEW BUILDING (CLASSROOM) (MAX. HT. 50 FT.)
 - 42 NEW BUILDING (CLASSROOM) (MAX. HT. 50 FT.)
 - 43 NEW SECURITY GUARD HOUSE (MAX. HT. 20 FT.)
 - 44 NEW 120 BED DORMITORY BUILDING (MAX. HT. 50 FT.)
 - 45 NEW COMPUTER SCIENCE BUILDING (MAX. HT. 38 FT.)
 - 46 NEW MAINTENANCE BUILDING (MAX. HT. 35 FT.)
 - 47 NEW ENTRY FEATURE (MAX. HT. 28 FT.)
- ##X INDICATES PROPOSED EXPANSION FOR AN EXISTING BUILDING OR FACILITY

COLOR LEGEND

- EXISTING CAMPUS BUILDINGS
- NEW CAMPUS BUILDING STRUCTURE OR EXPANSION
- BUILDINGS OFF SITE
- LANDSCAPED AREAS
- EXISTING GRADE LINE
- PLANNING AREA BOUNDARY



SECTION A-A

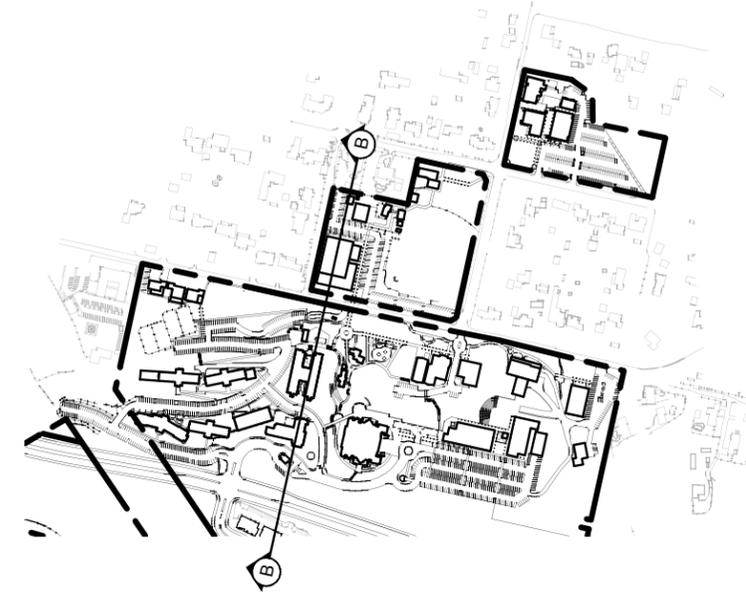
Site Section

Figure 5-3A

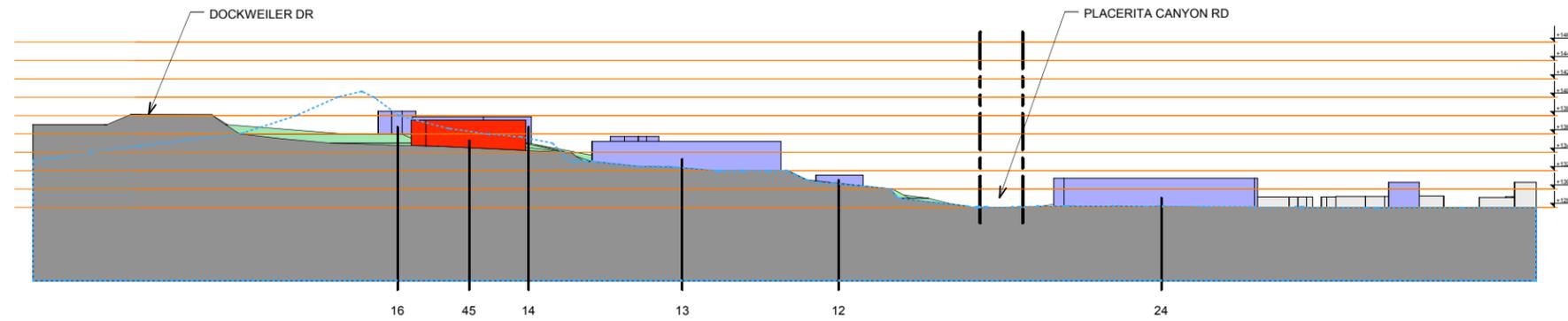
BUILDING & FACILITY LEGEND

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- ##X INDICATES PROPOSED EXPANSION FOR AN EXISTING BUILDING OR FACILITY



- COLOR LEGEND**
- EXISTING CAMPUS BUILDINGS
 - NEW CAMPUS BUILDING STRUCTURE OR EXPANSION
 - BUILDINGS OFF SITE
 - LANDSCAPED AREAS
 - EXISTING GRADE LINE
 - PLANNING AREA BOUNDARY



SECTION B-B

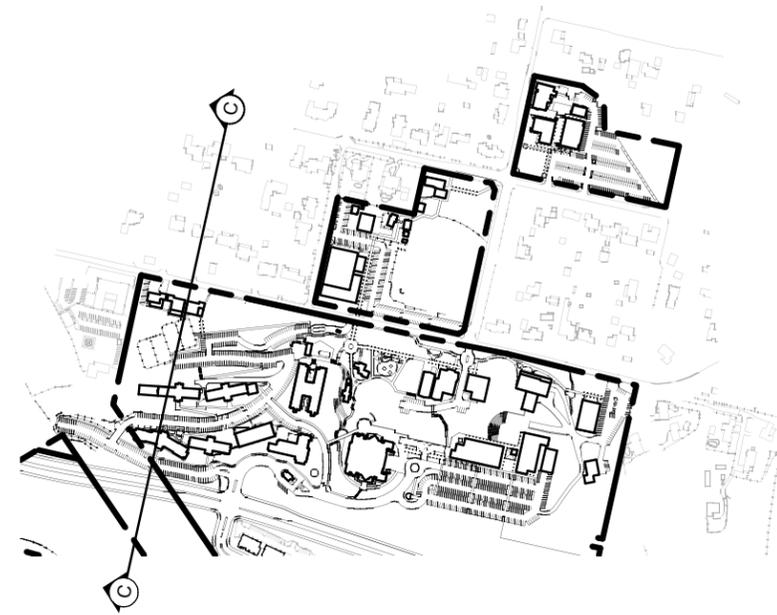
Site Section

Figure 5-3B

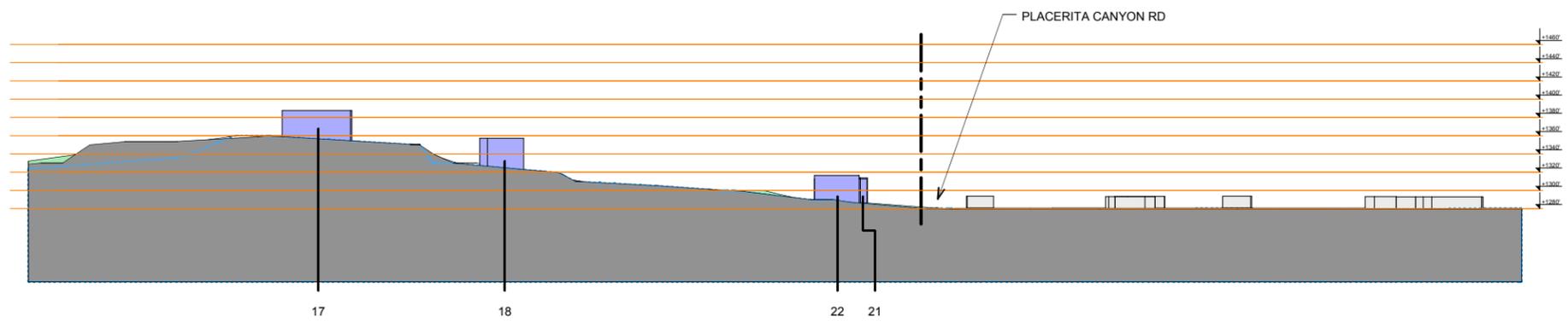
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- ##X INDICATES PROPOSED EXPANSION FOR AN EXISTING BUILDING OR FACILITY

ENCLOSURE (MA-



- COLOR LEGEND**
- EXISTING CAMPUS BUILDINGS
 - NEW CAMPUS BUILDING STRUCTURE OR EXPANSION
 - BUILDINGS OFF SITE
 - LANDSCAPED AREAS
 - EXISTING GRADE LINE
 - PLANNING AREA BOUNDARY



SECTION C-C

Site Section Figure 5-3C

BUILDING & FACILITY LEGEND

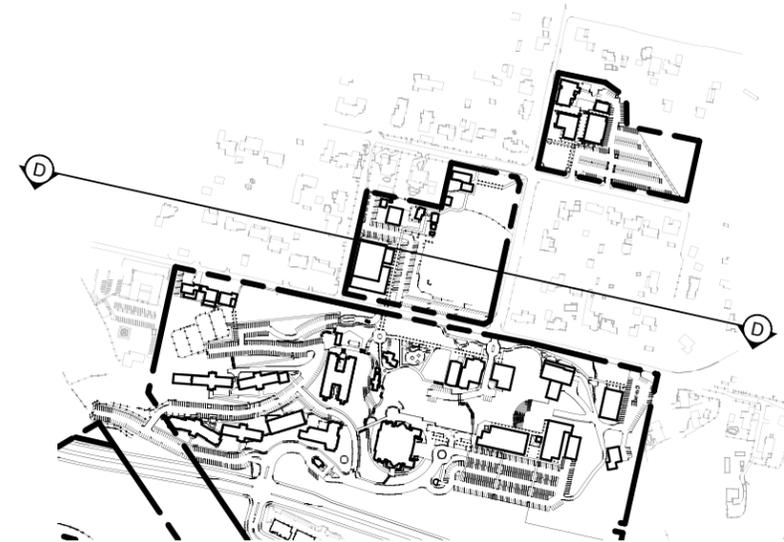
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- 16 WALDOCK HALL (DORM.)
- 17 C.W. SMITH HALL (DORM.)
- 18 SWEAZY HALL (DORM.) - WITH 50 BED ADDITION
- 19 TENNIS COURTS
- 20 CENTER FOR PROFESSIONAL STUDIES 2 (CPS2)
- 21 CENTER FOR PROFESSIONAL STUDIES 1 (CPS1)
- 22 HOME ECONOMICS CENTER
- 23 CAMPUS SAFETY (BOOTH)
- 24 BROSS GYMNASIUM
- 25 FITNESS CENTER
- 26 PLANT OPERATIONS (ADMIN.)
- 27 SOCCER CLUB HOUSES
- 28 COMMUNICATION CENTER
- 29 BIBLICAL STUDIES CENTER
- 30 MUSIC CENTER
- 31 BUSINESS & TEACHER EDUCATION CENTER
- 32 ENGLISH & HISTORY CENTER
- 33 MISSIONARY OR STAFF RESIDENCE
- 34 STEWARDSHIP SERVICES

PROPOSED

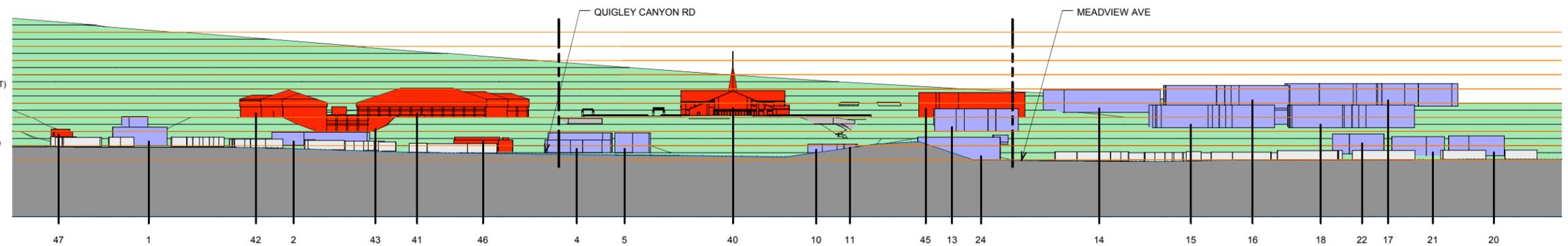
- 40 NEW MACARTHUR CENTER BUILDING (MAX. HT. 125 FT.)
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 - 46 NEW MAINTENANCE BUILDING (MAX. HT. 35 FT.)
 - 47 NEW ENTRY FEATURE (MAX. HT. 28 FT.)
- ##X INDICATES PROPOSED EXPANSION FOR AN EXISTING BUILDING OR FACILITY

ENCLOSURE



COLOR LEGEND

- EXISTING CAMPUS BUILDINGS
- NEW CAMPUS BUILDING STRUCTURE OR EXPANSION
- BUILDINGS OFF SITE
- LANDSCAPED AREAS
- EXISTING GRADE LINE
- PLANNING AREA BOUNDARY



SECTION D-D

Site Section

Figure 5-3D

BUILDING & FACILITY LEGEND

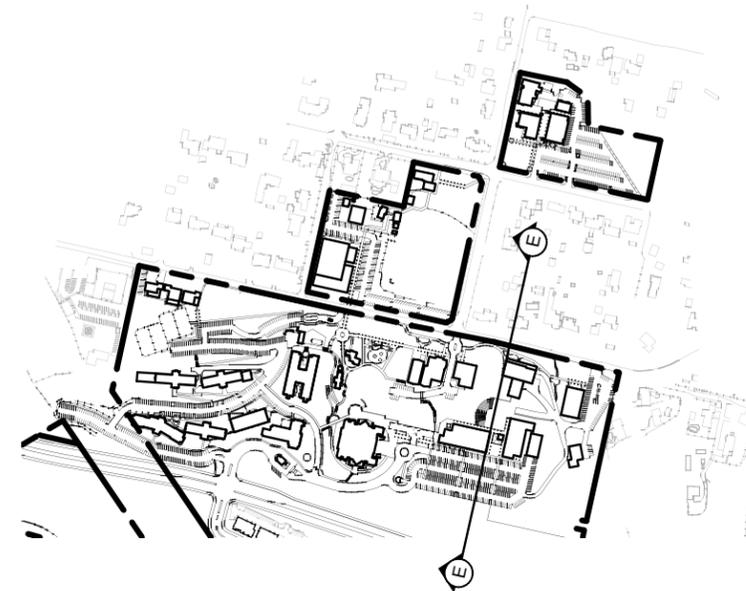
EXISTING

- 1 REESE CENTER FOR SCIENCE AND MATHEMATICS
- 2 DUNKIN STUDENT CENTER / MUSTANG GRILL
- 3 COMPUTER & INFORMATION SCIENCE BUILDINGS
- 4 POWELL LIBRARY
- 5 ADMINISTRATION BUILDING OFFICE OF ENROLLMENT
- 6 CAREER SERVICES & ACADEMIC COUNSELING
- 7 WISMER COMPUTER CENTER
- 8 VIDER BUILDING (ADMIN.)
- 9 "UNDER THE OAKS" GARDEN
- 10 STUDENT LIFE
- 11 CHAPEL MEDIA
- 12 SWIMMING POOL
- 13 HOTCHKISS HALL (DORM.)
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- 18 SWEAZY HALL (DORM.) - WITH 50 BED ADDITION
- 19 TENNIS COURTS
- 20 CENTER FOR PROFESSIONAL STUDIES 2 (CPS2)
- 21 CENTER FOR PROFESSIONAL STUDIES 1 (CPS1)
- 22 HOME ECONOMICS CENTER
- 23 CAMPUS SAFETY (BOOTH)
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- 28 COMMUNICATION CENTER
- 29 BIBLICAL STUDIES CENTER
- 30 MUSIC CENTER
- 31 BUSINESS & TEACHER EDUCATION CENTER
- 32 ENGLISH & HISTORY CENTER
- 33 MISSIONARY OR STAFF RESIDENCE
- 34 STEWARDSHIP SERVICES

PROPOSED

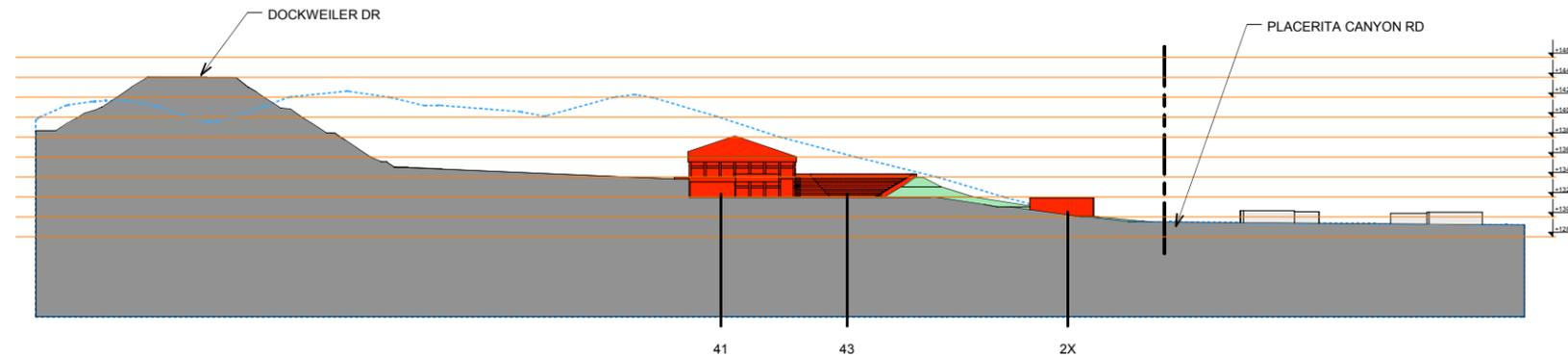
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ENCLOSURE (MA...



COLOR LEGEND

- EXISTING CAMPUS BUILDINGS
- NEW CAMPUS BUILDING STRUCTURE OR EXPANSION
- BUILDINGS OFF SITE
- LANDSCAPED AREAS
- EXISTING GRADE LINE
- PLANNING AREA BOUNDARY



SECTION E-E

Site Section

Figure 5-3E

BUILDING & FACILITY LEGEND

EXISTING

- 1 REESE CENTER FOR SCIENCE AND MATHEMATICS
- 2 DUNKIN STUDENT CENTER / MUSTANG GRILL
- 3 COMPUTER & INFORMATION SCIENCE BUILDINGS
- 4 POWELL LIBRARY
- 5 ADMINISTRATION BUILDING OFFICE OF ENROLLMENT
- 6 CAREER SERVICES & ACADEMIC COUNSELING
- 7 WISMER COMPUTER CENTER
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- 19 TENNIS COURTS
- 20 CENTER FOR PROFESSIONAL STUDIES 2 (CPS2)
- 21 CENTER FOR PROFESSIONAL STUDIES 1 (CPS1)
- 22 HOME ECONOMICS CENTER
- 23 CAMPUS SAFETY (BOOTH)
- 24 BROSS GYMNASIUM
- 25 FITNESS CENTER
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- 29 BIBLICAL STUDIES CENTER
- 30 MUSIC CENTER
- 31 BUSINESS & TEACHER EDUCATION CENTER
- 32 ENGLISH & HISTORY CENTER
- 33 MISSIONARY OR STAFF RESIDENCE
- 34 STEWARDSHIP SERVICES

ENCLOSURE (MA...

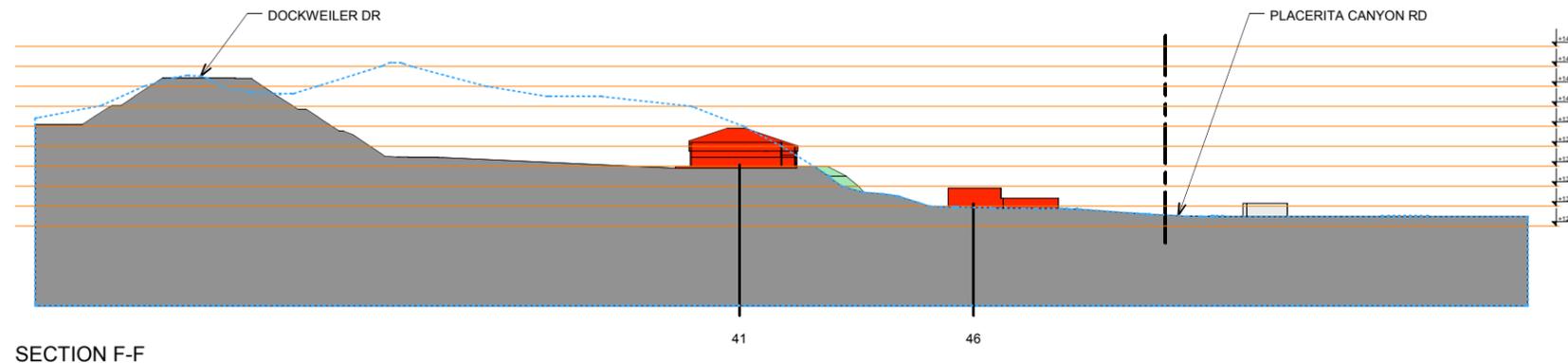
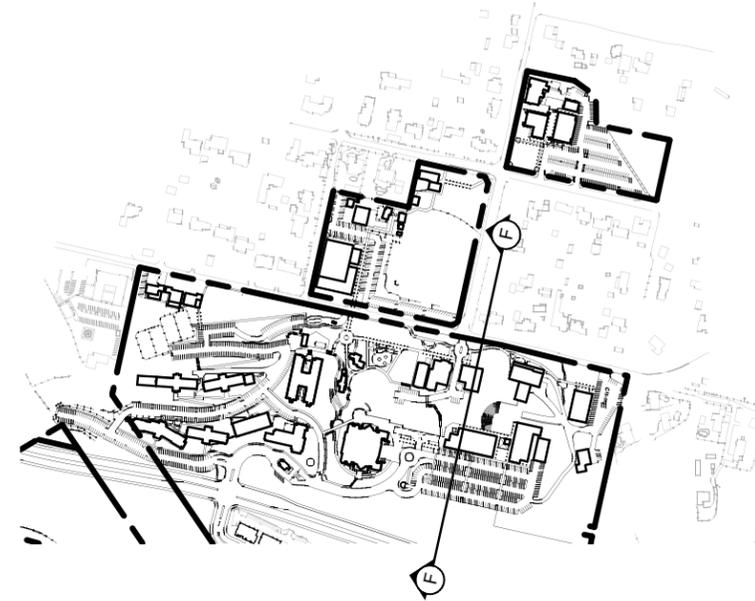
PROPOSED

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##X INDICATES PROPOSED EXPANSION FOR AN EXISTING BUILDING OR FACILITY

COLOR LEGEND

- EXISTING CAMPUS BUILDINGS
- NEW CAMPUS BUILDING STRUCTURE OR EXPANSION
- BUILDINGS OFF SITE
- LANDSCAPED AREAS
- EXISTING GRADE LINE
- PLANNING AREA BOUNDARY



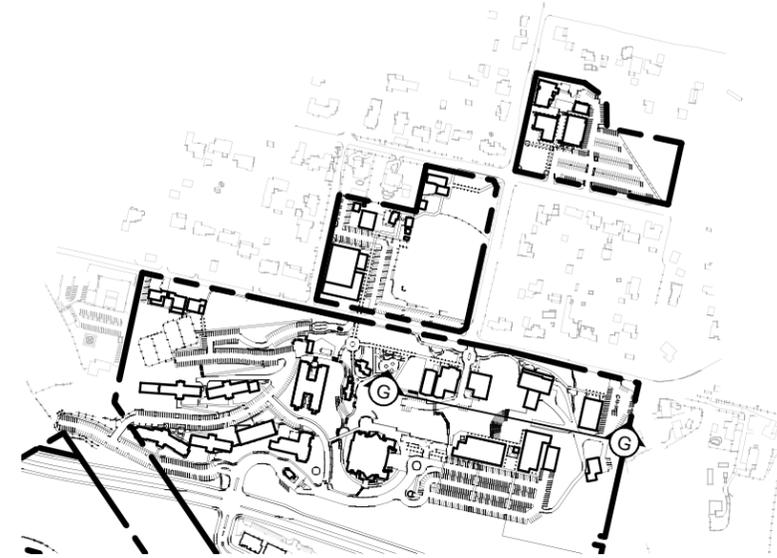
Site Section

Figure 5-3F

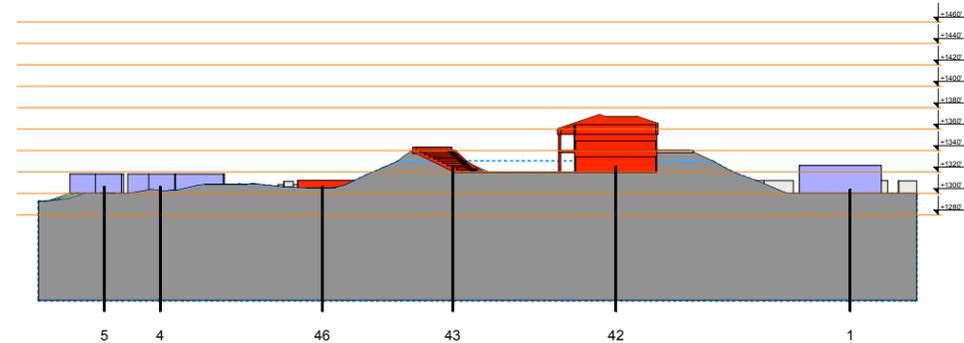
BUILDING & FACILITY LEGEND

- EXISTING**
- 1 REESE CENTER FOR SCIENCE AND MATHEMATICS
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 - 31 BUSINESS & TEACHER EDUCATION CENTER
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 - 34 STEWARDSHIP SERVICES
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ENCLOSURE (MA



- COLOR LEGEND**
- EXISTING CAMPUS BUILDINGS
 - NEW CAMPUS BUILDING STRUCTURE OR EXPANSION
 - BUILDINGS OFF SITE
 - LANDSCAPED AREAS
 - EXISTING GRADE LINE
 - PLANNING AREA BOUNDARY



SECTION G-G

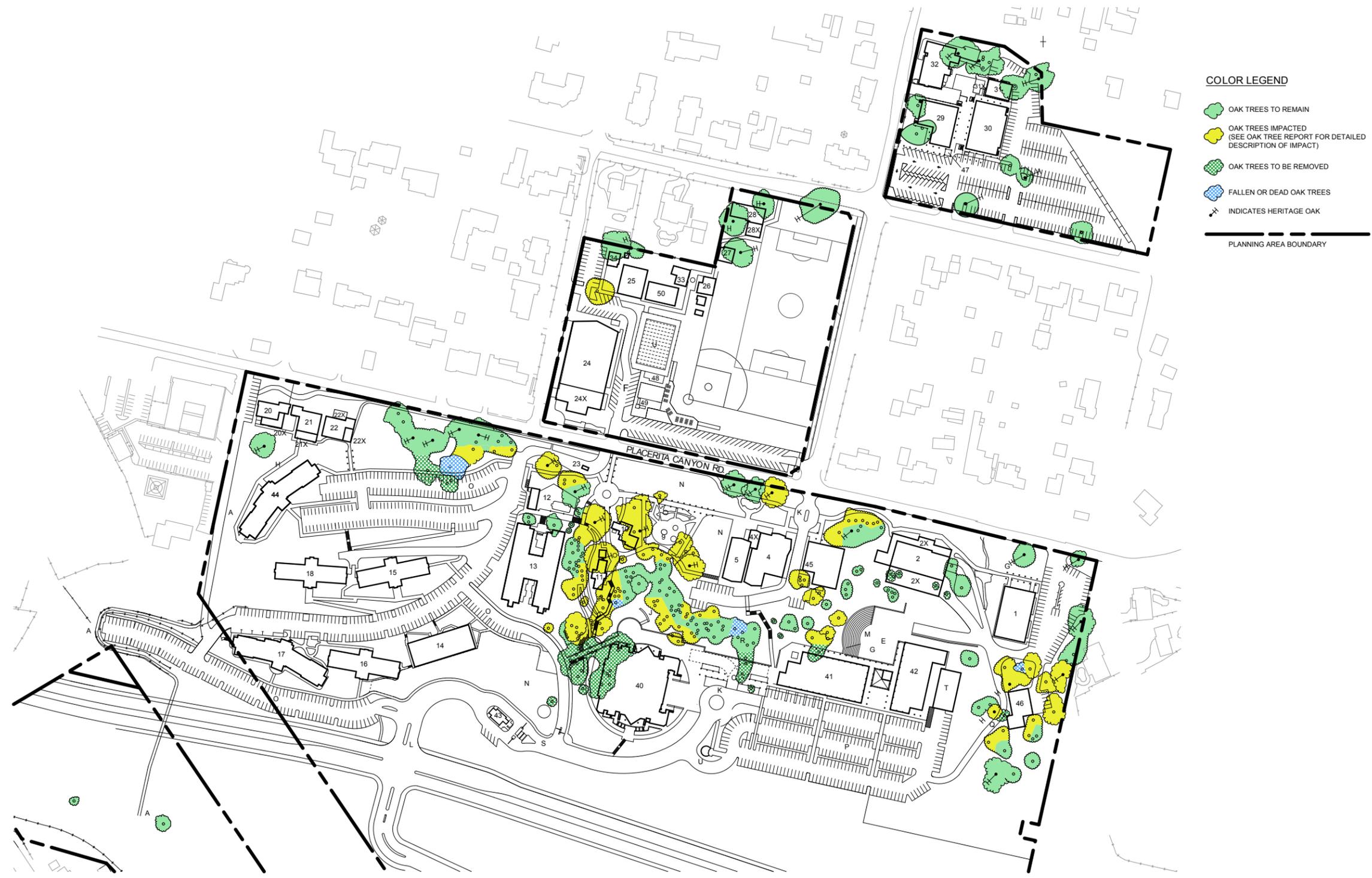
Site Section

Figure 5-3G



Campus Landscape & Open Space Strategy

Figure 5-4



Oak Tree Plan

Figure 5-5



COLOR LEGEND

- ZONE 1: MAINTAIN MINIMUM LIGHTING LEVELS.

USE FIXTURES AND LIGHT LOCATIONS THAT DIRECT LIGHT DOWNWARD.

FOCUS ON LIGHTING GROUND PLANE AND AVOID GENERAL AREA LIGHTING.

USE PARKING LIGHTS WITH CUTOFF LENSES.

LIGHT STANDARDS SHOULD BE LIMITED TO A MAXIMUM OF 12'-0" IN HEIGHT.

AVOID THE USE OF FLOODLIGHTS.
 - ZONE 2: MAINTAIN MINIMUM LIGHTING LEVELS.

USE FIXTURES AND LIGHT LOCATIONS THAT DIRECT LIGHT DOWNWARD.

FOCUS ON LIGHTING GROUND PLANE ALONG PEDESTRIAN PATHS.

USE PARKING LIGHTS WITH CUTOFF LENSES.

LIGHT STANDARDS SHOULD BE LIMITED TO A MAXIMUM OF 16'-0" BUT ONLY IN AREAS WHERE THE LIGHT SPILL CAN BE CONTROLLED.

LIMIT GENERAL AREA LIGHTING TO LOCATIONS WHERE LIGHT SPILL CAN BE REASONABLY SCREENED OR FILTERED FROM SURROUNDING RESIDENTIAL USES.

AVOID USE OF FLOODLIGHTS.
 - ZONE 3: MAINTAIN MINIMUM LIGHTING LEVELS.

USE FIXTURES AND LIGHT LOCATIONS THAT DIRECT LIGHT DOWNWARD.

USE PARKING LIGHTS WITH CUTOFF LENSES.

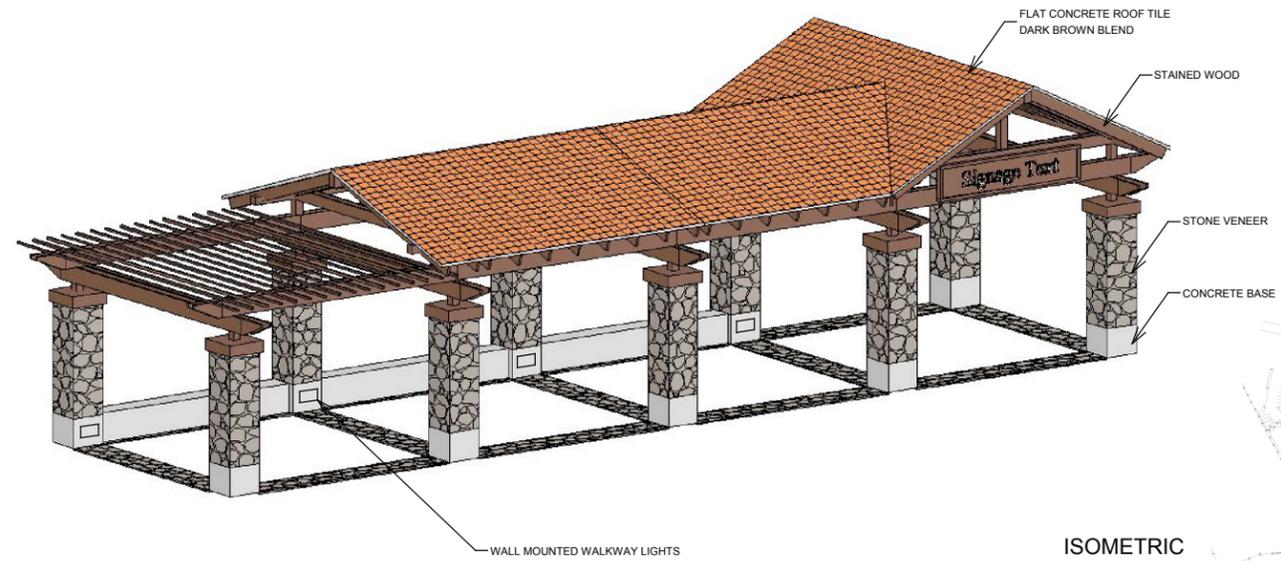
LIGHT STANDARDS SHOULD BE LIMITED TO A MAXIMUM OF 16'-0" BUT ONLY IN AREAS WHERE THE LIGHT SPILL CAN BE CONTROLLED.

LIMIT GENERAL AREA LIGHTING TO LOCATIONS WHERE LIGHT SPILL CAN BE REASONABLY SCREENED OR FILTERED FROM SURROUNDING RESIDENTIAL USES.

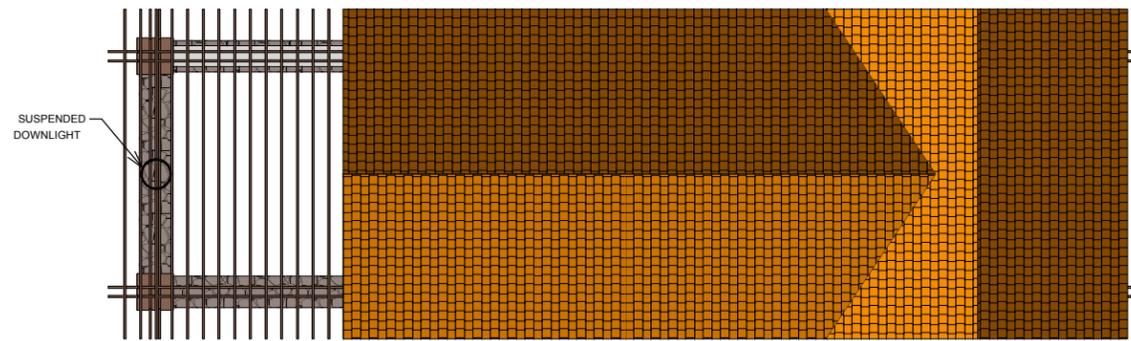
AVOID USE OF FLOODLIGHTS.
- PLANNING AREA BOUNDARY

Campus Lighting Strategy

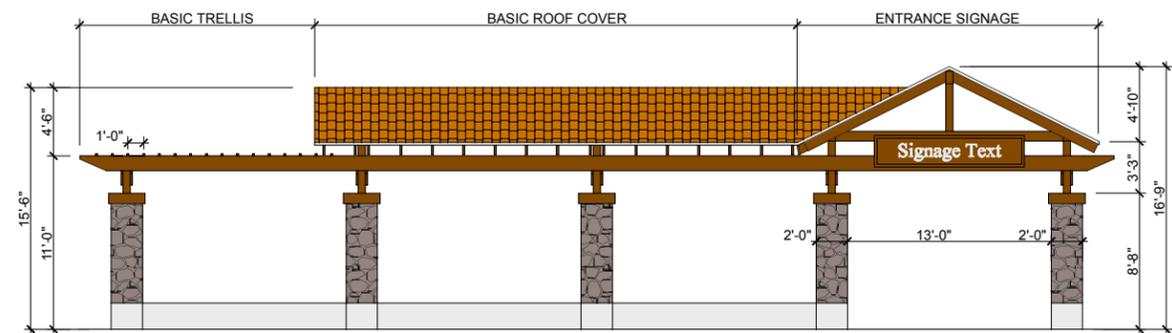
Figure 5-6



ISOMETRIC



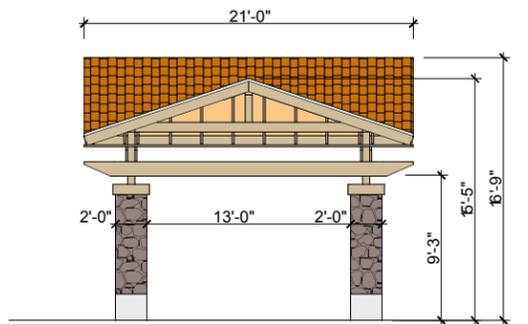
PLAN VIEW



FRONT ELEVATION



LOCATION MAP



SIDE ELEVATION

COLOR LEGEND

- LOCATION OF NEW TRELLISES AND ARBORS
- PLANNING AREA BOUNDARY

Arbor & Trellis System Design and Siting Strategy

Figure 5-7



6 IMPLEMENTATION

The City of Santa Clarita is the public agency responsible for the administration, implementation and enforcement of this Master Plan. Administration of the Master's University Master Plan includes subsequent application review, amendments, revisions and compliance with the California Environmental Quality Act (CEQA).

All proposed development within the Master's University Master Plan area is subject to the standards and guidelines in this Master Plan. As part of the Development Review process, the City of Santa Clarita shall review project submittals for consistency with these standards and guidelines prior to issuing building permits. All permit requests shall be processed in accordance with the procedures established by the City of Santa Clarita Municipal Code and the Master's University Master Plan (Master Plan).

Any changes or amendments to this Master Plan shall be approved by the City Council in accordance with UDC Section 17.26.120(G)(3).

6.1 REVIEW OF DEVELOPMENT APPLICATIONS

The Master Plan is sufficiently

detailed to provide guidance to the Community Development Department of the City of Santa Clarita to review any proposed development project within the boundaries of the site. Approval or denial of development plans rests with the Community Development Department, and no further review, except for changes or modifications as provided for in the Master Plan with the City Council, is necessary unless the proposed development lacks clarity or is not consistent with the Master Plan.

6.2 RELATIONSHIP WITH CITY'S UNIFIED DEVELOPMENT CODE

While the Master Plan includes land use diagrams, additional details regarding subsequent development are required with subsequent application submittals. The Master Plan includes development and design standards and guidelines but cannot foresee every potential condition requiring decisions within the Use Permit process. Any subsequent discretionary approval or amendment to the Master Plan must be consistent with the General Plan as amended and/or updated.



Future development applications will be processed that are in substantial conformance with the Master Plan or that may require an amendment to the Master Plan as determined by the Community Development Director.

6.2.2 Private Education Zone

The uses and standards identified in the City's Private Education (PE) Zone in place at the time of adoption shall apply to the Master Plan area.

6.2.3 Performance Standards

The following performance standards are required for all new development within the Master Plan area:

- a. Minimize alteration to the natural landform.
- b. Protect areas capable of replenishing ground water supplies.
- c. Protect the natural drainage of the area.
- d. Protect waterways from indiscriminate erosion and pollution.
- e. Protect lands having biological significance, especially significant ecological areas, oak trees, riparian (water-related) areas and their associated woodland vegetation.

- f. Protect areas with significant native vegetation and habitat value.
- g. Protect natural areas for ecological, educational and other scientific study purposes.
- h. The Director of Community Development may, through the development review process, require additional improvements to a development in the PE zone if it is needed for the protection of the public health, safety or general welfare. (Ord. 00-3, 2/8/00; Ord. 01-5, 2/27/01; Ord. 05-1 § 2, 1/25/05)

6.2.4 Consistent Projects

The following items may deviate, within specified limitations, from the adopted Master Plan but shall be considered to be in substantial conformance with the Master Plan. Review of such proposed modifications shall occur at staff level, through the Development Review Process if so determined by the Director of Community Development (Director). The Director, however, shall have the discretion to refer any such request for modification to the City Council and/or Planning Commission as an amendment to the Master Plan. Conversely, the applicant shall have the right to appeal decisions of the Director to the Planning Commission and/or City Council.



The following modifications may be considered for a Minor Modification:

- Final facility sizing and alignment of water, sewer, and storm drain improvements (as directed by the City Engineer). Changes to the community infrastructure such as street layout and widths, drainage, water and wastewater systems which do not have the effect of increasing development capacity in the Master Plan area, decreasing the development by more than 30 percent, or altering the major design concepts of the Master Plan;
- Phasing adjustments;
- Alignment, location and design of vehicular and pedestrian pathways and pathway demarcation;
- Perimeter and internal signage and directional materials;
- Minor landscape and streetscape design modifications;
- Location and alignment of parking spaces;
- Minor modifications (up to 10%) include phasing adjustments, height reductions, building square footage transfers, landscape modifications, and signage;
- Changes in the exterior building color or material;
- The addition of new information to the Master Plan or maps

or test that does not change the effect of any concept or regulations;

- Other administrative items determined to be appropriate by the Community Development Director within the scope of authority of the Master's University Master Plan and the Santa Clarita Municipal Code.

6.2.5 Master Plan Amendments

Amendments may be requested at any time pursuant to Section 17.26.120(G)(3) of the City's Unified Development Code. Any proposed modification to the Master Plan that is deemed major by the Director will be processed as an amendment to the Master Plan. Depending upon the nature of the proposed amendment to the Master Plan, additional environmental analysis may be required, pursuant to Section 15162 of CEQA.

Changes to the Master Plan shall reflect the same comprehensive analysis which was undertaken in the adoption of the Master Plan and the application shall satisfy the following criteria:

- Demonstrate that the proposed amendment meets the goals and objectives of the Master Plan and General Plan



- Ensure that any impacts from the amendment can be satisfactorily mitigated
- Provide a strikeout/underline copy of the Master Plan text and when changes are proposed and update any Master Plan exhibits affected by the proposed amendments
- Update any Master Plan technical studies and/or provide additional environmental studies deemed necessary by the Community Development Director and/or City Council.

6.3 METHODS AND PROCEDURES FOR IMPLEMENTATION

When any condition occurs that is not provided for by these regulations, those provisions provided for by the City of Santa Clarita Municipal Code that are most applicable for the most similar condition, and which do not conflict with the policies and provisions of this plan as determined by the Community Development Director shall apply.

When provisions of the Master Plan are in conflict with the City of Santa Clarita Municipal Code, the Master Plan shall take precedence. Where the Master Plan is silent, the provisions of the Municipal Code shall govern.

6.4 MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program is included in Appendix A of this Master Plan. All mitigation measures contained in this program shall be implemented as specified by this program.

6.5 PHASING

The Master Plan provides a blueprint for growth over the next 10 years. The immediate priority for the University is the construction of the chapel. The prerequisite for this is the extension of Dockweiler Drive from west of Valle del Oro to the new campus entry and the associated grading and utility extensions. As an interim use once the grading is complete, a temporary practice playing field may be located where Buildings 41 and 42 will eventually be built. Although it is impossible to predict the exact timing of construction, the University anticipates the following short-term phasing schedule.



Phase 1 (Figure 6-1)

- n Removal and storage of oak trees that are to be transplanted;
- n Overall site bulk grading within Master's University property and outside of Master's University Property;
- n Preparation of building pad ready for fine grading only and proposed campus improvements;
- n Extension of Dockweiler Drive to the new college entrance
- n Extension of required building and site utilities;
- n Preparation of the building pad for the residential lots;
- n Construction of Deputy Jake Drive with all associated utilities; and
- n Installation of irrigation, drainage and landscaping.

Phase II (Figure 6-2)

- n Chapel;
- n Parking and driveways;
- n Site utilities (from street to each pad);
- n Site landscaping and lighting;
- n Pedestrian bridge
- n Trellis and walkways at chapel
- n Paving to Valley Campus; and
- n Hydro –seed future building pads.

Future Phases (Figure 6-3)

The remaining Master Plan elements will be built in the future, based on educational needs and financial feasibility. n



- PHASE 1 ILLUSTRATED TO THE LEFT INCLUDES THE FOLLOWING ITEMS: (ESTIMATED TIMELINE 2008-2025)
- I REMOVAL AND STORAGE OF OAKS TREES THAT ARE TO BE TRANSPLANTED
 - II OVERALL SITE BULK GRADING WITHIN MASTER'S COLLEGE PROPERTY AND OUTSIDE OF MASTER'S COLLEGE PROPERTY.
 - III PREPARATION OF BUILDING PAD READY FOR FINE GRADING ONLY AND PROPOSED CAMPUS IMPROVEMENTS.
 - IV EXTENSION OF REQUIRED BUILDING AND SITE UTILITIES.
 - V PREPARATION OF THE BUILDING PAD FOR THE RESIDENTIAL LOTS
 - VI CONSTRUCTION OF DOCKWEILER DRIVE WITH ALL ASSOCIATED UTILITIES WITHIN PUBLIC RIGHT OF WAY.
 - VII CONSTRUCTION OF DEPUTY JAKE DRIVE WITH ALL ASSOCIATED UTILITIES
 - VIII INSTALLATION OF IRRIGATION, DRAINAGE AND LANDSCAPING.

COLOR LEGEND

- BUILDING PAD FOR IMPROVEMENTS
- BUILDING PAD FOR (UNDER SERPARA)
- NEW ROADWAYS
- NEW WALKWAYS
- NEW CAMPUS BUILDINGS
- NEW SHORT COURTS
- NEW ROADWAYS
- EXISTING OAK TREE
- PLANNED AREA BOUNDARY
- EXTENT OF PROPOSED IMPROVEMENTS

PARKING SUMMARY

EXISTING RESIDENTIAL PARKING SPACES (PRIOR TO PHASE 1)	228
EXISTING ADMIN./GENERAL PARKING SPACES (PRIOR TO PHASE 1)	178
TOTAL SPACES AVAILABLE (PRIOR TO PHASE 1)	406
PROJECTED CHANGE OF RESIDENTIAL PARKING SPACES (RESULT OF PHASE 1)	
PROJECTED CHANGE OF ADMIN./GENERAL PARKING SPACES (RESULT OF PHASE 1)	0
TOTAL RESIDENTIAL SPACES AVAILABLE (AT COMPLETION OF PHASE 1)	406
TOTAL ADMIN./GENERAL SPACES AVAILABLE (AT COMPLETION OF PHASE 1)	188
TOTAL SPACES AVAILABLE (AT COMPLETION OF PHASE 1)	594
TOTAL PARKING REQUIRED (AT COMPLETION OF PHASE 1)	594

Phase 1 - Site Plan

Figure 6-1



- PHASE 2 ILLUSTRATED TO THE LEFT INCLUDES THE FOLLOWING ITEMS: (ESTIMATED TIMELINE 2018-2025)
- I CHAPEL
 - II PARKING & DRIVEWAYS
 - III SITE UTILITIES (FROM STREET TO EACH PAD)
 - IV SITE LANDSCAPING
 - V BRIDGE
 - VI TRELLIS & WALKWAYS AT CHAPEL
 - VII PAVING TO VALLEY CAMPUS
 - VIII HYDRO-SEED FUTURE BUILDING PADS
 - IX MONUMENT SIGN
 - X MANNED SECURITY CONTROL POINT
 - XI NEW 200 BED DORMITORY BUILDING AND ADDITIONAL PARKING
 - XII RESTROOMS / STORAGE

COLOR LEGEND

- NEW SITE HYDRO-SEED LOCATIONS
- NEW SITE LANDSCAPE
- NEW ROADWAYS & PARKING AREAS
- NEW WALKWAYS AND PAVED AREAS
- NEW CAMPUS BUILDING STRUCTURE
- NEW RESIDENTIAL DEVELOPMENT
- NEW OAK TREES
- NEW TREES

— PLANNED AREA BOUNDARY
 - - - - - EXTENT OF PROPOSED GRADING

PARKING SUMMARY:

EXISTING RESIDENTIAL PARKING SPACES (PRIOR TO PHASE 2)*	306
EXISTING ADMIN./GENERAL PARKING SPACES (PRIOR TO PHASE 2)*	590
TOTAL SPACES AVAILABLE (PRIOR TO PHASE 2)*	896
PROJECTED CHANGE OF RESIDENTIAL SPACES (RESULT OF PHASE 2)*	+132
PROJECTED CHANGE OF ADMIN./GENERAL SPACES (RESULT OF PHASE 2)*	+266
TOTAL RESIDENTIAL SPACES AVAILABLE (AT COMPLETION OF PHASE 2)*	438
TOTAL ADMIN./GENERAL SPACES AVAILABLE (AT COMPLETION OF PHASE 2)*	856
TOTAL SPACES AVAILABLE (AT COMPLETION OF PHASE 2)*	1,294

* ASSUMES COMPLETION OF PHASE 1

Phase 2 - Site Plan

Figure 6-2



- ALL ADDITIONAL PHASES AS ILLUSTRATED TO THE LEFT INCLUDES THE FOLLOWING ITEMS: (ESTIMATED TIMELINE 2025 AND BEYOND)
- BUILDING 2X - EXPANSION TO THE EXISTING DUNKIN STUDENT CENTER/ MUSTANG GRILL
 - BUILDING 3 - DEMOLITION OF EXISTING COMPUTER & INFORMATION SCIENCE BUILDINGS
 - BUILDING 6 - DEMOLITION OF EXISTING CAREER SERVICES & ACADEMIC COUNSELING
 - BUILDING 7 - DEMOLITION OF EXISTING WISMER COMPUTER CENTER
 - BUILDING 8 - DEMOLITION OF EXISTING VIDER BUILDING
 - BUILDING 9 - EXPANSION OF THE EXISTING "UNDER THE OAKS" GARDEN
 - BUILDING 28X - (500 - 1,000 SQ. FT.) EXPANSION TO THE EXISTING COMMUNICATION CENTER
 - BUILDING 41 - CLASSROOM BUILDING (40,000 - 60,000 SQ. FT.)
 - BUILDING 42 - CLASSROOM BUILDING (40,000 - 60,000 SQ. FT.)
 - BUILDING 45 - NEW COMPUTER SCIENCE BUILDING (8,000 - 12,000 SQ. FT.)
 - BUILDING 46 - NEW MAINTENANCE BUILDING (8,000 - 12,000 SQ. FT.)
 - SITE ELEMENT C - NEW ARBOR/ARCADE/PLAZA
 - SITE ELEMENT E - NEW CAMPUS PLAZA
 - SITE ELEMENT H - NEW PEDESTRIAN WALK
 - SITE ELEMENT K - NEW DROP OFF LOCATION
 - SITE ELEMENT M - NEW AMPHITHEATRE
 - SITE ELEMENT N - NEW PUBLIC GREEN AREA
 - SITE ELEMENT O - NEW ACCESS ROAD
 - SITE ELEMENT T - NEW CENTRAL PLANT ENCLOSURE

COLOR LEGEND

- NEW SITE LANDSCAPE
- NEW ROADWAYS & PARKING AREAS
- NEW WALKWAYS AND PAVED AREAS
- NEW CAMPUS BUILDING STRUCTURE
- NEW OAK TREES
- NEW TREES
- PLANNED AREA BOUNDARY

PARKING SUMMARY:

EXISTING RESIDENTIAL PARKING SPACES (PRIOR TO PHASE 3)*	438
EXISTING ADMIN/GENERAL PARKING SPACES (PRIOR TO PHASE 3)*	856
TOTAL SPACES AVAILABLE (PRIOR TO PHASE 3)*	1,294
PROJECTED CHANGE OF RESIDENTIAL SPACES (RESULT OF PHASE 3)*	+33
PROJECTED CHANGE OF ADMIN/GENERAL SPACES (RESULT OF PHASE 3)*	-50
TOTAL RESIDENTIAL SPACES AVAILABLE (AT COMPLETION OF PHASE 3)*	471
TOTAL ADMIN/GENERAL SPACES AVAILABLE (AT COMPLETION OF PHASE 3)*	806
TOTAL SPACES AVAILABLE (AT COMPLETION OF PHASE 3)*	1,277

* ASSUMES COMPLETION OF PHASES 1 & 2

Future Phases - Site Plan

Figure 6-3