

II. PROJECT DESCRIPTION

INTRODUCTION

The purpose of the Project Description is to describe the project in a way that will be meaningful to the public, reviewing agencies, and decision makers. This Project Description focuses on project-level details pertaining to the Proposed Loyola Marymount University Master Plan Project (Proposed Project). As described in Section 15124 of the *California Environmental Quality Act (CEQA) Guidelines*, the Project Description in an environmental impact report (EIR) is required to contain the following information: (1) the location of the proposed project, (2) a statement of project objectives, (3) a general description of the project's technical, economic, and environmental characteristics, and (4) a statement briefly describing the intended uses of the EIR. The *State CEQA Guidelines* states that a Project Description need not be exhaustive, but should provide the level of detail needed for the evaluation and review of potential environmental impacts.

The Project Description is the starting point for all environmental analysis required by the *State CEQA Guidelines*. Section 15146 of the *State CEQA Guidelines* states that "the degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR." In this case, the Proposed Project consists of a 20-year Master Plan to guide future campus improvements. This Project Description serves as the basis for the environmental analysis contained in this Project-level Draft EIR.

1.0 PROJECT OBJECTIVES

According to the mission statement on Loyola Marymount University's (LMU) Web site, LMU has a threefold mission that it considers central to its communal identity: (1) the encouragement of learning, (2) the education of the whole person, and (3) the service of faith and the promotion of justice.¹

As stated by LMU, the encouragement of learning, considered together with the pursuit of academic excellence, is the basis of current strategic planning for LMU's growth into one of the nation's distinguished Catholic universities. Toward this end, LMU strives to "build an intercultural community, actively recruiting students, faculty, and staff from ethnically diverse backgrounds."²

The education of the whole person encompasses "growth in knowledge and mastery of a discipline," which is considered to take place not just in classrooms, laboratories, and the library, but also in the

¹ Loyola Marymount University, *LMU Mission Statement*, <http://www.lmu.edu/Page109.aspx>. 2009.

² Loyola Marymount University, *LMU Mission Statement*, 2009.

campus chapels, residence halls, recreation centers, on the athletic fields, and “wherever students gather.”³

Finally, LMU implements its mission of “the service of faith and the promotion of justice” through the provision of educational opportunities for under-represented groups, community-service opportunities for students, and faculty grants for faith-and-justice research and curriculum development.⁴

Through the Proposed Project, LMU seeks to improve its facilities to accommodate the evolving needs of LMU’s academic, administrative, and student-support programs, to enhance the educational experience for students, and to improve facilities and programs for students, faculty, and staff, all within the existing enrollment limits currently in place for LMU. As part of a comprehensive planning process initiated in 2005, LMU reviewed its existing campus building stock and identified approximately 28 percent of campus buildings as needing replacement because they are functionally obsolete. LMU also reviewed its academic and administrative divisions and identified space demands over the next 20 years. Based on these reviews, the Proposed Project is meant to guide future campus improvements over the next 20 years.

The Proposed Project does not propose to change the boundaries of the LMU campus. Currently, LMU’s enrollment cap, as approved by the City in 2000 with a conditional use permit associated with the acquisition of Hughes Campus, is 7,800 full-time equivalent (FTE) students.⁵ Notwithstanding the higher enrollment permitted by the City approvals, all analysis in the EIR is based on the actual enrollment as of Fall 2008 and assesses the impacts of increasing the actual enrollment to 7,800 FTE students. In Fall 2008, LMU’s actual enrollment was 6,868 FTE students.⁶ The Proposed Project also proposes to upgrade, renovate, and replace a substantial portion of the existing campus facilities.

LMU’s Westchester campus originally only consisted of Burns Campus, which was established in 1929. LMU then acquired Leavey and Hughes Campuses in 1983 and 2000, respectively. Currently, different

³ Loyola Marymount University, *LMU Mission Statement*, 2009.

⁴ Loyola Marymount University, *LMU Mission Statement*, 2009.

⁵ FTE is a unit of measurement used to calculate enrollment for academic and master planning purposes, as opposed to student headcount. One undergraduate FTE student is defined as one undergraduate student taking 12 course units, which represents a full course load. Students taking fewer course units are considered to constitute a fraction of an FTE student, whereas students taking more than 12 units constitute more than one FTE student. One graduate FTE student is defined as one graduate student taking 9 course units, which represents a full course load. Graduate students taking fewer course units are considered to constitute a fraction of an FTE student, whereas students taking more than 9 units constitute more than one FTE student.

⁶ An enrollment of 6,868 FTE students translates to a headcount of approximately 7,555 students. The ratio of student headcount to student FTEs is relatively consistent. For example, in 2006, the ratio of student headcount number to student FTEs was 1.10 and in 2008, the ratio was 1.09. Therefore, assuming a conservative ratio of 1.10, the enrollment cap of 6,868 FTEs would translate to a headcount of approximately 7,555 students.

land use regulations and conditions apply to the three historically distinct portions of the LMU campus. To implement the Proposed Project, LMU is requesting the establishment of the LMU Specific Plan, which would unify the Burns, Leavey, and Hughes Campuses under one set of land use regulations.

Key Objectives

- U-1. Implement LMU's three-fold mission: (1) the encouragement of learning, (2) the education of the whole person, and (3) the service of faith and promotion of justice, by creating an updated cohesive campus community and environment with a critical mass of approximately 7,800 full-time equivalent (FTE) students.
- U-2. Attain certainty regarding future development on campus by gaining entitlements that allow for measured, well-managed, and sustainable growth over the next 20 years (growth that will further the pursuit of LMU's mission and promote LMU's key university, academic, residential, and sustainability objectives) to facilitate the establishment a long-term financial plan for the development of the campus, including fundraising from philanthropic sources, grants, and long-term capital dedication.
- U-3. Ensure the maximum number of students have opportunities to experience and contribute to LMU's social living and learning environment, student and faculty interaction, and full participation in campus life through increased and improved housing opportunities on campus, including themed housing.

Key Academic Objectives

- A-1. Replace academic, administrative, and athletic spaces and buildings that are functionally obsolete to create a functionally cohesive environment on campus.
- A-2. Build sufficient state-of-the-art facilities to house future academic, research, and residential uses on campus, to aid in the recruitment and retention of top students, the recruitment of faculty and conversion from part-time to full-time status, and the creation of the best possible academic community and student social living and learning environment.

Key Residential Objectives

- R-1. Contribute to alleviation of the regional housing shortage through the creation of new student on-campus housing.
- R-2. Increase the percentage of undergraduate FTE students that can be housed on campus from approximately 60 percent to approximately 75 percent through the provision of additional campus housing options.
- R-3. Enhance campus student life, improve educational environment, and aid in student recruitment by raising the standard of campus housing through increased unit size and improved amenities.
- R-4. Foster community and a communal educational environment on campus among the student body by increasing the number of undergraduate FTE students living on-campus and by

replacing outdated student housing units with updated social-living units that allow for more communal living and educational exchange.

- R-5. Replace aging student residential rooms and apartments with modern residential accommodations on campus, to improve the educational environment on campus and aid in student recruitment.
- R-6. Address existing community concerns regarding students living off-campus by moving more undergraduate residential students onto campus.

Key Sustainability Objectives

- S-1. Create a sustainable campus environment by incorporating green building and landscaping practices, reducing the production of GHG emissions and solid waste, and reducing consumption of water, electricity, natural gas, and energy.
- S-2. Move more undergraduate students into campus housing (increasing the percentage of undergraduate residential students from approximately 60 percent of FTE students to approximately 75 percent) to reduce traffic trips and vehicle miles traveled to and from the LMU campus.

Planning and Design Objectives

- PD-1. Achieve physical improvements in the spatial structure of the campus, and improve pedestrian connections within the campus, to achieve greater integration of academic, administrative, athletic, and residential divisions.
- PD-2. Improve land use compatibility on campus and between the campus and neighboring properties.

Pedestrian and Vehicular Circulation Goals

- C-1. Minimize LMU-related traffic trips to campus, and within campus, through measures that include housing approximately 75 percent of undergraduate FTE students on campus.

Athletic and Open Space Goals

- AOS-1. Provide sufficient and appropriate open space and athletic facilities to meet demand for instructional athletics, intramural and intercollegiate athletics, and informal recreation by students, faculty, and staff, by expanding, increasing access to, and appropriately illuminating LMU's athletic facilities for use during daytime and nighttime hours.

2.0 PROJECT LOCATION

As shown in **Figure II-1, Regional Location Map**, and **Figure II-2, Vicinity Map**, the Loyola Marymount University campus is located in the West Los Angeles community of Westchester, approximately 1.25 miles east of the Pacific Ocean and 1 mile north of Los Angeles International Airport (LAX). Westchester generally extends from the Pacific Ocean and the beachfront community of Playa del Rey east to the cities of Inglewood and Culver City, and from Ballona Creek on the north to the City of El Segundo and LAX on the south. Surrounding municipalities include the unincorporated community of Marina del Rey and the City of Los Angeles communities of Del Rey and Venice to the north, the City of Culver City, and the unincorporated community of Ladera Heights to the northeast, the City of Inglewood to the east, the City of El Segundo to the south, and the Pacific Ocean to the west. Other institutions of higher learning in the area include Otis College of Art and Design near the intersection of Lincoln Boulevard and Manchester; the Graduate School of Pepperdine University in northeast Westchester; and Intercontinental College in northern Westchester.

Regional access to Westchester and LMU is provided by the San Diego Freeway (I-405), the Marina Freeway (State Highway 90), and Lincoln Boulevard (State Highway 1).⁷ The San Diego Freeway/Marina Freeway interchange is approximately 2 miles northeast of the campus.

The campus occupies approximately 142 acres atop the Westchester Bluffs, part of a range of cliffs called the Ballona Escarpment that extends from the coast eastward approximately 3.5 miles to the intersection of Centinela and Sepulveda Boulevards. The bluffs, which rise approximately 120 feet above sea level in the vicinity of the campus, form the northern and northwestern campus boundaries. Teale Street and Playa Vista lie at the foot of the bluffs; Playa Vista is a mixed-use multi-family residential and community commercial development. Light industry and office uses are located north of Playa Vista, across Jefferson Boulevard. The campus is generally bordered on the east by McConnell Avenue, on the west by Lincoln Boulevard, and on the south by W. 78th and W. 80th Streets. The campus is suburban in nature and surrounded by low-density, single-family residential neighborhoods to the east, west, and south.

There are two points of campus ingress/egress. The primary entrance is LMU Drive, which is accessed from Lincoln Boulevard. This entrance has a guard station that is staffed 24 hours per day, 7 days a week, and does not require a key card or other screening during the day. Gates are lowered at this location during nighttime hours, and key card use or check-in at the guard station is required to gain access to campus via LMU Drive during these hours. A secondary campus ingress/egress is provided via Loyola

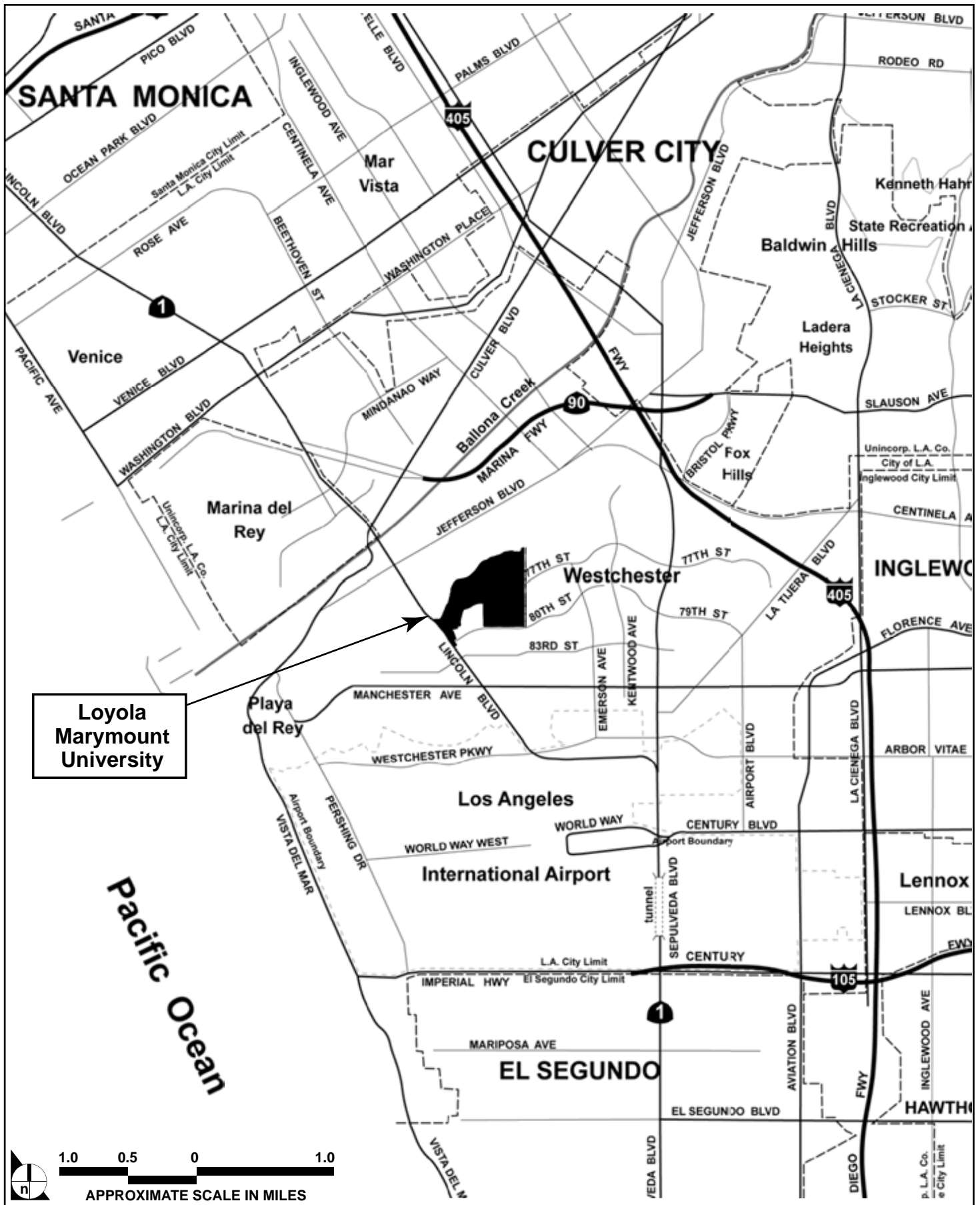
⁷ City of Los Angeles General Plan, "Westchester-Playa del Rey Community Plan," Generalized Circulation Map, (2004).

Boulevard at W. 80th Street along the southern edge of the campus and is gate-controlled via key card access.

3.0 PROJECT SITE BACKGROUND

LMU is a private, coeducational, Roman Catholic Jesuit University offering undergraduate and graduate degrees in the liberal arts. LMU is one of 28 member institutions of the Association of Jesuit Colleges and Universities nationwide and one of five Marymount Universities, and is the largest Catholic university in Southern California. In 1928, real estate developer Harry Culver offered Loyola College approximately 100 acres of land in Westchester on a high bluff overlooking the Pacific Ocean, intending the campus to serve as an anchor for his nearby planned residential development. Loyola College relocated to the newly developed campus in 1929 and achieved university status in 1930. The original 100-acre campus ultimately became known as the Burns Campus. Graduate instruction began in 1920 with the founding of the law school, located on a separate campus, and a graduate division was formally established in 1950 at Loyola College. Marymount College for women, founded in 1923 in Westwood, moved to Loyola's Westchester campus as an autonomous institution in 1968 and was joined shortly thereafter by the Sisters of St. Joseph of Orange. After sharing facilities for a number of years, Loyola University and Marymount College merged and formed Loyola Marymount University in 1973 for the purpose of providing instruction in the Jesuit educational tradition.

In 1983, LMU acquired a contiguous 27.5-acre property to the west of Burns Campus, which extends from Burns Campus to the bluff edge. Leavey Campus was developed in the 1990s. In 2000, LMU purchased the adjacent Hughes property, which provided a physical link between Burns and Leavey Campuses and Lincoln Boulevard to the southwest. Hughes Campus now provides the primary campus entrance via LMU Drive from Lincoln Boulevard. The former Hughes corporate headquarters building is now University Hall and houses the Bellarmine College of Liberal Arts, College of Business Administration, Seaver College of Science and Engineering, and the School of Education, as well as many of LMU's administrative offices. The acquisition and development of each campus is briefly characterized in **Section 3.0 of Section IV.D.3, Historic Resources. Appendix IV.D.3, Technical Report – Historic Resources Assessment, Loyola Marymount University**, contains a detailed discussion of the history of LMU's Westchester campus.



SOURCE: Impact Sciences, Inc. – March 2007

FIGURE II-2

Vicinity Map

The configuration of the Burns, Leavey, and Hughes Campuses is shown in **Figure II-3, Campus Aerial Photo**.

LMU also operates Loyola Law School on a separate campus in downtown Los Angeles. The Law School and its campus are not part of the Proposed Project and are not discussed further in this Draft EIR.

Because portions of campus were acquired at different times, LMU's Westchester campus is structured as three distinct, although contiguous, campuses, each with its own entitlements, including height restrictions. New development on Burns Campus currently has no height limit.⁸ New development on Leavey Campus is presently limited to 75 feet in height⁹ and new development on Hughes Campus is limited to a height of 139 feet above mean sea level.¹⁰ LMU seeks to unify the three campuses and reconcile their various entitlements through the establishment of a comprehensive Specific Plan for the approximately 142-acre campus.

To initiate the CEQA compliance process for implementation of the Proposed Project, the Notice of Preparation and Initial Study for the Proposed Project were published in May 2008. The 30-day public review period began on May 23, 2008, and ended on June 23, 2008. During the review period, comments from state, regional, and local public agencies and organizations, as well as from individuals and community members were received.

Copies of the Notice of Preparation and Initial Study are provided in **Appendix II** along with copies of all letters received during the scoping period.

4.0 EXISTING CONDITIONS

The campus is currently approximately 142 acres in size. The existing campus layout and facilities are shown in **Figure II-3, Campus Aerial Photo**, already referenced, and **Figure II-4, Loyola Marymount University Campus Map**.

LMU's Westchester campus hosts four colleges: the Bellarmine College of Liberal Arts, the College of Business Administration, the College of Communication and Fine Arts, and the College of Science and Engineering, as well as the School of Education, School of Film and Television, Graduate Division, and LMU Extension. LMU also offers continuing education opportunities on the Westchester campus through its Extension Program. The Proposed Project only proposes changes to LMU's Westchester campus, and all future references to LMU only refer to the Westchester campus.

⁸ The entire LMU campus is zoned [Q]R4-1. The R4 zone contains no height limit, and no other height condition has been imposed on Burns Campus by the current [Q] conditions established by Ordinance 175,981.

⁹ CPC 92-0088.

¹⁰ Ordinance 175,981.

Currently, LMU's enrollment cap, as approved by the City in 2000 with a conditional use permit associated with the acquisition of Hughes Campus, is 7,800 FTE students. In Fall 2008, LMU's actual enrollment was 6,868 FTE students.

As of Fall 2008, LMU employed approximately 1,484 FTE faculty and staff working on campus, some of whom also lived on campus.¹¹

4.1 Burns Campus

The Burns Campus, laid out in the 1928 Franklin Power campus master plan and only partially realized, forms the core of the present campus and is characterized by a collection of academic buildings arrayed along a formal axis framing views of the Los Angeles Basin and ocean. The broad, north/south-oriented Alumni Mall at the center of Burns Campus is flanked by the east/west-oriented Sunken Garden near the Alumni Mall's northern end. Loyola Boulevard, south of the Alumni Mall, served as the primary campus entrance at W. 80th Street until acquisition of Hughes Campus in 2000. Loyola Boulevard still provides secondary gate-controlled campus access that leads to Ignatian Circle, which encircles the Burns Campus core.

Xavier Hall was the first building constructed on campus in 1929 for administrative offices and housing for LMU's Jesuit community, and was designed as administrative offices and housing for the Jesuit Community. Xavier Hall lies at the northwest corner of the Alumni Mall, across the Sunken Garden from St. Robert's Hall, which also was built in 1929 and contains classrooms and lecture halls. The Alumni Mall is terminated at its northern end by Sacred Heart Chapel and the Chapel Tower, both constructed in 1953. These original buildings were built in a modified Spanish Colonial Revival architectural style. Sullivan and Huesman Halls were built in the 1940s. The remaining academic and residential buildings and facilities on Burns Campus were built between the 1950s and early 2000s, during the course of implementation of a succession of master plans created for this campus in the 1950s, 1960s, and 1970s. These later buildings are grouped informally along the original north/south axis and east/west cross-axis and display a wide variety of architectural styles.

¹¹ One full-time staff member works 40 hours per week. Two part-time staff members working 20 hours per week equal one full-time-equivalent staff person. A similar calculation is made for FTE faculty, except that due to reduced hours on Campus associated with a part-time faculty member, three part-time faculty members equals one FTE faculty member.



SOURCE: Loyola Marymount University / DMJM Design | AECOM - January 2009

FIGURE II-3

Campus Aerial Photo



LOYOLA MARYMOUNT UNIVERSITY MAP

CAMPUS BUILDINGS

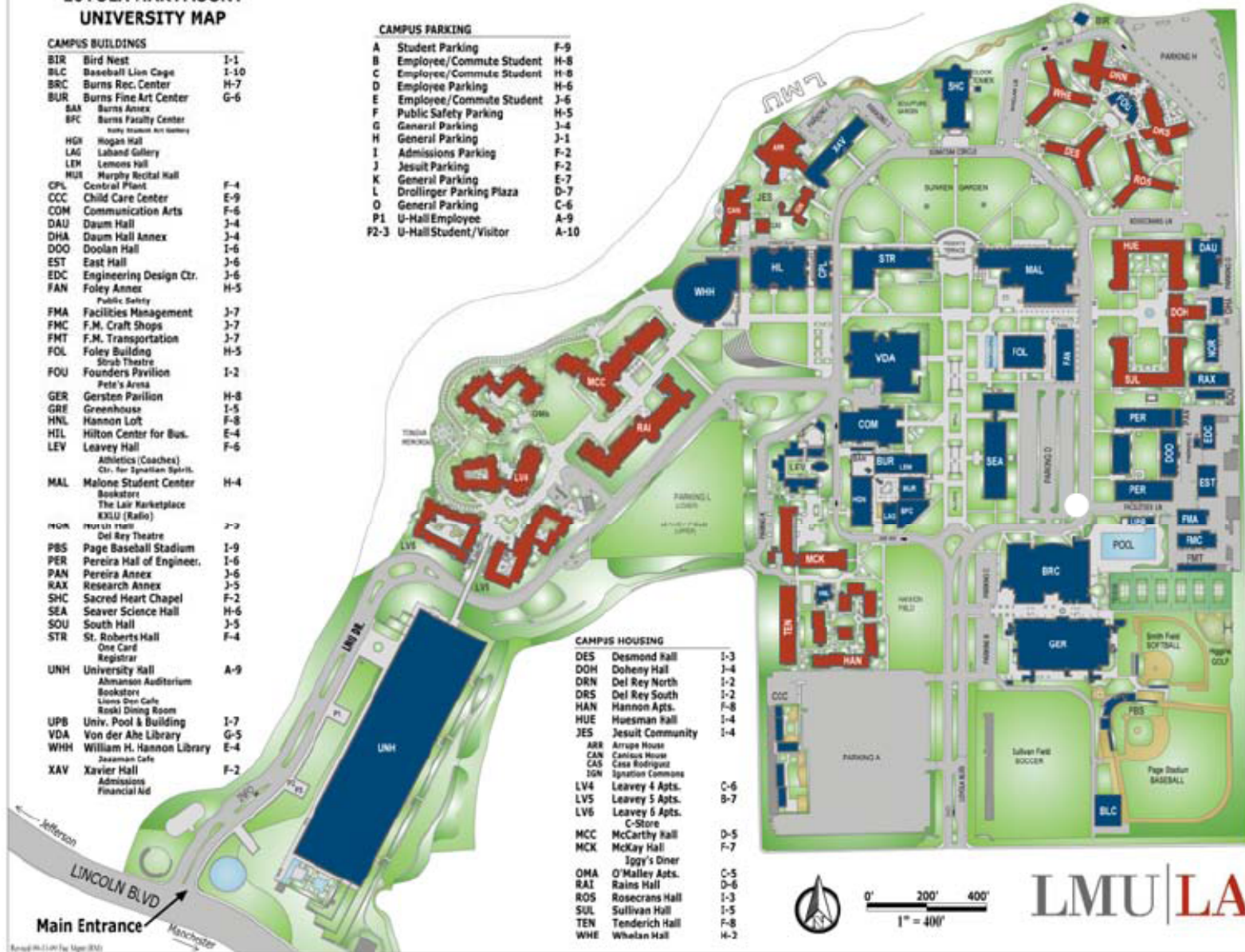
| | | |
|-----|---------------------------|------|
| BIR | Bird Nest | I-1 |
| BLC | Baseball Lion Cage | I-10 |
| BRC | Burns Rec. Center | H-7 |
| BUR | Burns Fine Art Center | G-6 |
| BAN | Burns Annex | |
| BFC | Burns Faculty Center | |
| HGR | Huggan Hall | |
| LAG | Laband Gallery | |
| LEM | Lemons Hall | |
| MUR | Murphy Recital Hall | |
| CPL | Central Plant | F-4 |
| CCC | Child Care Center | E-9 |
| COM | Communication Arts | F-6 |
| DAU | Daum Hall | I-4 |
| DHA | Daum Hall Annex | I-4 |
| DOO | Doolan Hall | I-6 |
| EST | East Hall | I-6 |
| EDC | Engineering Design Ctr. | I-6 |
| FAN | Foley Annex | H-5 |
| FMA | Facilities Management | I-7 |
| FMC | F.M. Craft Shops | I-7 |
| FMT | F.M. Transportation | I-7 |
| FOL | Foley Building | H-5 |
| FOU | Founders Pavilion | I-2 |
| GER | Gersten Pavilion | H-8 |
| GRE | Greenhouses | I-5 |
| HNL | Hannon Loft | F-8 |
| HEL | Hilton Center for Bus. | E-4 |
| LEV | Leavey Hall | F-6 |
| | Athletics (Coaches) | |
| | Ctr. for Ignatian Spirit. | |
| MAL | Malone Student Center | H-4 |
| | Bookstore | |
| | The Lair Marketplace | |
| | KXLU (Radio) | |
| MON | Monahan Hall | I-7 |
| | Del Rey Theatre | |
| PBS | Page Baseball Stadium | I-9 |
| PER | Percira Hall of Engineer. | I-6 |
| PAN | Percira Annex | I-6 |
| RAX | Research Annex | I-5 |
| SHC | Sacred Heart Chapel | F-2 |
| SEA | Seaver Science Hall | H-6 |
| SOU | South Hall | I-5 |
| STR | St. Roberts Hall | F-4 |
| | One Card | |
| | Registrar | |
| UNH | University Hall | A-9 |
| | Ahmanson Auditorium | |
| | Bookstore | |
| | Lions Beer Cafe | |
| | Roski Dining Room | |
| UPB | Univ. Pool & Building | I-7 |
| VDA | Von der Ahe Library | G-5 |
| WHH | William H. Hannon Library | E-4 |
| | Jasaman Cafe | |
| XAV | Xavier Hall | F-2 |
| | Admissions | |
| | Financial Aid | |

CAMPUS PARKING

| | | |
|------|--------------------------|------|
| A | Student Parking | F-9 |
| B | Employee/Commute Student | H-8 |
| C | Employee/Commute Student | H-8 |
| D | Employee Parking | H-6 |
| E | Employee/Commute Student | I-6 |
| F | Public Safety Parking | H-5 |
| G | General Parking | I-4 |
| H | General Parking | I-1 |
| I | Admissions Parking | F-2 |
| J | Jesuit Parking | F-2 |
| K | General Parking | E-7 |
| L | Drollinger Parking Plaza | D-7 |
| O | General Parking | C-6 |
| P1 | U-Hall Employee | A-9 |
| P2-3 | U-Hall Student/Visitor | A-10 |

CAMPUS HOUSING

| | | |
|-----|------------------|-----|
| DES | Desmond Hall | I-3 |
| DOH | Doherty Hall | I-4 |
| DRN | Del Rey North | I-2 |
| DRS | Del Rey South | I-2 |
| HAN | Hannon Apts. | F-8 |
| HUE | Huesman Hall | I-4 |
| JES | Jesuit Community | I-4 |
| ARR | Arrupe House | |
| CAN | Carthus House | |
| CAS | Case Rodriguez | |
| IGN | Ignation Commons | |
| LV4 | Leavey 4 Apts. | C-6 |
| LV5 | Leavey 5 Apts. | B-7 |
| LV6 | Leavey 6 Apts. | |
| | C-Store | |
| MCC | McCarthy Hall | D-5 |
| MCK | McKay Hall | F-7 |
| | Iggy's Diner | |
| OMA | O'Malley Apts. | C-5 |
| RAI | Rains Hall | D-6 |
| ROS | Rosecrans Hall | I-3 |
| SUL | Sullivan Hall | I-5 |
| TEN | Tenderich Hall | F-8 |
| WHE | Whelan Hall | H-2 |



SOURCE: Loyola Marymount University - September 2009

FIGURE II-4

Loyola Marymount University Campus Map

Most of the central portion of Burns Campus is occupied by buildings housing academic programs. Student housing, which predominantly houses undergraduates, is located along the northeast and eastern edges of the campus and is typically arranged around small quadrangles. Jesuit Community housing occupies the northwestern corner of the campus adjacent to Sacred Heart Chapel. The majority of LMU's athletic fields and facilities are concentrated at the southern end of Burns Campus, with landscaped open space throughout the campus. Surface parking lots are generally located at or near the campus perimeter, with a few lots in the campus interior.

Conditional use permits from 1992 and 2001, a zone variance from 1997, and a 2004 ordinance currently impose a number of conditions on development of Burns Campus.¹²

4.2 Leavey Campus

LMU's campus expanded to the west in the 1990s with development of a 27.5-acre property immediately west of Burns Campus. A vacant field at the time of its acquisition, this area became Leavey Campus. Located west of Burns Campus, Leavey Campus is bordered on its northern edge by the Westchester Bluffs and overlooks Playa Vista; and is bordered on the south by W. 78th Street and the east by the newest portion of LMU's campus, known as the Hughes Campus (see **Subsection 4.3**). A master plan for the Leavey Campus expansion was adopted in 1992. The same conditional use permits and ordinances that govern Burns Campus control development of Leavey Campus.¹³

Currently, the Leavey Campus is developed with student housing, including Leavey Apartments 4, 5, and 6 and O'Malley Hall, McCarthy Hall, and Rains Hall student housing; parking, including Drollinger Parking Plaza; Leavey Field intramural sport facility atop Drollinger Parking Plaza; landscaped open space; and the Tongva Memorial, west of O'Malley Hall near the bluff edge. Leavey Campus is accessed via LMU Drive.

The William H. Hannon Library opened for the Fall 2009 semester and replaces the existing Von der Ahe library on Burns Campus, which will be repurposed for other academic uses.

4.3 Hughes Campus

The 22-acre property southwest of Leavey Campus was purchased by LMU in 2000. The property had originally been acquired to house the corporate headquarters of Hughes Electronics Corporation and was developed with an approximately 680,000 square-foot office building and associated subterranean parking structure, constructed in 1985. Hughes Electronic Corporation was acquired by Raytheon in 1997, from whom LMU purchased the property; Raytheon vacated the offices and the building was unoccupied

¹² CPC 92-0088; ZA 97-0645-ZV; CPC 2000-0712-CU-ZV; Ordinance 175,981

¹³ CPC 92-0088; ZA 97-0645-ZV; CPC 2000-0712-CU-ZV; Ordinance 175,981.

at the time of LMU's purchase. LMU renamed the building University Hall and remodeled it to house a number of its Colleges and most of its administrative offices.¹⁴

The acquisition of this property allowed LMU to relocate and develop a new primary campus entrance on LMU Drive, accessed from Lincoln Boulevard. The original Loyola Boulevard entry at W. 80th Street, which connects to Ignatian Circle, is now a secondary gate-controlled campus ingress/egress with restricted key card access.

Development on Hughes Campus is guided by a 2001 zone variance, a conditional use permit, and an ordinance to change the zoning of Hughes Campus and impose additional conditions on development.¹⁵

4.4 Academic and Administrative Facilities

There are approximately 1,651,000 gsf of academic and administrative facilities on LMU's campus (e.g., classrooms, seminar rooms, laboratories, offices, and libraries).¹⁶ The majority of these buildings are housed on the eastern portion of campus, flanking the Alumni Mall. University Hall, the former Hughes headquarters, houses the Bellarmine College of Liberal Arts, College of Business Administration, Seaver College of Science and Engineering, School of Education, and administrative offices. Facilities Management, Transportation, Public Safety, and other physical plant facilities are located along the eastern edge of the campus.

4.5 Residential and Residential Support Facilities

Undergraduate student housing is concentrated in two areas on campus: Leavey Campus and the northeastern portion of Burns Campus. Approximately 3,261 undergraduate students are housed on campus in 16 residential buildings totaling approximately 942,000 gsf. Approximately 15 LMU staff known as Student Housing Resident Directors live in these residence halls with the students. Currently, LMU's President, Father Robert B. Lawton, also lives in the residence halls with the students.

The Jesuit Residential Community, which contains housing and administrative offices, includes Arrupe House, Canisius House, Casa Rodriguez, and Ignatian Commons and is located in the northwestern corner of the Burns Campus. Xavier Hall, in the same location, also contains Jesuit housing and administrative offices.

¹⁴ Historic Resources Group, LLC, *Historical Resources Assessment: Loyola-Marymount University*, (2009).

¹⁵ CPC 2000-0712-CU-ZV; Ordinance 175,981.

¹⁶ This includes William H. Hannon Library (88,000 sf), which opened for the fall 2009 semester.

4.6 Athletic Facilities

Athletic facilities on the LMU campus are generally sized and designed for LMU student use. These facilities fall into two main categories: varsity (intercollegiate) athletic facilities and intramural athletic facilities. LMU's intercollegiate athletic programs include basketball, crew, cross-country, golf, soccer, softball, tennis, track, volleyball, water polo, and swimming, and the demand for training and competition facilities is primarily met by on-campus facilities. LMU supports 25 intramural athletic teams, which allows enrolled students, faculty, staff and occasionally alumni to participate in a variety of competitive and recreational sports activities, and 10 club teams (i.e., sports teams organized outside of the varsity and intramural structure, but which may belong to regional conferences and play for national collegiate championships). LMU's athletic facilities also host a variety of clinics, clubs, and summer camp programs. Finally, LMU provides access to its athletic facilities to community and nonprofit organizations throughout the year. Existing indoor athletic facilities total approximately 185,000 gsf, primarily contained within Gersten Pavilion and the Burns Recreational Center.

Existing outdoor athletic facilities total approximately 15.2 acres or slightly more than 10 percent of the approximately 142-acre campus. Varsity outdoor athletic facilities are concentrated at the southeastern corner of campus and include the George C. Page Baseball Stadium, Sullivan Field, Smith Softball Field, Higgins Golf Center, the LMU Tennis Center, and the University Pool. The varsity facilities host collegiate games and practices and sometimes serve as practice facilities for professional teams. There also are two intramural athletic fields and several intramural facilities on campus. Intramural and varsity facilities are described below and facility locations are shown in **Figure II-4, Loyola Marymount University Campus Map**, previously referenced.

Student use of LMU's existing outdoor athletic facilities manifests itself in excessive use and wear of existing facilities, especially on the intramural Hannon and Leavey Fields, and the occasional need to close the fields to permit recovery. Moreover, the high demand for use of limited athletic facilities by LMU's student-athletes, and the lack of nighttime illumination for many facilities, sometimes necessitates the scheduling of student-athlete practices and competitions at times that conflict with daytime academic classes. Limited facility availability also precludes the introduction of new varsity or intramural sports.

4.7 Open Space

In addition to outdoor athletic facilities, LMU's campus contains more than 25 acres of landscaped open space, including an approximately 10-acre area of the Westchester Bluffs, which forms the northern edge of the campus. The bluff face is steep and largely vegetated with a mix of non-native, invasive species. The edge of campus at the top of the bluffs has been planted with a double row of palms. The bluffs serve

as the site of LMU's poured concrete "hillside letters" logo, an important visual identifier for LMU from vantage points to the north and west. The Sunken Garden, Regent's Terrace; Alumni Mall, and Palm Walk make up the remaining 15 acres of open space. These areas are semi-formal in design and landscaped with ornamental plantings.

4.8 Pedestrian Circulation

Although a network of pedestrian pathways exists on LMU's campus, only Burns Campus was specifically designed to accommodate pedestrians. However, increases in vehicular traffic on campus and accommodations made for traffic over the years have compromised the pedestrian circulation system on campus and effectively isolated portions of the campus from each another. Numerous potential points of conflict exist between vehicles and pedestrians, notably at Ignatian Circle, where traffic enters the academic campus core from LMU Drive and Loyola Boulevard. Moreover, a number of parking facilities are remote from academic buildings and clear pedestrian connections between them are lacking. Finally, few pedestrian connections exist between the eastern campus core and University Hall.

4.9 Vehicular Circulation

The campus has only two points of vehicular ingress/egress: the primary entrance via LMU Drive from Lincoln Boulevard, which has a staffed guard station as well as after-hours key card and gate-controlled access, and the secondary entrance via Loyola Boulevard from W. 80th Street, which provides key card and gate-controlled access to the eastern portion of campus. The primary vehicular circulation route originates at Lincoln Boulevard and terminates at Ignatian Circle on Burns Campus. The secondary vehicular circulation routes include Loyola Boulevard and Ignatian Circle. Ignatian Circle circumnavigates the core of the eastern portion of campus and provides access to a network of "tertiary routes" that lead to campus residence halls, academic and administrative buildings, and parking areas.

4.10 Parking

LMU is currently required by the City of Los Angeles to provide 3,807 parking spaces on its approximately 142-acre campus for the previously approved 7,800 FTE students enrollment cap.¹⁷ The actual campus parking supply is approximately 4,100 parking spaces contained in 15 facilities, including structured parking in Drollinger Parking Plaza and University Hall, which each contain approximately 25 percent of campus parking; Del Rey Founders Pavilion; surface lots; and on-campus street parking.

¹⁷ LMU's required parking supply is defined by the City in two conditional use permits: ZA 2000-0712-CU-ZV requires 1,084 spaces for University Hall on Hughes Campus, and ZA-97-0645-ZV requires 2,723 spaces for Burns and Leavey Campuses.

Campus parking is free to students, faculty, and staff but is permit-controlled, with designated faculty/staff and student parking spaces. Visitors may park in designated portions of lots throughout campus, but the majority of visitor parking is concentrated in the subterranean parking structure beneath University Hall near the LMU Drive campus entry and in Parking Lot A near the Loyola Boulevard entrance.

5.0 PROJECT CHARACTERISTICS

Through the Proposed Project, LMU seeks to improve its facilities over a 20-year period in order to fulfill its mission and meet its educational needs and goals. As previously stated, approximately 28 percent of the campus building stock is deemed to be in need of replacement. The Proposed Project proposes the development of approximately 508,000 net new gsf of academic, administrative, and student support facilities, approximately 476,000 net new gsf of student residential facilities, approximately 28,000 gsf of net new indoor athletic facilities, and approximately 4.8 acres of net new outdoor athletic facilities. The Proposed Project also would reconfigure inadequate campus athletic facilities and open space areas, roadways, parking facilities, and pedestrian circulation accommodations, and would implement infrastructure upgrades as needed.

Major components of the Proposed Project are described below in **Sections 5.1** through **5.11**. Because of the long-term nature of the Proposed Project, the precise siting and configuration of proposed buildings and facilities have not been finalized, and would be determined based on the evolving academic and administrative needs of LMU and available funding over the next 20 years. Specifically, in order for academic institutions and other non-profits to procure philanthropic gifts from donors, sufficient certainty must exist regarding the potential for future development on campus; yet sufficient flexibility regarding the proposed types of development must also exist to provide a variety of attractive opportunities for funding. Nonetheless, Proposed Project approval is necessary to secure funding for specific buildings and facilities.

For these reasons, the Proposed LMU Specific Plan proposes to establish Planning Areas defining the locations on campus of future academic/administrative, residential, and athletic facilities as well as open space. These Planning Areas are illustrated in **Figure II-5, Proposed Campus Planning Areas**.

Table II-1, below, summarizes the gross square footage of existing facilities and facilities to be retained, demolished and added under the Proposed Project.

Table II-1
Summary of Existing and Proposed LMU Campus Facilities¹

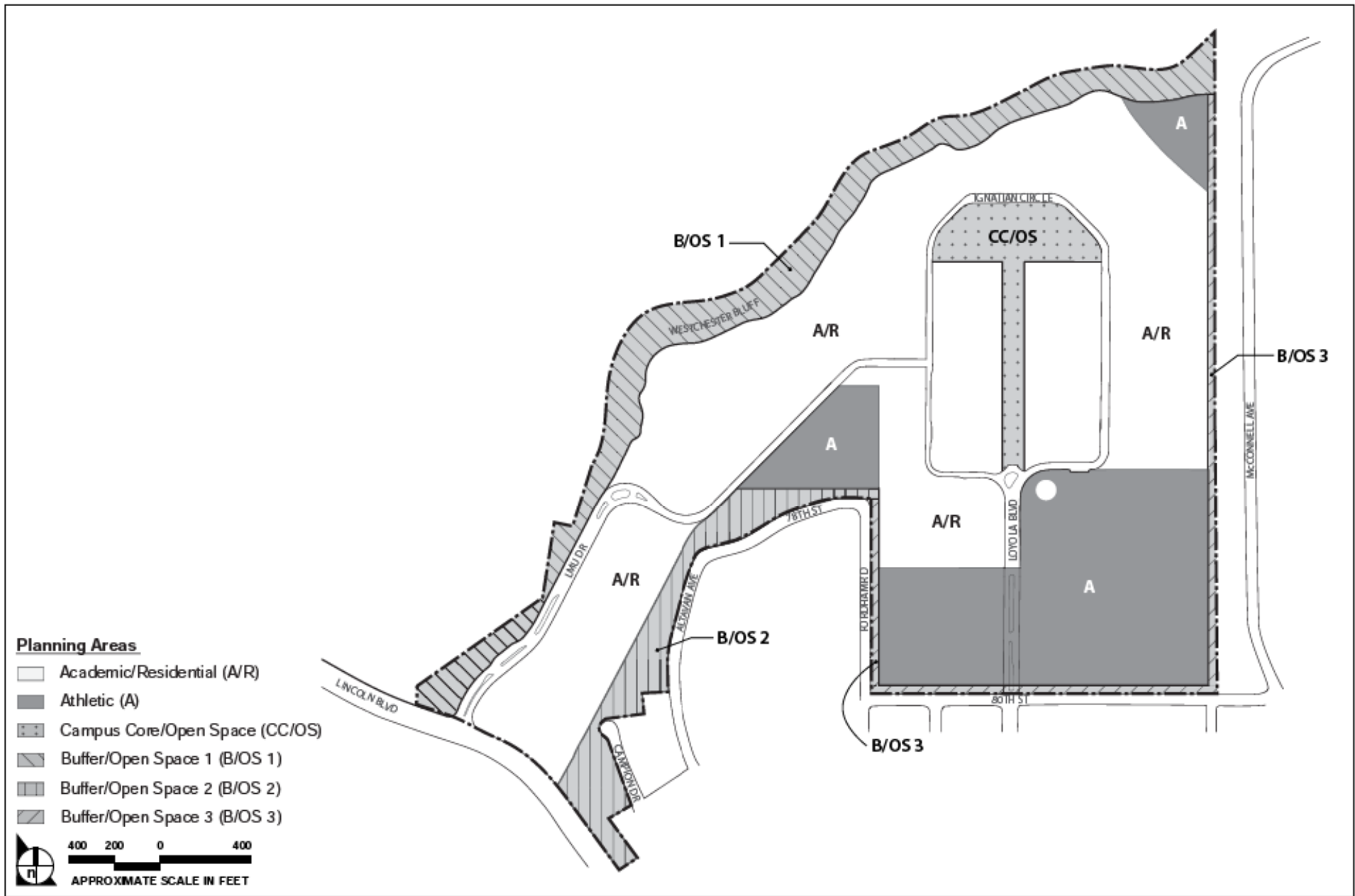
| Uses | Existing (gsf) | To Remain (gsf) | To Be Demolished | To Be Added (gsf) | Total At Buildout (gsf) | Net New (gsf) |
|------------------------------|---------------------------|--------------------------------|-----------------------------|----------------------------------|--|--------------------------|
| Academic/Administrative | 1,651,000 | 1,136,000 | 515,000 | 1,023,000 | 2,159,000 | 508,000 |
| Residential | 942,000 | 572,000 | 370,000 | 846,000 | 1,418,000 | 476,000 |
| Athletic Facilities (Indoor) | 185,000 | 105,000 | 80,000 | 108,000 | 213,000 | 28,000 |
| Total | 2,778,000 | 1,813,000 | 965,000 | 1,977,000 | 3,790,000 | 1,012,000 |
| Outdoor Athletic Facilities | 15.2 acres | 13.6 acres | -- | 6.4 acres | 20 acres | 4.8 acres |
| Landscaped Open Space | 25 acres | 25 acres | -- | 5.0 acres | 30 acres | 5.0 acres |
| Total | 40.2 acres | 38.6 acres | | 11.4 acres | 50 acres | 9.8 acres |

gsf = gross square feet

¹ This EIR describes the size of existing and proposed on-campus academic, administrative, residential, and indoor athletic facilities in terms of gross square footage. The proposed LMU Specific Plan describes these facilities in terms of square footage, derived by reducing the gross square footage analyzed in this EIR by 10 percent.

The Proposed Project is expected to require 20 years for full implementation following approval by the City of Los Angeles, with buildout anticipated for approximately 2030.

To implement the Proposed Project, LMU proposes changing the General Plan designation of the campus from "L" Low Density Residential to "HM" High-Medium Density Residential, for compatibility with educational uses and LMU's residential density. The Proposed Project would also change the zoning of the campus from [Q]R4-1 to R4-1 and establish a Specific Plan for the Westchester campus, which would impose development limitations similar to those currently applicable to the campus through the [Q] Qualified Conditions. An R4 zoning designation normally corresponds to a High Medium Density Residential land use designation.



SOURCE: Loyola Marymount University / DMJM Design | AECOM - August 2009

FIGURE II-5

Proposed Campus Planning Areas

5.1 Academic and Administrative Facilities

The Proposed Project proposes the systematic replacement of all buildings on campus that are functionally obsolete or substandard in order to enhance the student experience and quality of life at LMU. One of the goals of the Proposed Project is the creation of an architecturally unified setting. Buildings proposed near the Sunken Garden would derive their architectural style from existing heritage buildings in this part of the campus, such as Sacred Heart Chapel, Xavier Hall, and St. Robert's Hall, which were built in a modified Spanish Colonial Revival style. Buildings in outlying parts of campus and along the perimeter would be permitted more variation in terms of architectural style. In general, buildings are to be complementary of one another and clearly articulate their function and importance. Also, the Proposed Project would centralize academic and administrative uses with the intent of promoting academic and social collaboration and interaction as well as increased circulation between all portions of campus, which would be achieved primarily through the replacement of buildings on Burns Campus. The Proposed Project would retain approximately 1,136,000 gross square feet (gsf) of the 1,651,000 gsf of existing academic and administrative facilities, demolish the remainder, and build approximately 1,023,000 gsf, for a total academic and administrative square footage on campus of approximately 2,159,000 gsf (a net increase of approximately 508,000 gsf over existing conditions).

Academic and administrative facilities to be retained without substantial modification include University Hall, Xavier Hall, St. Robert's Hall, and Sacred Heart Chapel.

Several specific campus facilities are currently proposed under the Proposed Project. LMU proposes a new, approximately 1,500-seat conference center along the south side of University Hall at LMU Drive and Lincoln Boulevard, to provide a needed large indoor space with seating sufficient for the entire freshman class. The conference center would be designed as a significant architectural statement and key component in the proposed visual enhancement of the primary campus entrance. LMU also proposes the possible addition of an outdoor columbarium, a place for the respectful storage of cinerary urns, near the landscaped groves flanking the Chapel. LMU's columbarium would contain approximately 2,000 niches and would be a permitted land use under the proposed Specific Plan.

As part of the Proposed Project, the campus' recycling and waste management area, which is currently located along the eastern boundary of Burns Campus, may also be relocated. Under one development option, the recycling and waste management area would remain close to its current location, but moved inside a structure built 40 feet from the eastern boundary of the LMU campus to enclose operations. Alternatively, the recycling and waste management area may be relocated within a subterranean level of the existing Drollinger Parking Plaza on Leavey Campus.

Figure II-5, Proposed Campus Planning Areas, indicates the intended locations of campus academic and administrative uses as defined in the proposed Specific Plan.¹⁸

5.2 Student Residential and Residential Support Facilities

LMU seeks to fulfill its previously approved enrollment cap of 7,800 FTE students. As such, LMU's existing enrollment of 6,868 FTE students in Fall 2008 would be increased to an enrollment cap of 7,800 FTE students. LMU also proposes to house a greater percentage of LMU undergraduate students on campus. More modern housing options with increased amenities have been requested by students for a number of years and would assist LMU in competing for and recruiting top students; moreover, a waiting list exists for currently available housing. Providing more housing on campus would also increase opportunities for informal student-faculty interaction and contribute to a vibrant campus community. LMU currently houses approximately 60 percent of its undergraduate FTE students on campus and proposes to increase this percentage to approximately 75 percent, depending on the final allotted space allowances per bed and the functional efficiency of the buildings. Since outdated residential units would be replaced with newer apartment-style units, the residential square footage allotted per bed would be higher in the new housing than it is at present.

Of the approximately 942,000 gsf of existing student residential facilities, the Proposed Project would retain approximately 572,000 gsf, demolish the remainder, and build approximately 846,000 gsf, for a total of approximately 1,418,000 gsf of student residential housing (a net increase of approximately 476,000 gsf over existing residential square footage). This would result in an increase of approximately 989 beds on campus, from approximately 3,261 beds to approximately 4,250 beds. Construction of new and replacement undergraduate student housing would be phased so that new housing is developed prior to the demolition of existing housing; therefore, the demolition of student housing would not result in a need for substantial off-campus housing for students during construction.

Housing on the east side of Burns Campus, apart from the recently built Del Rey North and South freshman residences, is among the oldest on campus and would be replaced under the Proposed Project. Residential halls on the western side of the Burns Campus are several decades old and also would be replaced.

All the Leavey Campus housing has been constructed since the mid-1990s and is expected to be retained for the life of the Proposed Project. No major changes are proposed to the existing Jesuit Community housing on campus.

¹⁸ The Specific Plan defines areas of different uses; it is proposed that future facilities would be constructed anywhere in those Planning Areas, within the restrictions outlined in the Specific Plan and Municipal Code.

Figure II-5, Proposed Campus Planning Areas, already referenced, illustrates the location of the Residential Planning Area under the proposed Specific Plan.

5.3 Athletic Facilities

The Project proposes to enhance LMU's existing athletic facilities with new facilities and improvements to existing facilities, as summarized below. **Figure II-5, Proposed Campus Planning Areas**, already referenced, shows the locations of LMU's athletic facilities under the proposed LMU Specific Plan. Proposed Project implementation would add approximately 4.8 net new acres of outdoor athletic facilities for a total of approximately 20 acres at buildout, and would construct approximately 28,000 net new gsf of indoor athletic facilities for a total of approximately 213,000 gsf at buildout.

The Proposed Project proposes improvements to several existing facilities. Proposed improvements to Page Stadium include replacement of the existing 600 seats and addition of approximately 1,400 seats, for a total of approximately 2,000 seats; a new team clubhouse; new press box; increased size of concessions; and permanent nighttime illumination capability. The existing Sullivan Field would be retained as the primary varsity field for soccer and would be enhanced to meet LMU and spectator demand with an increase of approximately 1,300 seats, for a total of approximately 2,500 seats; a changing room; restrooms; concession facilities; an audio system; and permanent nighttime illumination capability. The existing Smith Field would be retained as a softball field with additional seating for approximately 500, for a total of approximately 700 seats, a press box, and appropriate nighttime illumination; the adjacent existing Higgins Golf Center would also be illuminated. Improvements proposed for the existing University Pool include nighttime illumination, additional locker rooms, a team meeting room, and additional office space for coaches. The existing Leavey Field would be retained and enhanced with appropriate nighttime illumination.

Proposed new outdoor athletic facilities include a full-sized intramural soccer field and new intramural tennis courts in the southern portion of the Burns Campus; both may be located on roof decks over proposed parking structures. LMU also proposes a new intramural field in the northeast corner of campus on the current site of the surface parking lot adjacent to Del Rey Towers North and South. All new intramural facilities may be equipped with nighttime lighting capabilities. A new diving well is proposed near the existing swimming pool to allow LMU to host NCAA swim and diving meets. The proposed diving well, as well as the existing pool, would be open at 5:30 AM. The pool, proposed diving well, and other existing and proposed outdoor athletic facilities would be open until 10:00 PM, except in the case of overtime or extra innings.

The enhancement of existing and proposed athletic facilities with nighttime lighting is intended to allow LMU to make more efficient use of existing and proposed outdoor athletic facilities by extending the hours of operation for outdoor athletic fields. The lights would be designed to minimize potential light spillover off of the athletic fields. Such design would likely involve the installation of light poles between 70 and 110 feet in height above grade with multiple luminaires mounted on each pole to illuminate more than one surface, through a back-to-back mounting configuration.

The Proposed Project also proposes a new enclosed Sports Pavilion in the southern portion of Burns Campus, to replace Gersten Pavilion. The Sports Pavilion would provide a new home for the basketball and volleyball teams in an approximately 108,000-square-foot facility with seating for approximately 6,000, and also would provide new locker rooms, faculty offices, Athletics Program coaching, training and administrative staff offices, strength training space, and physical education teaching stations.

5.4 Open Space

The Proposed Project proposes to reconfigure and enhance existing campus open space through the careful placement of new buildings, with attention to the spatial enclosure of quadrangles and small lawns as unifying elements. Proposed Project implementation would increase open space on campus by approximately 5.0 acres, for a campuswide total of approximately 20 acres at buildout, including the bluffs. The proposed LMU Specific Plan also defines four Open Space Planning Areas to ensure the preservation of open space on campus. Please see **Figure II-5, Proposed Campus Planning Areas**, previously referenced. The bluffs are designated as a Buffer/Open Space Planning Area in the proposed LMU Specific Plan, and no development would be permitted.

5.5 Dining and Entertainment

The Proposed Project would enhance or newly construct several facilities to enhance student life on campus. The two primary residential hall dining centers include Ahmanson (located in Malone Student Center Hall) and Roski (located in University Hall). There also are several ancillary food service facilities, including a coffee house, hotdog cart, pizza shop and diner, as well as a convenience store in Leavey 6. Additional food storage and service areas are needed for several of these facilities, as well as an improved loading dock at Malone for delivery trucks and increased storage for campus catering services.

5.6 Pedestrian Circulation

Incremental campus growth and accommodations for increased automobile traffic have compromised the pedestrian environment and isolated portions of the campus. The Proposed Project proposes to reestablish a pedestrian orientation on the campus through enhancement and expansion of the existing

pedestrian network. The Proposed Project articulates a hierarchy of pedestrian circulation routes to be created or enhanced, including a primary pedestrian route via LMU Drive through the core of campus, a secondary southern route connecting University Hall more directly to the eastern core of campus, and a network of tertiary routes connecting individual facilities on campus.

Figure II-6, Proposed Pedestrian Circulation Plan, illustrates the proposed pedestrian network.

5.7 Vehicular Circulation

The Proposed Project does not propose major changes with respect to the existing points of campus entry or the vehicular network on campus. LMU Drive would remain the primary vehicular entrance to, and route through, campus, with Loyola Boulevard and Ignatian Circle forming a secondary route and smaller roadways throughout Burns Campus constituting tertiary routes. Proposed Project goals for vehicular circulation include continuing to emphasize the campus entrance at LMU Drive and Lincoln Boulevard; clarification of the vehicular circulation routes between the campus academic core, William H. Hannon Library, and University Hall; traffic calming on LMU Drive and Ignatian Circle; strategic relocation of parking closer to the academic, residential, and athletic areas of campus (see **Parking**, below); and the reduction of automobile-pedestrian interaction (see **Pedestrian Circulation**, above).

Additionally, LMU supports the Metro Green Line light rail extension. If the Green Line is extended down Lincoln Boulevard, LMU will offer to provide a location for a station near the LMU entrance on Lincoln Boulevard, to encourage the use of public transportation to and from campus. The Proposed Project also proposes designated bicycle lanes on all primary, secondary, and tertiary campus roads and bicycle parking racks at all new buildings.

Figure II-7, Proposed Vehicular Circulation Plan, illustrates this plan.

5.8 Parking

The Proposed Project would increase the overall LMU campus parking supply by 609 spaces.¹⁹ The Proposed Project also would redistribute parking in a more balanced fashion across campus. Some parking facilities may support rooftop athletic and intramural recreational facilities, and some parking facilities may be subterranean beneath future buildings. Parking contained in Drollinger Parking Plaza, University Hall, Lot I (Admissions), and along Whelan Lane is anticipated to be retained. Structured and surface parking is proposed in the Planning Areas designated for Academic/Residential and Athletic uses

¹⁹ ZA 2000-0712-CU-ZV requires 1,084 spaces for University Hall on Hughes Campus; ZA-97-0645-ZV requires 2,723 spaces for Burns and Leavey Campuses.

in **Figure II-5, Proposed Campus Planning Areas**, previously referenced. Parking may also be permitted in certain portions of the Open Space Planning Areas.

5.9 Height Areas

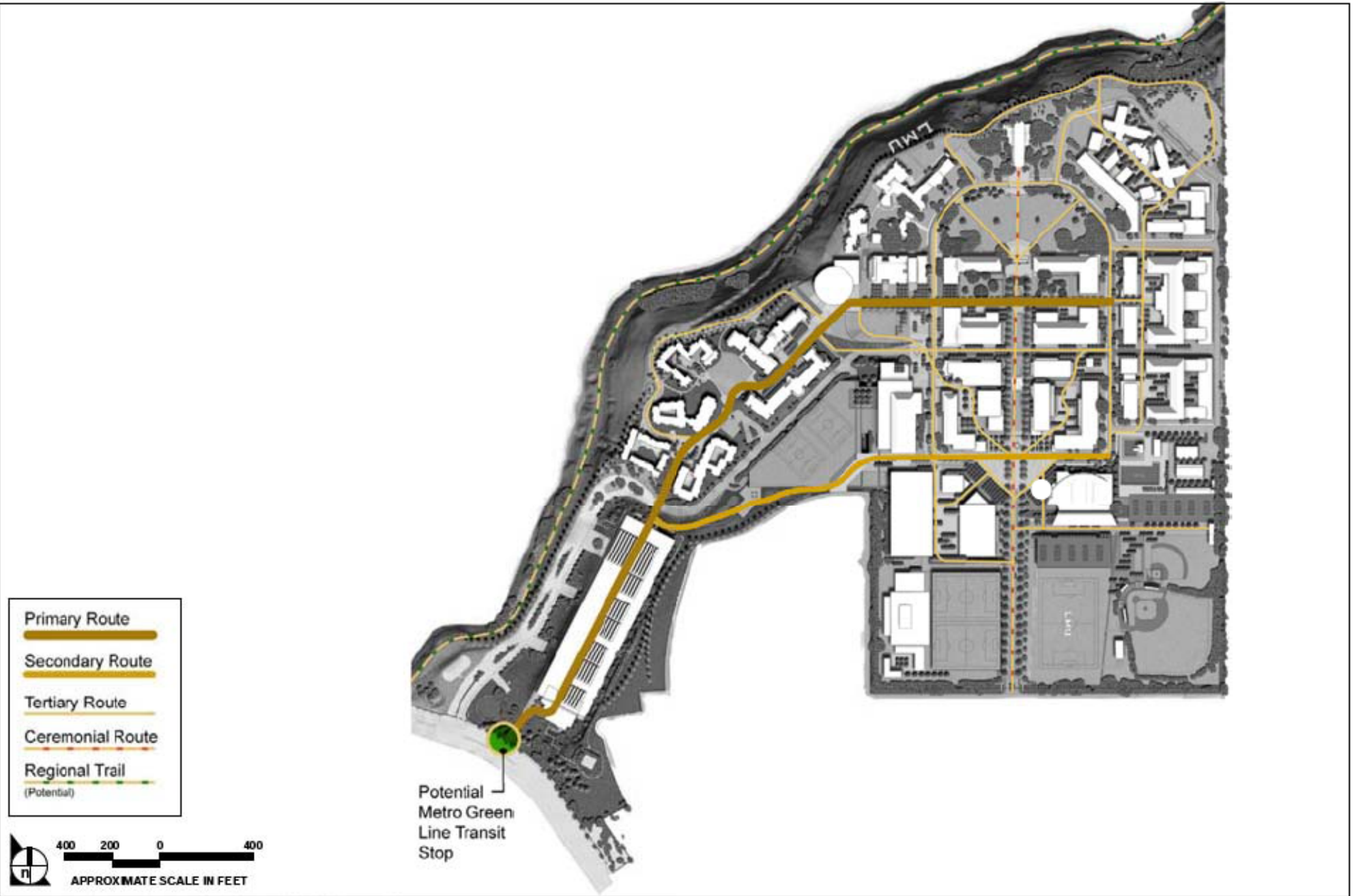
A number of height restrictions currently apply to development on the Leavey and Hughes Campuses. Development on Leavey Campus is limited by CPC 92-0088 to 75 feet in height above grade. Development on Hughes Campus, acquired in 2000, is limited by Ordinance 175,981 to a height of 139 feet above mean sea level. No building height limits are imposed on Burns Campus.

The Proposed Project imposes height restrictions at least as strict as those permitted under current zoning by establishing three Height Areas on LMU’s campus. Height Area 1, which governs Hughes Campus, has a height limit of 139 feet above mean sea level. Height Area 2, which governs Leavey Campus, has a height limit of 75 feet above finished grade. Height Area 3 governs Burns Campus and defines graduated height limits on Burns Campus through a series of setbacks from the campus boundaries along McConnell Avenue, W. 80th Street, and Fordham Road, as summarized in **Table II-2, Proposed Height Restrictions for Height Area 3**. No new buildings are proposed within 40 feet of the campus’ southern or eastern boundaries. **Figure II-8, Proposed Height Areas**, illustrates the proposed height limitations and **Figure II-9, Proposed Campus Building Setbacks**, illustrates the 40-foot setback along the campus’ southern and eastern boundaries.

**Table II-2
Proposed Height Restrictions for Height Area 3^a**

| Distance from McConnell Avenue, W. 80th Street, and Fordham Road Campus Boundaries (feet) | Height of New Buildings (feet above adjacent grade)^a |
|---|--|
| Between 0 and 39.9 | No new buildings |
| between 40 and 74.9 | 25 |
| between 75 and 149.9 | 37.5 |
| 150 and over | 75 |

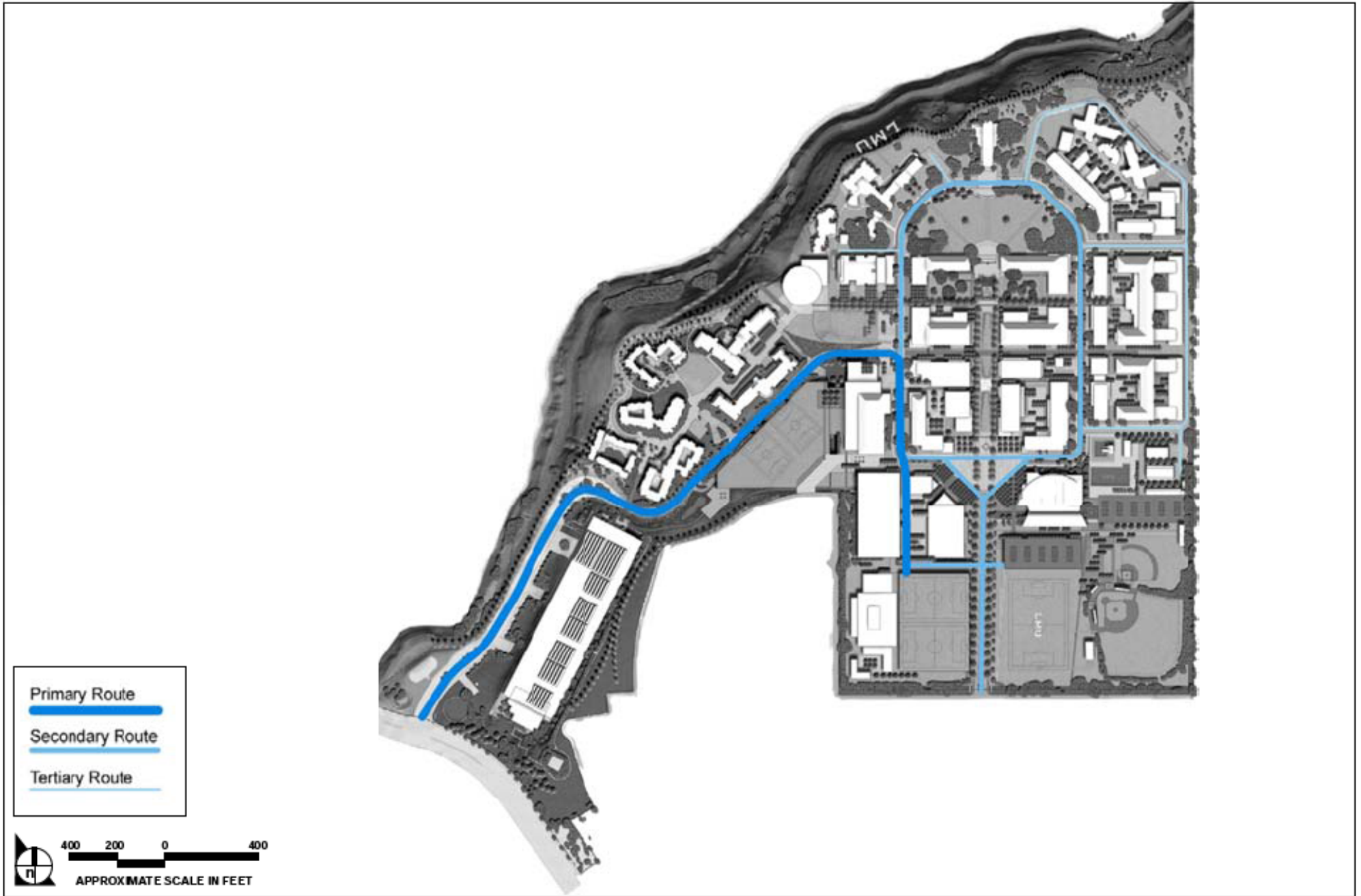
^a For ease of reference, a standard one-story building is 25 feet tall and a standard two-story building is 37.5 feet tall.



SOURCE: Loyola Marymount University / DMJM Design | AECOM - February 2007

FIGURE II-6

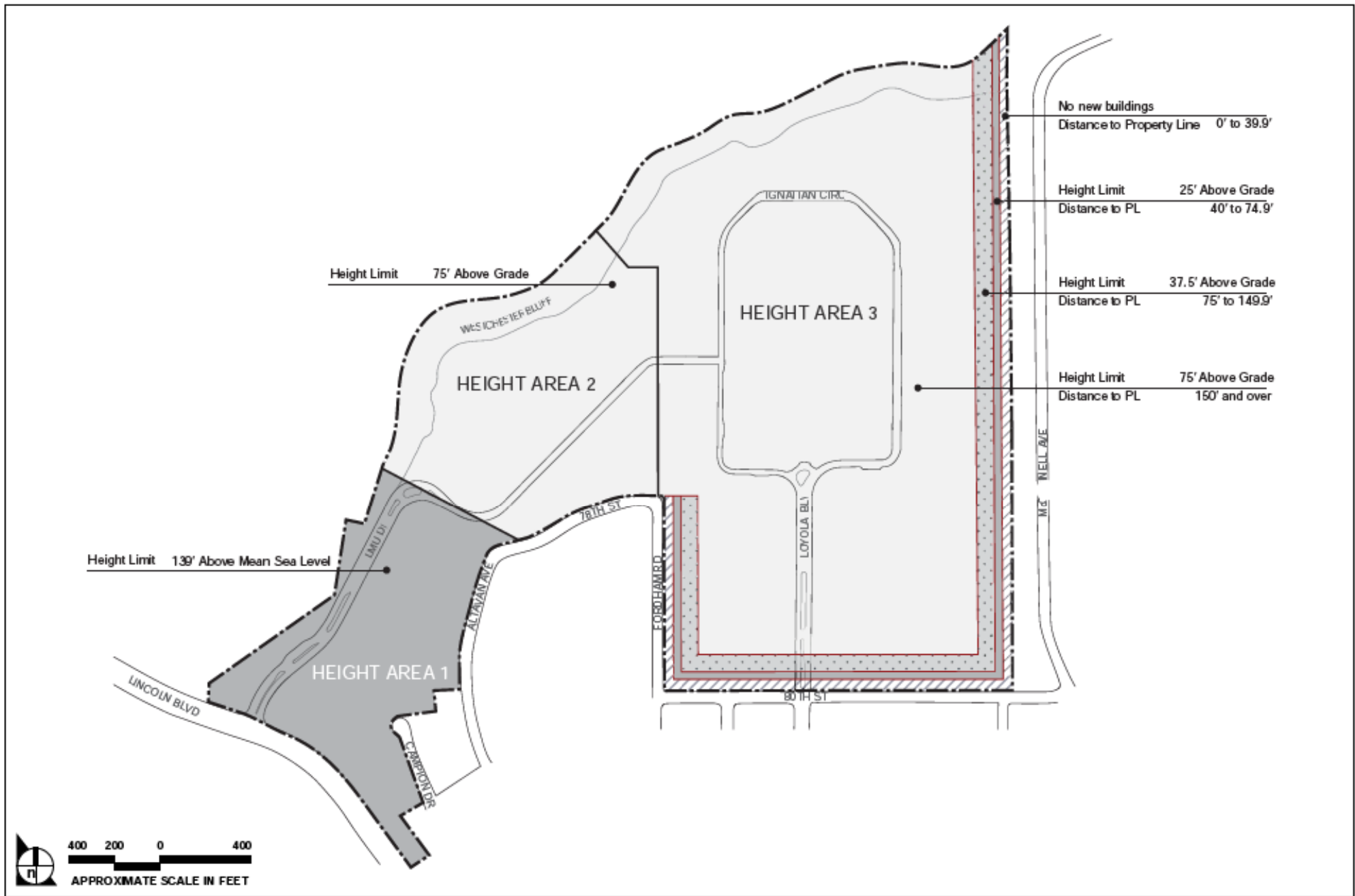
Proposed Pedestrian Circulation Plan



SOURCE: Loyola Marymount University / DMJM Design | AE COM - February 2007

FIGURE II-7

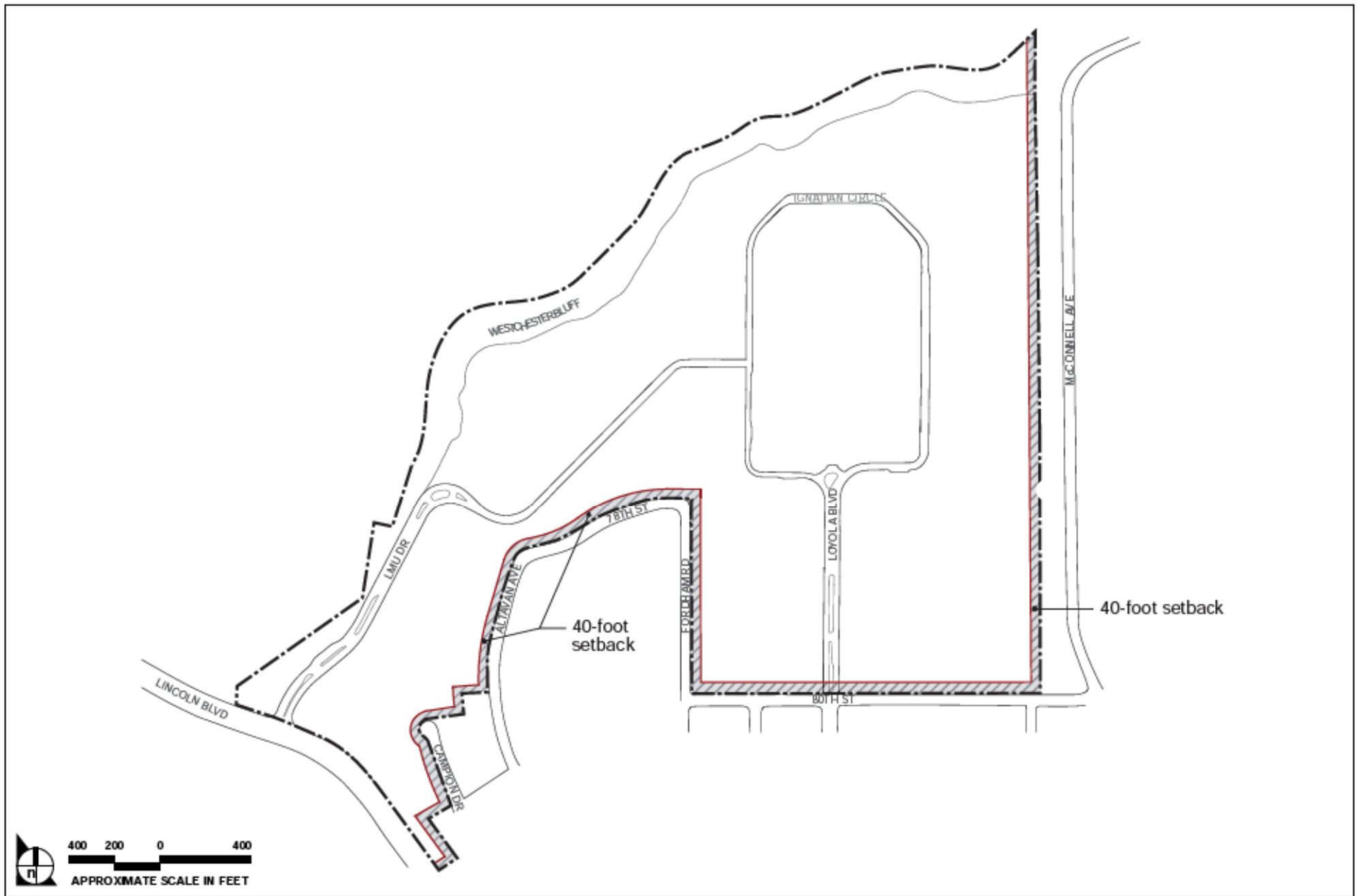
Proposed Vehicular Circulation Plan



SOURCE: Loyola Marymount University / DMJM Design | AECOM - August 2009

FIGURE II-8

Proposed Height Areas



SOURCE: Loyola Marymount University / DMJM Design | AECOM - August 2009

FIGURE II-9

Proposed Campus Building Setbacks

5.10 Green Building Design

All new construction in the State of California is subject to the Building Energy Efficiency standards set forth in Title 24 of the California Code of Regulations. Recent buildings constructed on LMU's campus have obtained LEED certification from the U.S. Green Building Council, which include energy efficient standards beyond what is required by law. Buildings constructed on campus under the Proposed Project would meet Title 24 standards and comply with the City's Green Building Program Ordinance, adopted in April 2008. In addition, new buildings would be designed to the 2008 LEED certified criteria (or an equivalent criteria) or better, and would include many energy and water efficiency design features described in more detail in **Section IV.L.1, Water Supplies**, and **Section IV.L.4, Energy (Electricity and Natural Gas)**.

In addition to green building design, LMU would incorporate drought-tolerant landscape materials and water conservation features into future landscape improvements. These project features are discussed in detail in **Section IV.L.1, Water Supplies**, and **Section IV.L.4, Energy (Electricity and Natural Gas)**.

5.11 Design Principles

The Proposed Project is intended to implement a unified architectural setting. Buildings proposed near the Sunken Garden would derive their architectural style from existing heritage buildings such as Sacred Heart Chapel, Xavier Hall, and St. Robert's Hall, which were built in a modified Spanish Colonial Revival style. Buildings in outlying parts of campus and along the perimeter would be permitted more variation in terms of architectural style. In general, buildings are to be complementary of one another and clearly articulate their function and importance. New buildings proposed under the Proposed Project are intended to be similar in massing to the existing buildings to remain, with attention to the spatial enclosure of forecourts, courtyards and other usable outdoor spaces, pedestrian permeability, and pedestrian connectivity. All future buildings would be subject to the following general design principles:

- Buildings should incorporate green building principles and practices.
- Buildings should support the pedestrian nature of the LMU campus.
- Buildings should capitalize on opportunities provided by the Southern California environment.
- Buildings should be arranged to create useable outdoor spaces.
- Buildings should create connections between campus open spaces.
- Building entries should be clearly identified.
- Building designs should shield equipment and loading areas from prominent view.

- The architecture of the new buildings near Sacred Heart Chapel should complement their surroundings by deriving their massing, character, and scale from LMU's heritage buildings, which are Sacred Heart Chapel, St. Robert's Hall, and Xavier Hall.

Courtyards would be planted with shade trees and furnished with convenient seating, appropriate lighting, and other amenities that encourage use of the space for studying and socializing.

6.0 PROPOSED PROJECT PHASING

LMU expects to replace facilities on campus in a manner that takes into consideration academic program and student needs. Accordingly, the Proposed Project would be implemented in four major phases, each approximately five years in duration, beginning in 2010. A maximum of up to approximately 600,000 gsf would be constructed in the first phase of implementation; up to approximately 500,000 gsf in each of the second and third phases; and the remainder, up to approximately 400,000 gsf, in the fourth and final phase. Phasing of demolition would be roughly proportional to the construction phases. Specific facilities to be built have not been defined, since Proposed Project implementation is intended to be sufficiently flexible to meet LMU's evolving needs and would be dependent on available funding.

7.0 INTENDED USES OF THE EIR

This EIR serves as the primary source of environmental information for the actions and approvals associated with implementation of the Proposed Project. In accordance with Section 21002.1 of the Public Resources Code, also known as the CEQA Statute, this EIR is intended to provide the City of Los Angeles with information as to the potential environmental effects of the Proposed Project, alternatives to the Proposed Project, and mitigation measures which may reduce or avoid any significant effects. This EIR also will be used as an information document by other public agencies, identified below, in connection with any approvals or permits necessary for construction and operation of the Proposed Project.

7.1 Requested Discretionary Actions

The Los Angeles Department of City Planning is acting as Lead Agency as defined by CEQA for the environmental review of this Project. Approvals required for the Proposed Project would include, but may not be limited to, the following:

- General Plan Amendment – Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6.A and Charter Section 555, General Plan Amendment to change the Westchester-Playa del Rey Community Plan (CPC-1998-0010CPU) designation for LMU from Low Residential Density to High Medium Residential Density,
- Zone Change – Pursuant to LAMC 12.32, Zone Change from [Q]R4-1 to R4-1 to replace existing, "Q" conditions through the establishment of the LMU Specific Plan,

II. Project Description

- Specific Plan (provided in **Appendix II**) – Pursuant to LAMC Sections 11.5.7 and 12.32, establishment of a Specific Plan for LMU to establish development regulations,
- Development Agreement – Pursuant to California Government Code Section 65865, 20-year Development Agreement between LMU and the City of Los Angeles.
- Concurrent Consideration – Concurrent consideration of all entitlement requests pursuant to LAMC Section 12.36 and Charter Section 564, including General Plan Amendment, establishment of Specific Plan, Zone Change, and Development Agreement,
- Certification of an Environmental Impact Report,
- Demolition, grading, excavation, foundation, and associated building permits, and
- Any additional actions deemed necessary.