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Programming

By 2025, our distinctive ability to integrate Transdisciplinarity, design thinking, entrepreneurship, and civic engagement in education and scholarship will have secured us a place among the top 100 regional universities in the United States.



## 2.1 Growth Goals

## 2.2 Strategic Growth

## 2.3 Longterm Growth

The Burbank campus of Woodbury University is dedicated to growth and advancement in the upcoming decades. To this end the University has set goals as part of the Strategic Plan which looks at the institutions expansion to 2025.

The Strategic Plan sets a generalized growth goal and the Master Plan breaks this goal down into specific areas and rates of growth and uses these refined metrics in determining the programmatic needs. Extrapolating from the Strategic Plan growth goals and refined metrics, the Master Plan forecasts spatial needs to 2035. A series of growth scenarios were explored and a blended growth goal was determined. These scenarios can be found in the appendix.

Associated with this growth is the related expansion of infrastructure including sewer systems, campus security, parking and other areas of support.

The Master Plan supports these goals through its plan for physical expansion.

Wow!

I know, but Woodbury is working to grow and improve the student experience. With that comes a lot of new space and a shift in how we think about the campus...



## 2.1 Growth Goals

### STRATEGIC VS LONG TERM GROWTH

While the Strategic plan looks to 2025, the masterplan will develop a campus strategy that looks ahead 20 years.

The masterplan has broken the expansion into two generic growth periods: Strategic Growth and Longterm Growth. Strategic Growth supports the goals of the strategic plan while Longterm Growth looks beyond this period by another 10 years.

During the Strategic Growth period of the campus, the focus will be to develop an environment that encourages a 24/7 campus community with special attention given to the creation of on-campus amenities, expanded residential facilities, and associated academic and support areas.

During the Long Term growth period, academic spaces and residential facilities will continue to expand creating a robust campus life, but the growth of amenities will reduce since this development is front-loaded into the initial period.

### 2.1A Strategic Growth: 2012-2025

The Strategic Plan 2012-2025 set a goal which expands the Full Time Enrollment (FTE) for the Burbank Campus from an FTE level of 1,527 to 2,100 FTE by 2025. The Strategic Plan also set goals for the San Diego Campus and the Cyber Campus which, while not directly associated with the Burbank Campus, may have some physical presence on the campus through support services. In general the Burbank Campus will expand by approximately 37.5%, which will serve as a baseline growth rate for this period of the master plan.

$$1,527_{\text{FTE}} \rightarrow 2,100_{\text{FTE}} = 573_{\text{FTE}} [+37.5\%]$$

Specific variations from this baseline are described in upcoming sections, but in the absence of any other influences on the growth of a specific category this rate can be used to estimate spatial requirements.

The strategic growth goals set for the Master Plan are broken down into 5 major categories and are:

<b>NEW ACADEMIC SPACE</b>	<b>34,259 SF (NET)</b>
<b>NEW SUPPORT SPACE</b>	<b>18,459 SF (NET)</b>
<b>NEW AMENITY SPACE</b>	<b>22,300 SF (NET)</b>
<b>NEW RESIDENTIAL SPACE</b>	<b>200 BEDS</b>
<b>NET NEW PARKING</b>	<b>322 SPACES</b>

### 2.1B Longterm Growth: 2025-2035

The more distant, longterm growth period is harder to predict, as such, a more general approach to expansion is taken in order to plan for expansion:

$$2,100_{\text{FTE}} \rightarrow 3,000_{\text{FTE}} = 900_{\text{FTE}} [+43\%]$$

Specific variations from this baseline are described in upcoming sections, but in the absence of any other influences on the growth of a specific category this rate can be used to estimate spatial requirements.

The longterm growth goals set for the Master Plan are broken down into 5 major categories and are:

<b>NEW ACADEMIC SPACE</b>	<b>42,300 SF (NET)</b>
<b>NEW SUPPORT SPACE</b>	<b>34,395 SF (NET)</b>
<b>NEW AMENITY SPACE</b>	<b>10,000 SF (NET)</b>
<b>NEW RESIDENTIAL SPACE</b>	<b>169 BEDS</b>
<b>NET NEW PARKING</b>	<b>287 SPACES</b>

### SUMMARY OF GROWTH PERIOD GOALS

<b>CURRENT AREA (2015)</b>	<b>178,868 SF (NET)</b>	<b>231 BEDS</b>
<b>STRATEGIC GROWTH</b>	<b>+75,018 (NET)</b>	<b>+100 BEDS</b>
<b>AREA IN 2025</b>	<b>253,886 SF (NET)</b>	<b>331 BEDS</b>
<b>LONGTERM GROWTH</b>	<b>+86,695 (NET)</b>	<b>+169 BEDS</b>
<b>AREA IN 2035</b>	<b>340,581 SF (NET)</b>	<b>600 BEDS</b>

The areas noted are not inclusive of residential or parking facilities. A more detailed analysis of these areas are discussed in the following sections and supporting documents can be found in the appendix.

# 2.2 Strategic Growth Program Overview

<u>EXISTING AREA</u>	<u>CURRENT NET SF</u>	<u>GROWTH</u>	<u>ADD SF</u>	<u>GROSS SF*</u>
1. Dedicated Academic	74,525	varies	22,231	26,232
2. Shared Classrooms	26,729	45%	12,028	14,193
		<i>[Academic Space</i>	<i>34,259</i>	<i>40,425]</i>
3. Support Space	61,530	varies	18,459	21,782
4. Amenities	16,084	n/a	22,300	26,314
		<b>Sub Total</b>	<b>75,018</b>	<b>88,521</b>
<u>EXISTING AREA</u>	<u>CURRENT SF</u>	<u>GROWTH</u>	<u>ADD SF (18% EFF)</u>	<u>GROSS SF*</u>
5. Residential Hall	36,000		45,000	53,100
	215 beds	200 beds	225 sf/bed	
	167 sf/bed			
		<b>Strategic Phase Total</b>	<b>120,018 (21,603)</b>	<b>141,621</b>
	<u>CURRENT NET SF</u>	<u>GROWTH</u>	<u>SIZING</u>	<u>GROSS SF*</u>
6. Parking Structure	n/a	+ 150 spaces	820 cars	287,000
				(57,400 / level)

4. New Amenities

	<u>OCCUPANCY</u>	<u>LOADING</u>	<u>ADD SF</u>	<u>GROSS SF*</u>
4a. Student Commons	200+OCC	varies	7,900	9,322
4b. Cafe / Food Service	varies	varies	2,900	3,422
4c. Alumni House	100	15+ sf/occ	2,000	2,360
4d. Computer Lab	50	30 sf/occ	1,500	1,770
4e. "TED" Rooms (2)	50 /room	20 sf/occ	2,000	2,360
4f. Performance Center	200 seats	n/a	4,000	4,720
4g. Exhibition Hall	varies	1:15	<u>2,000</u>	<u>2,360</u>
<b>4. Subtotal</b>			<b>22,300</b>	<b>26,314</b>

\*For estimation, an 18% building efficiency multiplier was used to determine approximate gross square footage needs.

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**CAMPUS TOTALS AFTER STRATEGIC GROWTH (2025)**

<u>PROGRAM AREA</u>	<u>SIZE</u>
1. Dedicated Academic	96,756 sf (net)
2. Shared Classrooms	38,757 sf (net)
<i>[Academic Space Subtotal</i>	<i>135,513 sf (net)]</i>
3. Support Space	72,285 sf* (net)
4. Amenities	38,384 sf (net)
5. Residential Facilities	431 beds
6. Parking Spaces	1,181 spaces

\*The removal of the Office of Student Development equals 7,700 sf, categorized as support space.

## 2.2 Strategic Growth: Detailed Program

### IDENTIFYING GROWTH RATES

While the established baseline of 37.5% meets the Strategic Plan growth goal, where this growth occurs is critical to understanding how the Burbank Campus will need to grow. The following section identifies adjustments, either up or down, from this baseline with regards to specific areas of the existing school. It will also look at other areas of growth associated with the goals of the campus that are not a direct expansion of existing facilities.

### BUILDING EFFICIENCY & USAGE

On average, local support and service space is approximately 15-20% of a building size depending on efficiency and the program housed within. A blended average used for this process will be 18% across the board and presumes fluctuation from building to building depending on programming, efficiency of layout and other local factors. This will be added to growth in a categorical manner.

### AREAS OF GROWTH

For the purposes of this master plan the Burbank campus is broken down in to the following generalized program groupings:

1. Dedicated Academic Space
2. Shared Classrooms
3. Support Space
4. Amenities
5. Residential Facilities
6. Parking

During the expansion process these categories should be reviewed for a more specific understanding of the types of spaces to be provided.

#### 1. DEDICATED ACADEMIC SPACE - 22,231 SF (NET)

Woodbury University has four schools: School of Architecture (SoA), School of Business (SoB), School of Media, Culture & Design (MCD) and the College of Transdisciplinarity (CoT). Growing all schools at the baseline growth would presume the current mix of the student population will be maintained into the future. For the purposes of this Master Plan Woodbury University looked at multiple growth scenarios with regards to specific school enrollment. The average of these scenarios was used as a means to size the expansion of dedicated academic space.

However, each school has its own average sf/FTE ratio of dedicated space based on the spatial needs of that school and its programs. The calculation is based on the highest enrollment numbers per school over the previous 3 years, during which no new buildings were constructed and space needs were being met in a satisfactory manner. They are:

<b>1A SoA</b>	72 SF/FTE
<b>1B SoB</b>	10 SF/FTE
<b>1C MCD</b>	62 SF/FTE
<b>1D CoT</b>	26 SF/FTE
<b>AVERAGE</b>	42.5 SF/FTE

With these derived averages one can see how expansion in one school would not be comparable, in terms of physical space needs, as the same expansion in another school. During the execution of the Master Plan these per FTE values can be used as preliminary sizing of facilities.

Courses which occur in dedicated academic spaces are of two basic types; seminar & studios. These two types of courses have different spatial needs. Each school has a different mix of course types depending on need. In general a ratio of seminar to studio spaces can be used in further defining programming needs as expansion occurs. The current Seminar : Studio ratios are:

	sem : studio
<b>1A SoA</b>	1 : 1.8
<b>1B SoB</b>	29.4 : 1
<b>1C MCD</b>	1.4 : 1
<b>1D CoT</b>	1 : 0

Other considerations with regards to specific school growth are spaces that cannot grow per unit increase of FTE but rather incrementally in a unit of a single space of fixed size, i.e. dedicated computer labs or studio spaces. Similarly spaces that are seen as lacking may need to be added at this increment, i.e. lecture hall or exhibition spaces.

### NEW SCHOOL PROGRAMS

Woodbury University has plans to create new majors in both undergraduate and graduate levels. The quantity of FTE that are expected in these new programs is stipulated in the growth scenarios. For the purpose of preliminary sizing, square foot averages from established programs were used. When expansion occurs further review of the specific program will be required. This review and adjustment to the quantity of new dedicated space.

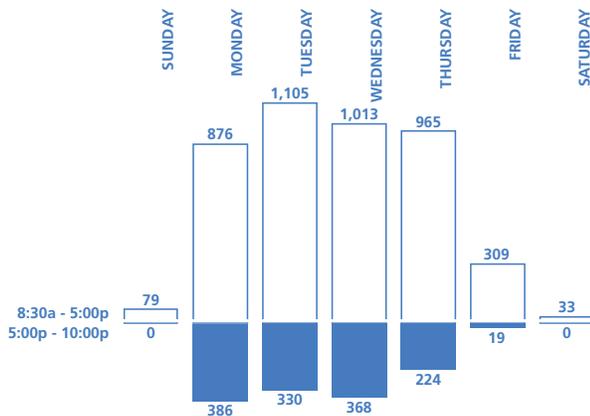
#### 2. SHARED CLASSROOMS - 12,028 SF (NET)

Shared classrooms are used by all schools on the Burbank campus and can be easily understood as a relative sf/FTE number. However there are some factors that come into

play when planning an expansion of the campus with regards to this type of space; hours of operation, availability at peak times & efficiency.

A specific review of current on-campus student numbers illuminates the peak periods of occupation for the campus.

— Fig: Scheduled Students On Campus Fall 2014



There is a perception that there is not enough shared classroom space on the Burbank campus currently. Based on both anecdotal comments and scheduling reviews, this appears to be a result of constraints on the ability to schedule classes into these spaces evenly through out the week and even daily. Because of “built-in” inefficiencies within the institution that stem from operational requirements the efficiency is unable to be maximized, but some moderate increase in the efficiency is possible. There is also a possibility to expand the hours of operation to include earlier or later classes and even weekend classes to accommodate some of the FTE growth without physical expansion.

In combination with this, the master plan will increase the growth rate of these spaces to help alleviate current issues with peak loading times. The result is a slightly elevated growth rate for this type of space from the baseline 37.5% to a higher rate of 45%.

### 3. SUPPORT AREAS - 18,459 SF (NET)

Support areas include offices for administration and faculty along with spaces for auxiliary student use such as the Library, Office of Student Development, educational labs & computer labs. These support areas have some programmatic overlapping and mutually beneficial aspects.

This category’s expansion is set to a 30% increase based on an adjustment for a higher student teacher ratio, the ability for some staff to handle FTE growth without expansion at the same rate and specific program issues of individual

areas covered by this category. Further discussion of specific items covered by this category occur in later sections.

### 4. AMENITIES - 22,300 (NET)

Amenities on campus include galleries, auditoriums and other non-assigned spaces. These areas accommodate the current needs of the school, but as the campus grows new areas will be needed and desired. As such, this category is not expanded in any specific relationship to the baseline growth we have used for other categories. Rather, its growth as a category will result from the selected new amenities for the campus.

As a factor of incremental FTE growth, as well as comments received during the interviewing and analysis process, new campus amenities were identified as requirements at this stage of expansion. The identified amenities are not currently available on campus and as such are programmed based on contemporary peer facilities and industry standards. These areas will be further explored individually, but as a general note they should be designed and constructed with the final goal of 3000 FTE at the Burbank Campus.

#### 4A. STUDENT COMMONS - 7,900 SF (NET)

Currently there is little space on campus that can act as a place of congregation and resources available to the students not in class. The desire to maintain an active campus and retain students throughout the day and week would be supported by this type of program. Activities and programming vary greatly in this type of space. Possible program for a student center could include; Casual dining spaces, small group rooms, small gathering spaces, galleries / exhibit space, multi-purpose areas, lounge spaces and other non-academic programmed spaces.

Preliminary sizing is based on:

- 100p lounge - 3,000 sf (net)
- multi-purpose area - 1,500 sf (net)
- 6 group work rooms - 1,800 sf (net)
- 40p exhibit area - 600 sf (net)
- 10 office admin area - 1,000 sf (net)

#### **4B. CAFES / FOOD SERVICES - 2,900 SF (TOTAL NET)**

Woody's, the main food service area located in Cabrini Hall, is currently not functioning as efficiently as possible, but even if corrected, this area would not be adequate to support the expansion goals of the Burbank campus.

Comments received by user groups indicate a desire for another traditional food service facility as well as smaller independent "grab and go" facilities throughout campus. If distributed around the campus, bottlenecks may be less frequent during the lunch rush and at other periods. Varying the type of food service provided on campus will create more opportunities for students and faculty to stay on campus, rather than leaving for this type of service.

The majority of dining at Woody's occurs on the patio area even though interior seating is provided. This would indicate an exterior position for any new facilities.

Three separate new food service areas and concepts are programmed for this period of growth:

##### **1. "Coffee Cart" - 150 sf (net)**

Coffee/Pastry/Hot Sandwich Concept similar to Starbucks concept can support early morning access to popular quick pick-me-ups before class and evening/week-end use with optional 25 to 30 exterior tables and chairs. This concept can be handled with a 150 square foot free standing kiosk near the residential halls on the route to class rooms. The menu could be similar to Starbucks but does not need to be as extensive. This area could be supported by the main dining vendor.

##### **2. Cafe - 750 sf (net)**

Grab and Go Shop with refrigerated and hot self-serve vertical display cases and one POS where students can grab snacks, yogurt, fruit, salad, wraps, sandwiches and bottle beverages with 20 interior seats and possibly 25 to 30 exterior seats. Minimal staff is required and pre-made food items can be provided by Woody's or Bon Appetite's central facility.

##### **3. Diner - 2,000 sf (net)**

This venue focuses on quick meals and a casual active environment. Displayed food and short order items would provide a range of food options for sale. Traditional diner menu can be enhanced with healthy food items for those students so inclined. Counter seating of 20, 50 table seats and 30 exterior seats

##### **4c. Alumni HUse - 2,000 sf (net)**

The alumni of Woodbury University are an important asset to the institution, but currently have no specific location on

campus to congregate and host functions. It is important to provide a dedicated facility to the continued alumni outreach efforts and a location dedicated to alumni that come to campus.

The space should be flexible and allow for various types of functions to occur. Positioning this type of space in a prominent location on campus will allow the integrated use of this space with the various schools which alumni have attended.

Preliminary sizing is based on:

500sf admin area

1,500sf assembly / exhibit space

#### **4D. COMPUTER LAB - 1,500 SF (NET)**

Common area computer labs that are not intensively scheduled by classes will allow the student population to work on campus and without interruption. The program requires a "dark space" with controlled lighting and dedicated HVAC to maintain equipment. Supplementary equipment such as printer areas and support office may also be accommodated in this area. Labs can be variable in size and location on campus, retrofitting some areas and building new facilities as necessary.

Preliminary sizing is based on:

30sf / station

#### **4E. PRESENTATION ROOMS - 2,000 SF (NET)**

Dedicated smaller scale presentation rooms, referred to as "TED rooms" are desirable for their ability to allow for media rich presentations to a smaller audience in a more intimate theater-type setting. There is a space in the Entertainment Media building that currently houses such a function, but with its singular nature and remote location at the north edge of campus, the ability to use this resource is limited. Distributed spaces or a grouping of these types of rooms more centrally on campus would benefit students, staff, as well as off-site presenters who could virtually present to audiences from anywhere in the world. IT infrastructure is critical to the success of such spaces or buildings.

Preliminary sizing is based on:

2 rooms for 50p each

#### **4F. PERFORMANCE CENTER - 4,000 SF (NET)**

A small format performance center would be utilized by students, staff and community groups on campus. The estimated 200 seat capacity would vary depending on seating arrangement and assumes a flexible space that can change capacity with performance or program type.

Preliminary sizing is based on:

- 3,000sf performance space
- 1,000sf support space

**4G. EXHIBITION HALL - 2,000 SF (NET)**

More exhibition spaces were requested by individual schools and staff for presentation of material representing the ongoing projects of the school. Space for more formal art exhibits was requested as well. These types of spaces can provide some programmatic flexibility that may allow the spaces to be used for more academic purposes during key times of year, such as during finals where exhibition / presentation space is at a premium. The square footage for this program area can be distributed through out the campus and occur at different scales where appropriate.

Preliminary sizing is based on:

15sf / occupant

**5. RESIDENTIAL FACILITIES - 45,000 SF (NET)**

Currently there is space for 231 residents in North and South Halls combined. There is a stated goal of 600 beds on campus for the purposes of the full master plan. To maintain steady growth on campus, this increase has been split evenly among Strategic Growth and Longterm Growth. For planning purposes a 225sf / bed factor will be used.

**6. REQUIRED PARKING - +200 SPACES**

Parking Requirements will vary depending on the nature of the future spaces, specific calculations, planning concessions & usage factors. Currently, county parking requirements for typical spaces include:

- Office @ 1:500sf
- Meeting Space @ 1:50sf
- Classrooms @ 1:50sf
- Studio/Lab @ 1:500sf

Using a more generalized approach is most appropriate for this Master Plan, since final build out specifics will be addressed at the time a project is executed.

**FTE RATIO:**

Parking is expanded based on a ratio of current required spaces to a maximum FTE level that has been accommodated. While there are 859 spaces on campus currently there is only a requirement for 773 spaces, resulting in a 86 space surplus. This surplus is removed for the accuracy of an FTE ratio.

$773\text{spaces} / 1,599\text{FTE} = .48 \text{ spaces} / \text{FTE}$

**STRATEGIC GROWTH PARKING:**

$.48\text{space} / \text{FTE} * 2,100 \text{ FTE} = 1,008 \text{ spaces}$

**RESIDENTIAL PARKING:**

In addition to required parking for academic and office space, the residence halls will have to accommodate parking as required by the 'Q' conditions of the site. This requires 1 space per unit (with < 3 habitable rooms) and an additional .5 spaces per dwelling unit. The residential units' 1 space per unit has historically been covered under a non-simultaneous use condition with the classroom spaces. But, assuming a 2 person per unit design, the Residential expansion would require an additional 50 spaces per the .5 / dwelling unit as stipulated in the 'Q' conditions. Assuming 2 beds per unit:

$.5 \text{ SPACES/DWELLING UNIT} @ 100 \text{ UNITS} = 50 \text{ spaces}$

From these calculations the following goal is set for total on-campus parking.

1,058 spaces

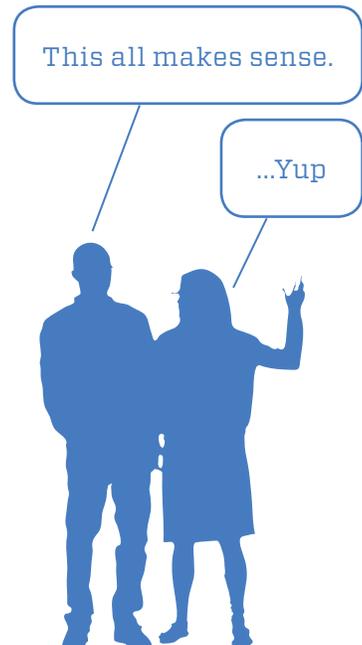
**OBSERVED PARKING LOADS:**

On-site analysis of actual parking loads was performed by the team during this planning process and full reports are found in the appendix. In summary, lower numbers were observed than the code prescribed minimums.

Max Parking Load: 700 spaces

FTE at time of observation: 1,486

$.47\text{space} / \text{FTE}$



## 2.3 Longterm Growth Program Overview

<u>PROGRAM AREA</u>	<u>NET SF 2025</u>	<u>GROWTH</u>	<u>ADD SF</u>	<u>GROSS SF*</u>
1. Dedicated Academic	96,756	47sf/FTE avg	42,300	49,914
2. Shared Classrooms	38,757	0%	0	0
	<i>[Academic Space Subtotal</i>		<i>42,300</i>	<i>49,914]</i>
3. Support Space	79,989	43%	34,395	40,586
4. Amenities	38,384	n/a	10,000	11,800
		<b>Sub Total</b>	<b>86,695</b>	<b>102,300</b>
5. Residential Hall			52,200	61,596
	(431 beds)	(+169 beds**)	(225 sf/bed)	
	<b>Longterm Growth Sub Total</b>		<b>138,895</b>	<b>163,896</b>
		<u>GROWTH</u>	<u>SIZING</u>	<u>GROSS SF*</u>
6. Parking Structure		+ 312 spaces	+78 spaces/floor	84,000
				(21,000 / level)

\*For estimation, an 18% building efficiency multiplier was used to determine approximate gross square footage needs.

\*\* During this phase the South Hall site (currently housing 63 beds) is redeveloped to have 232 beds.  
The total change in beds 169.

**CAMPUS TOTALS AFTER LONGTERM GROWTH (2035)**

<u>PROGRAM AREA</u>	<u>SIZE</u>
1. Dedicated Academic	139,056 sf* (net)
2. Shared Classrooms	38,757 sf (net)
<i>[Academic Space Subtotal]</i>	<i>177,813 sf (net)]</i>
3. Support Space	114,384 sf* (net)
4. Amenities	48,384 sf (net)
5. Residential Facilities	600 beds*
6. On-site Parking Spaces	1,468 spaces

\*The redevelopment of South Hall and the Faculty Annex sites remove 2,600 sf of support space, 2,600 sf of academic space, and 63 beds.

## 2.3 Longterm Growth: Detailed Program

### IDENTIFYING GROWTH RATES

Based on FTE growth during the Longterm growth phase the established baseline for expansion is 43% The following section will identify adjustments, either up or down, from this baseline with regards to specific areas of the school using the projected values for 2025.

#### 1. DEDICATED ACADEMIC - 42,300

Forecasting to 2035 is generalized in order to maintain flexibility in the plan and expansion as it occurs. The types of programs, spaces they need, facilities they use and almost all of their nature may change during expansion. For the purposes of forecasting, a blended rate of square footage usage is used, and adjusted for programmatic contingency.

The space needs for dedicated academic space is established as follows:

<b>CURRENT AVERAGE</b>	42.5 SF/FTE
<b>CONTINGENCY SPACE</b>	4.5 SF/FTE
<b>LONGTERM GROWTH RATE</b>	47 SF/FTE
<b>47 SF/FTE * 900 FTE INCREASE</b>	42,300 SF

#### 2. SHARED CLASSROOMS

Shared classrooms are grown at an increased rate during strategic growth since there is an inability in the shorter term to address room usage efficiency. During Longterm growth the focus of the shared classrooms should not be expansion, but rather increased efficiency. This will have the effect of allowing programmatic growth without physical building requirements.

GROWTH	0sf
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#### 3. SUPPORT AREAS - 34,359 (NET)

Support areas for the school during this phase are expanded at the baseline rate since there is no specific reasons for a deviation in this value.

#### 4. AMENITIES - 10,000 (NET)

Amenity spaces are front-loaded into the Strategic Growth period of this plan in an effort to create a sense of increased campus community and to facilitate a 24/7 campus atmosphere. In light of this, during the Longterm Growth period less area is allocated for this programmatic category. While reduced in growth, this type of space and its expansion is an important part of how the Burbank campus will continue to grow and meet its strategic

initiative and goals. Amenity space during this phase should be evaluated and based on the then current usage of spaces on campus. At the time of the Master Plan the following program elements are allocated to this amenity space

- Food Service - Food Court - 3,000 sf (net)

To handle additional student capacity, a two station food court providing separate and distinct menu options such as Asian and Mexican would add another food service venue type to the campus dining program. A common back of house kitchen with separate serveries with an element of display cooking would convey fresh prepared sense of ambiance with the added element of cooking aromas. Self-serve beverage counter and refrigerated grab and go case with desserts and bottle beverages with exit POS stations would round out the experience. Seating would be 75 interior and 50 exterior seats.

- Exercise Facility - 5,000 sf (net)

A new exercise facility should be constructed to replace the one that exists in South Hall. It will service both the student and faculty on campus and include: locker rooms, shower facilities, exercise floor, exercise classrooms (for group programs), a small area for on site administration office / desk area and associated storage areas.

- Presentation Rooms - 2,000 sf (total net)

Dedicated smaller scale presentations rooms, referred to as "TED rooms" are desirable for their ability to allow for media rich presentations to a smaller audience in a more intimate theater-type setting. Due to popularity, two more rooms are proposed for this phase.

Preliminary sizing is based on:

2 rooms for 50p/each

**5. RESIDENTIAL FACILITIES - 52,200 SF (NET)**

During the Longterm growth phase multiple sites are reviewed from a "land value" perspective. One of the sites that is currently under-built from this perspective is the South Hall site. As such, this phase proposes demolishing the facility and rebuilding the site with a higher density of residents to accommodate the overall goal of 600 beds on campus. This phase will see:

South Hall [removed]	-63 beds
New Resident Hall	+232 beds *225sf/bed
Net increase	169 beds
Total on-site	600 beds

**6. REQUIRED PARKING**

longterm growth parking:  
During Longterm Growth it is presumed that there will be a slight increase in class size to correspond with the total facility increase on the Burbank campus. As such we can presume a small reduction in the space/FTE ratio. The ratio used for assessing the needs for the campus in 2035 will be .46space / FTE, a reduction on .02space / FTE.

$.46space / FTE * 3,000 FTE = 1,380spaces$

**RESIDENTIAL PARKING:**

$.5 SPACES / DWELLING UNIT @ 100 UNITS = 50 spaces$

Given the above parameters, observation and assumptions, the following goals are set for parking during expansion:

LONGTERM GROWTH PARKING: 1,430 spaces  
NET INC. FROM STRATEGIC GROWTH: 372 spaces

This makes sense too.

Let's see what it looks like.

