





# Master Plan Study Participants

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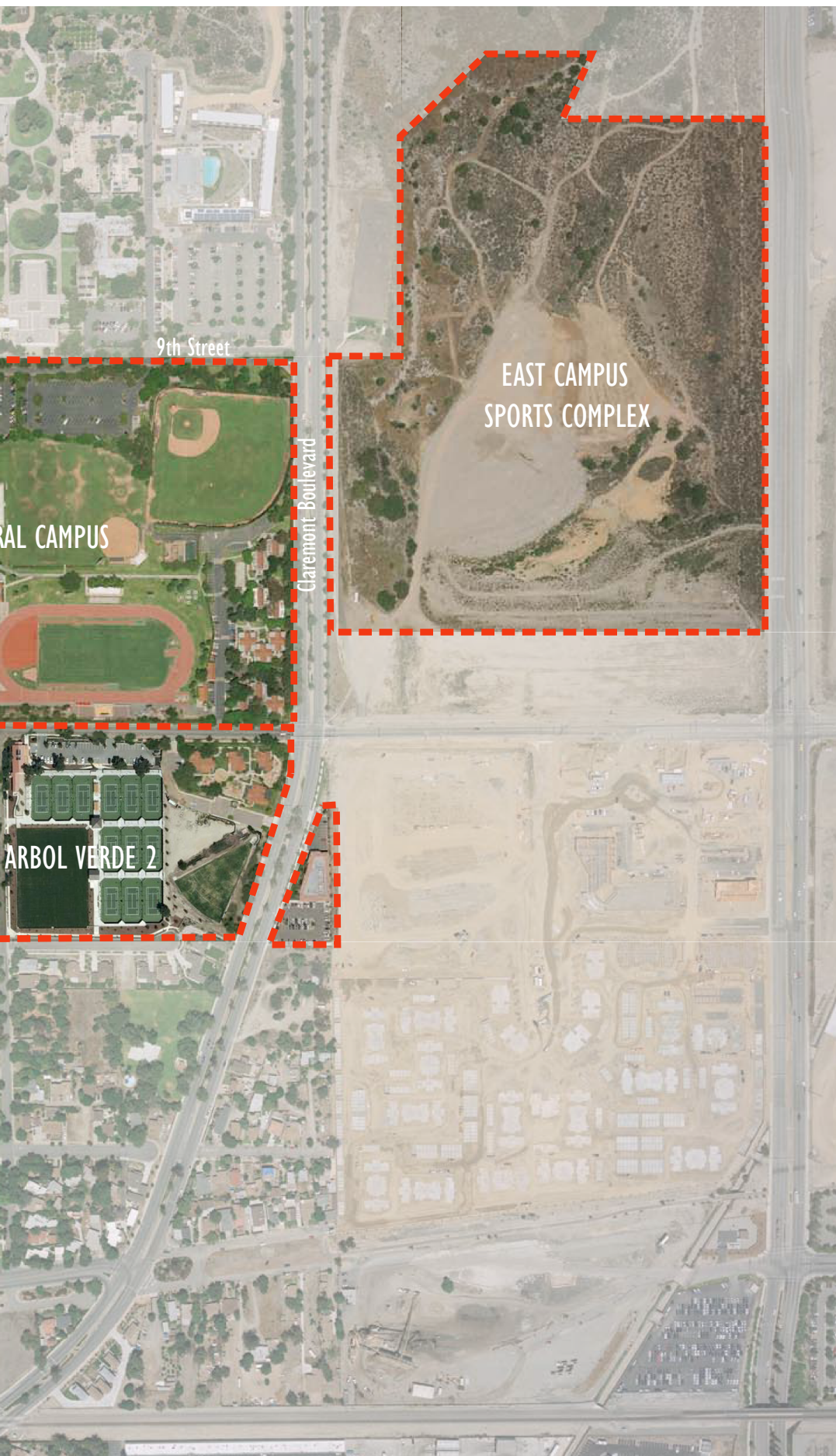
Brian Worley  
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Claremont McKenna College Existing & Future Campus Boundary





## CLAREMONT McKENNA COLLEGE

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# Table of Contents

I - Master Plan Background & Introduction

• Planning Goals & Objectives.....

• Master Plan Process.....

II - Proposed Master Plan

• Planning Principles.....

• Landscape Framework.....

• Master Plan Vision.....

• Proposed Building Height & Setback.....

• Campus Area Comparison.....

• A Vision for CMC.....

• Sustainability.....

• Existing Tree Inventory.....

• Mobility & Circulation.....

• Parking Plan.....

• Exterior Campus Signage & Identity.....

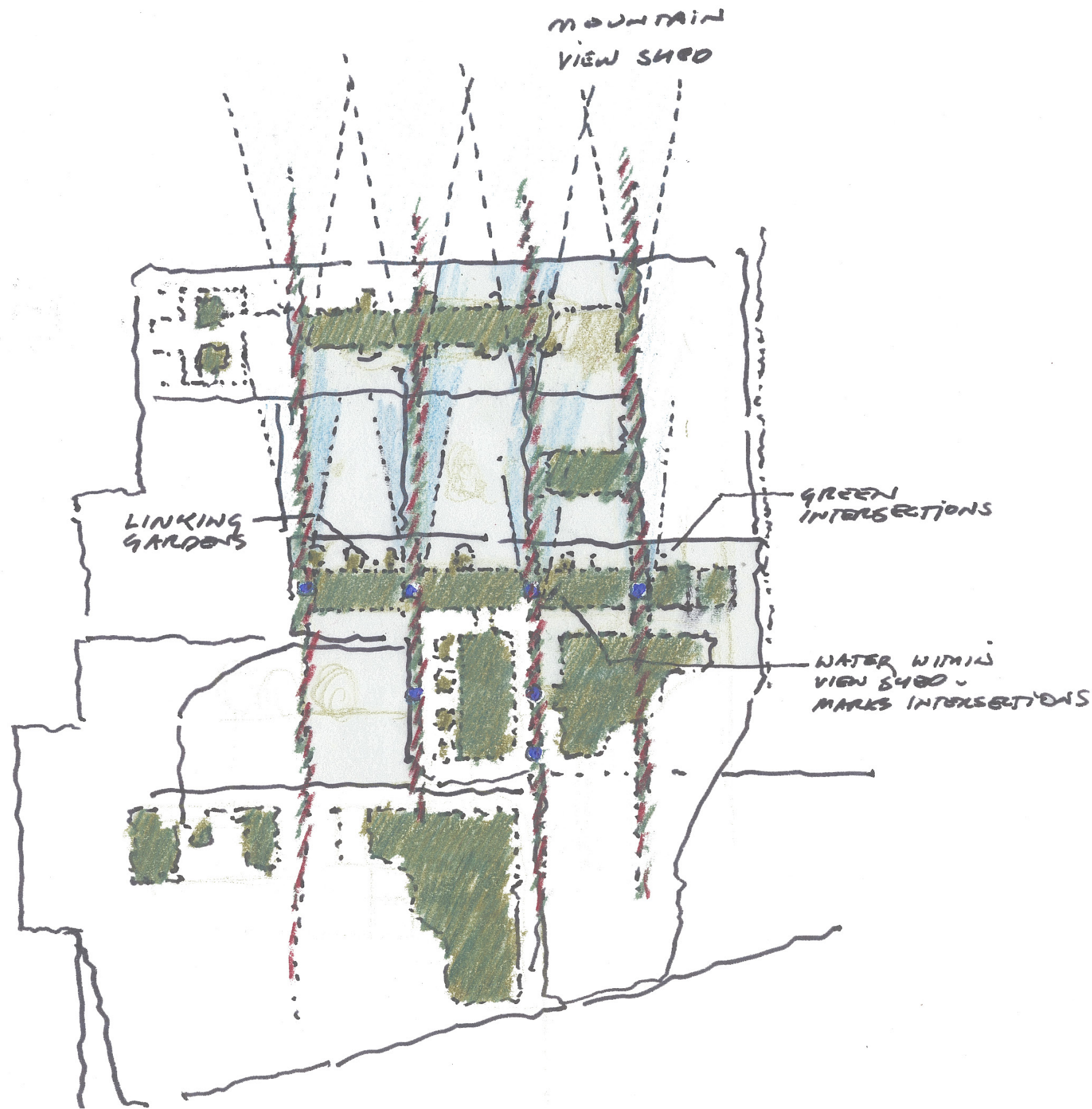
• East Campus and Related Projects.....

III - Administrative Procedures.....

IV - Appendices

• Appendix A: Campus Utilities.....

• Appendix B: East Campus Sports Complex.....





# I. masterplan background & introduction







# Planning Goals & Objectives

## Master Plan Overview

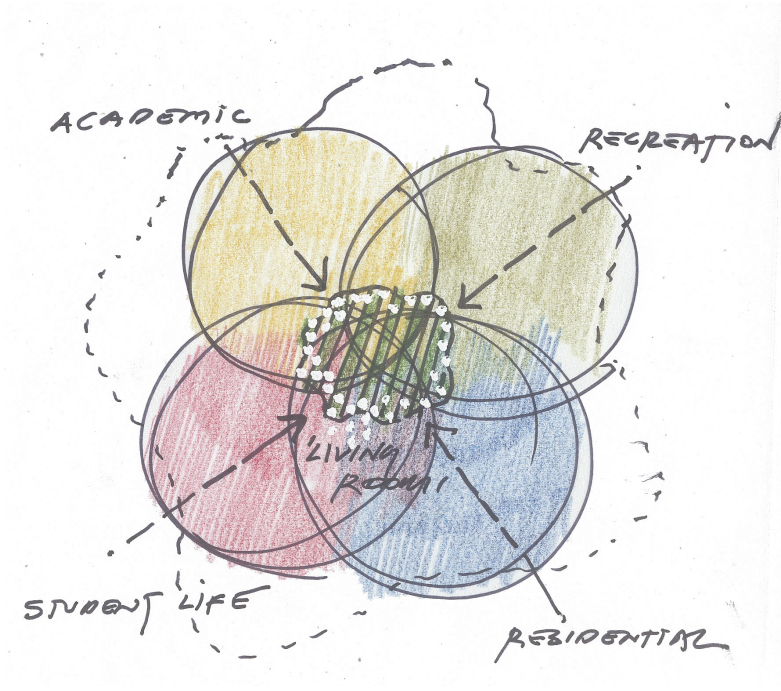
Since its founding in 1946, Claremont McKenna College (CMC) has provided a home for some of the world’s most accomplished students and distinguished scholars.

Although CMC’s campus has evolved over time, new and updated facilities will be required to address CMC’s academic and co-curricular needs in the 21st Century. The Master Plan will provide the College and the surrounding communities with a flexible vision for the future of CMC’s campus while assuring the preservation of treasured academic and civic assets.

In October 2008, the College’s Board of Trustees authorized the Buildings and Grounds Committee to complete a Master Plan process to guide the ongoing evolution of the campus. To be prudent, the Board of Trustees determined that the Master Plan should consider potential growth allowed under the Constitution for The Claremont Colleges, which currently limits CMC’s enrollment in Claremont to 1,400 students.



Today’s CMC students



## Goals and Objectives

Among the key goals of the Master Plan are:

- Create a flexible Master Plan framework to guide campus improvements in response to CMC’s future programmatic needs and economic considerations.
- Enhance the appeal of the campus for student, faculty, staff, and community stakeholders.
- Enhance the campus community by expanding opportunities for interaction.
- Assure a sustainable campus through the use of environmental best practices.
- Provide a vision that preserves and strengthens CMC’s identity.
- Protect the campus and neighboring communities by minimizing and mitigating transportation related and other local and regional impacts.
- Steward existing campus architectural, landscape and historical features.



CMC fosters personal connections between faculty and students

## Campus Facts

|                            | 2010 | 2035 - 2040 |
|----------------------------|------|-------------|
| Land Area (approx. acres)  |      |             |
| Primary Campus             | 69   | 69          |
| East Campus Sports Complex |      | 41.2        |
| Total                      | 69   | 110.2       |
| Population (in Claremont)  |      |             |
| Student                    | 1150 | 1400*       |
| Faculty                    | 135  | 175         |
| Student - Faculty Ratio    | 9:1  | 8:1         |
| Academics and Campus Life  |      |             |
| Academic Departments       | 12   | 12          |
| Dining Hall                | 1    | 1**         |
| Varsity Teams              | 21   | 21          |

\* Current Constitutional enrollment limit.

\*\* There will be one Dining Hall included in the proposed Campus Center.



# Master Plan Process

## Choosing a Path Forward

Following the selection of Moore Ruble Yudell Architects and Planners (MRY), the Building and Grounds Committee initiated the Master Plan process in the spring of 2009. A design and planning team was assembled that included mechanical, civil and traffic engineers, LEED-certified environmental specialists, and historic resource consultants.

MRY led a series of interactive workshops in which CMC students, faculty, alumni, and staff expressed their ideas, concerns and feelings to the design team. The design team incorporated what it learned in the workshops into a conceptual Master Plan that was unanimously approved by the Board of Trustees in December 2009.

CMC then reached out to community stakeholders, including the City of Claremont, community leaders within Arbol Verde, Claremont Heritage, and Protect Our Neighborhood to receive their input. Following those meetings the conceptual plan was placed on-line for informal public review and a community workshop was held on February 20, 2010.

This Master Plan document is a compilation of the feedback and input received through these multiple outreach opportunities.



CMC Student Workshop, Oct. 30, 2009



Community Outreach Meeting, February 20, 2010





# II. proposed masterplan



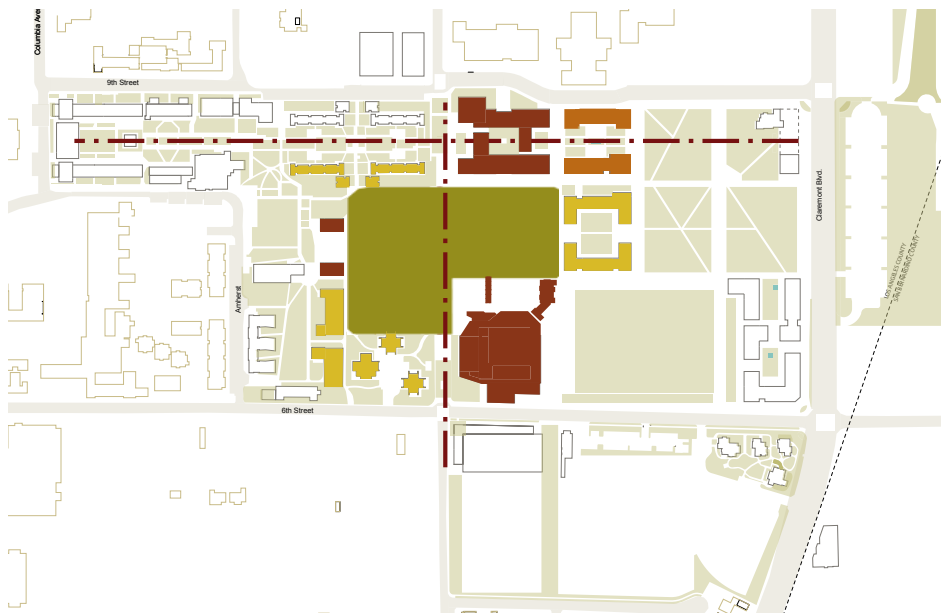




# Planning Principles

The Master Plan seeks to preserve and enhance the strengths and attributes that define Claremont McKenna College. The Master Plan invokes enduring principles while allowing flexibility to adapt to changes in program, pedagogy, and academic conditions. The new framework applied to the campus will manifest itself in the form of a new landscape armature including a network of pathways and new gardens at various scales.

Parents Field, traditionally known for being the landmark gathering spot on campus, will be expanded to form a larger central green and a new Campus Center will overlook its north edge. The Campus Center is to become the College’s living room, providing needed dining, meeting and gathering spaces to serve students, faculty, staff, and other members of the campus community. It will have an open ground floor with direct access to the outdoors and allow for easy connections to the surrounding campus. Together, these elements create a new “heart” for the CMC campus.

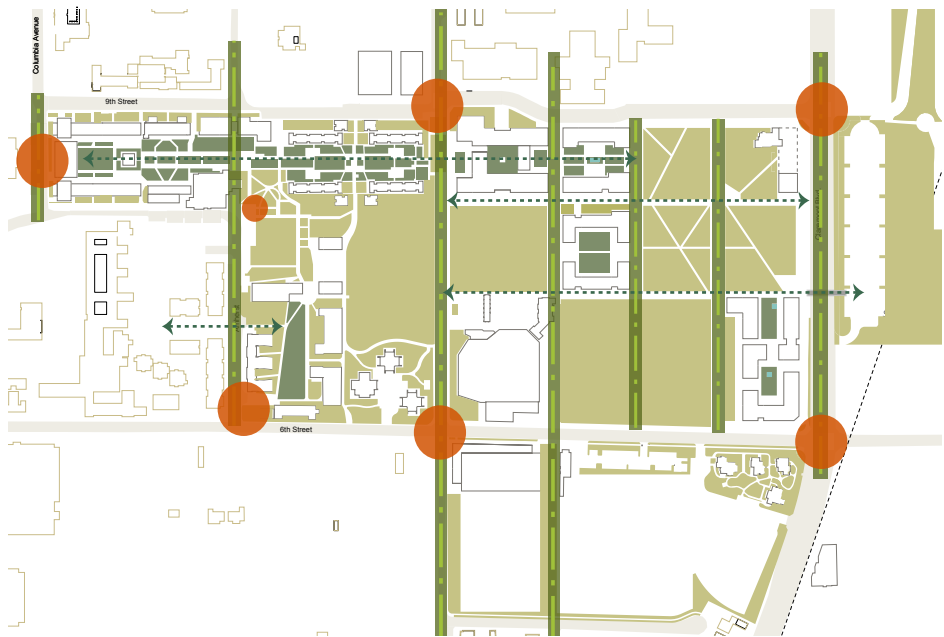


Creating a “Heart” for the Campus

Consistent with the concept of a garden campus, the existing athletic fields in the eastern portion of campus will be transformed into a series of gardens and open spaces defined by appropriately scaled academic and residence hall buildings. The East Campus Sports Complex will enable the College to relocate its athletic fields away from the academic and residential portion of campus and expand open space west of Mills Avenue.

Another element of the landscape framework is the creation and reinforcement of north-south pathways. Landscaped pathways will be an important part of the campus infrastructure, providing view-corridors to the mountains, circulation, storm water mitigation, way-finding elements, and spaces for social gathering. Enhanced north-south landscaped corridors, combined with east-west paths, will create a plaid of campus garden spaces that can support a variety of activities – passive gardens used as outdoor classrooms, general recreation, concerts and performances, intramural and club sports, commencement and reception ceremonies, as well as special events.

Finally, the North Mall will be anchored by the Kravis Center to the west, two new academic buildings to the east of the Campus Center, and a proposed alumni house and admission office, creating an Alumni and Admission Gateway at the corner of Ninth Street and Claremont Boulevard.



Gateways & Entry Points

## Master Plan Design Guidelines

- Provide flexibility to adapt to changes in programs, pedagogy, and economic needs.
- Respect the needs and concerns of neighboring communities through campus perimeter landscaping and parking and mobility measures.
- Design suitably-scaled and well-proportioned buildings fostering interaction and strengthening connections with the surrounding campuses and neighborhoods.
- Articulation of larger building forms (such as the Campus Center and the Fitness and Athletics Center) to maintain scale and proportion.
- Define campus edges with buildings and landscape that promote CMC’s identity.
- Landscape that maintains flexible open space patterns and respects landmark trees.
- Create well defined courts and open spaces.
- Enhance Parents Field as the heart of the campus.
- Consider historical value and physical condition of existing buildings for possible re-use, as appropriate.
- Locate active uses and entry points at ground level.
- Construct space under buildings whenever possible to provide program, mechanical, parking, or other uses.
- Develop sustainable structures, landscape and infrastructure.



### Architectural Expression

The general architectural character of the CMC campus consists of modest Mediterranean-inspired buildings with beige-colored stucco walls and clay tile roofs. A few buildings are more expressive, such as Claremont Hall and the soon to be completed Kravis Center. The variety of building styles is embraced by the encompassing landscape. The pattern of generous open spaces made up of courtyards, pedestrian ways and playfields, helps to weave the campus together.

Because of their location, size, appearance, or functions, certain structures can be considered featured campus buildings. Featured buildings include the Kravis Center, the Fitness and Athletics Center and the Campus Center. Such prominent buildings will be allowed an expressive use of a broader palette of color and materials. Featured buildings will have the opportunity for more interesting architecture compared to the background buildings that make up the majority of the campus fabric.

Individual projects will incorporate the following design guidelines:

- Building site selection consistent with the Master Plan.
- Building form, massing, setback, and height that respects adjacent buildings and complies with the Master Plan.
- Color and material palettes compatible with existing buildings and the Master Plan.
- Relationship to landscape that is welcoming and encourages outdoor uses.
- Signage and lighting design consistent with the Master Plan.
- Low carbon emitting building systems consistent with the Master Plan.







### View and Landscape Corridors

North-south view corridors will mark key entry points to the campus and preserve sight lines to the San Gabriel Mountains and the surrounding region.

View corridors will be woven into the natural pedestrian patterns and provide a link to adjacent colleges and neighborhoods. Public gathering spaces will intersect view corridors at key points.

The use of “bioswales” to collect storm water run-off may be featured and integrated into the landscape design. A variety of native trees are proposed to give each view corridor a distinct identity.



**View North to San Gabriel Mountains**



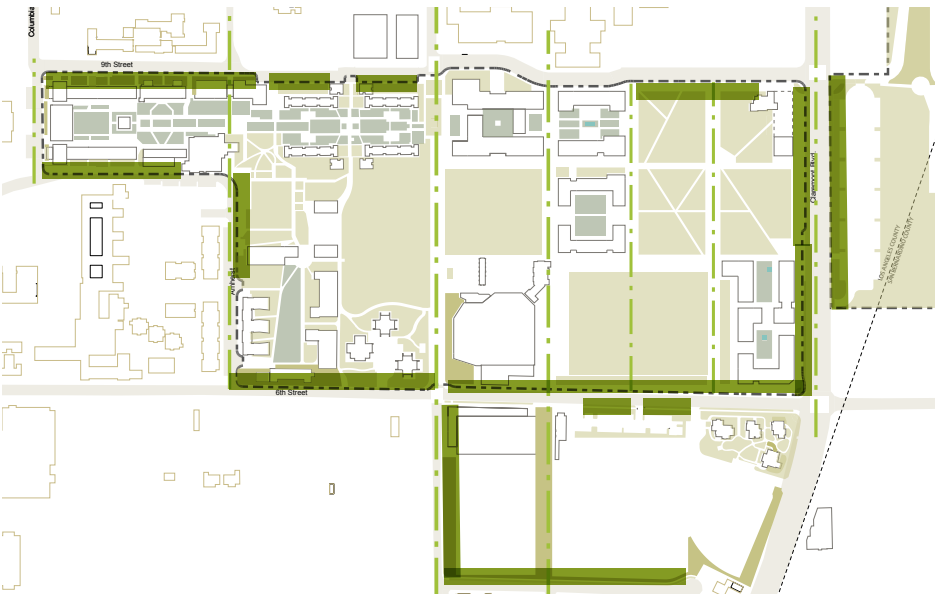
# Landscape Framework

The landscape framework of the campus will celebrate and embody CMC’s distinctive garden setting. Taking advantage of the rich green network of the adjacent colleges and neighborhoods, a comprehensive landscape vision will be woven together linking campus and community. Dramatic view-corridors to the San Gabriel Mountains will further enhance the sense of identity and connection to the distinctive landscape of the Claremont region.

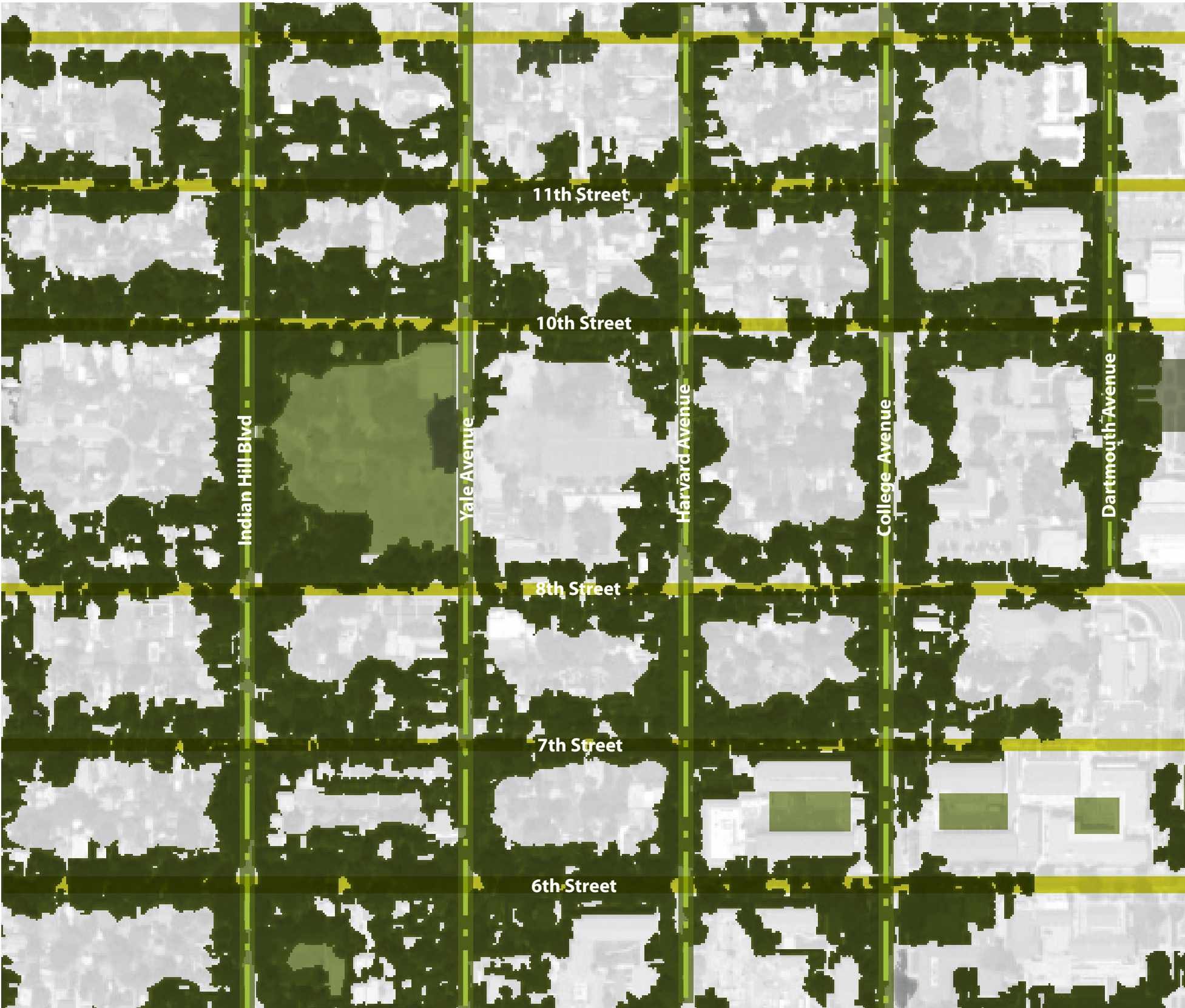
The character of the campus will be defined by a cohesive landscape fabric. The consistent use of hardscape materials, color palettes, and textures that are indigenous to the area will inform all aspects of campus landscaping. Open spaces, pathways, wayfinding, and lighting will create a safe and secure environment for the CMC community and its visitors.

## Edges

A re-envisioned campus edge and perimeter landscape is of critical importance to strengthening the identity of the CMC campus and preserving and enhancing adjoining neighborhoods. A “green threshold” to the campus will establish key landscape gateways with identifiable entry points to the campus for vehicular, bicycle, and pedestrian access.

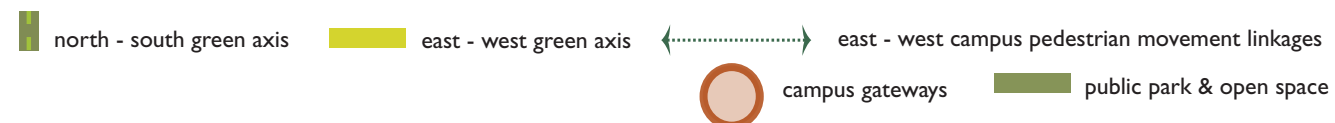


Strengthening Corners & Edges



Weaving Campus and Community





### Arbol Verde

CMC is committed to preserving the residential character of the neighborhood south of Harwood Place (AV1 District) and the transitional-academic nature of the neighborhood north of Harwood Place (AV2 District). Attractive landscaping and border/transition features will be provided at the campus boundary on the north side of Harwood Place. Best practices will be used for all exterior lighting in the fields, courts, exterior parking areas, and walkways of the transitional-academic area north of Harwood Place and south of Sixth Street. Potentially historic stone structures will be studied and preserved, as appropriate.

### Development Agreement

CMC's usage of the AV2 District is currently governed by a development agreement, City Code and the City's General Plan. CMC intends to work with the City and local stakeholders to amend or replace the development agreement and to revise City Code in a manner consistent with the General Plan. The revisions are intended to expand the scope and term of the development agreement and to amend City Code in a manner that assures the ongoing preservation of the residential character of the AV1 District and provides a transitional buffer between the Institutional Educational (IE) District and the AV1 District.

Currently, various parcels in the block bounded by Sixth Street on the north, Brooks Avenue on the east, Harwood Place on the south, and Mills Avenue on the east are zoned IE. In addition, the General Plan identifies those parcels as being planned for institutional educational usage. In order to regularize zoning and General Plan usage boundaries and to effectuate this Master Plan, the zoning map and certain General Plan usage boundaries must be altered so that all of the F7 Parking Structure and Administrative Space is located within the IE District, in compliance with an amended General Plan, and so that the parcels south of the F7 Parking Structure and Administrative Space and north of Harwood Place are zoned AV2 District.

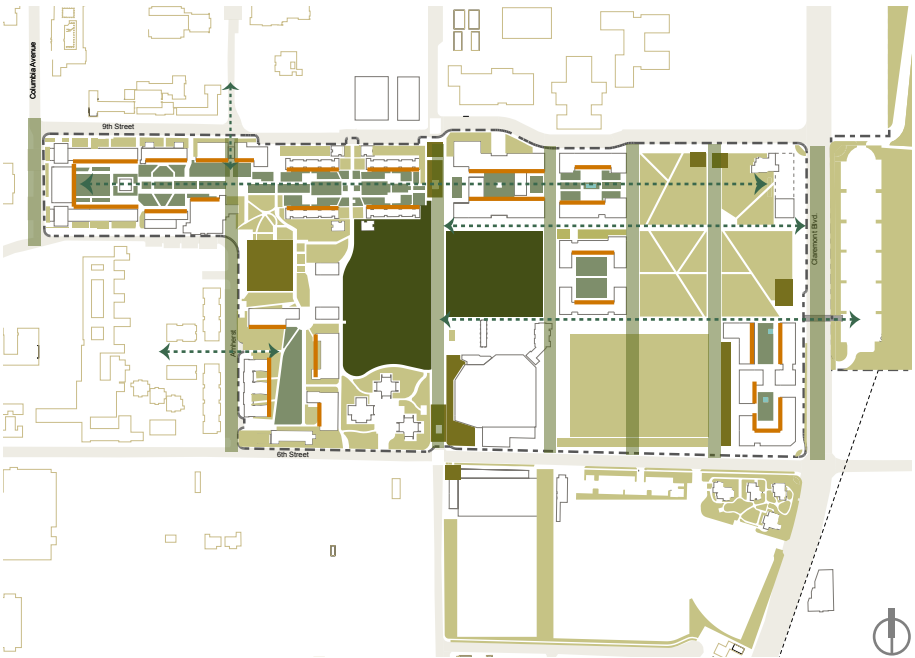


**Linked Terraces and Courts**

A variety of formal and informal open spaces will reinforce the image of the campus as a pedestrian environment in a garden setting.

Landscaped open spaces and “outdoor classrooms” provide informal settings for interaction and learning for students, faculty, staff, and visitors at a range of scales from intimate to grand.

Buildings will be open to terraces and courts, extending the program of the buildings into adjacent open spaces.



**Formal / Informal Scales of Landscape**

**Campus Topography**

A predominant north to south cross slope of 3 percent provides opportunities for shaping the topography into terraces, steps, and low garden walls.

Landscape features allow for the creation of “built-in site furniture” for informal gatherings at multiple scales. Site walls and terraces will become an extension of the architecture, helping to integrate building and landscape into one composition.



**Informal Outdoor Seating (Swathmore College)**

**Passive Open Space Meets Athletic Fields**

The relatively low scale and low density of the campus structures and abundance of open space contribute to the sense of a campus-in-the-garden.

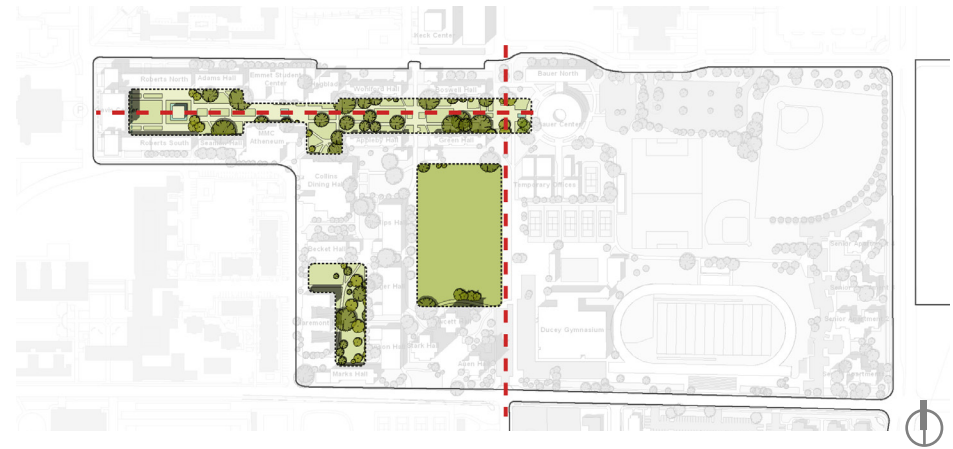
The existing campus combines both athletic fields and passive open space. Athletic facilities and fields are located primarily east of Mills Avenue. The North Mall, Parents Field, and the Mid-Quad and South-Quad courtyard gardens are on the west side of the Campus.

The Master Plan will expand the plaid of gardens connected by pathways throughout the campus by creating the East Campus Sports Complex east of Claremont Boulevard.

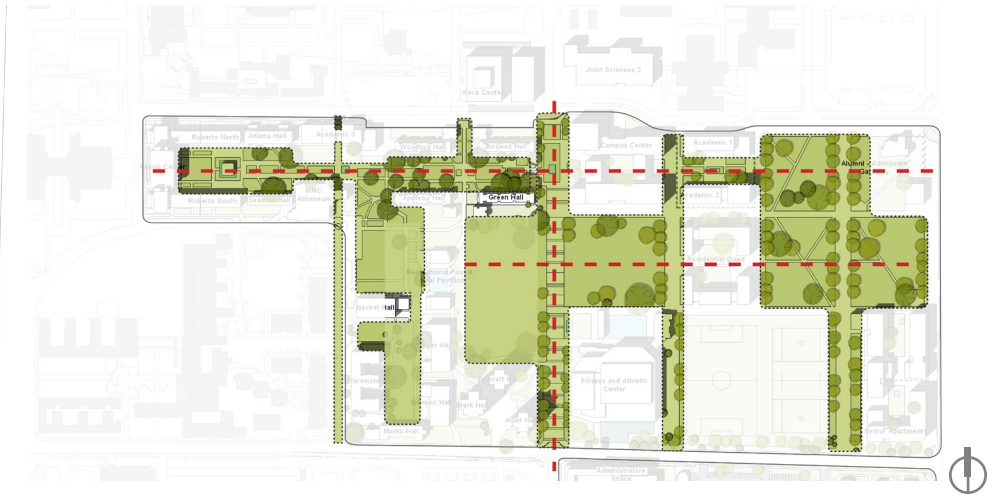
Varsity athletic fields will be located primarily in the East Campus Sports Complex with the possibility of a soccer field located south of Sixth Street.

The relocation and consolidation of varsity athletic fields will provide for the athletic needs of the students in an efficient and convenient manner that will enhance the garden setting at the core of the campus.

The adjacent open space diagram compares the current primary garden open spaces (not including athletic fields) with those proposed in the Master Plan.

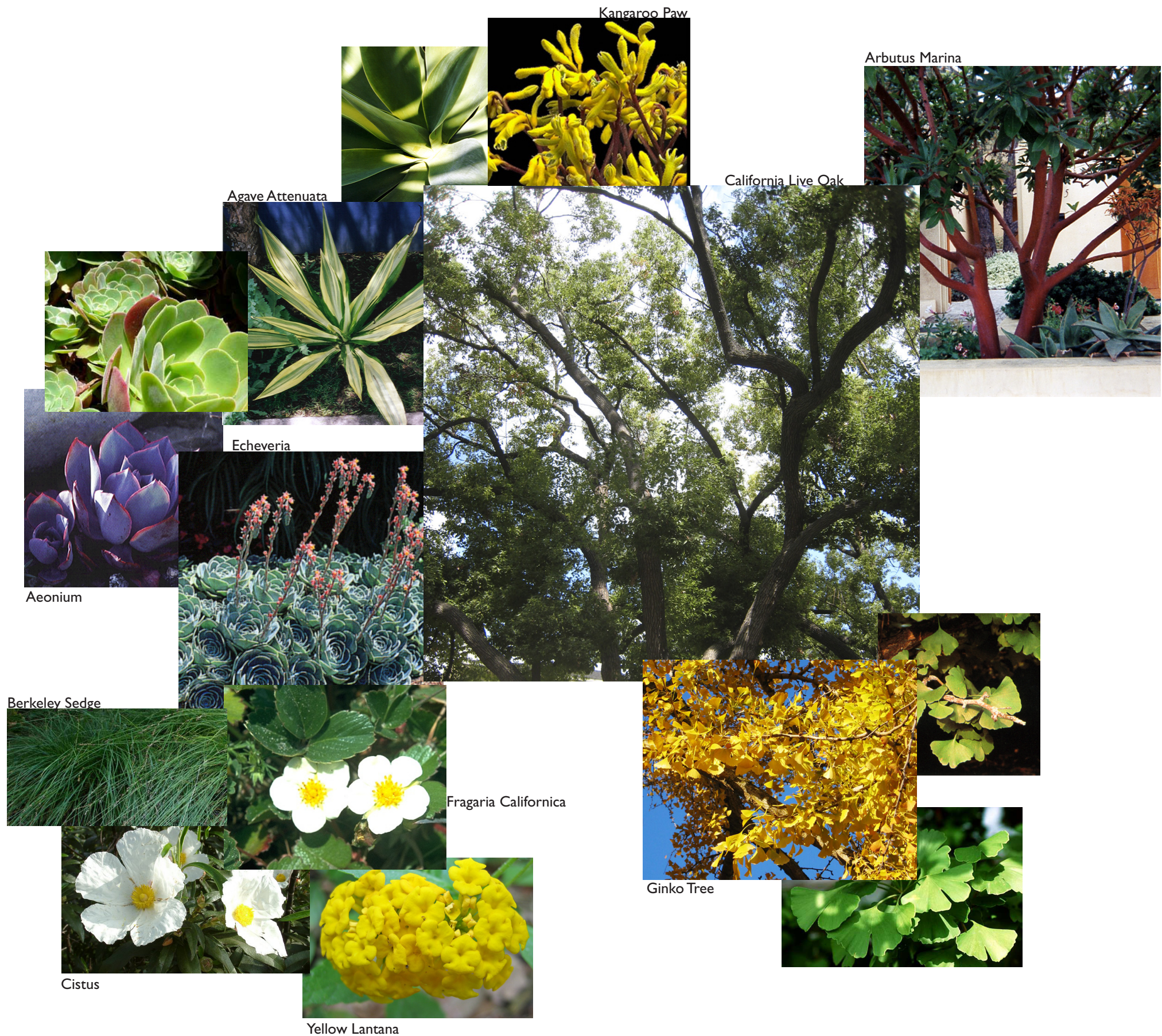


**Existing CMC major Open Space**



**Proposed Master Plan Open Space**





### Landscaping for Future Projects

The landscape of the CMC campus is identified by its characteristic garden setting. Beautiful California Live Oak trees along with other mature specimens are living landmarks providing important shading canopies for the campus. These landmark trees will be protected and preserved as key campus landscape elements. CMC is committed to using native, drought - tolerant plant materials that are appropriate to this climate. Turf shall be used sparingly where less water-dependant materials are not viable. The campus shall implement guidelines that promote water conservation through thoughtful landscape and irrigation design, installation and maintenance. CMC will conform to the requirements of the City of Claremont Water Efficient Landscape Ordinance.

Suggested plant pallet may include the following:

#### Trees

- California Live Oak
- Arbutus Marina
- Ginko Tree

#### Shrubs

- Agave Attenuata
- Kangaroo Paw

#### Ground Cover

- Berkeley Sedge
- Aeonium
- Yellow Lantana
- Cistus
- Echeveria
- Fragaria Californica

CMC has identified all trees that will be impacted by the various projects envisioned in this Master Plan in an accompanying submittal. In the planning of each project envisioned in this Master Plan, impacted trees identified as significant will either be moved or replaced in accordance with City or County requirements. CMC especially recognizes the importance that its Oak trees have in shaping the campus landscape and has retained a noted area arborist to evaluate and develop a maintenance program for the care and treatment of these trees.



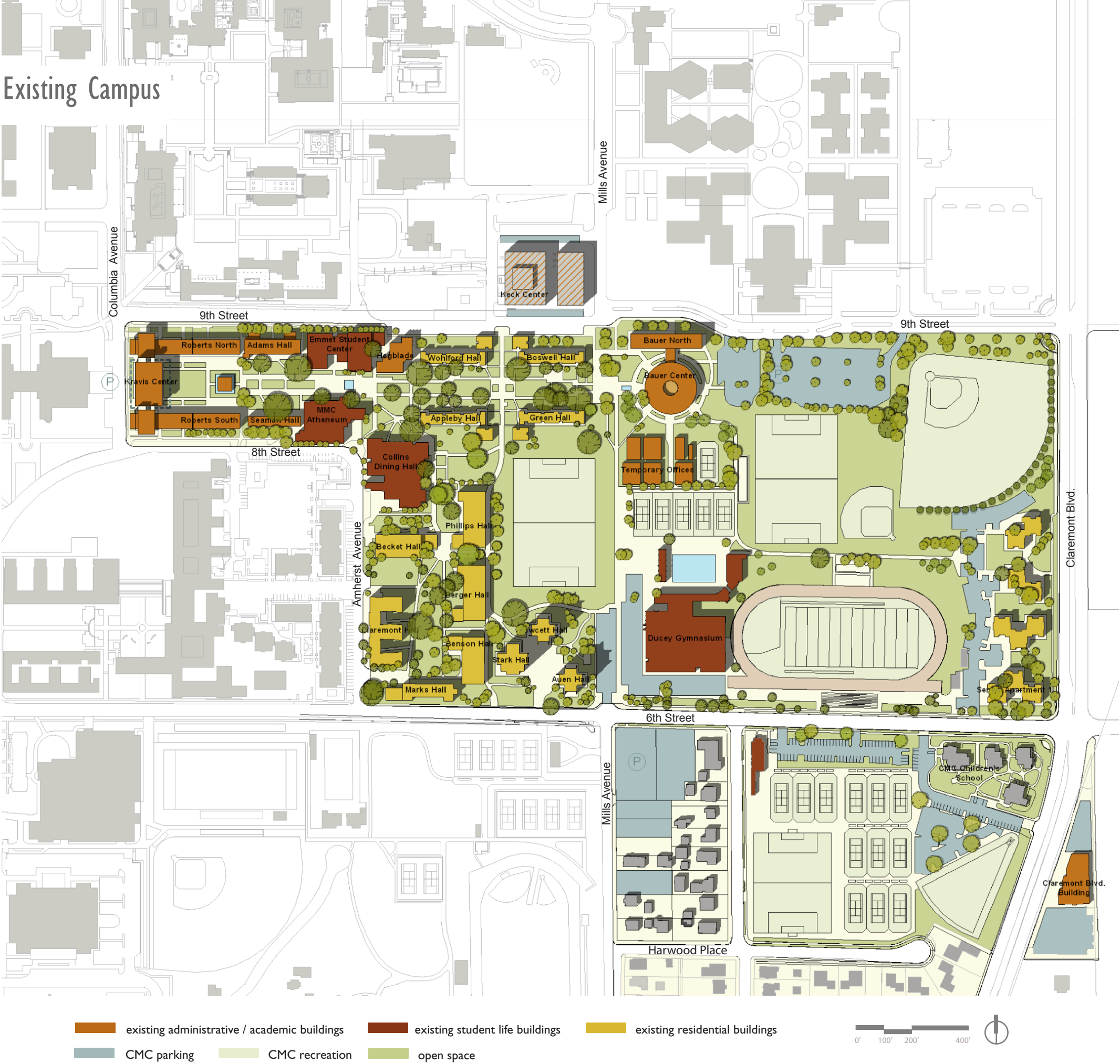
# Master Plan Vision

## Planning for Smart Growth

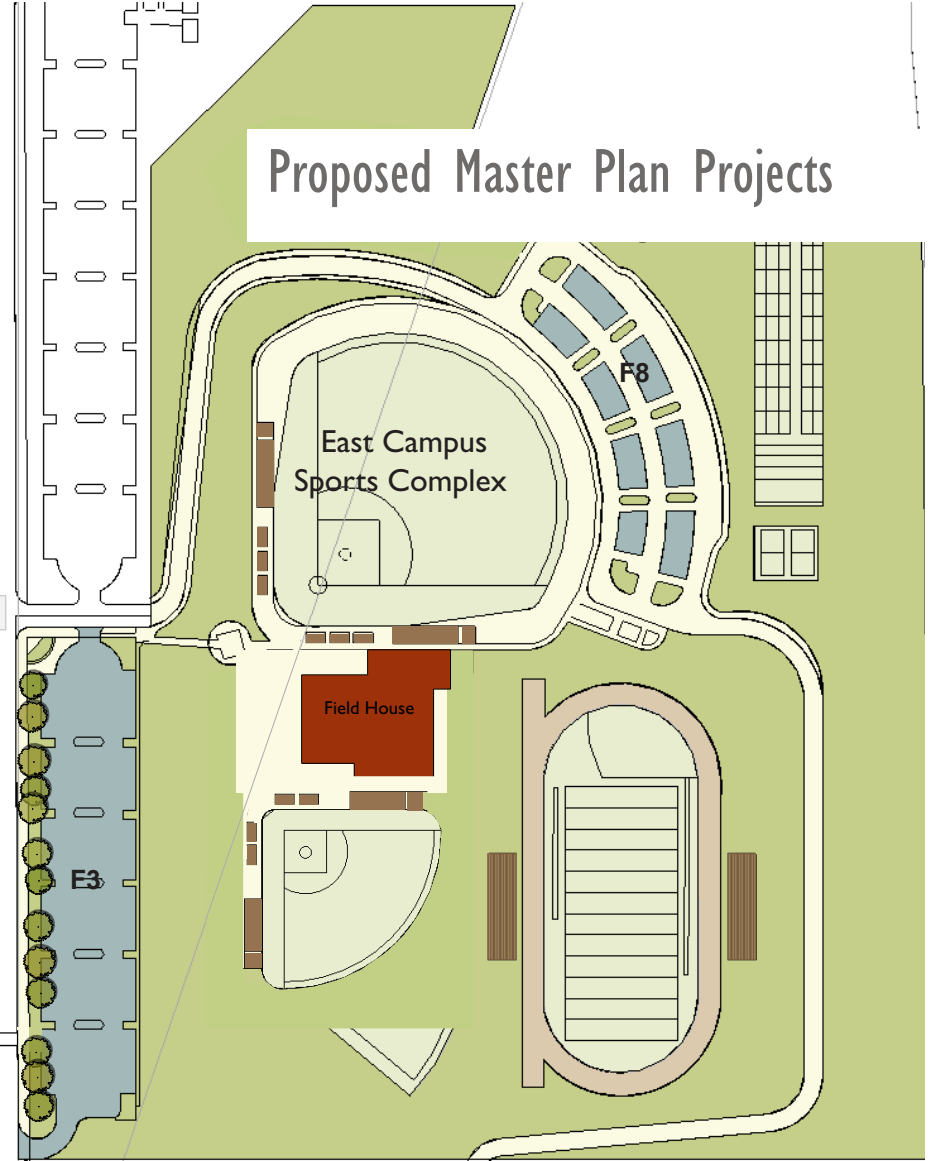
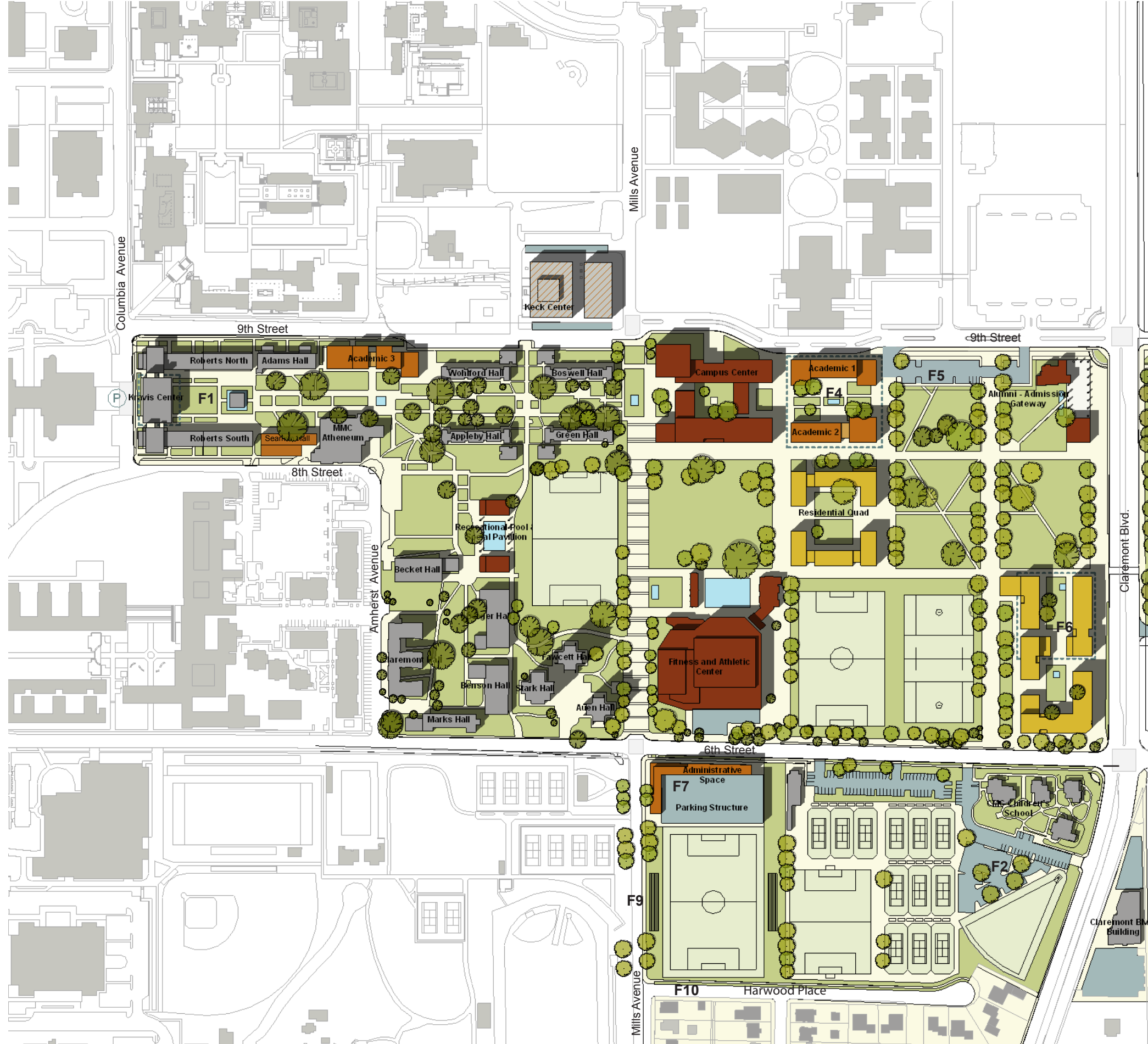
The Master Plan provides a flexible and nimble guide to future building and site improvement decisions. The Master Plan must be adaptable to a variety of factors while addressing implications of strategic, economic, and physical planning considerations and preserving future options.

The Existing Campus Plan is shown to the right with buildings color-coded identifying their relative uses. The Proposed Master Plan on the facing page identifies proposed projects that may be completed during the life of this Master Plan.

As shown by the recent Kravis Center project, the College is committed to utilizing appropriate construction mitigation techniques to address construction-related impacts, including those related to noise, dust, vibrations, storm runoff, odors, hall routes, pedestrian and vehicular traffic patterns, parking relocation, and construction-related parking and staging.







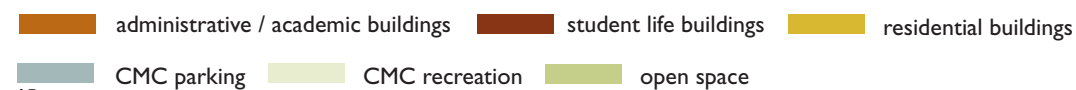
\* F1-F10 indicate proposed future parking options. Please see Parking Plan discussion at pages 47- 49.

- proposed administrative / academic buildings
- proposed student life buildings
- proposed residential buildings
- CMC parking
- existing CMC buildings
- CMC recreation
- open space





## Proposed Campus Master Plan (Existing & Proposed Uses)





**Street Improvements**

- Strengthening campus edge definition
- Enhanced pedestrian pathways
- Improve vehicular circulation

**Central Campus**

- Campus Center is the focal point of the campus at the intersection of Mills Avenue and the North Mall
- Open ground floor planning allows for connections to the North Mall
- Creates one of several enhanced campus gateways
- Academic Buildings 1 & 2 extend the North Mall eastward with possible subterranean parking below

**Alumni & Admission Gateway**

- A proposed alumni office and admission office create a new gateway at the eastern campus edge.

**North Mall**

- Enhancing the rich mix of academic, cultural, student life, dining, residence hall, and administrative uses
- Kravis Center creates a new campus gateway and anchors the west end of the Mall
- Seaman Hall Renovation / Replacement: Expands the current footprint of Seaman Hall to the south. The ultimate scope of this project will consider and appropriately address the preservation of the specimen oak tree currently located just to the north of Seaman Hall.
- Academic Building 3 is scaled to be compatible with its neighbors and a pedestrian passage connecting to Scripps College
- Developing a consistent approach to landscape and paving

**Mid Quad**

- Recreational Pool and Social Pavilion are centrally located on Parents Field
- Campus gateway and Athenaeum entry opportunities at the intersection of Amherst and Eighth Street

**Parents Field Expansion**

- The historic campus gathering spot is enlarged to accommodate more programs
- Creates a “heart” of the campus around which all campus elements have an address

**Athletics & Recreation**

- Replace Ducey Gymnasium with Fitness & Athletics Center
- Intramural and club sports fields replace football and track fields

**East Residential Quad**

- Two residence halls organized around a central court
- Student apartments replace previous apartments
- Garden courts replace previous athletic fields

**East Campus Sports Complex**

- Varsity and practice fields, courts and areas including a football and track facility, baseball and softball fields, Argentinean paddle tennis, an archery range, and a golf practice area
- Surface parking lots at street level and at field level
- A field house that includes locker rooms and other related facilities

**South Athletic Field and Parking**

- Parking structure with street-level administrative space
- Varsity soccer field and practice field
- Brooks Ave. landscaped and pedestrianized



# Master Plan Vision

As the College implements the Master Plan over time, CMC needs to retain the flexibility to respond to institutional priorities and funding opportunities. As a result, the College has analyzed various sequencing options through the planning process to insure that appropriate infrastructure needs (including parking) are addressed in coordination with the associated projects. Following is an analysis of a potential implementation sequence for the Master Plan.

## Preliminary Parking Phase (Surface Lots F2 and F3)

- The College is currently completing the F2 surface parking lot (south of Sixth Street), which will add 62 spaces to the College’s parking inventory.
- The College anticipates completing the F3 surface parking lot (east of Claremont Boulevard) within 3 years after the East Campus Sports Complex project is approved. The F3 lot will provide approximately 210 additional spaces to the College’s parking inventory.
- Collectively, the F2 and F3 lots will provide important flexibility to the College as it seeks to implement the Master Plan, providing options for temporary parking and staging for construction projects and absorbing short-term parking displacement as projects are constructed.

## Fitness and Athletic Center

- Ducey Gymnasium was originally constructed in the 1950s to serve a men’s college of only 800 students.
- CMC now operates a co-educational athletics program of 21 varsity teams in partnership with Scripps and Harvey Mudd Colleges. Additionally, Ducey Gymnasium lacks basic recreational and fitness facilities that are now common at peer colleges and universities.
- The College has carefully evaluated potential options to renovate and expand Ducey Gymnasium and has determined that functional and economic obsolescence combined with facility size constraints preclude renovation and reuse of the current facility.
- The Master Plan therefore envisions a new Fitness and Athletic Center (FAC) located on the current site of Ducey Gymnasium.

## Campus Center and Academic Buildings 1 and 2

- Currently, CMC’s dining and co-curricular facilities (such as Collins Dining Hall, Heggblade Center, McKenna Auditorium, and the Emmett Student Center) are located in separate, smaller-scaled buildings along the North Mall.
- Current planning practices expressed at peer institutions requires dining and other student co-curricular facilities to be consolidated into a single “Campus Center” providing a unified sense of place, mission and academic community.
- Given the size, programming and service access requirements of the Campus Center, its location was perhaps the most important planning issue studied through the Master Plan process.
- Ultimately, the Campus Center was planned for the current site of the Bauer Center at Ninth Street and Mills Avenue because the Bauer Center site:
  1. Is appropriate for the scale of the Campus Center.
  2. Has sufficient service access.
  3. Occupies a pivotal point at the intersection of important north-south and east-west axes at the center of the campus, flanking an expanded Parents Field.
  4. The Bauer Center cannot be refurbished because of the significant costs associated with seismic and other structural upgrades and because it cannot provide appropriate teaching and research space for the College’s Psychology Department, the Robert Day School of Economics and Finance, and other academic and administrative uses.
- Academic Buildings 1 and 2 will replace the academic and administrative space that will be lost when Bauer Center is eliminated and are anticipated to provide appropriate teaching and research space for the Psychology Department, the Robert Day School of Economics and Finance, and other academic and administrative uses.
  1. As discussed above, CMC anticipates that the F3 surface lot on Claremont Boulevard will serve the temporarily displaced parking during the construction of Academic Buildings 1 and 2 and the demolition of Bauer Center.
  2. In addition, the varsity soccer field would need to be relocated before construction of Academic Buildings 1 and 2 could commence.

- When completed, Academic Buildings 1 and 2 would include subterranean parking (F4), and could be served additionally by the proposed F5 surface lot on Ninth Street and the F3 lot on Claremont Boulevard.

## Student Apartments

- Since the 1980s, CMC has provided student apartments at the corner of Sixth Street and Claremont Boulevard. The apartments are generally made available to juniors and seniors, who often prefer the apartments to traditional residence halls.
- The current apartments only serve about one-half of those desiring an apartment, and they are approaching functional and economic obsolescence.
- The Master Plan contemplates replacing the current apartments with a higher density apartment complex that could house approximately 20-25% of the College’s students.
- The new student apartment project is planned for the same site as the current apartments, so the project is not dependent on the prior completion of any other planned project. However, for one or two academic years during the construction of the new apartments, student housing needs would be met through the use of off-campus solutions, including, to the extent available agreements to utilize surplus student housing at other members of The Claremont Colleges.
- Parking for the new student apartments would be provided by the inclusion of a subterranean lot (F6) constructed with the new student apartments, by the F3 and F2 lots or by the proposed parking structure at Sixth Street and Mills Avenue (F7).

## Residential Quadrangle - East Campus Sports Complex - Sixth Street Parking Structure and Administrative Complex

- In the event that in the future the College grows to 1,400 students on its Claremont campus, additional student residence halls would be required.
- The Master Plan contemplates potentially adding two new residence halls on the current site of the varsity soccer field. Consequently, the soccer field relocation, discussed above, would need to be completed prior to the addition of the new residence halls. Moreover, the new residence halls would impact the softball field and possibly the baseball field.



- Consequently, we anticipate that portions of the East Campus Sports Complex (such as the softball and baseball fields) would need to be completed prior to construction of the new residence halls.
- Parking for the East Campus Sports Complex would be provided by the F8 surface lot adjoining the fields, with overflow parking provided by the F3 surface lot along Claremont Boulevard.
- Parking for the new residence halls would be provided by the Sixth Street Parking Structure (F7), which would also provide parking for the Administrative Complex and for other campus needs.

#### Seaman Hall Renovation / Replacement

- Seaman Hall was originally constructed in the 1950s as an academic / administrative building. Seaman currently houses classrooms and research space on the first floor and faculty offices on the second floor. The interior configuration of Seaman Hall does not satisfy the College's current teaching and research needs, and the narrow width of the building is a particular constraint. However, Seaman Hall is located just to the south of one of the campus' specimen oak trees.
- Thus, depending on the condition and health of the oak tree currently in front of Seaman Hall, the College would ultimately plan to renovate and / or replace the current Seaman Hall with a new academic / administrative building, with the ultimate project scope depending on the status of the oak tree. If a renovation is appropriate, there is an opportunity to expand Seaman Hall to the south without impacting the oak tree on the north side and while maintaining an appropriate setback from 8th Street.

#### Academic Building 3

- In the event that in the future the College grows to 1,400 students on its Claremont campus, additional academic space for teaching and research would likely be required. Academic Building 3 is planned to provide such additional space in case of increased enrollment or other programmatic needs.
- Because most of the College's current co-curricular facilities would need to be replaced prior to constructing Academic Building 3, construction will not likely commence until Academic Buildings 1 and 2 and the Campus Center have been completed.
- Parking for Academic Building 3 would be provided by the Academic 1 and 2 subterranean lot (F4), the Ninth Street surface lot (F5) and the Sixth Street Parking Structure (F7).

- Cumulatively, the Campus Center and the Sixth Street Parking Structure and Administrative Complex will shift a significant amount of staff parking and campus service demand from the west side of campus to the center and east side of campus.

#### Alumni and Admission Gateway

- The Master Plan contemplates that the corner of Ninth Street and Claremont Boulevard will become an increasingly important entrance and gateway to the College. It is the planned location of an alumni house, which is a common facility at peer institutions and a future admission office (the "Alumni and Admission Gateway").
- When the baseball field has been relocated to the East Campus Sports Complex, the College would be able to construct the Alumni and Admission Gateway.
- Parking for the Alumni and Admission Gateway would be provided by the F5 lot on Ninth Street.

#### Recreational Pool and Social Pavilion

- As part of the College's outreach process with students, CMC asked for feedback on what facilities were most important to them as part of their residential experience. Apart from the need for the Campus Center and the FAC, students most desired a recreational pool and social pavilion. This represents another example of a facility that exists on many other campuses, including within The Claremont Colleges, but which is currently lacking at CMC.
- In considering an appropriate location for such a facility, it was important to identify a location that was central to the campus and isolated from surrounding neighbors.
- When the proposed new student dormitories are completed, the College will have sufficient housing capacity to remove Phillips Hall and use that site for the Recreational Pool and Social Pavilion.
- Because the Recreational Pool and Social Pavilion will be used by students whose parking needs are served elsewhere on campus, no additional parking will be need to support the Recreational Pool and Social Pavilion.

#### East Campus Sports Complex

- In order to support the comprehensive playing field needs for athletic and recreational purposes for the College as well as for the Claremont McKenna-Harvey Mudd-Scripps joint athletic program, the College is planning to construct the East Campus Sports Complex. The East Campus Sports Complex will include varsity level facilities for football, track, baseball, softball, archery, and Argentinean paddle tennis. The football and track facility as well as the baseball and softball fields will provide bleacher-style seating.
- A field house will support the varsity athletic programs, facilities and attendees.
- Although many of the players and attendees who use the fields are expected to walk from the main campus, and visiting teams will travel by bus, parking for the East Campus Sports Complex is provided by the F3 and F8 parking lots, which will be constructed prior to usage of the various sports-related facilities.

#### Lighting for Athletic and Recreational Fields

- The Master Plan includes the following current or proposed playing fields for athletic and recreational purposes:
  - The proposed field South of Sixth Street and the practice field adjacent to the Bisantz Family Tennis Center;
  - Two proposed playing fields that would replace the current football and track facility;
  - The playing field on the current Parents Field; and
  - The playing fields proposed for the East Campus Sports Complex.
- Given the need to support the comprehensive playing field needs for athletic and recreational purposes for the College as well as for the Claremont McKenna-Harvey Mudd-Scripps Joint Athletic Program, the College is planning to install field lighting on its various athletic and recreational fields.
- CMC plans to install lighting for all of its varsity and recreational fields, courts, ranges, and areas. CMC plans to utilize and implement best practices with respect to field lighting at the time such lighting is installed in connection with a particular project.

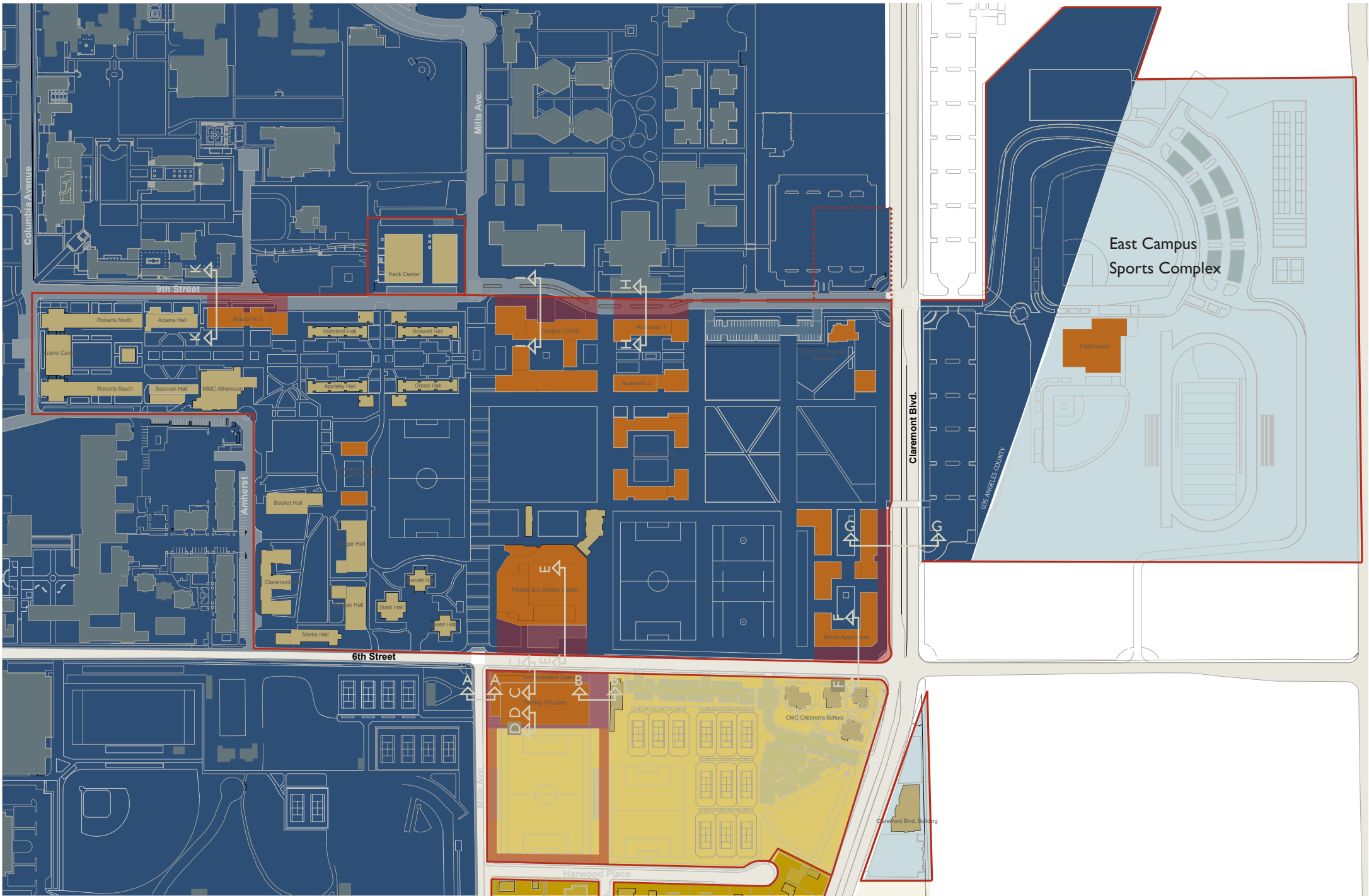


# Proposed Building Height and Setbacks

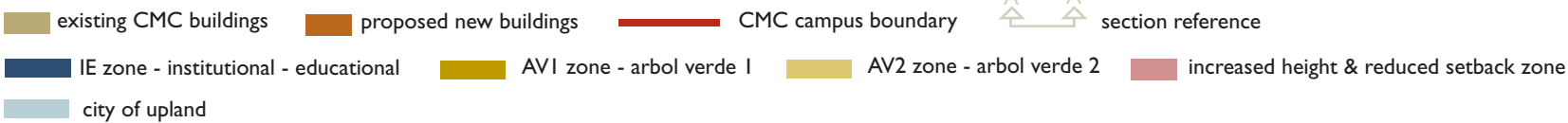
The approximate massing and location together with the maximum height and minimum setback of potential projects contemplated by the Master Plan are set forth in the adjacent summary. The height limits shown in this Master Plan remain subject to all exceptions set forth in Section 16.130.060(B) or elsewhere in the Claremont Municipal Code. The depictions and descriptions are provided for schematic purposes with the acknowledgement that actual designs may vary.

### Proposed Field Lighting

The intramural and club sports fields that may replace the football and track fields north of 6th Street will be lighted by lights placed on light standards (poles) that are no taller than the current light standards and that are setback at least as far from 6th Street as the current light standards. The varsity playing fields located in the AV2 district at the northeast corner of Mills Avenue and Harwood Place will be lighted by lights placed on light standards that are no taller than 80 feet, which will comply with the terms of the revised Development Agreement, the revised zoning code and the revised conditional use permit. The varsity playing fields located in the East Campus Sports Complex will be lighted by lights placed on light standards no taller than 80 feet from field level and will comply with the terms of any development agreements governing the East Campus Sports Complex as well as all applicable zoning codes.

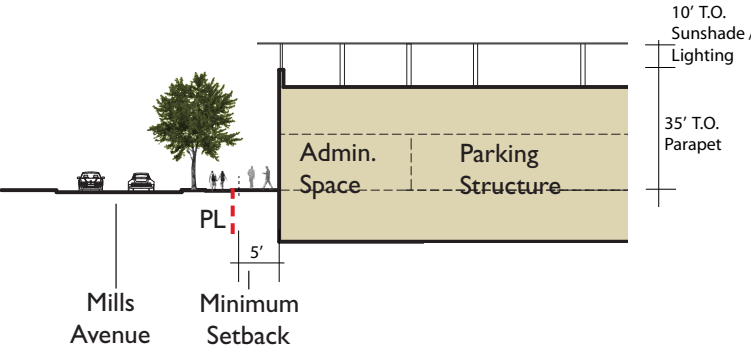


### Proposed Setback and Zoning Information





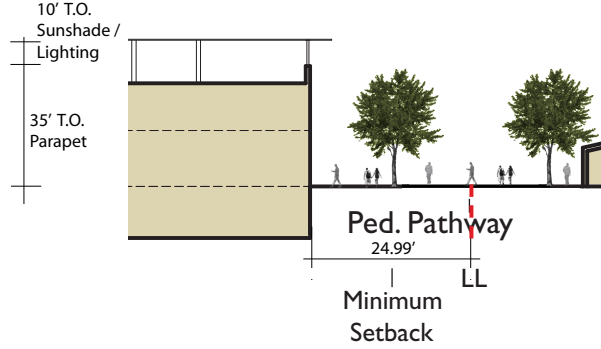
Section A-A:  
Mills Avenue at Proposed Parking Structure



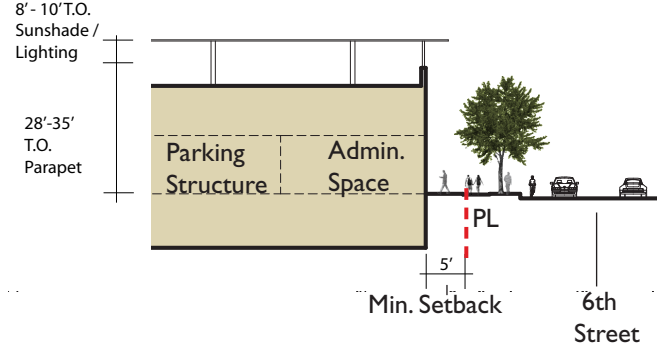
The proposed Parking Structure with Administrative Space building will have up to four-levels, of which no more than three-levels will be above grade. The top-level will have no roof or full height walls, only sunshades, lighting, railings, vents, elevator shafts, stairwells, and support structures. The Administrative Space will not be located above ground level.

- **Height:** The Parking Structure/Administrative Space building will be no higher than 35 feet to top-of-parapet, with sunshades, lighting, railings, vents, elevator shafts, stairwells, and support structures being no more than an additional 10 feet in height (for a combined total height of no more than 45 feet).
- **Setback:** The Parking Structure/Administrative Space building will be setback at least 5 feet from (a) Mills Avenue property line (Section A-A), (b) at least 24.9 feet from the lot line (centerline of vacated Brooks Avenue) (Section B-B) and setback at least 5 feet at southern (Section D-D) boundaries of the parcel on which it is located and (c) setback of least 5 feet at 6th Street property line (Section C-C). The setback area will be used for landscape, pedestrian and driveway areas.

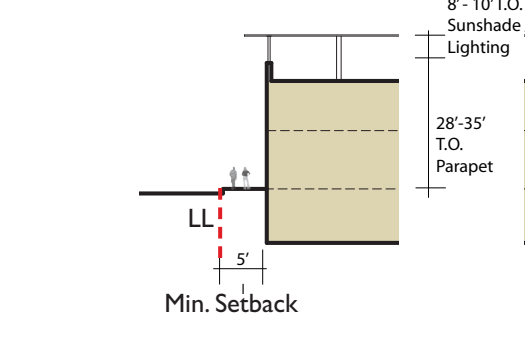
Section B-B:  
Eastern Lot Line at Proposed Parking Structure



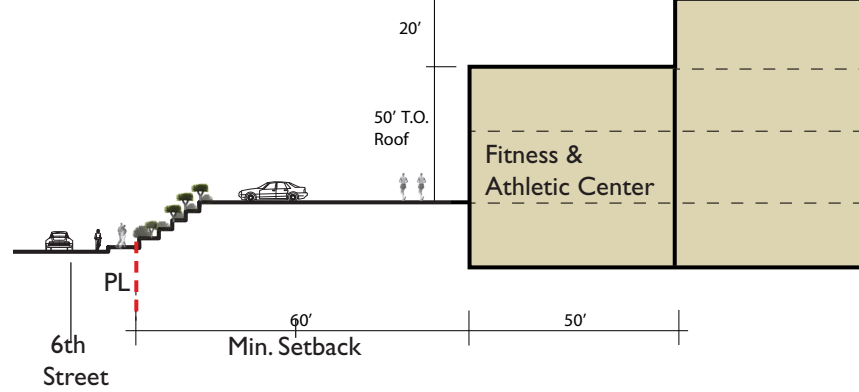
Section C-C:  
6th Street at Proposed Parking Structure



Section D-D:  
Southern Lot Line at Proposed Parking Structure



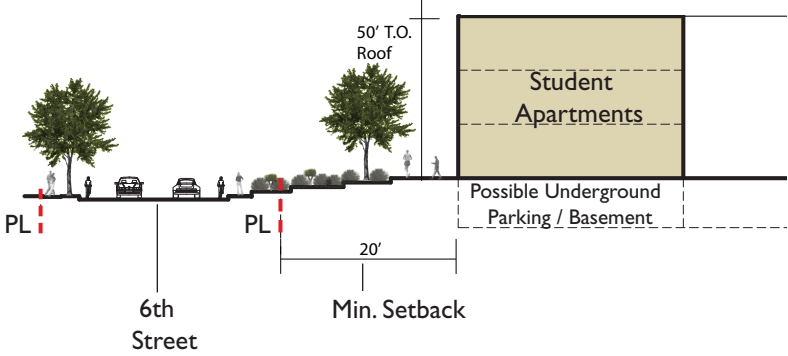
Section E-E: 6th Street at Fitness & Athletic Center



The proposed Fitness & Athletic Center building will have up to four-levels, of which no more than three-levels will be above ground. The building massing will be stepped up from two stories to three stories moving north from 6th Street.

- **Height:** The two-story (above ground) volume will be no higher than 50 feet. The three-story (above ground) volume will be no taller than 70 feet.
- **Setback:** The two-story (above ground) volume will be setback at least 60 feet from 6th Street property line. (Section E-E). The three-story (above ground) volume will be setback at least 110 feet from 6th Street property line. The setback area will be used for landscape, pedestrian and plaza areas.

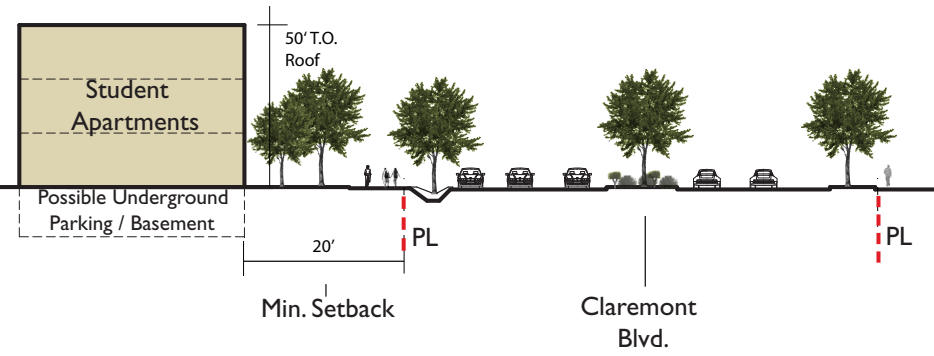
Section F-F: 6th Street at Proposed Student Apartments



The proposed Student Apartments building will have up to four-levels, of which no more than three-levels will be above ground. The potential subterranean level may be used for parking or basement purposes.

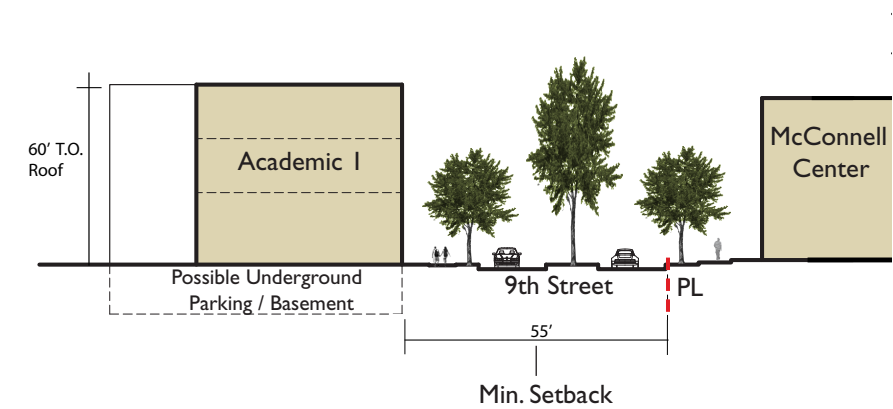
- **Height:** The Student Apartments building will be no higher than 50 feet.
- **Setback:** The Student Apartments building will be setback at least 20 feet from (a) 6th Street property line (Section F-F) and (b) Claremont Boulevard property line (Section G-G). The setback areas will be used for landscape, pedestrian and driveway areas.

Section G-G: Claremont Blvd. at Proposed Student Apartments



See Section F-F for height and setback references.

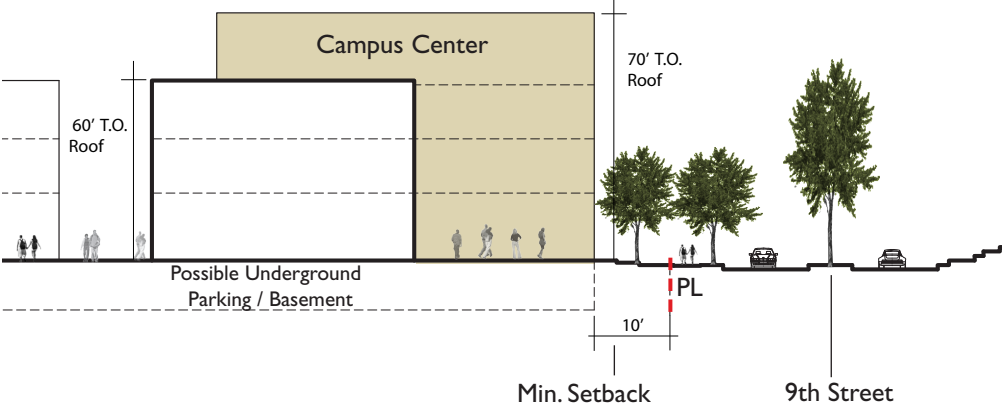
Section H-H: 9th Street at Proposed Academic Building I



The proposed Academic Building I will have up to four-levels, of which no more than three-levels will be above ground. The potential subterranean level may be used for parking or basement purposes.

- **Height:** The Academic I building will be no higher than 60 feet.
- **Setback:** The Academic I building will be setback at least 55 feet from the current 9th Street property line (Section H-H) and at least 25 feet from any future property line.

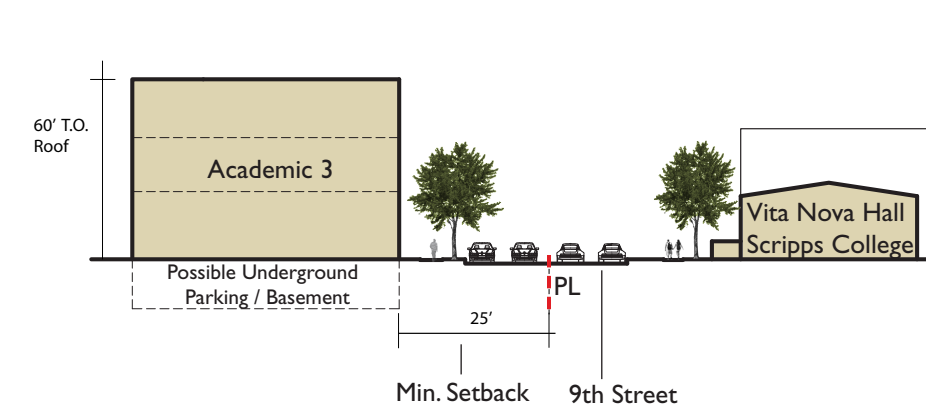
Section I-I: 9th Street at Proposed Campus Center



The proposed Campus Center building will have up to five-levels, of which no more than four-levels will be above ground. The potential subterranean level may be used for parking or basement purposes.

- **Height:** The Campus Center building will be no higher than 70 feet.
- **Setback:** The Campus Center building will be setback at least 10 feet from 9th Street property line (Section I-I).

Section K-K: Ninth Street at Proposed Academic Building 3



The proposed Academic Building 3 will have up to four-levels, of which no more than three-levels will be above ground. The potential subterranean level may be used for parking or basement purposes.

- **Height:** Academic Building 3 will be no higher than 60 feet.
- **Setback:** Academic Building 3 will be setback at least of 25 feet from 9th Street property line (Section K-K).