

Section 2

EXISTING SITE CONDITIONS

2.1 SITE CONDITIONS AND EXISTING LAND USE



The main branch of Azusa Pacific University is located directly east of downtown Azusa, California. The campus is divided geographically, and the resulting campuses (the East Campus and the West Campus) are treated as two distinct entities for analysis purposes.

Exhibit 2A shows the individual parcels of land acquired by APU during its development which have been linked to form the East and West Campuses.

East Campus

The East Campus encompasses 49.0 acres including the wholly owned residential properties of Bowles and University Park Apartment Complexes, located south of Alostia Avenue. The East Campus has been developed with four land use areas (illustrated in Figure 2B): (1) an academic/administrative core area comprising classrooms, administrative functions, a library, food service, and various meeting facilities; (2) two student residential/recreational areas; (3) athletic fields and facilities, including the football field, track, and baseball field; and (4) surface parking areas directly accessible to both Citrus and Alostia Avenues.

West Campus

The West Campus encompasses approximately 51.4 acres. It has been developed with four land use areas (illustrated in Exhibit 2B): (1) an academic/administrative core including classrooms, administrative functions, a library, an event center, food service, a bookstore, meeting facilities, and administrative functions at 568 East Foothill Boulevard; (2) internal circulation and surface parking accessed from Centennial Drive off Foothill Boulevard; (3) athletic fields for soccer and softball and recreational fields; and (4) a small parcel of open space at the southeast corner of the campus at Foothill Boulevard.

A major City of Azusa water main and associated booster pump station is located within the West Campus. The West Campus site slopes generally from a north-to-south direction with a total vertical fall of about 18 to 20 feet. The West Campus also affords views of the mountains to the north.

The University maintains a shuttle-bus service that travels between the two campuses on weekdays during the daytime and evenings.



WEST CAMPUS

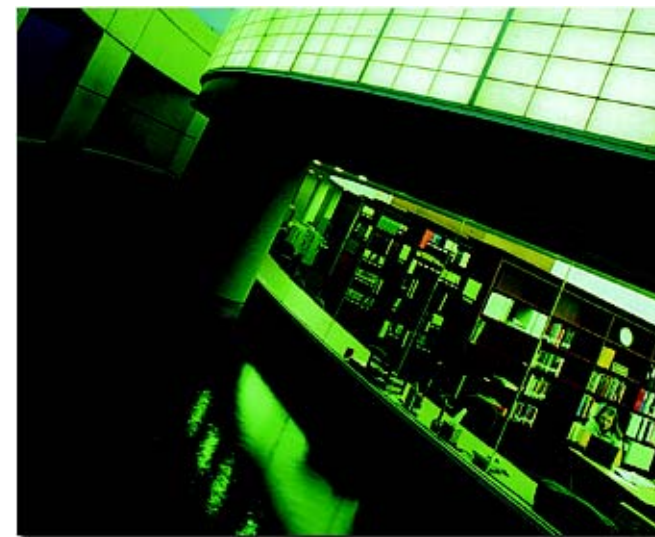
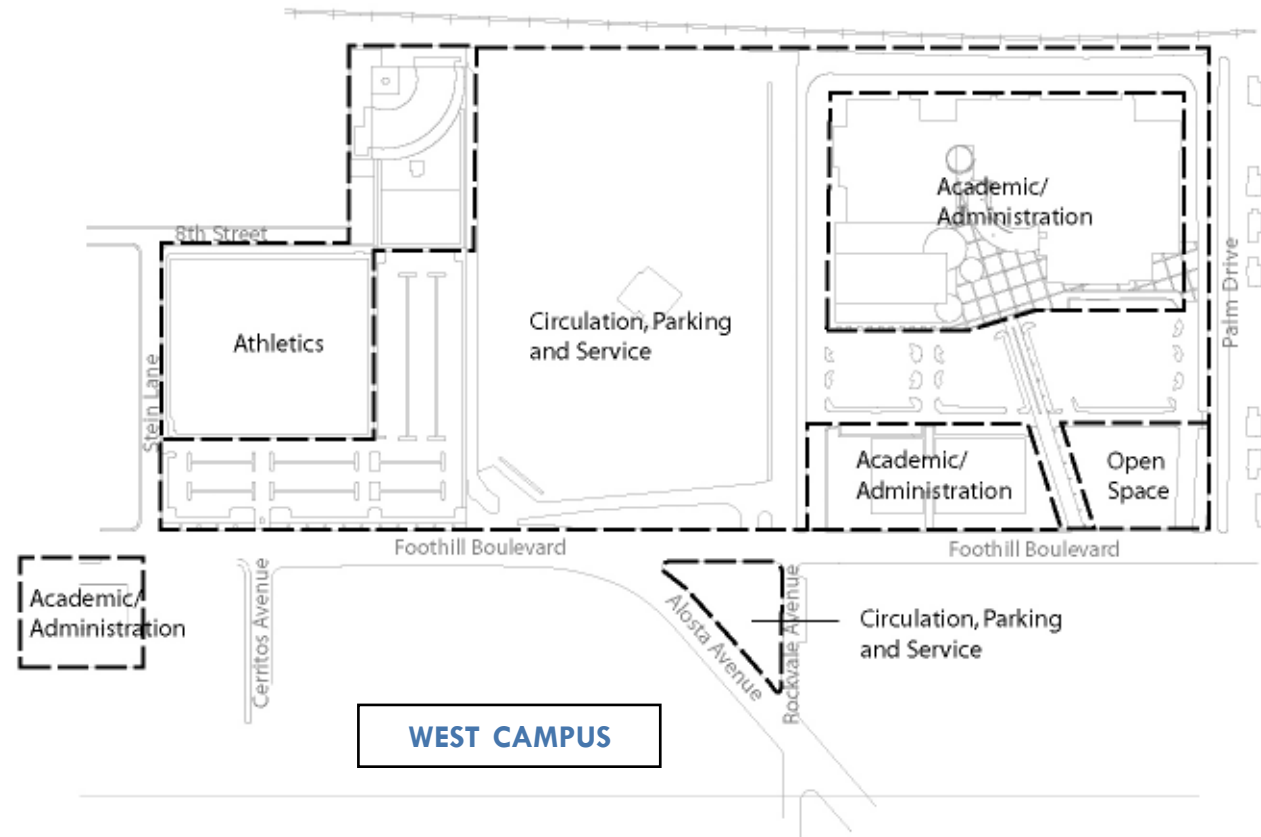


EAST CAMPUS



Source: AC Martin Partners, Inc.

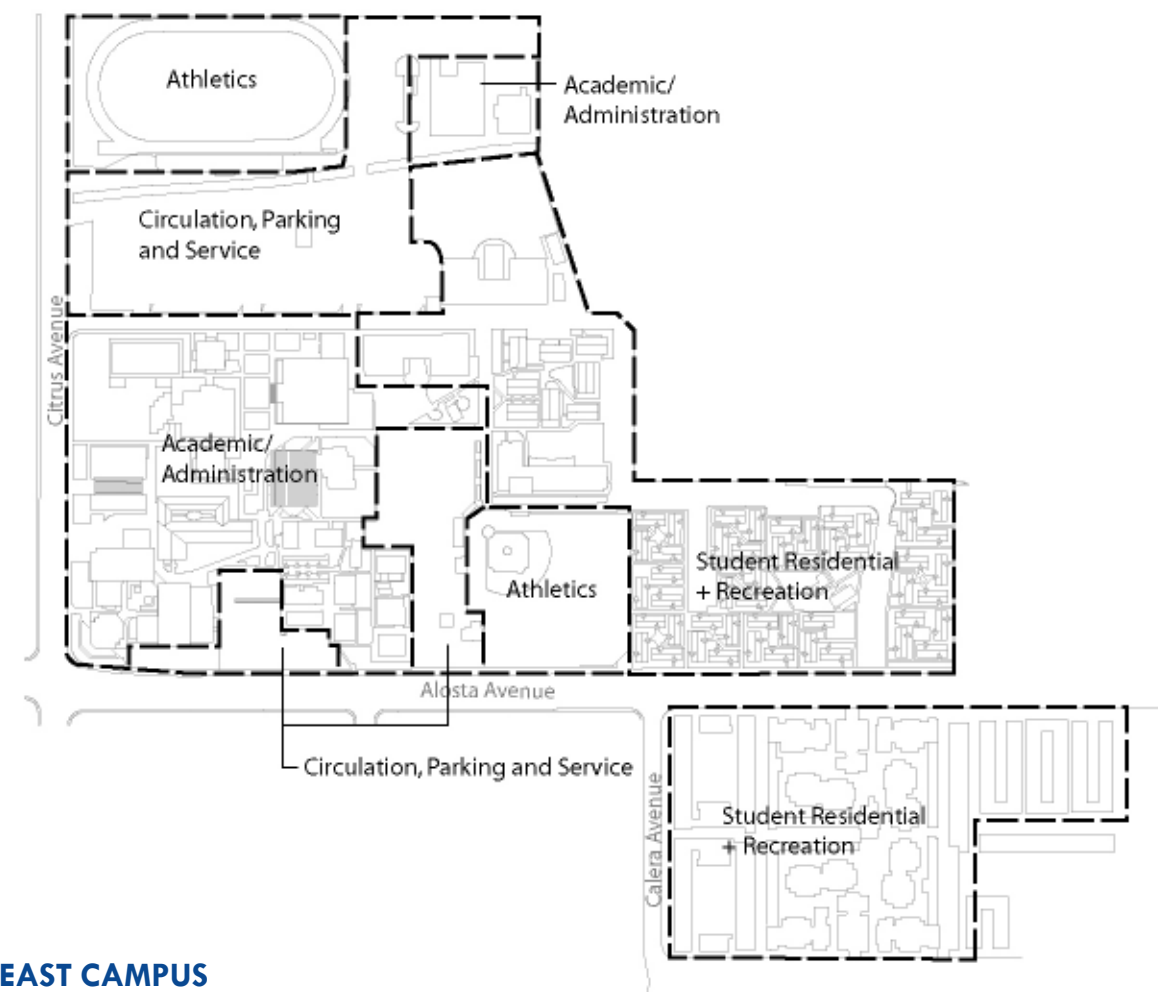
EXHIBIT 2A APU PROPERTIES

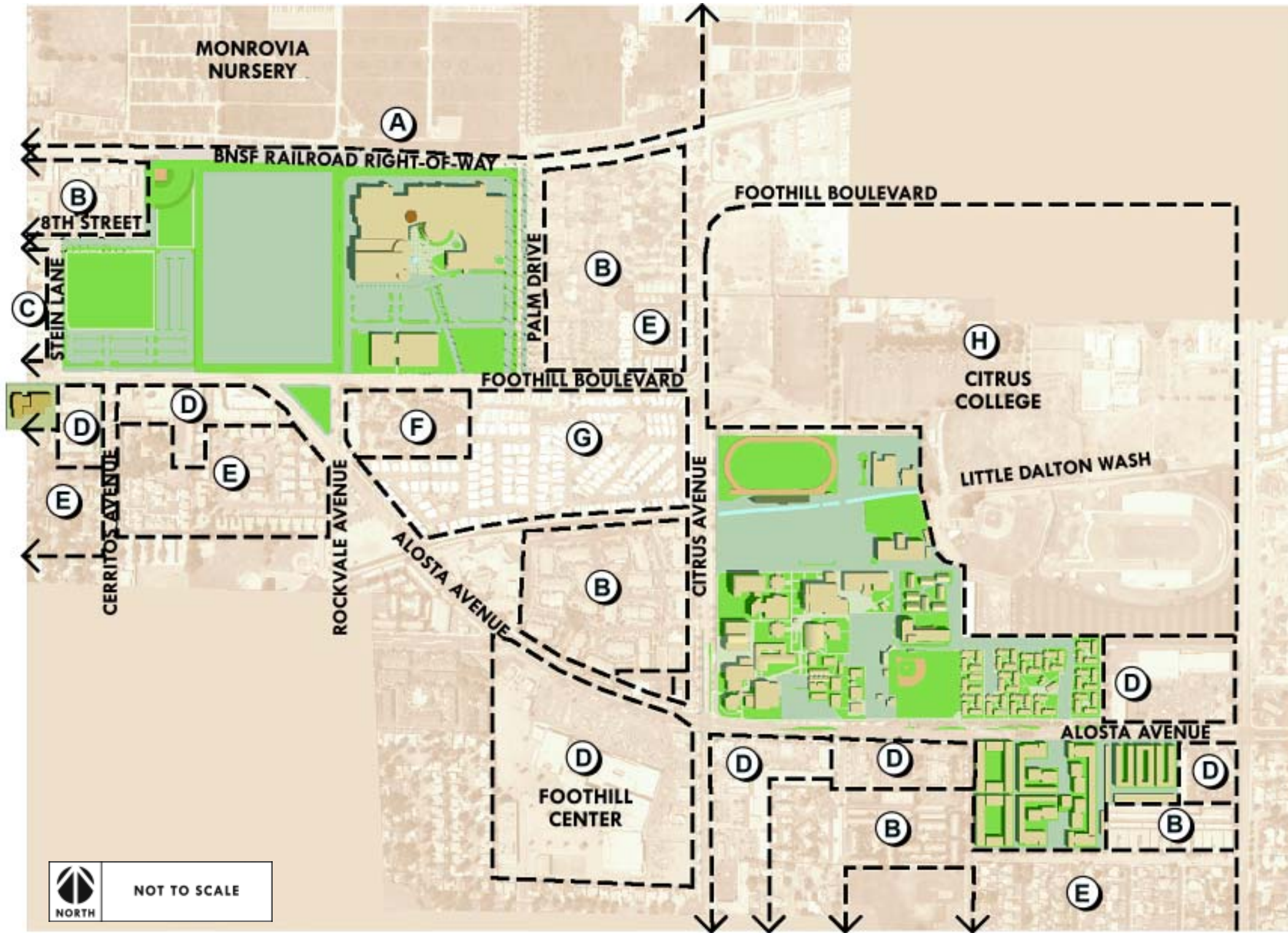


Source: AC Martin Partners, Inc.

EXHIBIT 2B EXISTING LAND USE—WEST AND EAST CAMPUS

EAST CAMPUS





Source: AC Martin Partners, Inc.

2.2 SURROUNDING LAND USES AND PLANNING AREAS

Both the East Campus and the West Campus are surrounded by a variety of land uses, as reflected on Exhibit 2C.

KEY:	
A	Monrovia Nursery
B	Residential—Multi-Family
C	Church/Religious
D	Commercial
E	Residential—Single-Family
F	Commercial/Residential—Multi-Family
G	Residential—Mobile Home Park
H	Citrus College

EXHIBIT 2C SURROUNDING LAND USES

East Campus

The East Campus is bounded on the north side and the majority of the east side by Citrus College (S). Approximately 2.5 acres on the southeast corner is bounded by a commercial shopping center (R). To the south, across Alostia Avenue and east of the main land area of the East Campus, are three apartment/condominium complexes used for student housing. Two of the complexes, University Park and Bowles Residence Complex, are owned by APU. The third complex is the Alostia Place, located southeast of Alostia Avenue and Calera Avenue, and is partially owned by APU. Commercial and residential development borders these residential properties. The southwest corner of the campus, at the intersection of Alostia Avenue and Citrus Avenue, borders on commercial use properties. The Foothill Center project, currently under development, shown as area K, would maintain this commercial use. An apartment complex (J) borders the west side of the campus, separated by Citrus Avenue. The athletic field, located on the northwest corner of the property, is bordered on the west by residential uses, separated by Citrus Avenue, and to the north by Citrus College.

West Campus

The West Campus northern boundary is defined by the Burlington Northern Santa Fe railroad right-of-way; this will also serve as the future extension of the Gold Line light rail system. Directly to the north of the rail line is the site of a commercial nursery, the Monrovia Nursery site. The approved development plan for this property reflects a mixed use of educational, commercial, and residential uses, and a light rail transit station. To the east of the campus, separated by Palm Drive, is a multifamily residential-use area (T) with a pocket of single-family residential located on the northwest corner at Citrus Avenue and Foothill Boulevard. To the south, separated by Foothill Boulevard, are commercial-use property and, further south, residential-use property. To the west, separated by Stein Avenue, is an educational- and religious-use property. Residential use borders the northwest corner

of the campus. A University-owned administrative building at 568 East Foothill Boulevard is bordered on the east, south, and west by commercial-use property and to the north by University and other religious/educational-use property.

2.3 EXISTING LANDSCAPE DEVELOPMENT ON EAST AND WEST CAMPUSES

At present, there are more than 850 species and varieties of plants on the APU campus, including approximately 125 different types of trees: Sweet Gum (*Liquidambar*), Camphor (*Cinnamomum camphora*), Eucalyptus sp., California Sycamore (*Platanus racemosa*), Southern Magnolia (*Magnolia grandiflora*), and Canary Island Pine (*Pinus canariensis*). APU has used flowering shrubs and ground covers to accent its entries.

2.4 EXISTING TRANSPORTATION NETWORK

Both the East and West APU Campuses are well served by the existing street network. Most of the streets and intersections in the area, though heavily utilized, are more than adequate to handle the traffic in the area.

The major surface streets serving the East Campus are Citrus Avenue in the north/south direction and Alostia Avenue in the east/west direction. The major surface streets serving the West Campus are Azusa Avenue and Citrus Avenue in the north/south direction and Foothill Boulevard in the east/west direction. Regional access to the APU campus is provided via Interstate 210. A detailed description of the primary roadways in the vicinity of the campus, as well as diagrams of the existing intersection lane configurations for the key intersections, the existing traffic patterns, and tables



reflecting the accompanying intersection levels of service are all provided in the *Traffic and Parking Study for the APU Specific Plan* (Kaku Associates 2002); this study serves as Appendix B to this Specific Plan and is on file in the Economic and Community Development Department.

APU is well served by public transportation. Foothill Transit provides bus routes through the area. A shuttle service is also provided by APU, with shuttle stops at East Campus, West Campus, and Azusa Square.

