

**Campus Planning Committee**  
**December 7, 2010 2:00-4:00 p.m.**  
**Minutes**

**Members Present:** Todd Lee, Marc Fisher, Gene Lucas, Gary Greinke, Michael Witherell, Henning Bohn, Nancy Gallagher, Michael Young, David Marshall, Larry Coldren, Linda Flegal, Richard Watts

**Members Absent:** Gary Leal, Joel Michaelsen, Gerardo Aldana, Paul Monge-Rodriguez, Ron Cortez, Diana Dyste Anzures

**Alternates Present:** Harry Nelson

### **I. ANNOUNCEMENTS**

Assistant Chancellor Todd Lee discussed the State budget deficit, which totals \$6 billion in the current year and is projected to increase to \$20 billion next year. Governor Jerry Brown is expected to release his proposed budget on January 10. The Legislative Analyst Office suggests that there will be a \$25 billion shortfall over the next eighteen months.

Delegated Authority was designated to the campus at the September Regents meeting. The Office of Budget and Planning will give an update on the associated Business Case Analysis at the January CPC meeting.

The campus is still in negotiations with Sustainable University Now (SUN), a community environmental coalition group, regarding policy issues. As the LRDP moves to the Coastal Commission, the campus is seeking SUN's support.

### **II. MINUTES**

The minutes from September 28th were approved as written.

### **III. ACTION ITEMS**

#### **IV DISCUSSION ITEMS**

##### **A. Update on Infrastructure Projects**

Senior Associate Vice Chancellor Marc Fisher discussed the progression of the Infrastructure I project. The project was initiated because the existing systems for utility infrastructure are old, outdated, undersized, and deteriorated. The current systems lack capacity to accommodate campus development and projected growth. Much of the campus infrastructure is over 40 years old, some dating back to when the campus was the site of a Marine Base during WWII.

The current phase of the project impacts the music building and Library Plaza up to the Arbor. The project includes a new storm water and filtration device, new storm drain and gas lines through the existing Library Plaza, permeable pavers, road repairs, clean-up of setbacks, new landscaping and a series of bioswales. The second phase is expected to start in 2012 to coincide with the larger Davidson Library Renovation & Addition project. Phase II will create a more defined Library Mall through taking out a significant

portion of the pedestrian walking space for landscaping and redesign, with the goal of creating better outdoor social spaces. Senior Associate Vice Chancellor Fisher explained a series of maps and renderings displaying the project scope for 1) new utility lines for storm water, gas and sewage, 2) a system of fire lanes, and 3) the re-envision Library Plaza and Mall summarized in the LRDP Mater Plan. Site analysis and the concept plan for the Library Master Plan were discussed at length.

### **B. Preliminary Project Proposal Parking Structure 22 Photovoltaic Array**

Vice Chancellor Michael Young introduced the Student Initiated project to place a solar array on top of Parking Structure 22. Senior Associate Vice Chancellor Fisher explained a short video (provided by the project's solar engineers), which modeled the array's siting and design. The rooftop of Parking Structure 22 was originally designed to accommodate a solar array. The array will not displace any parking spaces, but will instead shade roof-top parking. The design requires removal of the existing decorative trellises or pergolas from the tops of the SE and NE towers, stairwells, and elevator shaft.

Students are paying for the \$3.6 million project through the approved Renewable Energy referendum fee. This project is the largest in a two-part strategic plan to move the campus towards Student Affairs' zero-net energy goals. The first phase the plan was the installation of a photovoltaic array on the rooftop of the Recreation Center. The proposed project on Parking Structure 22 represents the second phase of the plan. Student Affairs estimates that the Parking Structure 22 Photovoltaic Array will generate roughly 40-50% of the energy required to reach their net-zero goal. The project was reviewed and approved in November 2010 by the Campus Design Review Committee (Small Projects). There was discussion from the Committee regarding payback time. Student Affairs estimates payback should be roughly 8 years, but emphasized that the project will be a very visible symbol for student commitment to green energy. The project will come back in January with a more specific financing plan.

### **C. Preliminary Project Proposal San Joaquin Apartments**

Senior Associate Vice Chancellor Fisher introduced the proposed project, which identifies a large student housing building site located near the intersection of El Colegio and Storke roads on land adjoining Santa Catalina residence hall. This Greenfield site is generally flat and underutilized and is identified in the campus' 2025 LRDP as having capacity to support future housing expansion. The initial projection of need is estimated between 600 to 1200 additional beds, most likely delivered through apartments. It was noted that Santa Catalina is the most popular freshman housing choice among undergraduate students.

Housing and Residential Services would like to hire an urban planning firm to analyze site capacity and provide preliminary programming activities including studies about unit sizes, variety, quantity and distribution of beds across various apartment/unit types. Additionally, the study would include general site planning, analysis of site constraints, setbacks, build-to lines, utilities, parking and open space, as well as conceptual building stacking and massing, project phasing, and preliminary cost planning. Anticipated issues include push-back from the adjacent Storke Ranch neighborhood and coastal

commission parking concerns. The committee voiced that a large housing project moving forward at this time would send a positive message to the County and City that the campus is serious about housing commitments made in the LRDP. The budget for the San Joaquin Apartments will be established once the site capacity and program are studied. The debt will be paid by the students living on the property through the Housing Reserve.

## **V. INFORMATION & FOLLOW-UP ITEMS**

### **A. Status Report: Special Projects Subcommittee**

No report.

### **B. Status Report: Design Review Committee**

Senior Associate Vice Chancellor Fisher announced that the Landscape Committee will meet on Friday. The larger DRC had not met during Fall quarter.

### **C. Status Report: Faculty & Staff Housing**

Assistant Chancellor Lee reported that the first phase of the North Campus for-sale faculty housing project is under construction and the units are currently 2/3 framed. The Community Housing Authority is still working on pricing for these units, with an estimated grand opening in late January and resident move-in by June 2011. Phase II of this project is in discussion, which will likely include more units, the infrastructure for the entire complex and construction of the community center and pool.

### **D. Status Report: Student Housing**

Assistant Chancellor Lee announced that the Sierra Madre Family Housing project is moving forward with the Towbes Group. Construction is expected to start in late summer for the 151 units of student, staff and faculty family housing.

### **E. Status Report: Major Capital Projects**

Attached.

## **VI. Correspondence**

Meeting adjourned at 3:30 PM

Minutes taken by Jasmine Syed, Office of Budget & Planning