



## Video

December 2, 2013

# First-Year Student Housing South Project

Community Open Forum

**CAL POLY**  
SAN LUIS OBISPO



# Agenda

- Team Introductions / Opening Remarks
- The Role of Housing in Student Success
- Housing Development: A History
- First-Year Student Housing South Project
  - Site Selection
  - Parking
  - EIR Process
  - Next Steps

# Introduction of Campus Team

- **Stan Nosek**, Vice President for Administration & Finance
- **Keith B. Humphrey**, Vice President for Student Affairs
- **Mark Hunter**, Associate Vice President for Facilities
- **Joel Neel**, Director of Planning & Capital Projects
- **Nicole Carter**, SWCA Environmental Consultants
- **Betsy Kinsley**, President's Chief of Staff
- **Justin Wellner**, Director of Government & Community Relations
- **Cindy Campbell**, Associate Director University Police

# Opening Remarks

- President's Message

# Opening Remarks

- Outreach once tentative site identified
  - Announced the proposed site location in May and local media covered the announcement
  - Held various public meetings and shared with local government agencies
  - Postcard announcing the project sent to local residents in August
  - Cal Poly staff met with City staff to discuss preliminary environmental studies and based on feedback, the University opted to conduct a full EIR
  - Cal Poly held a community forum in September to solicit feedback on the scope of the EIR
  - Cal Poly held a community forum in November on the project

# Opening Remarks

- We heard you ask about:
  - History of housing on campus that led to this project
  - Site options
  - Parking
  - Improvement in neighborhood wellness
  - The EIR Process
  - The Steps in the University Development Process
  - Design of the proposed complex

# Opening Remarks

- We have given your comments careful consideration
- As a result of first public meeting and public input, we did carefully reconsider our choice of location
- We will do so again after this meeting
- We will announce our decision in early January

# Student Success

- Retained to sophomore year at higher rates
- First year grades are higher
- Ability to connect to Learn By Doing

# Neighborhood Wellness

- Health, safety, and academic success is critical
- Off-campus student life coordinator
- City-Cal Poly-Cuesta task force
- New Greek life regulations
- Responding to off-campus violations

# Housing is Key to Neighborhood Wellness

- 19,700 students enrolled at Cal Poly
- 197 arrests and citations in the City (aged 18-30)
- 54 of these arrests and citations were Cal Poly students
- 38 of these students live off campus

Source: City of SLO Police Department and University Police Department 2013

# On Campus Housing Supports

- Better grades
- Better retention and progress towards graduation
- Better neighbors: Less likely to contribute to neighborhood concerns

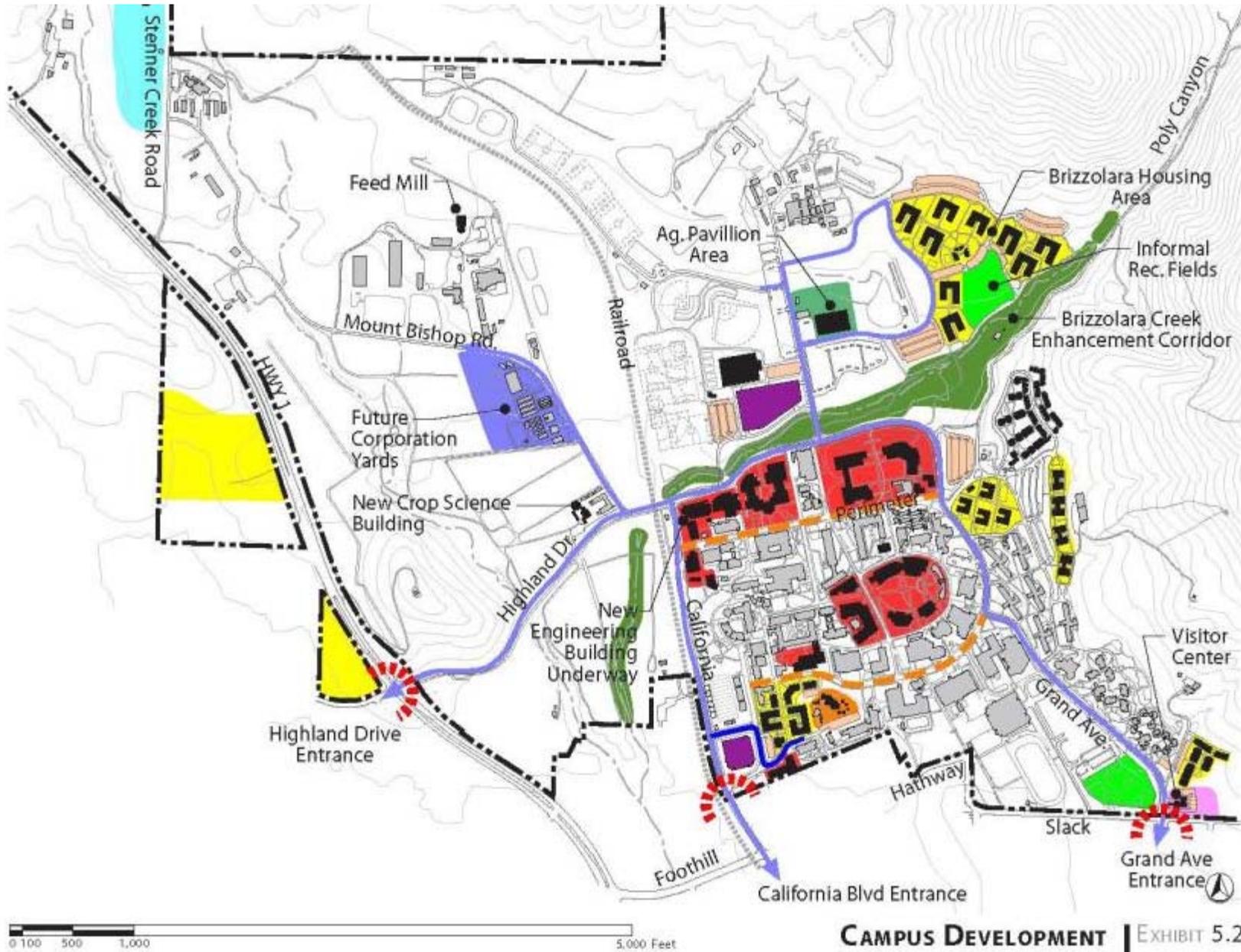
# Housing Development: A History

## Master Plan 2001 Housing Focus; Move students onto campus

Master Plan 2001 Goal                    6,638 Beds

Master Plan 2009 Goal                    7,638 (Poly Canyon Village EIR added 1,000)

	<u>Design Capacity</u>	<u>Housed</u>	<u>Enrolled</u>	<u>% Housed</u>
• Prior to Master Plan	2,783 Beds	2,783	18,709	15%
• Cerro Vista Apartments 2003	796 Beds	3,579	18,303	19.5%
• Poly Canyon Village 2009	2,660 Beds	6,239	19,325	32%
• Master Plan Balance	1,399 Beds			
• Fall 2013	6,239 Beds	7,220	19,703	36.6%



# Housing Development: Completing the Master Plan

- Master Plan 1,399 beds short
- Housing Market Study: 3,414 beds needed, first year demand
- **Current Master Plan 1,399 approved spaces short**
  
- Financial Study:
  - \$200 Million could be financed, enough to fund 1,400 beds
  - Keep current rental rate structure (Support Students Financially)

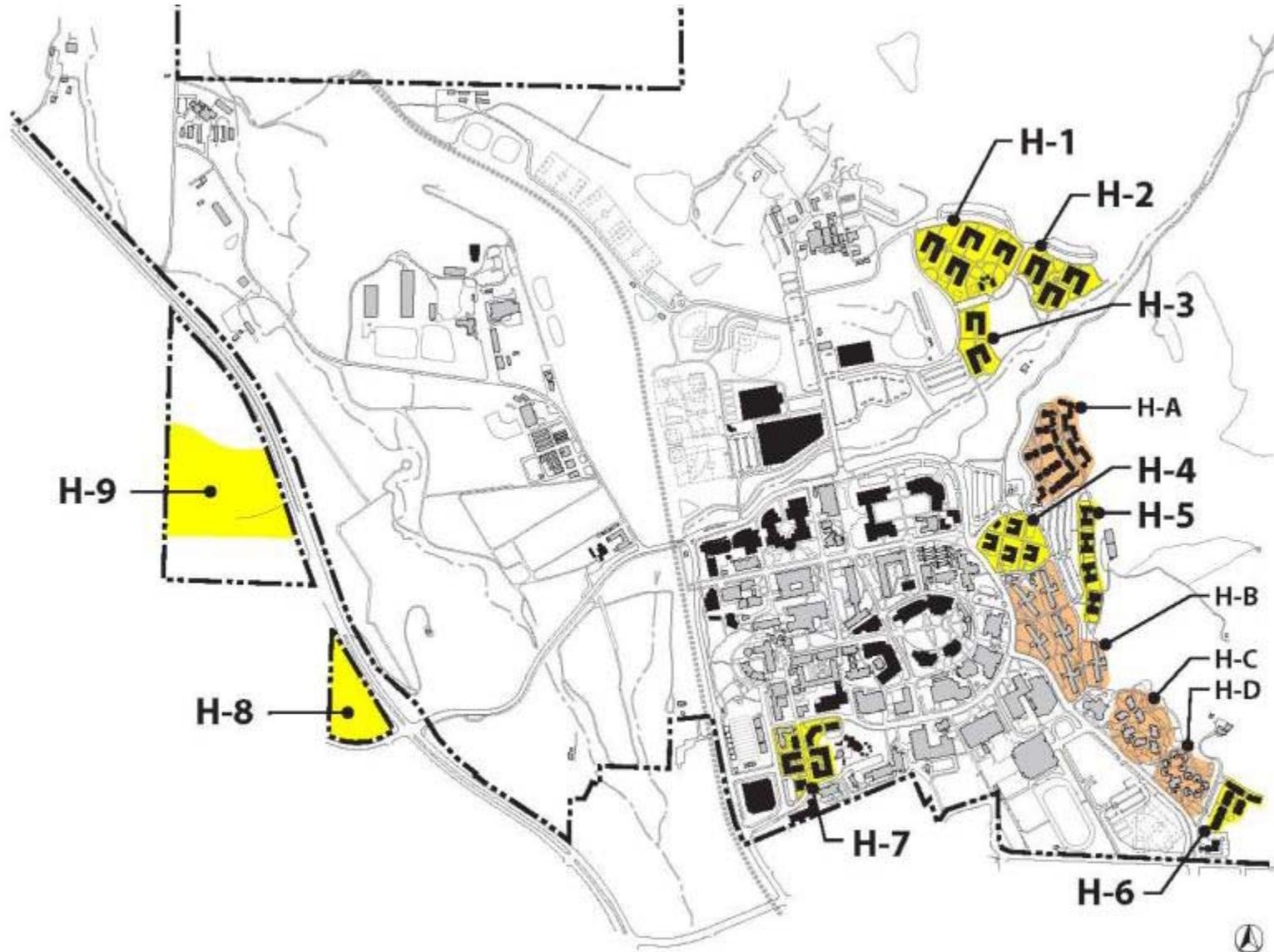
Decision: Build to Master Plan with 1,400 First Year Housing

# First Year Student Housing South: Site Selection

- A Review of Site Options
- Guiding Criteria
  - First Year Emphasis
  - Student Success
  - Quality of Life; Student and Neighborhood
  - Fiscal Stewardship; \$200 Million Budget

# Master Plan Housing Sites

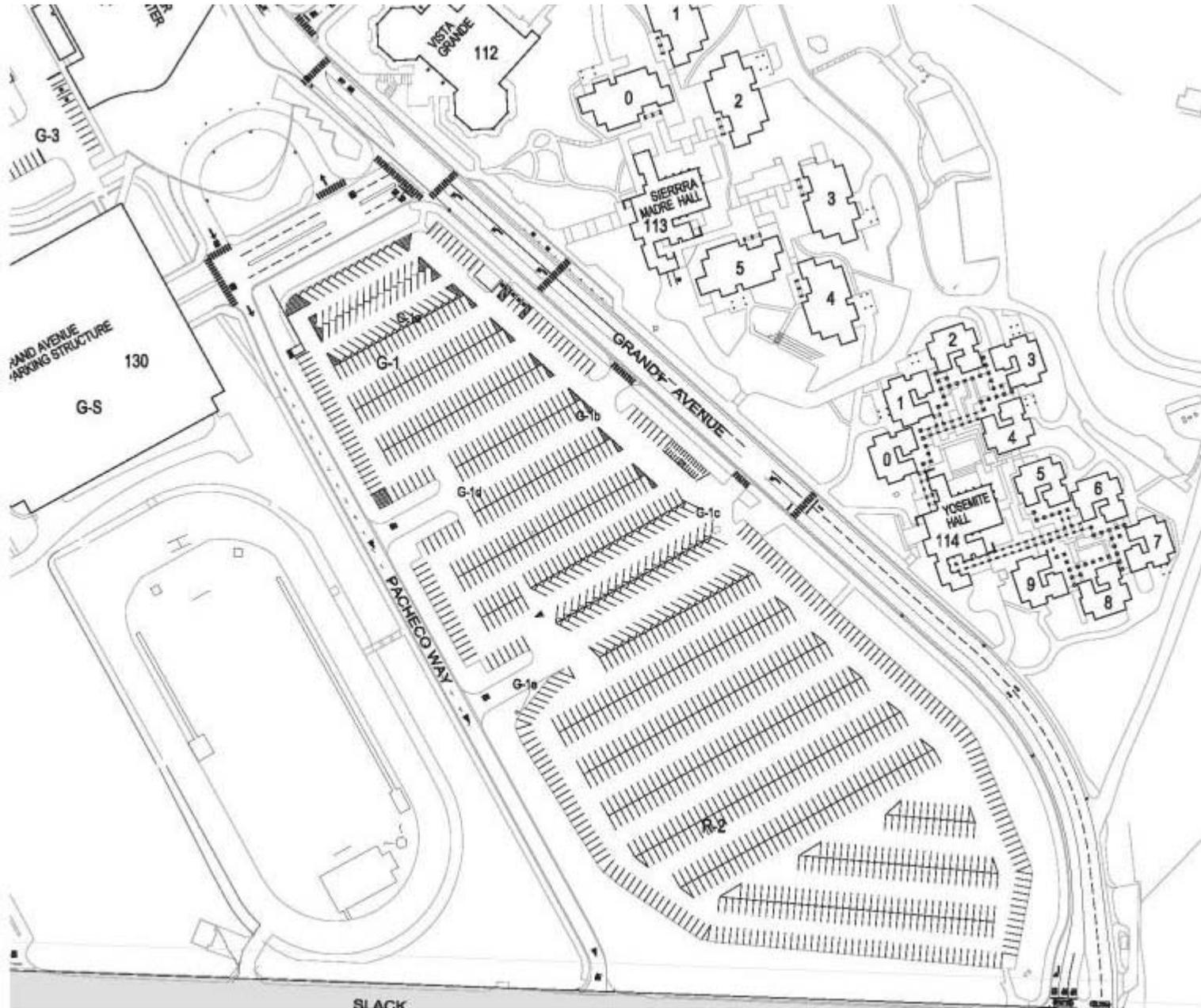
- H1; Existing Poly Canyon Village
- H2; Existing Poly Canyon Village
- H3; Existing Poly Canyon Village
- H4; Existing North Mountain First Year Dorms
- H5; R1 Parking Lot
- H6: Slack and Grand
- H7; Cuesta Avenue Hill
- H8; Existing Bella Montana Faculty / Staff
- H9; Hwy 1 Faculty / Staff
- H16 Parking Lot (not a Master Plan Site)
- Facilities Corporation Yard (not a Master Plan site)
- R2 & G1 Parking Lots; Parking at Grand Avenue



**RESIDENTIAL COMMUNITIES** | FIGURE 5.9  
Main Campus

# Parking Analysis

- Goal of Cal Poly to be as impact neutral as possible to campus parking, while improving neighborhood parking
- Project Proposal is a parking structure of 300-500 spaces
- New parking structure has potential to provide same amount of parking as currently used by commuters
- Residential parking will be replaced with existing unused residential parking
- Housing more students on campus will result in less commuters, improving neighborhood parking



# Environmental Impact Report Process

- Preliminary Study (Summer 2013)
- **Notice of Preparation (September 26-October 25, 2013)**
- **Scoping Meeting (October 8, 2013)**
- **Draft EIR (November 25 – January 9, 2014)**
- Response to Comments
- Final EIR
- **Trustees Hearing, March 2014**
  - Certify Final EIR

**(Note: Opportunities for Public Involvement)**

# Information Stations

- **Site Selection**
  - Mark Hunter, Associate Vice President for Facilities
- **Building and Landscape Design**
  - Joel Neel, Director of Planning & Capital Projects
- **Neighborhood Relations**
  - Keith Humphrey, Vice President for Student Affairs
  - George Hughes, University Police Chief
- **Timeline / Process / EIR**
  - Julie Moloney, Campus Planner
  - Nicole Carter, SWCA Environmental Consultants
- **Parking**
  - Cindy Campbell, Associate Director of University Police

# Summary

- Housing more students on campus is better for the community and students
- This new project will increase the percentage of students living on campus by adding 1,400 beds
- Real progress has been made on neighborhood relations and Cal Poly will continue to work with the community to foster good relations

# Next Steps

- After this meeting, we will again carefully reconsider our choice of location
- We will share our conversation regarding site location in January

# Next Steps

- Comments on the Environmental Impact Report (EIR) must be submitted in writing by 5:00 p.m. Jan. 9, 2013 to:

**Nicole Carter**

Senior Planner

SWCA Environmental Consultants

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# Campus Contacts

- **EIR:** Nicole Carter, SWCA Environmental Consultants
- **General Project:** Justin Wellner, Government & Community Relations Director

Thank You!

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