Video
December 2, 2013

First-Year Student Housing South Project
Community Open Forum
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
## Master Plan 2001 Housing Focus; Move students onto campus

<table>
<thead>
<tr>
<th></th>
<th>Design Capacity</th>
<th>Housed</th>
<th>Enrolled</th>
<th>% Housed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prior to Master Plan</td>
<td>2,783 Beds</td>
<td>2,783</td>
<td>18,709</td>
<td>15%</td>
</tr>
<tr>
<td>Cerro Vista Apartments 2003</td>
<td>796 Beds</td>
<td>3,579</td>
<td>18,303</td>
<td>19.5%</td>
</tr>
<tr>
<td>Poly Canyon Village 2009</td>
<td>2,660 Beds</td>
<td>6,239</td>
<td>19,325</td>
<td>32%</td>
</tr>
<tr>
<td>Master Plan Balance</td>
<td>1,399 Beds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fall 2013</td>
<td>6,239 Beds</td>
<td>7,220</td>
<td>19,703</td>
<td>36.6%</td>
</tr>
</tbody>
</table>
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
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
ncarter@swca.com
1422 Monterey Street, C200
San Luis Obispo, CA 93401
Campus Contacts

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