NEIGHBORHOOD RELATIONS TASK FORCE

RECOMMENDATIONS

In recognition that Cal Poly is an "ongoing" entity in San Luis Obispo: new development, changes, and other activities of the University should address community concerns using the following principles as they relate to Neighborhood Relations.

1.

FOR PLANNING NEW DEVELOPMENT ON CAMPUS

GUIDING PRINCIPLES:

Because there are established residential neighborhoods in the City of San Luis Obispo, and because new developments on campus may negatively impact these established, residential neighborhoods:

• It shall be a guiding principle that negative impacts of new development, and/or re-development such as: noise, glare, traffic and parking shall not be borne by residents of the established residential neighborhoods of San Luis Obispo.

• New development on campus shall be designed to eliminate impacts on established neighborhoods, rather than to create designs that generate ongoing conflicts between the University and residential neighborhoods.

SUPPORTING PLANNING AND POLICY PRINCIPLES: *

1. There shall be a new, ongoing process by which representatives of residential neighborhoods, neighborhood associations, and the
University regularly discuss issues which may impact University/neighborhood relations. Existing University, City and Public Advisory Committees should be continued. (*Rationale: Direct, regular communication between representatives of residential neighborhoods, neighborhood associations, and the University is the basis for positive University/neighborhood relations.*)

2. Early in the process of conceptualizing and proposing new development on campus, any possible impacts on the established residential neighborhoods shall be identified through a cooperative effort between the University and those neighborhoods possibly impacted. (*Rationale: Historically, neighborhoods have been key in identifying possible impacts to neighborhoods. The earlier that the neighborhoods are involved in the process the more possibilities there will be for positive, successful solutions.*)

3. The University’s Environmental Impact Report (EIR) for new developments shall focus on the possible negative impacts on the existing residential neighborhoods.

4. The University and the affected neighbors shall work together to reach agreements on specific ways that potential impacts can be avoided. Agreements should list and memorialize specific design aspects, operational conditions, and meaningful enforcement methods.

5. Design aspects and agreements with neighborhoods, which are for the purpose of eliminating or mitigating impacts of campus developments, shall be rigorously enforced by the University. To eliminate ongoing conflicts between the University and established residential neighborhoods, the University shall be proactive in enforcing its agreements, rather than reactive and complaint-driven.

6. The University should coordinate its neighborhood relations efforts among its various departments so that responsibility for operational issues, agreement enforcement, communications with neighborhoods, and other issues affecting neighborhoods are coordinated.
7. It should be recognized that large, new developments on campus which are dependant on both the student population and a large commercial draw from non-student populations, may have significantly larger impacts on residential neighborhoods than those developments which depend upon the student population alone. Developments with a commercial component may also require proportionately larger efforts and costs to eliminate negative impacts on established residential neighborhoods.

8. The University should develop or maintain adequate natural or physical buffers between established residential neighborhoods and existing and future developments on the campus to avoid negative impacts.

2. FOR CONSIDERING INCREASED ENROLLMENT

- GUIDING PRINCIPLES:

Because Cal Poly is a residential campus of more than 6000 acres adjacent to one relatively small city of approximately 45,000 people:

- It shall be a guiding principle that negative impacts resulting from increased enrollment such as: traffic, parking problems, overcrowding, noise, deterioration of residential properties and increased rental housing costs for all, shall not be borne by the residents of the established residential neighborhoods of San Luis Obispo.

- SUPPORTING PLANNING AND POLICY PRINCIPLES:

1. There is an existing shortage of affordable, desirable housing on the campus. This should be corrected. When the University further increases enrollment, there must be a corresponding increase of affordable, desirable housing on the campus to accommodate that increase. (The university's goal of having only 25% of its students living on campus, as stated in the DEPAC "more" enrollment on campus scenario, is very inadequate).
2. The University should provide the location for a Greek Row on campus where Greek activities can take place.

3. The University should research the local feasibility of programs which have been successful at other universities, such as; multi-generation housing on campus, on-campus living for first time freshmen, and the development of a transitional living plan.

4. The University should strive to develop a social and physical environment on campus that is attractive to students and faculty that promotes on campus living and a sense of community.

5. To reduce traffic problems on and near the campus, the University shall continue to contribute to the City’s transit services and encourage increased use of these services. Circulation systems on the campus should be improved with particular focus on alternative forms of transportation, campus transit systems, bicycling and walking.

6. New parking on the campus shall not impact established residential neighborhoods.

7. The University should work proactively with the City and residential neighborhood associations to review existing "good neighbor" guidelines, develop additional guidelines where necessary, educate students about these guidelines, and enforce and implement these guidelines on an ongoing basis.

8. The University should make existing campus educational activities more accessible to the residents of San Luis Obispo.

9. The University should provide funding to help the City communicate with landlords and absentee owners regarding property upkeep, tenant relations, and identify and correct violations of overcrowding, noise, and other neighborhood enhancement ordinances.

10. The University shall better integrate neighborhood issues throughout the Master Plan and related documents, including the enrollment scenarios.

As this is "the primary conduit for participation" by neighborhoods, and there is no neighborhood representative on the Master Plan Committee
(see background materials), we appreciate this opportunity to offer a more complete task force recommendation. We would also appreciate the opportunity for a neighborhood representative from this committee, to attend at least one meeting of the University's Master Plan Committee for the purpose of providing background and answering questions about these recommendations.

Dated: May 24, 1999

*Task Force Charge*: "To suggest broad policy or planning principles regarding the assigned topics to help guide the development of the administrative draft of the Master Plan". (Cal Poly Master Plan.)

Cydney