2 PROJECT DESCRIPTION

2.1 INTRODUCTION

California Polytechnic State University, San Luis Obispo (Cal Poly or University) is one of 23 campuses in the California State University (CSU) system. Cal Poly is composed of six colleges: Agriculture, Food, and Environmental Sciences; Architecture and Environmental Design; Engineering; Liberal Arts; Science and Mathematics; and the Orfalea College of Business. In keeping with its state charter and California Education Code 66202.5 and in response to projections of continued increases in demand for higher education enrollment to meet California's future workforce needs, the CSU Board of Trustees (Trustees) has directed each campus of the CSU to take the necessary steps to accommodate additional systemwide enrollment increases (CSU 2012a, 2019). To comply with this directive, CSU campuses are required to periodically review and revise their master plans, in part to ensure that proposed capital improvement programs remain consistent with those plans.

This chapter presents a detailed description of the Cal Poly 2035 Master Plan (2035 Master Plan). It describes the project's location, setting, goals and objectives, and elements, as well as the permits and approvals that may be necessary during plan implementation.

2.2 PROJECT BACKGROUND

Originally established on March 8, 1901, by then-California Governor Henry Gage as the California Polytechnic School, Cal Poly began as 281 acres of ranchland and has expanded to approximately 10,128 acres of land, 6,428 acres of which are located in San Luis Obispo County. The Trustees require every CSU campus to have a Master Plan depicting existing and anticipated facilities "necessary to accommodate a specified enrollment at an estimated planning horizon, in accordance with approved educational policies and objectives" (CSU 2012b). Master Plans are based on annual full-time-equivalent-student (FTES) college-year enrollment targets prepared by each campus in consultation with the CSU Chancellor's Office (CSU 2012a).

The first formal Master Plan for Cal Poly was prepared in 1949 based on a projected enrollment of 4,080 students. In 1958, the California Department of Education dictated that all nonmetropolitan state college campuses should plan for an enrollment of 12,000 FTES, which led to the next Master Plan, approved by the Trustees in May 1963. In 1970, the fourth revision to the Master Plan increased the enrollment capacity to 15,000 FTES. In the late 1990s, University leadership commissioned a comprehensive Master Plan update which was approved by the Trustees in 2001 (2001 Master Plan). The 2001 Master Plan raised the enrollment capacity to 17,500 FTES (20,900 headcount), where it remains today. With the opening of the Baker Center for Science and Mathematics in 2013, Cal Poly completed most of the projects contemplated in the 2001 Master Plan.

As projected enrollment within the CSU system continues to increase, Cal Poly is now proposing another comprehensive update to the Master Plan to accommodate the anticipated enrollment increase and to provide a plan that meets housing, academic/program needs, sustainability, and other goals in support of Cal Poly's academic mission to foster teaching, scholarship, and service in a "Learn by Doing" environment in which students, staff, and faculty are partners in discovery. In addition to the Guiding Principles, the planning process involved the development of more detailed "Master Plan Principles." Development of the 2035 Master Plan Principles came from the work of six advisory committees appointed by the president and assigned to focus on different topics. The committees included representatives of administration, staff, faculty, students, and community interests, as well as outside experts. The Master Plan professional team considered these recommendations throughout the plan development.

The 2035 Master Plan provides for needed academic facilities, recreational and athletic facilities, on-campus housing, and other support facilities on the 855-acre main campus and would accommodate increased student, faculty and staff demands for facilities and services through the year 2035. The current Master Plan update process began in 2014 and is the result of more than 200 meetings with stakeholders, including faculty, staff, the City of San Luis Obispo, and local communities, that addressed academic programming needs, physical and environmental constraints and opportunities to support a gradual increase in future student enrollment to 25,000 headcount (22,500 FTES) by the year 2035.

2.3 PROJECT LOCATION

Located in San Luis Obispo County, the Cal Poly campus abuts the City of San Luis Obispo to the south and west, and open space, ranchland, and public land, the majority of which is owned by Cal Poly, to the north and east. Cal Poly's landholdings occupy 10,128 acres in San Luis Obispo and Santa Cruz Counties, primarily consisting of rangeland, farmland, and natural habitats. The 2035 Master Plan area, as evaluated in this EIR, consists of 1,339 acres (referred to herein as the "Master Plan Area" or "campus"; see Figure 2-1) and includes the 855-acre main campus, which is composed of four subareas (described in further detail in Section 2.3.1, below). The remaining 484 acres, referred to herein as the Outer Master Plan Area, are located within the northeastern and northwestern portions of the Master Plan Area and are largely undeveloped. They include rangeland and steep terrain, with some areas designated for outdoor teaching and learning.

As shown in Figure 2-2, vehicular access to campus is limited to three major entrances: Grand Avenue with a direct connection to U.S. Highway 101 (US 101) at the southeast corner of campus, Highland Drive directly off State Route (SR) 1 (Santa Rosa Street) on the west side of campus, and California Boulevard off Campus Way in the southwest corner of campus. The campus also has minor entrances at Stenner Creek Road off of SR 1 from the northwest and near the Albert B. Smith Alumni and Conference Center from the south. The Union Pacific Railroad (UPRR) right-of-way bifurcates the campus from Foothill Boulevard to Highland Drive and beyond to the north, limiting other entrances from the west.

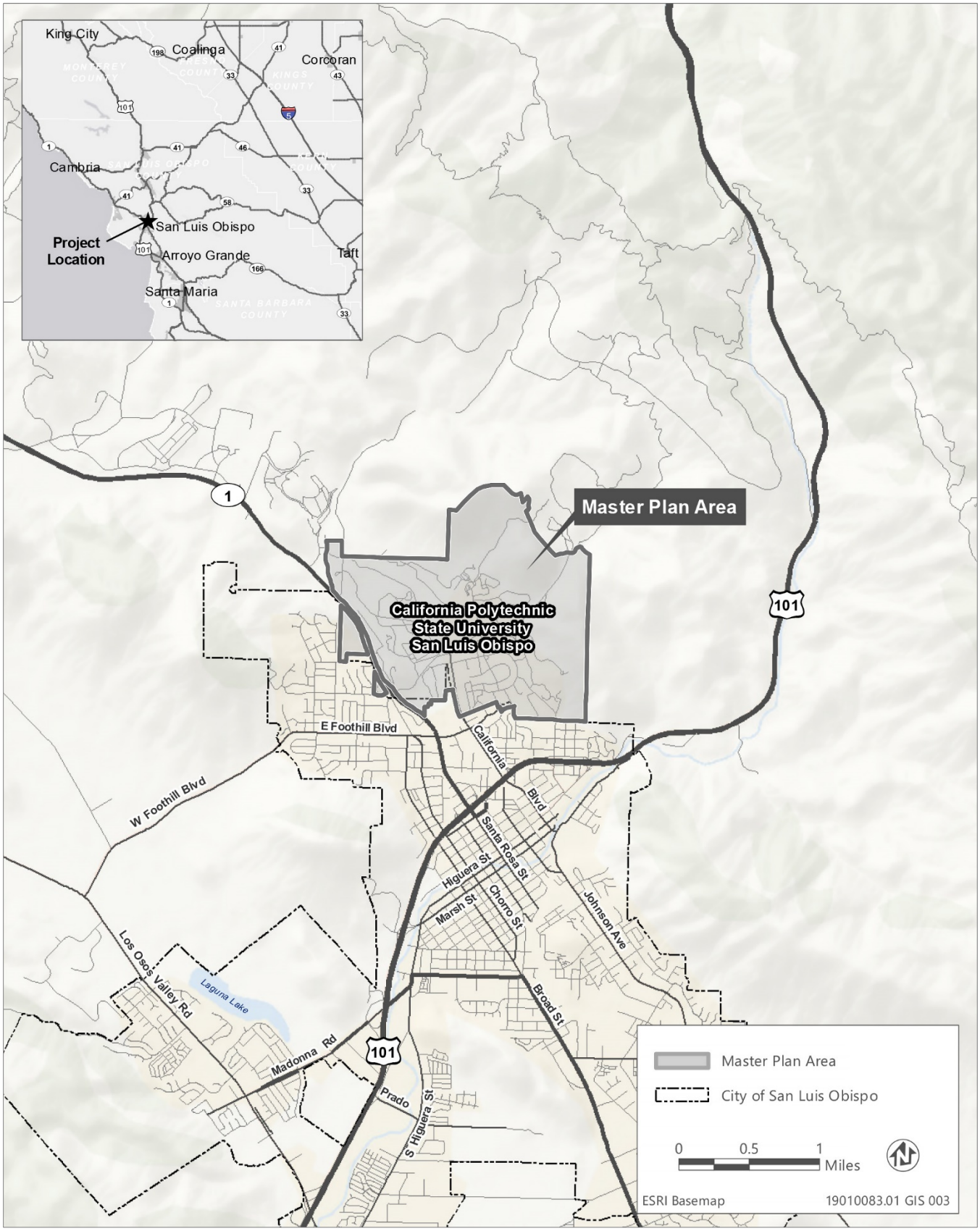
The Alta Vista and Monterey Heights single-family residential neighborhoods in the city of San Luis Obispo border the southern edge of campus, as shown in Figure 2-2. The Foothill and Ferrini Heights neighborhoods, which are largely single-family residential neighborhoods, are located to the west of campus, north of Foothill Boulevard. SR 1 (Santa Rosa Street) borders the western side of campus and is lined with commercial development at its intersection with Foothill Boulevard. Several multifamily housing complexes that accommodate primarily Cal Poly and students attending Cuesta Community College (located approximately 3 miles northwest of the Master Plan Area), with some specifically designed for that purpose (e.g., Mustang Village), are located near the southwest corner of campus along Foothill Boulevard.

2.3.1 Subareas of Campus

As noted above, the main campus comprises four distinct geographic subareas totaling 855 acres within the 1,339-acre Master Plan Area. Descriptions of each subarea follow:

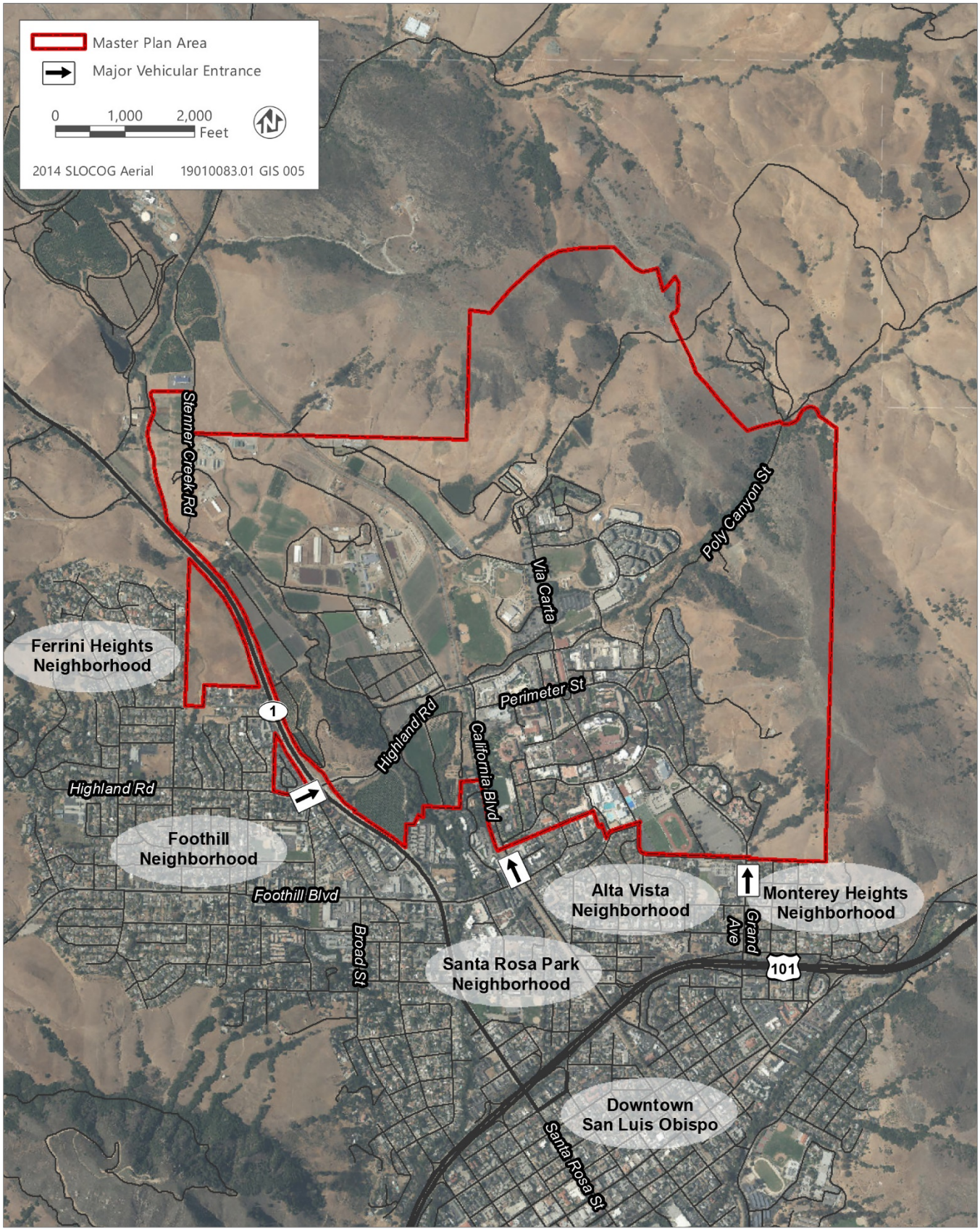
- *Academic Core:* The Academic Core, the most densely developed area of campus, is focused on academic land uses, with related service and support functions. The Academic Core is the center of campus activity and generally includes activities that engage students, faculty, and staff multiple times per day, such as classes and labs, advising services, study areas, food outlets, and administrative offices. The areas surrounding the Academic Core on three sides (West Campus, North Campus, and East Campus) include campus functions that are typically accessed daily or less frequently and require more extensive land area than is available in the Academic Core. It is roughly defined by Brizzolara Creek to the north, the southern edge of campus to the south, Grand Avenue and Perimeter Road to the east, and the UPRR tracks to the west.
- *East Campus:* The East Campus currently contains a concentration of student housing facilities, primarily along Grand Avenue at the base of the eastern hills. The newest housing development constructed on campus at the Grand Avenue entrance (a 1,475-bed facility) opened in September 2018 and enables all first-year students to live on campus in traditional dormitory-style housing. The East Campus also provides other student housing, operational facilities, food services, and athletic facilities and has strong pedestrian connections to the Academic Core.
- *North Campus:* The North Campus is located north of the Academic Core and Brizzolara Creek, which bisects the main campus, and consists of student housing, recreation and athletic fields, agricultural facilities (e.g., horse stables and associated structures), parking facilities, and open space (e.g., Leaning Pine Arboretum and the Drum and Shepard reservoirs).
- *West Campus:* The West Campus generally encompasses the entire campus area between the UPRR tracks and SR 1, with a portion extending west of SR 1 to the Ferrini Heights neighborhood (Figure 2-3). West Campus is predominantly agricultural, with some of Cal Poly's richest agricultural soils along Stenner Creek and lower Brizzolara Creek. The West Campus also includes supporting land uses, such as contains campus operational facilities, orchards and agricultural fields and facilities, and open space.

In combination, these four subareas are often referred to as the "main campus" of Cal Poly.



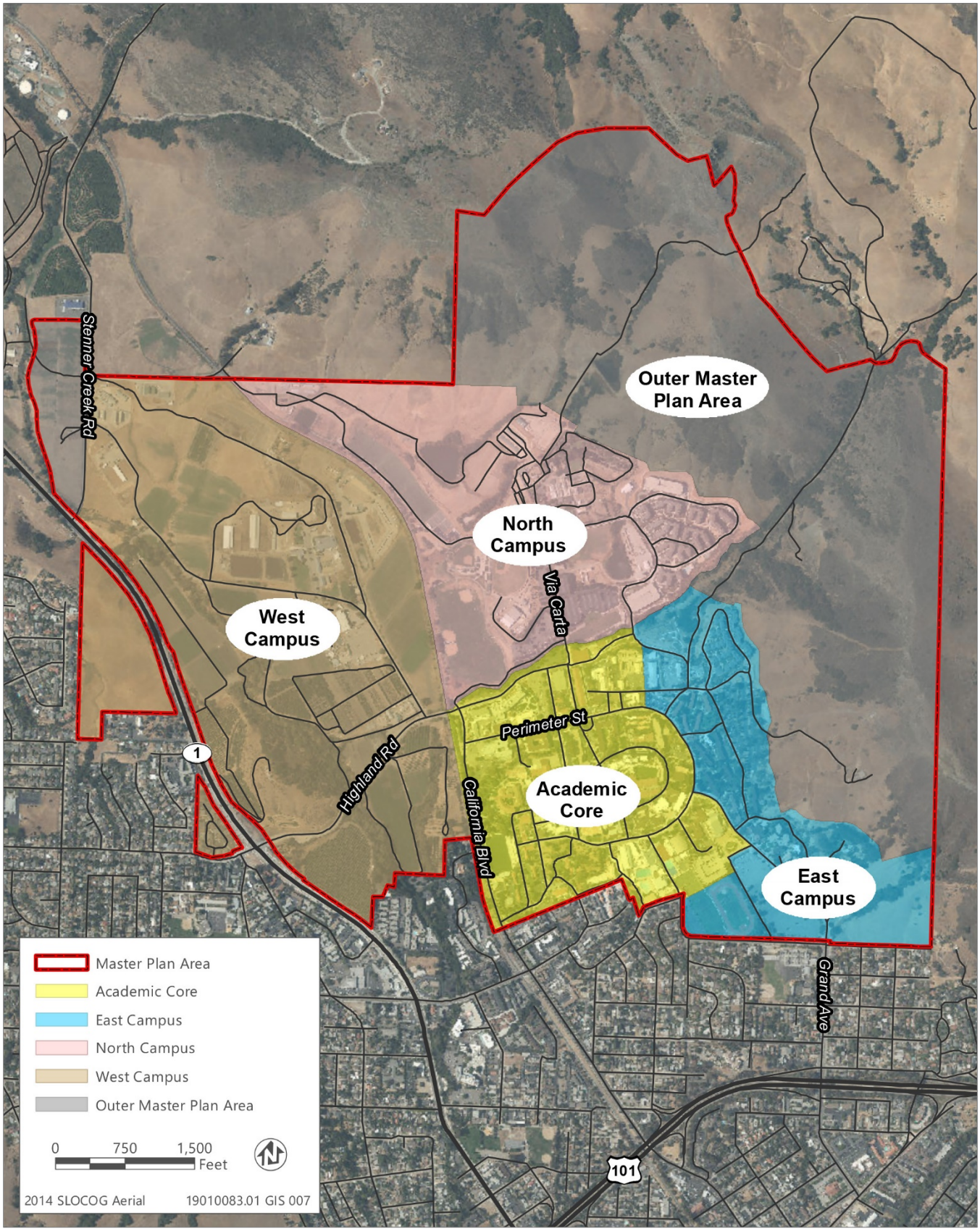
Source: Data received from Cal Poly in 2019; adapted by Ascent Environmental in 2019

Figure 2-1 Project Location and Regional Vicinity



Source: Data received from Cal Poly in 2019; adapted by Ascent Environmental in 2019

Figure 2-2 Adjacent Neighborhoods & Major Vehicular Entrances



Source: Data received from Cal Poly in 2019; adapted by Ascent Environmental in 2019

Figure 2-3 Campus Planning Areas

2.3.2 Existing Campus Conditions

ON-CAMPUS FACILITIES

Existing campus facilities include approximately 150 major buildings. Within the Academic Core, there are approximately 80 buildings that include academic, administration, recreation, student housing, and support services and student housing. Major facilities include the Robert E. Kennedy Library, Julian A. McPhee University Union (UU), ASI Recreation Center, Alex G. Spanos Stadium, Robert A. Mott Athletics Center, and Cohan Performing Arts Center/Theater Complex. Most buildings within the Academic Core are easily accessed by pedestrians and are within a short distance (i.e., 0.5 mile) of student housing. Table 2-1 identifies existing buildings and uses. Figures 2-4 and 2-5 illustrate the locations of the buildings listed in Table 2-1.

Table 2-1 Existing Buildings on Campus

Building No.	Building Name	Building No.	Building Name
01	Administration	77	Rodeo Facilities
02	Cotchett Education	81	Hillcrest
03	Business	82	Cal Poly Corporation Warehouse
05	Architecture and Environmental Design	83	Technology Park
06	Christopher Cohan Center	105	Trinity Hall
07	Advanced Technology Laboratories	106	Santa Lucia Hall
11	Agricultural Sciences	107	Muir Hall
13	Engineering	108	Sequoia Hall
15	Cal Poly Corporation Administration	109	Fremont Hall
17	Crop Science/Farm Store	110	Tenaya Hall
17J	Crop Science Lab	112	Vista Grande Complex
18	Dairy Science	113	Sierra Madre Hall
18A	Leprino Foods Dairy Innovation Institute	114	Yosemite Hall
19	Dining Complex	115	Chase Hall
21	Engineering West	116	Jespersen Hall
25	Faculty Offices East	117	Heron Hall
27	Health and Wellbeing Center	121	Cheda Ranch
28	Albert B. Smith Alumni and Conference Center	122	Parker Ranch
31	University Housing	123	Peterson Ranch
32	Oppenheimer Family Equine Center	124	Student Services
33	Clyde P. Fisher Science Hall	129	Avila Ranch
34	Walter F. Dexter Building	130	Grand Avenue Parking Structure
35	Robert E. Kennedy Library	131	Yakʔitʸutʸu Residential Community Parking Structure
40	Engineering South	133	Orfalea Family and ASI Children's Center
41A	Grant M. Brown Engineering	136	Irrigation and Training Research Center
41B	Baldwin and Mary Reinhold Aerospace Engineering Laboratories	150	Poultry Science Instructional Center
42	Robert A. Mott Athletics Center	153	Bella Montaña
42A	Anderson Aquatic Center	154	Animal Nutrition Center

Building No.	Building Name	Building No.	Building Name
43	Recreation Center	155	J and G Lau Family Meat Processing Center
44	Alex and Faye Spanos Theatre	156	Fermentation Science
45	H. P. Davidson Music Center	160	Baggett Stadium
46	Old Natatorium	160A	Dignity Health Baseball Clubhouse
47	Faculty Offices North	161	Bob Janssen Field
48X	Leaning Pine Arboretum	164	Oppenheimer Equestrian Center
50J	Mount Bishop Warehouse	170	Cerro Vista Apartments
50K	Communications Services Storage	171	Poly Canyon Village Apartments
50L	Rose Float Lab	172	Yakʔitʸutʸu Residential Community
51	University House	180	Warren J. Baker Center for Science and Mathematics
53	Science North	181	Agricultural Science Research and Teaching Complex
55	Beef Cattle Evaluation Center (BCEC)	186	Construction Innovations Center
55E	Beef Cattle Evaluation Center (BCEC) Expansion	187	Simpson Strong-Tie Material Demonstration Lab
56	Swine Unit	192	Engineering IV
57	Veterinary Hospital	197	Bonderson Engineering Project Center
60	Crandall Gymnasium	271	Village Drive Parking Structure
65	Julian A. McPhee University Union	371	Canyon Circle Parking Structure
75	Mustang Substation	371B	University Housing Depot
76	Old Power House		

OPEN SPACE AND LANDSCAPING

Cal Poly is defined by its natural setting punctuated by dramatic topography and views of the Nine Sisters (including Morro Rock), rolling hills, rock outcroppings, and stands of trees and vegetation. It retains visual connection to the surrounding landscape by strategically siting building massing in a manner that does not block or obstruct surrounding vistas. Within the main campus, open spaces and abundant trees and landscaping, including the iconic Dexter Lawn, reinforce the campus's connection with its surroundings, including that of the Outer Master Plan Area.

CIRCULATION AND PARKING

The campus is bounded by SR 1 (Santa Rosa Street) and California Boulevard to the west, Slack Street to the south, and Stenner Creek Road to the north. As noted above, there are three major entrances to campus (Grand Avenue, California Boulevard and Highland Drive.) Grand Avenue is a north-south residential arterial that provides access between the campus and US 101 and is the primary campus entrance based on vehicular volume. In the southeast quadrant of the campus, Grand Avenue connects with North Perimeter Road, the only two-lane road through campus open to most vehicular traffic. On the west side of campus, Campus Way intersects with California Boulevard, the secondary campus entrance by vehicular volume. Highland Drive, the third campus entrance, intersects SR 1 (Santa Rosa Street) on the west side of campus.

Other on-campus roads connecting to various facilities include University Drive, Village Drive, Via Carta, and Mount Bishop Road. Most facilities within the main campus are easily accessed by foot or by bicycle, with portions of the campus, such as Mustang Way, designed strictly for pedestrian and bicycle traffic. Approximately 8,000 parking spaces are currently provided on campus, most of which are located off Grand Avenue in the southeast portion of campus and off Via Carta in the northern portion of campus (Figure 2-2).

2.3.3 Off-Site Property

Located on California's Central Coast near the Pacific Ocean, Cal Poly benefits from its semi-rural location and variety of topography and habitats. While the campus enjoys its close proximity to the urbanized City of San Luis Obispo, agriculture is a fundamental part of Cal Poly's heritage and principal land use, as well as an area of academic study, partnership, and revenue generation.

Although they are not part of the Master Plan Area, Cal Poly maintains land holdings in productive rangeland and rich farmland surrounded by natural habitats. In addition to the Master Plan Area, Cal Poly has major land holdings in the form of six ranches within the San Luis Obispo Creek watershed (Peterson, Serrano and Cheda Ranches, also known as the San Luis Ranches) and Chorro Creek watershed (Chorro Creek, Walters, and Escuela Ranches, also known as the Western Ranches), as shown in Figure 2-6. Off-site property accounts for 8,789 acres of the total 10,128 acres of land that make up Cal Poly. Of the 8,789 acres, 6,428 acres are located in San Luis Obispo County and include the campus and the San Luis and Western Ranches, as shown below (see Figure 2-6):

- San Luis Ranches (Peterson, Serrano, and Cheda): 1,614 acres located north of and adjacent to campus; and
- Western Ranches (Chorro Creek, Walters, and Escuela): 3,043 acres located west of, and not contiguous with, campus.

Cal Poly also owns several additional areas within San Luis Obispo County, including the Bartleson Ranch, a 450-acre property near Arroyo Grande that was donated to Cal Poly in 2015. In addition, Cal Poly leases several properties within the City of San Luis Obispo, including the Chorro Street Lofts at 996 Chorro Street, the Cal Poly Hot House Annex at 872 Higuera Street, and the 5,000-sf Chorro State Offices located near South Higuera Street. Cal Poly has one major land holding outside of San Luis Obispo, the 3,200-acre Swanton Pacific Ranch in Santa Cruz County.

Cal Poly's combined land holdings make it the second largest land-holding university in California.

2.4 CAMPUS POPULATION

2.4.1 Policies Governing Enrollment Growth

The California budget is the primary factor that determines enrollment levels at CSU campuses. The Trustees require each campus to have a master plan, showing existing and anticipated facilities necessary to accommodate a specified enrollment at an estimated target date or planning horizon, in accordance with approved educational policies and objectives. Each year, the CSU negotiates with the State of California for funding to support planned enrollment growth as part of the annual budget process. The annual state budget identifies anticipated enrollment growth systemwide for the CSU each year; according to the 2019-2020 California State Budget, the state expects the CSU to accommodate growth in enrollment of 10,000 FTES during that period (California Department of Finance 2019). Following negotiation, the CSU allocates enrollment growth funding for California residents according to an enrollment target for each of the 23 CSU campuses. Campuses are expected to manage their enrollments within a small margin of error around the target because they receive state/CSU funding only for the targeted number. In the past, when the state has experienced a fiscal crisis, the enrollment funding for the CSU was reduced, and campuses had to reduce their enrollment until additional funding became available in subsequent years. During the past 30 years, enrollment reductions have occurred four times.

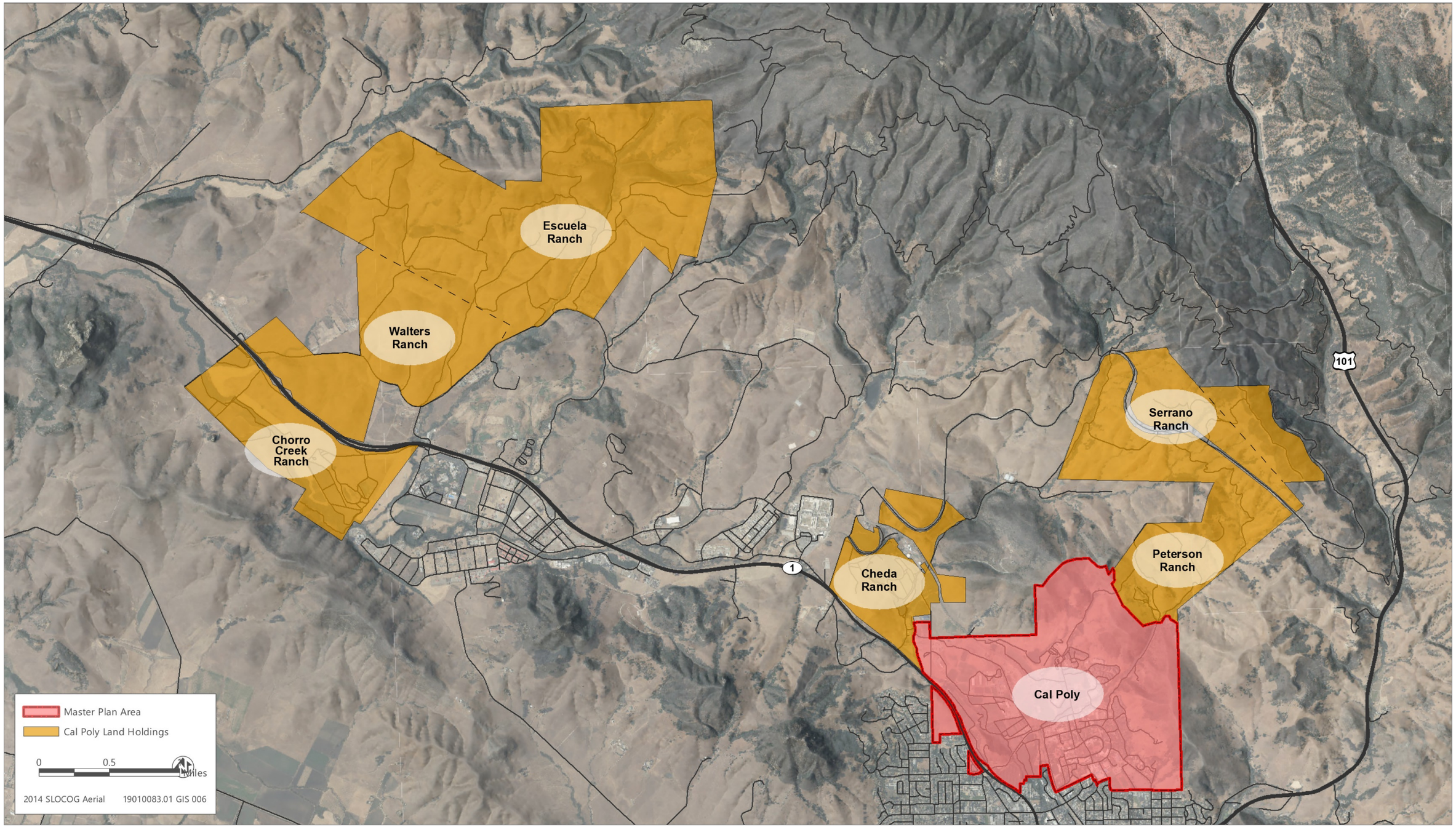
Individual campuses like Cal Poly establish their long-term enrollment goals through the campus master planning process. This process sets a future campus capacity that the campus can work toward. However, because of variations in state funding and CSU allocations, the annual growth rate can vary from year to year.

Source: Image prepared and provided by Cal Poly in 2019

Figure 2-4 Master Plan Facilities Map – Main Campus

Source: Image prepared and provided by Cal Poly in 2019

Figure 2-5 Master Plan Facilities Map – Academic Core

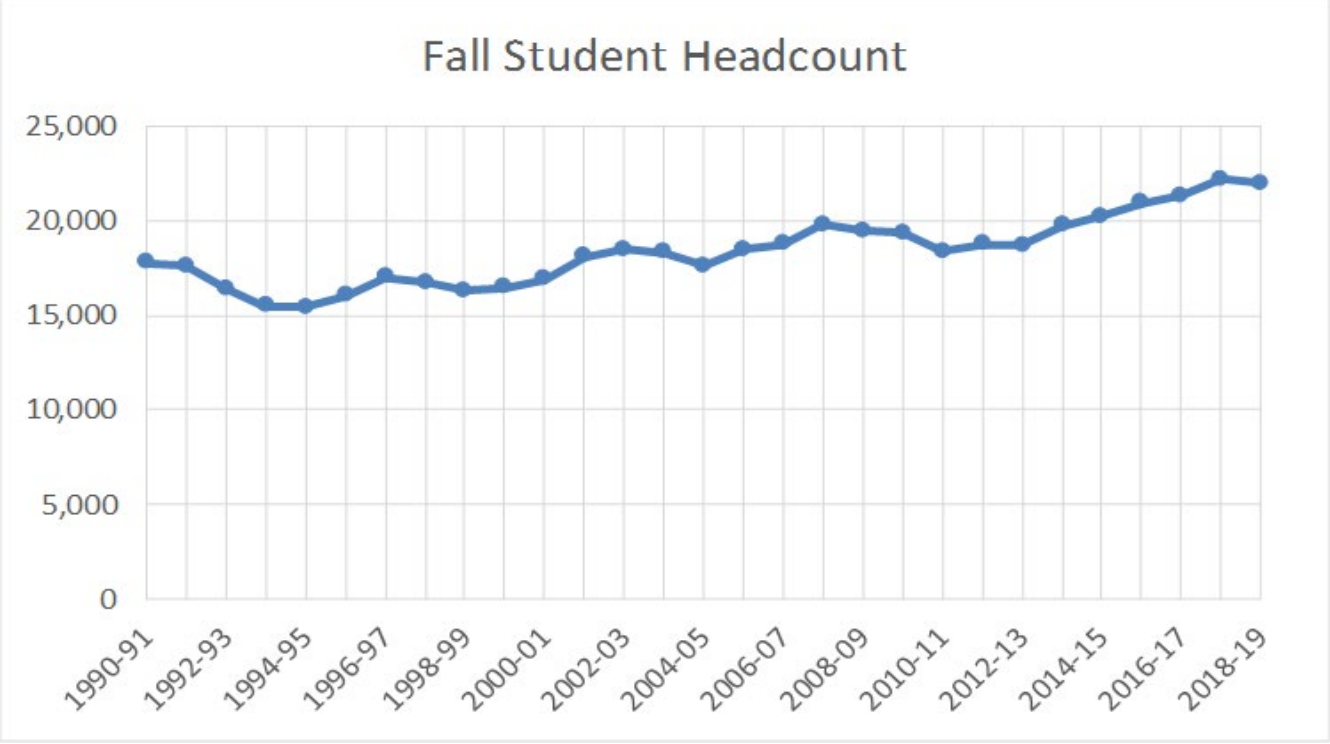


Source: Data received from Cal Poly in 2019; adapted by Ascent Environmental in 2019

Figure 2-6 Regional Land Holdings

INCREASED STUDENT ENROLLMENT

Maximum student enrollment is anticipated to increase to a total headcount of 25,000 students by 2035 based on CSU enrollment directives and the increased demand for a Cal Poly education, which continues to exceed the number of students the University can currently enroll. The 25,000-student headcount is based on a review of historical data on admissions and enrollment and assumes that enrollment would increase at a slightly lower rate over the next two decades than it has during the past two decades (Cal Poly 2019a). The 2001 Master Plan estimated that it would take 20 years for Cal Poly to reach its enrollment projection of 20,900 fall students. Instead, Cal Poly's enrollment grew to this level in 15 years, at an average growth rate of approximately 280 additional students per year. The 2035 Master Plan projects a slower growth rate of approximately 200 new students per year on average, in part because of changing demographics. It is challenging to project a precise growth rate for a given year due to annual fluctuations in state/CSU funding for higher education, demand for certain degrees, economic prosperity and the reputation of the University. Instead enrollment growth is managed over a longer period which allows adjustments to address changing economic, demographic and other related trends. As a long-term guide for development of the campus, the 2035 Master Plan is intended to address a future enrollment capacity rather than specific enrollment fluctuations on a year-to-year basis. Figure 2-7 below shows that the University has experienced frequent enrollment reductions as well as increases over the past three decades.



Source: Cal Poly 2019a

Figure 2-7 Fall Student Headcount

FULL-TIME EQUIVALENT STUDENTS AND RELATIONSHIP TO OVERALL HEADCOUNT

The FTES a calculation is based on the assumptions that a full-time undergraduate student is expected to enroll in 15 units each term (i.e., quarter) and a full-time graduate student is expected to enroll in 12 units each term (i.e., quarter). FTES balances out the amount of instruction involved and level of academic instruction required because not all students take exactly these loads each term. "Academic Year FTES" (AY FTES) refers to the average FTES for the fall, winter, and spring terms. As average unit load changes, the ratio between student headcount and FTES would also change, as shown in Table 2-2.

Table 2-2 Fall Student Headcount and Full-Time Equivalent Students

	2001 Master Plan (Approved)	Actual 2015–2016	Actual 2016–2017	Actual 2017–2018	Actual 2018–2019	Master Plan Projected 2035–2036	Net Change 2015–2016 to 2035–2036	Net Change 2018–2019 to 2035–2036
Fall Student Headcount	**20,900**	20,944	21,306	22,188	*21,812*	***25,000***	***4,056***	***3,188***
Academic Year (AY) Full-Time Equivalent Students (FTES) and Instructional Facility Capacity								
AY FTES	**18,731**	19,486	19,989	20,802	*20,413*	***23,560***		
AY FTES to Fall HC Ratio		0.9304	0.9382	0.9375	*0.9359*	*0.9424*		
Master Plan Enrollment Capacity	**17,500**					***22,500***	***5,000***	
Net AY FTES		18,483	18,938	19,707	*19,339*	***22,320***		
On-Site and Off-Site Other Instruction		5.15%	5.26%	5.26%	*5.26%*	*5.26%*		

Source: Cal Poly 2019a

2.4.2 Determining Master Plan Capacity and Projections

Prior to development of a master plan, the CSU Board of Trustees approves a future allowable capacity for campus facilities at all CSU campuses, including Cal Poly. Before Cal Poly's 2001 Master Plan, the capacity was 15,000 net AY FTES. The 2001 Master Plan increased the capacity to 17,500 net AY FTES, and the 2035 Master Plan seeks an increase to 22,320 net AY FTES. Net AY FTES refers to the demand for instruction that requires physical facilities on campus. Thus, it excludes approximately five percent of the FTES that may receive academic instruction via online classes; unscheduled ("to be arranged") classes, such as senior project, thesis, and independent study; and off-campus activities, such as travel study programs and internships. At Cal Poly, the proportion of scheduled in-person instruction on campus is just under 95 percent and has not changed significantly in recent years. Thus, this proportion was not changed for the 2035 Master Plan.

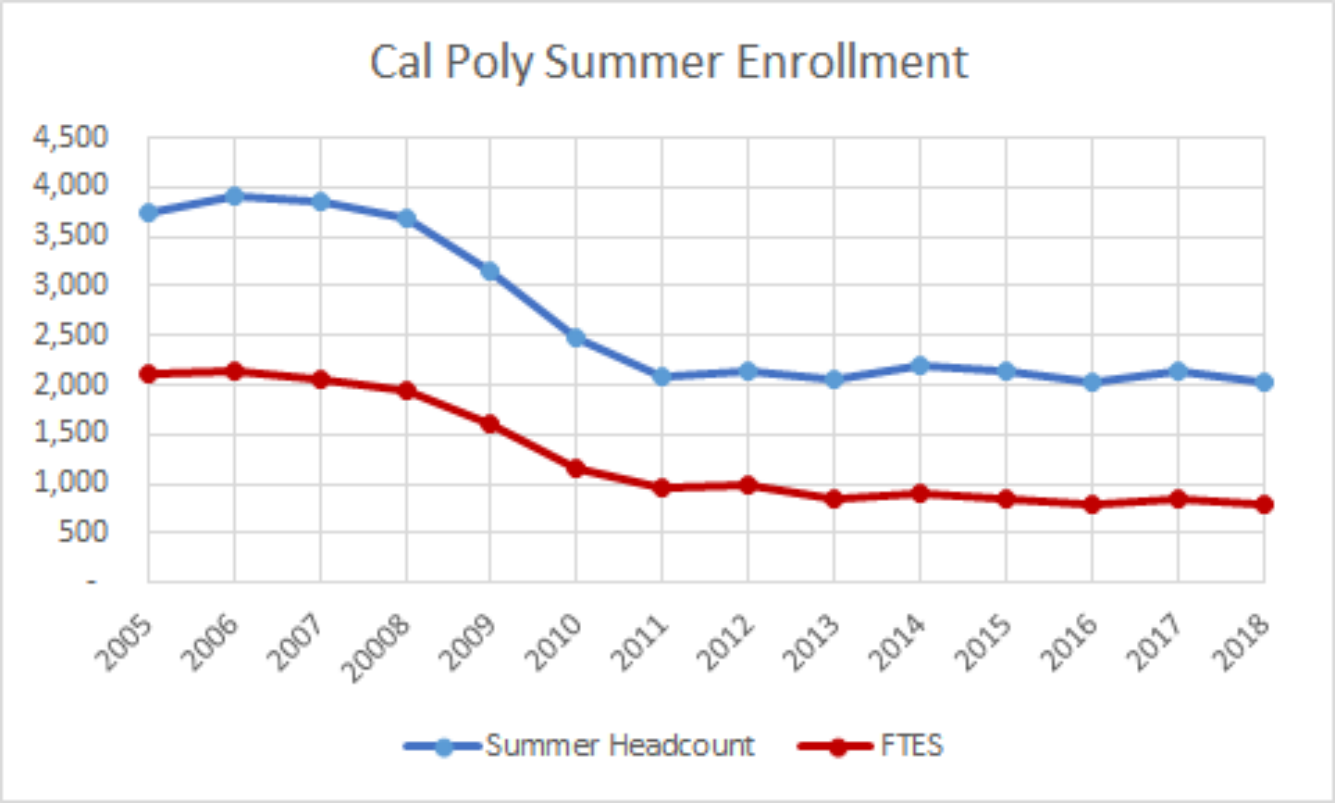
Future projections are based on assumptions about trends, and future plans are based on changes in policy and practice. Thus, they should always be considered estimates rather than predictions. To achieve a reasonably conservative analysis, the calculations in this section are based on larger numbers. For example, housing numbers are based on a larger freshman class, faculty numbers are based on an increased student unit load, and the net AY FTES assumes no decrease in scheduled instruction on campus.

STUDENT, FACULTY, AND STAFF HEADCOUNT

Student, faculty, and staff "headcount" is the preferred metric for purposes of environmental analysis for a project of this nature because it represents an appropriately conservative scenario for evaluating environmental impacts. Most Cal Poly students are enrolled as full-time students, so their demand for facilities and services is evaluated based on the number of individuals and does not change if some students take an additional class. This pattern is different from an urban commuter campus, where part-time and full-time students have different attendance patterns. Headcount is also a better-understood metric than an abstraction like FTES. Using headcount is consistent with other kinds of population and demographic analyses and is consistent throughout the environmental analysis for students, faculty, and staff. The 2035 Master Plan and environmental analysis uses fall headcount data because enrollment is generally highest during the fall term, decreases slightly during the winter and spring quarters, and decreases substantially during the summer.

SUMMER ENROLLMENT

Between 1980 and 2010, Cal Poly had an active summer enrollment program with as many as 25–33 percent of all students attending. The enrollment level declined after 2005 and then dropped dramatically in 2010 when the CSU discontinued summer funding during a fiscal crisis (Figure 2-8). Since then, the summer headcount has stabilized at just over 2,000 students, or about 10 percent of the fall headcount.



Source: Cal Poly 2019a

Figure 2-8 Cal Poly Summer Enrollment

2.4.3 Projected Student Enrollment, Faculty, and Staffing

The 2035 Master Plan is designed to serve a projected fall academic quarter headcount of 25,000 students, along with sufficient faculty and staff to provide instruction and support services that would accommodate the demand of this increased headcount. The 2035 Master Plan enrollment represents a net increase of 4,056 students from 2015 conditions (an approximately 19 percent increase over 20 years, or just under one percent per year) and 3,188 students from 2018 conditions (an approximately 15 percent increase over 17 years, or just under one percent per year). Table 2-3 shows the net increase in students, faculty, and staff planned for in the 2035 Master Plan and assessed in the environmental analysis.

Cal Poly determines faculty and staff needs by evaluating the historical relationship between students and faculty headcount, as well as the relationship between students and staffing. However, the University expects to make some changes in the future, including increasing the percentage of tenured and tenure-track faculty to 75 percent, decreasing the student-to-faculty ratio, and providing time for scholarship (particularly for new faculty). These changes would enhance student success and result in a proportionate increase in faculty, rather than simply carrying past ratios forward into the future. In addition, the University acknowledges that some student services need to be expanded to support student success, so the staffing ratio would also be increased. It is important to note that the number of faculty depends on the total amount of instruction (FTES taught), whereas the number of staff depends on student headcount. For reference, Table 2-4 shows the hypothetical annual growth for student enrollment, faculty,

and staff if they were to increase uniformly, although, as noted earlier, growth may fluctuate year-to-year (due to the availability of funding, facilities and other factors) but is anticipated to trend towards the overall anticipated numbers identified in the table. It should also be noted that faculty numbers exclude administrators and students who teach but are already counted in their primary role (i.e., as students and administrators first).

Table 2-3 Student Enrollment and Faculty and Staff Headcount

	Fall 2015	Fall 2018	2035 Master Plan	Net Change from 2015	Net Change from 2018
Student Enrollment[1]					
Fall Headcount	20,944	21,812	25,000	4,056	3,188
Faculty and Staff Fall Headcount	**2015**	**2018**	**2035**	**2015-2035**	**2018-2035**
Instructional Faculty	1,166	1,219	1,522	356	302
Ratio of Faculty to Students	*0.0557*	*0.0559*	*0.0609*		
Staff and Management	1,982	2,047	2,413	431	366
Ratio of Staff to Students	*0.0946*	*0.0938*	*0.0965*		
Total Regular Employees	**3,148**	**3,266**	**3,935**	**787**	**669**

[1] Includes undergraduate and graduate enrollment.

Source: Cal Poly 2019a

Table 2-4 Student Enrollment and Faculty and Staff Growth Projections

Enrollment Year	Student Population Master Plan Projected – Fall[1]	Faculty/Staff Population Total - Fall	Faculty/Staff Population Faculty	Faculty/Staff Population Staff
2015	20,944[2]	3,148	1,166	1,982
2016	21,306[2]	3,187	1,184	2,004
2017	22,188[2]	3,227	1,202	2,025
2018	21,812[2]	3,266	1,219	2,047
2019	21,242[2]	3,305	1,237	2,068
2020	21,925	3,345	1,255	2,090
2021	22,130	3,384	1,273	2,111
2022	22,335	3,423	1,291	2,133
2023	22,540	3,463	1,308	2,154
2024	22,745	3,502	1,326	2,176
2025	22,950	3,542	1,344	2,198
2026	23,155	3,581	1,362	2,219
2027	23,360	3,620	1,380	2,241
2028	23,565	3,660	1,397	2,262
2029	23,770	3,699	1,415	2,284
2030	23,975	3,738	1,433	2,305
2031	24,180	3,778	1,451	2,327
2032	24,385	3,817	1,469	2,348
2033	24,590	3,856	1,486	2,370
2034	24,795	3,896	1,504	2,391
Master Plan Projections 2035	***25,000***	***3,935***	***1,522***	***2,413***

[1] Includes both undergraduate and graduate students.

[2] Actual student population numbers.

Source: Cal Poly 2019a

SUMMER ENROLLMENT AND ACTIVITIES

Overall, the summer population is less than 25 percent of the academic year population, and that ratio is not expected to change substantially with implementation of the 2035 Master Plan. Historically, housing occupancy has been much lower—below 10 percent that of the academic year—even when the use of residence halls for conferences and summer programs is added to students living on campus during the summer. Also, the summer population on campus varies significantly from day-to-day and week-to-week as summer programs vary in size and length over about two and a half months. Some academic courses are offered in concentrated formats as short courses, and faculty conducting research may not be on campus daily.

New student orientation is the largest summer activity, involving virtually all new freshmen and many of their parents and supporters. The office of New Student and Transition Programs schedules about 10 sessions during July and early August, each of which lasts 2 days, and the largest handles about 1,000 overnight participants. Overall, this program served about 5,000 participants in summer 2015 and increased to 7,257 new students and guests in summer 2018. Future participation is expected to be commensurate with the size of the new freshman class.

The current and future regular population at Cal Poly differs significantly between the academic year and summer, as shown in the Table 2-5.

Table 2-5 Student, Faculty, and Staff Populations During the Academic Year and Summer

Population	2015	2018	Master Plan Assumption	Master Plan 2035	Net Change from 2015	Net Change from 2018
Fall Population						
Fall Student Headcount	20,944	21,812		*25,000*	*4,056*	*3,188*
Fall Employee Headcount					--	
Instructional Faculty	1,166	1,219		*1,522*	*356*	*303*
Administrators and Staff	1,982	2,047		*2,413*	*431*	*366*
Fall Total Population	**24,092**	**25,078**		***28,935***	***4,843***	***3,857***
Summer Population						
Summer Student Headcount	2,143	2,181	10% of Fall Students	*2,500*	*357*	*319*
Summer Employee Headcount						
Instructional Faculty	241	244	20% of Faculty	*304*	*63*	*60*
Faculty Conducting Funded Research	156	167	30% of T/TT Faculty	*342*	*186*	*175*
Administrators and Staff	1,982	2,047		*2,413*	*431*	*366*
Average Weekday Summer Program Participants	1,100	1,184	Proportionate Growth	*1,522*	*422*	*338*
Summer Total Population (Weekday Average)	**5,622**	**5,823**		***7,082***	***1,460***	***1,259***
Summer Population as Percentage of Fall	***23.3%***	***23.2%***		***24.5%***		
Housing Occupancy						
Fall Student Housing Occupancy	7,370	7,762		*15,000*	*7,569*	*7,238*
Summer Housing Occupancy						
Student Housing Occupancy	99	298	20% of Summer UG	*475*	*376*	*177*

Population	2015	2018	Master Plan Assumption	Master Plan 2035	Net Change from 2015	Net Change from 2018
Summer Program Housing Occupancy (Weekday Average)	415	428	Proportionate Growth	*609*	*194*	*181*
Summer Total Housing Occupancy (Weekday Average)	**514**	**726**		***1,084***	***570***	***358***
Summer Housing Occupancy as Percentage of Fall	**7.0%**	**9.4%**		***7.2%***		

Source: Cal Poly 2019a

As more residence halls are built on campus, more overnight accommodations will become available. However, growth in CEP summer programs is constrained by three factors, according to CEP staff: policy as a public university, access to facilities, and the academic calendar. Policy and law limit activities to those that are sponsored by nonprofit organizations and related to education. The size and number of summer athletic camps are constrained by access to the Sports Complex and other recreation and athletic facilities and are limited to July and early August so as not to conflict with the academic year. Precollege and professional programs offered in collaboration with several of the colleges are sometimes constrained by the size of venues and availability of appropriate indoor space, especially during July and early August, when new student orientation is also underway.

PROJECTED HOUSING DEMAND

Studies have found that students who live on campus, especially during the first two years, are more successful academically. Campus Administrative Policies (CAP) is the central repository for high-level University policies, guidelines, regulations, and laws that govern the operation of Cal Poly. Chapter 6 of the CAP, pertaining to student affairs, includes Policy 660.1, which states, "At such time University Housing has as part of its housing portfolio the number of bed spaces needed to accommodate all freshman and sophomore students, all admitted students who enter the University as freshman would be required to live on campus for two years (six academic quarters)."

The 2035 Master Plan includes a goal to house all new incoming freshmen and second-year undergraduate students and approximately 30 percent of upper-division undergraduates in on-campus housing facilities. Table 2-6 below shows how many beds Cal Poly would need to provide to meet this goal. Taking into consideration that the 2035 Master Plan would accommodate 23,750 undergraduate students on-campus, Cal Poly has established a goal of approximately 15,000 on-campus student beds for 2035 Master Plan implementation.

Table 2-6 Enrollment and Housing Goals for Undergraduates

	Fall 2015	Fall 2018	Fall 2035 (Projected)
Student Enrollment			
Total Undergraduates	20,049	21,037	23,750
New Freshmen	4,943	3,428	5,700
Second-Year Undergraduates	4,329	4,738	5,463
Upper-Division Undergraduates	10,777	12,011	12,588
Housing Goals			
All Freshman		100%	5,700
All Sophomores		100%	5,463
Upper-Division Undergraduate Students		30%	3,849
Total			**15,012**
Total as a Share of All Undergraduate Students			***63%***

Source: CSU 2018

2.5 PROJECT OBJECTIVES

The underlying purpose of the 2035 Master Plan is to support and advance the University's educational mission by guiding the physical development of the campus to accommodate gradual student enrollment growth while preserving and enhancing the quality of campus life. To do so, the 2035 Master Plan lays out the land use, circulation, and physical development plans of the campus to educate a future student enrollment of 22,500 FTES (or 25,000 headcount). The following objectives of the 2035 Master Plan have been established in support of its underlying purpose:

- Support and advance the University's educational mission by guiding the physical development of the campus to accommodate gradual student enrollment growth up to a future enrollment of 22,500 FTES by year 2035 while preserving and enhancing the quality of campus life.
- Enhance academic quality and student success through Cal Poly's "Learn by Doing" teaching methodology through the provision of physical facilities that allow students to take a hands-on approach and conduct project-based learning.
- Expand campus programs, services, facilities, and housing to support and enhance the diversity of students, faculty, and staff.
- Site campus facilities and housing to strengthen the campus's compact Academic Core and promote cross-disciplinary synergies between complementary academic, student/faculty support, and housing programs.
- House all first- and second-year students plus 30 percent of upper-division students in residential communities on campus.
- Provide housing opportunities on campus primarily for University faculty and staff to promote recruitment and retention and enhance faculty and staff engagement with the campus. In addition, provide housing opportunities and complementary services that may be offered to nontraditional students such as graduate students, veterans, students with families; potentially alumni housing or a retirement community; and for members of the San Luis Obispo community.
- Provide and enhance campus facilities to create a more vibrant evening and weekend environment.
- Attain a modal shift from vehicles to more pedestrian, bicycle, and transit use.
- Advance campus-wide environmental sustainability and make progress toward goals of carbon neutrality and climate resilience.
- Consider the interface between Cal Poly and the surrounding communities with respect to shared economic health, housing, multimodal transportation, open space and agricultural resources, diversity, and public services.
- Preserve the core of the Main Campus for instructional and student service uses and move support functions/facilities to the perimeter.

2.6 ELEMENTS OF THE MASTER PLAN

The 2035 Master Plan is a long-range planning document that guides the development and use of campus lands to accommodate growth in student enrollment and in fulfillment of Cal Poly's academic mission. As shown below, the University anticipates enrollment growth, and the 2035 Master Plan provides for the anticipated increase in demand for academic facilities, additional housing on campus, recreation and athletics facilities, and other support facilities and services on campus through 2035. This would include approximately 7,200 new student beds; an additional 1.29 million gross square feet (gsf) of academic, administrative, and support space; 380 residential units for faculty/staff with supporting uses (retail and recreational space); and a 200-unit University-Based Retirement Community. In addition, 455,000 gsf of existing aging or obsolete academic, administrative, and support space would be replaced with new facilities.

2.6.1 Land Use

The 2035 Master Plan Land Use Map (Figure 2-9), shows the planned land uses within the Master Plan Area by category. It indicates areas where future facilities would be developed, as well as areas where uses would change. Land use categories include academic functions, student housing and residential neighborhoods, outdoor teaching and learning facilities, and student support areas. Recreation and athletic facilities and areas, parking, and major open space areas are also indicated. The map illustrates the location, adjacency, and scale of future facilities and improvements that are planned to be developed through the 2035 planning horizon.

The majority of development under the 2035 Master Plan would occur within the main campus (i.e., four subareas defined above), however, some passive recreational improvements (i.e., trails) and utility-related work may occur within the Outer Master Plan Area. Development under the 2035 Master Plan would occur within the four geographic subareas (totaling 855 acres) within the 1,339-acre Master Plan Area (see Figure 2-3), as follows.

ACADEMIC CORE

The Academic Core is especially important to the successful fulfillment of the 2035 Master Plan. Students in all colleges take classes that are taught in the Academic Core, especially in their first 2 years at Cal Poly. This is the area where formal as well as unscheduled academic interaction regularly occurs. For the Academic Core to become the thriving center of campus envisioned in the 2035 Master Plan, careful consideration of building siting would be required. The existing buildings, streets, and open spaces would only gradually, and over a long period, be replaced or reconfigured, as shown in Figure 2-10. New buildings would be sited to consider the future impact on the campus, not just the current conditions. Buildings on Via Carta are located on especially important land with significant visibility and pedestrian activity from the campus core. These buildings would be icons of the Cal Poly experience for generations.

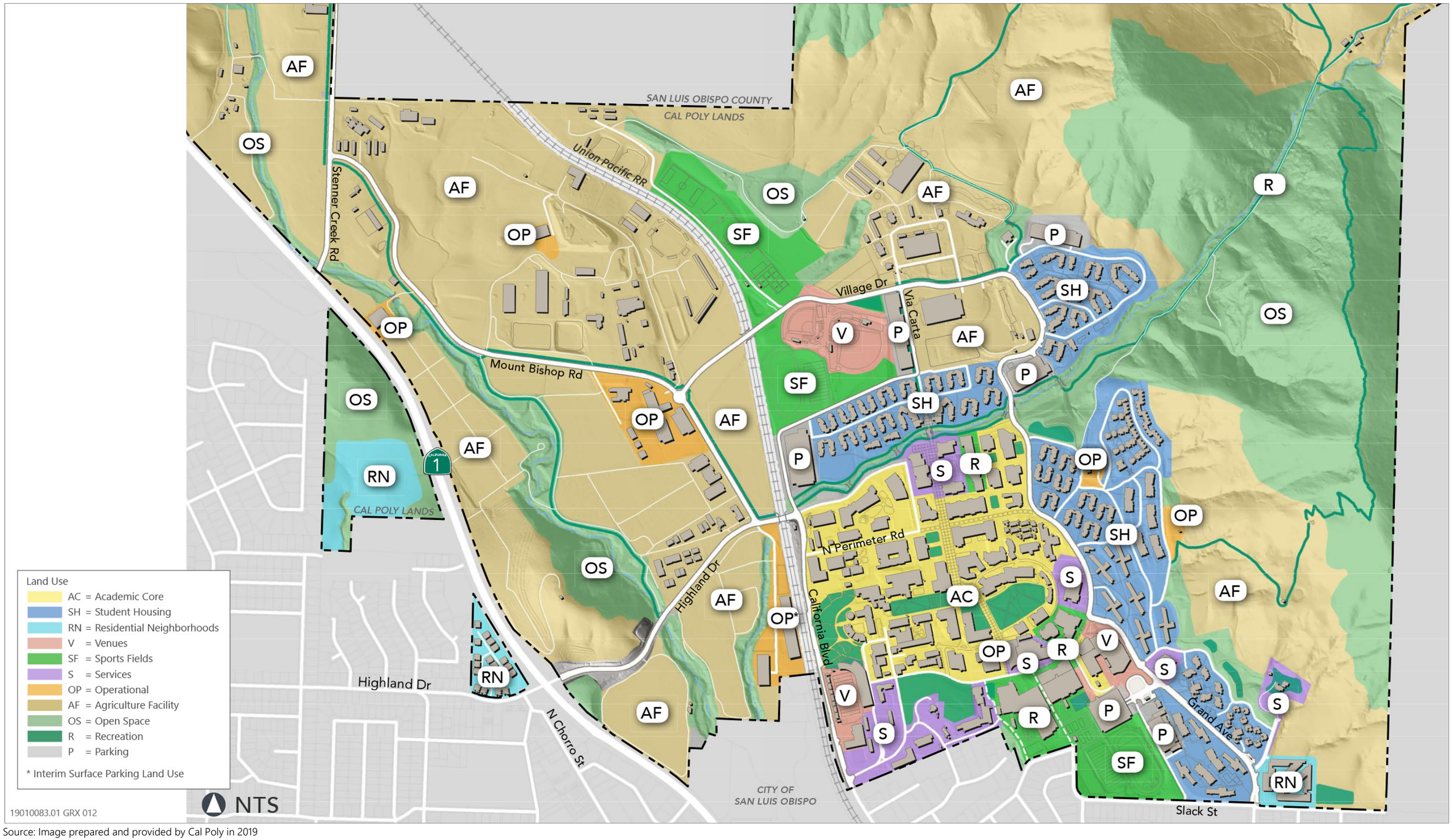
Based on the CSU system's formulas for calculating demand for facilities and services, the 2035 Master Plan anticipates the need for the development of approximately 1.29 million gsf of new and 0.455 million gsf of replacement academic, administrative, and support buildings within the Academic Core. Two activity hubs would frame the Academic Core: the existing Julian A. McPhee UU, which would be renovated under the 2035 Master Plan, and the area referred to as "Creekside Village," located at the northern edge of the Academic Core subarea at Via Carta and Brizzolara Creek. Creekside Village would include a mix of uses, including teaching and office spaces, retail and food services, recreation, a transit hub, and lounge and study spaces.

Via Carta, which is already the primary north-south pedestrian and bicycle route for the Academic Core, would become the central spine of campus, providing access to a variety of interactive gathering places and open spaces of numerous types and sizes, and would provide a framework for incorporating new buildings in an integrated, unifying and welcoming manner. The varied topography of the Academic Core would be capitalized upon to create interesting places and to preserve and enhance views of the surrounding hills, campus lands, and buildings. Utilizing the existing topography would allow grade-level access at multiple levels for many of the proposed buildings.

A major focus of the Academic Core land use plan is to create a true heart of campus. This area is anticipated to be a confluence of two spaces: Dexter Lawn and Centennial Meadow. This area is anticipated to be a gathering and meeting place, and convergence of campus life.

The Academic Core provides opportunities for multidisciplinary, programmed, impromptu interactions and the exchange of ideas and knowledge. Older buildings would be replaced with state-of-the-art facilities, such as the new Warren J. Baker Center for Science and Mathematics, which would provide much-needed academic space in a more efficient footprint.

The Academic Core would be essentially vehicle-free. Emergency, service, and special needs vehicular access would be accommodated within the pedestrian streets and plazas in a manner similar to that of Mustang Way and the northern portion of Via Carta. Bicycle routes would be defined with separate lanes within the Academic Core, and pedestrian routes would be clearly demarcated to limit pedestrian and bicycle conflicts. Intuitive wayfinding would be enhanced by better definition of an informal grid throughout the Academic Core, with secondary walkways integrated into smaller scale open spaces and seating areas.



Source: Image prepared and provided by Cal Poly in 2019

Figure 2-9 2035 Master Plan Land Use Map

Tier 1: Replace — Low intensity, older buildings that are in need of replacement at higher density, when feasible.
Tier 2: Renovate — Buildings may be in need of substantial investment. Replace if appropriate.
Tier 3: Retain — Buildings are current and do not need significant improvements in the near future.

01 --- Administration
02 --- Cotchett Education
03 --- Business
04 --- Research Development Center
05 --- Architecture and Environmental Design
06 --- Christopher Cohan Center
07 --- Advanced Technology Laboratories
08 --- BioResource and Agricultural Engineering
8A --- BioResource and Agricultural Engineering Shop
09 --- Farm Shop
10 --- Alan A. Erhart Agriculture
11 --- Agricultural Sciences
13 --- Engineering
14 --- Frank E. Pilling Building
15 --- Cal Poly Corporation Administration
19 --- Dining Complex
20 --- Engineering East
21 --- Engineering West
22 --- English
24 --- Food Processing
25 --- Faculty Offices East
26 --- Graphic Arts
26A - Printing Press
27 --- Health and Wellbeing Center
28 --- Albert B. Smith Alumni and Conference Center
33 --- Clyde P. Fisher Science Hall
34 --- Walter F. Dexter Building
35 --- Robert E. Kennedy Library
36 --- University Police
38 --- Mathematics and Science
40 --- Engineering South
41A - Grant M. Brown Engineering
42 --- Robert A. Mott Athletics Center
43 --- Recreation Center
43A - Kinesiology
44 --- Alex and Faye Spanos Theatre
45 --- H.P. Davidson Music Center
46 --- Old Natatorium
47 --- Faculty Offices North
52 --- Science
53 --- Science North
60 --- Crandall Gymnasium
61 --- Alex G. Spanos Stadium
65 --- Julian A. McPhee University Union
70 --- Facilities
71 --- Transportation Services
115 - Chase Hall
116 - Jespersen Hall
117 - Heron Hall
117T CAD Research Center
124 - Student Services
130 - Grand Avenue Parking Structure
133 - Orfalea Family and ASI Children's Center
180 - Warren J. Baker Center for Science and Mathematics
186 - Construction Innovations Center
187 - Simpson Strong-Tie Material Demonstration Lab
192 - Engineering IV
197 - Bonderson Engineering Project Center

Source: Image prepared and provided by Cal Poly San Luis Obispo in 2019

Figure 2-10 Academic Core Subarea Buildings to be Replaced, Renovated, and Retained

EAST CAMPUS

Developing additional student housing as part of the 2035 Master Plan in the East Campus and North Campus areas would enable Cal Poly to house all first- and second-year students, as well as approximately 30 percent of upper-division students on campus. Currently, Cal Poly houses approximately 40 percent of enrolled students on campus and plans to increase that to 62.9 percent. This would require the development of approximately half of the proposed 7,200 new student beds, in both dormitory and apartment styles in the East Campus (with the remaining beds proposed to be developed in the North Campus). These housing facilities are proposed to be located east of Grand Avenue, largely between the Cerro Vista Apartments and the Clyde P. Fischer Science Hall.

The 2035 Master Plan also proposes to include a "Residential Neighborhood" (the RN land use designation) in the East Campus. This residential neighborhood, when built, would be located at the northeast corner of the intersection of Slack Street and Grand Avenue. This project would be designated for Cal Poly faculty, staff, or other persons employed in the area. Nontraditional students, including but not limited to graduate students, married students, students with families, veteran students, or other students needing specific accommodations, may be also be considered as potential tenants. Housing at this site would include approximately 380 studio, one-bedroom, two-bedroom, and three-bedroom units in a mix of five-story buildings; 589 parking spaces; approximately 7,000 square feet of retail space; and approximately 12,000 square feet of amenity space. A recently constructed sports practice facility is located in the southwestern portion of the East Campus, bounded by Slack Street to the south would remain, and passive recreation (e.g., open space trails) would continue in this area as well.

NORTH CAMPUS

The North Campus is the focus of much of the physical expansion envisioned in the 2035 Master Plan. Combined with additional housing in the East Campus, developing new student housing in the North Campus would enable Cal Poly to house all first- and second-year students, as well as approximately 30 percent of upper-division undergraduate students. This would require the addition of approximately half of the proposed 7,200 new student beds, in both dormitory and apartment styles, to be developed in the North Campus. These new residences would be located immediately north of Brizzolara Creek, adjacent to the Academic Core, between the UPRR tracks and Grand Avenue. Cal Poly anticipates that up to 2,600 of these new student beds would be completed during the initial implementation of the 2035 Master Plan, the development of which would include multiple structures, up to five stories height, with support facilities (e.g., administrative offices, recreational lounge, student study areas, community meeting rooms, a laundry, counseling offices, and outdoor recreational space).

In addition to student housing, new recreational facilities with both passive and active programmable spaces are proposed for the North Campus. The track and football practice field would be located near the UPRR tracks, along a proposed extension of California Boulevard. Two parking structures are proposed, one east of and adjacent to the UPRR right-of-way, immediately north of Brizzolara Creek, and one at Via Carta to the east of Baggett Stadium. These structures would replace existing surface parking lots that would be displaced by the construction of new academic, housing and other facilities and provide parking for both events and existing and proposed land uses in the area.

WEST CAMPUS

As noted above, the West Campus includes prime agricultural lands, most of which would be preserved under the 2035 Master Plan. Under the 2035 Master Plan, a new Farm Shop (the campus agricultural equipment repair shop) would be developed near SR 1 and Stenner Creek, closer to the fields where most farm equipment is used. The existing Facilities Operations Complex would be relocated west of and adjacent to the UPRR and Spanos Stadium in order to allow for greater centralization of Cal Poly's academic programs, proximate to student housing. The first phase of the Facilities Operations Complex will provide a 934-space interim parking lot to accommodate surface parking displaced by student housing development in the North Campus (as described above). The existing Farm Shop and Facilities Building south of Brizzolara Creek would be relocated west of Mount Bishop Road in order to free up key space within the Academic Core to provide a similar benefit.

Also, within the West Campus, a Cal Poly–based retirement community would be located on the University-owned property west of SR 1 and east of the Ferrini Heights neighborhood. The southern portion of this property supports a California Department of Forestry and Fire Protection (CAL FIRE) facility that would remain in place under the Master Plan. CAL FIRE leases the land from the University. The facility is scheduled to be upgraded by the California Department of General Services in the next several years. The proposed CAL FIRE project is not a Cal Poly project and is not part of the 2035 Master Plan. The remainder of this property would bremain as open space.

2.6.2 Academic, Administrative, and Support Space Requirements

Existing campus academic facilities provide 2.875 million square feet of space for University academic programs. The 2035 Master Plan projects future demand for 4.165 million gsf of academic, administrative, and support facilities based on the proposed increase in headcount. Proposed new academic facilities include, among other things, a potential near-term Classroom and Offices Building, a new multidisciplinary academic facility, an engineering projects building, expansion of the Academic Center Kennedy Library Addition, the H.P. Davidson Music Center Renovation/Addition, and the Beef Cattle Evaluation Center Expansion (Figure 2-11). Academic and administrative facilities would largely be built within the Academic Core with support facilities, as well as agricultural teaching facilities (e.g., the Beef Cattle Evaluation Center Expansion), constructed within the West Campus.

In addition, approximately 455,000 gsf of the existing academic, administrative, and support facilities would be renovated and/or remodeled to provide the needed functionality for the evolving academic programs and teaching methodologies at Cal Poly. Existing and projected academic, administrative, and support space demands, based on 22,500 FTES (25,000 headcount), are summarized in Table 2-7.

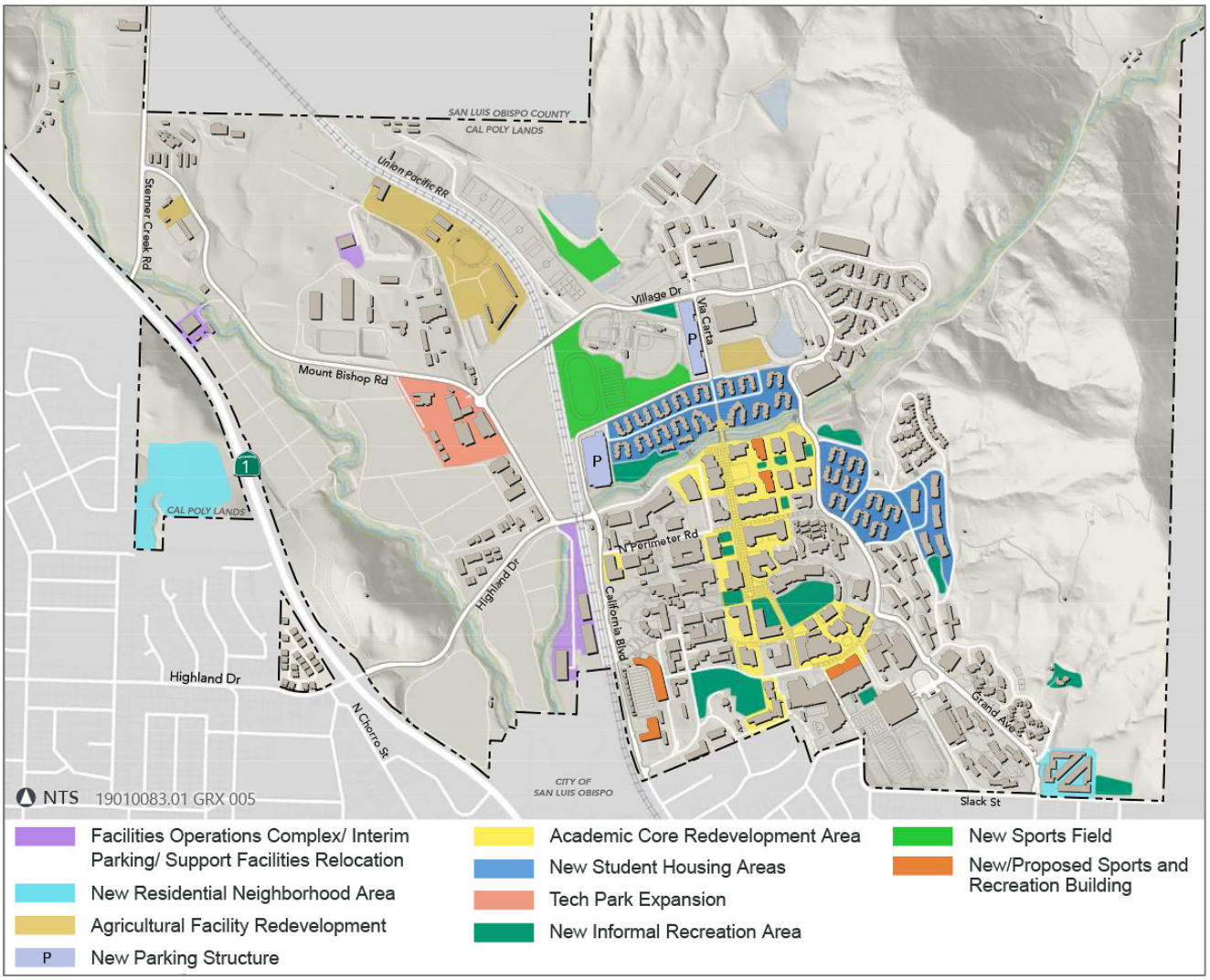
Table 2-7 Academic, Administrative, and Support Space Requirements

	Space Required
Future Capacity Required (based on 22,500 FTES)	4,165,000 gsf
Current Built Capacity (based on 2015 Inventory)	2,875,000 gsf
Total Construction	**1,745,000 gsf**
Replacement	(455,000) gsf
Net New Needed	***1,290,000 gsf***

The 2035 Master Plan proposes an increase in institutional support activities and services including indoor and outdoor classrooms and laboratories, faculty offices, and facilities for study, research and scholarship, including the Kennedy Library. With the proposed increase in student enrollment, institutional support services would need to be expanded. Thus, to address the current deficit and meet future demands, the net new gsf in the 2035 Master Plan includes 475,000 gsf of support space in the Academic Core. This would accommodate institutional support, as well as other services, including campus food services, lounge and study space, technology and power, and an expanded Health Center and the relocation of the Facilities Services operations to the West Campus area. The projected growth for academic, administrative, and support space is presented in Table 2-8.

Table 2-8 Academic, Administrative, and Support Space Growth Projections

Enrollment Year	Total gsf	Total Cumulative gsf
2020-2021	*215,000*	*215,000*
2022–2023	*215,000*	*430,000*
2024–2026	*215,000*	*645,000*
2027–2029	*215,000*	*860,000*
2030–2032	*215,000*	*1,075,000*
Master Plan Projections 2035	***215,000***	***1,290,000***



Source: Data received from Cal Poly in 2019; adapted by Ascent Environmental in 2019

Figure 2-11 Development Plan

2.6.3 Housing

STUDENT HOUSING

A major goal of the 2035 Master Plan is to construct enough student housing to house all freshman and sophomore students on campus, as well as approximately 30 percent of upper-division students. This may include specialty student housing. To do so, the 2035 Master Plan provides for a total of approximately 15,000 student beds on campus. These expanded residential facilities would house all freshmen and sophomore students on campus and would accommodate approximately 63 percent of the University's undergraduate students (Table 2-6). Table 2-9 below shows the projected growth rate of student beds that would be provided on campus under the 2035 Master Plan.

Table 2-9 Student Housing Phasing and Growth Projections

Year[1]	Cal Poly Total Enrollment	Cal Poly Students Living in Campus-Provided Housing	Permanent Beds as Designed	Cal Poly Students Living Off Campus	Percent of Cal Poly Students Living on Campus
2000	16,877	2,816	2,783	14,061	17%
2001	18,079	2,934	2,783	15,145	16%
2002	18,453	2,775	2,782	15,678	15%
2003	18,303	3,551	3,579	14,752	19%
2004	17,582	3,668	3,579	13,914	21%
2005	18,475	3,618	3,579	14,857	20%
2006	18,722	3,629	3,579	15,093	19%
2007	19,777	3,868	3,579	15,909	20%
2008	19,471	5,355	5,110	14,116	28%
2009	19,325	6,470	6,219	12,855	33%
2010	18,360	6,387	6,220	11,973	35%
2011	18,762	6,947	6,232	11,815	37%
2012	18,679	6,642	6,902	12,037	36%
2013	19,703	7,234	6,232	12,469	37%
2014	20,186	7,137	6,239	13,049	35%
2015	20,944	7,370	6,239	13,574	35%
2016	21,306	7,107	6,323	14,199	33%
2017	22,188	7,794	6,323	14,394	35%
2018	21,812	7,762	7,758	14,050	36%
2019	21,242	7,812	7,756	13,430	37%
2020	21,925	7,812	7,756	14,113	36%
2021	22,130	7,812	7,756	14,318	35%
2022	22,335	9,812[2]	9,756[2]	12,523	44%
2023	22,540	9,812	9,756	12,728	44%
2024	22,745	10,412[3]	10,356[3]	12,333	46%
2025	22,950	10,412	10,356	12,538	45%
2026	23,155	10,412	10,356	12,743	45%
2027	23,360	11,912[4]	11,856[4]	11,448	51%

Year[1]	Cal Poly Total Enrollment	Cal Poly Students Living in Campus-Provided Housing	Permanent Beds as Designed	Cal Poly Students Living Off Campus	Percent of Cal Poly Students Living on Campus
2028	23,565	11,912	11,856	11,653	51%
2029	23,770	11,912	11,856	11,858	50%
2030	23,975	11,912	11,856	12,063	50%
2031	24,180	13,412[5]	13,356[5]	10,768	55%
2032	24,385	13,412	13,356	10,973	55%
2033	24,590	13,412	13,356	11,178	55%
2034	24,795	13,412	13,356	11,383	54%
Master Plan Projections 2035	25,000	15,012[6]	14,956[6]	9,988	60%

[1] Information presented for 2000-2019 represents actual student beds on-campus based on the Cal Poly Registration Monitor, Office of Institutional Research. Information presented for 2020-2035 was projected as part of the 2035 Master Plan and based on an average annual increase of 205 students in total enrollment per year.

[2] Projected additional of on-campus housing with up to 2,000 new student beds.

[3] Projected additional of on-campus housing with up to 600 new student beds.

[4] Projected additional of on-campus housing with up to 1,500 new student beds.

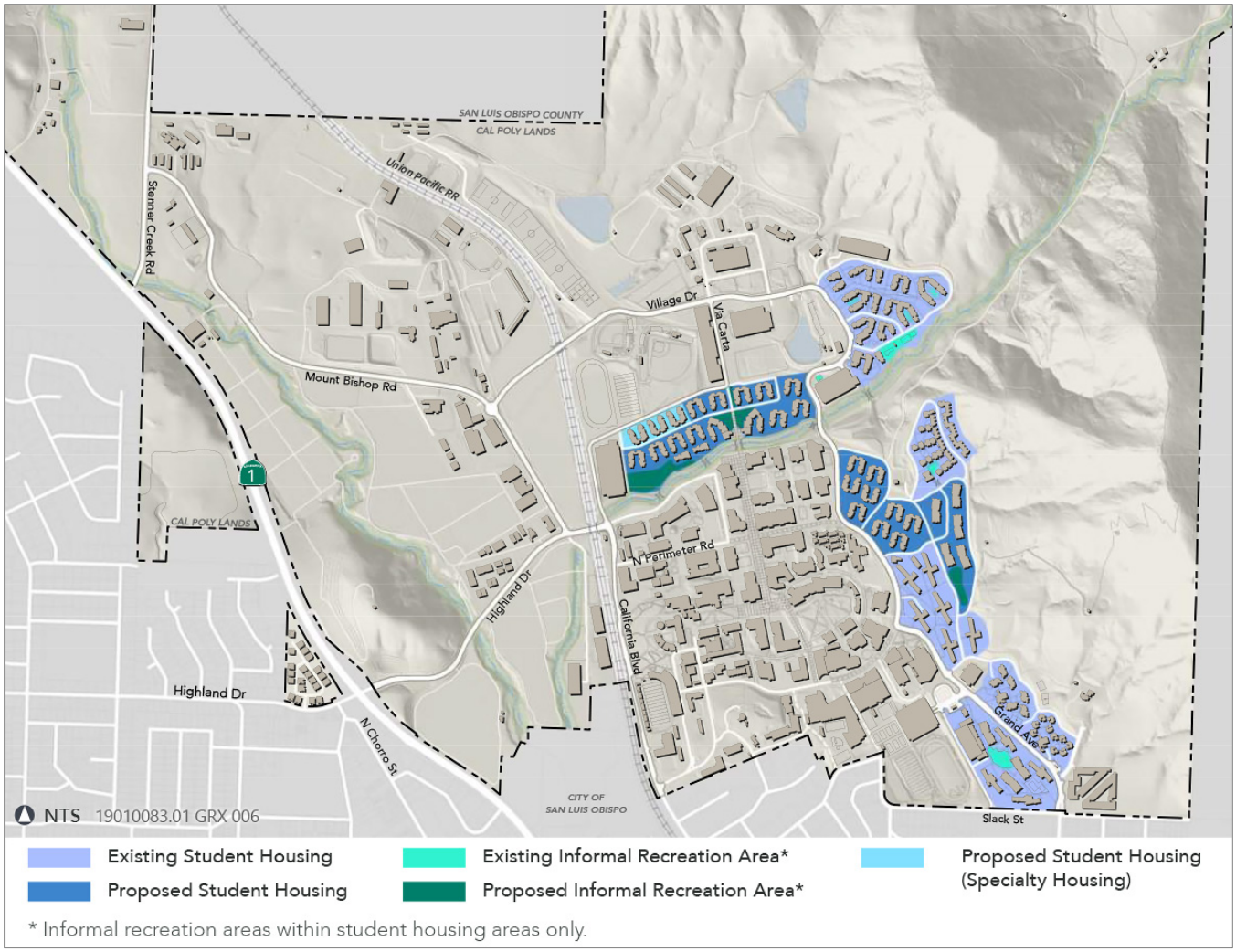
[5] Projected additional of on-campus housing with up to 1,500 new student beds.

[6] Projected additional of on-campus housing with up to 1,600 new student beds.

Source: Cal Poly 2004a, 2004b, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019a, 2019b.

As shown in Table 2-9, Cal Poly has gradually increased the level of on-campus housing available to students, resulting in approximately 20 percent more of Cal Poly's total enrollment living on campus than in 2000. Further, Table 2-9 demonstrates the year-to-year fluctuations that can occur in terms of student enrollment, which Cal Poly manages annually to ensure that on-campus housing is utilized to the extent feasible and that new beds are provided in response to anticipated and realized increases in enrollment. This includes the option of adding beds to existing student housing facilities, resulting in the temporary conversion of single bed rooms to double bed rooms, or double bed rooms to triple bed rooms where feasible. This provides the campus with added flexibility to accommodate enrollment increases while new student housing facilities are in the planning, financing, development and construction phases. As shown above, the projected year-over-year growth under the 2035 Master Plan would be outpaced by the planned development of on-campus housing such that, beginning in 2022, no less than 1,250 additional students are projected to live on campus with more than 4,000 additional students anticipated to be living on campus by 2035.

The new student housing would include both student dormitories and apartments, although initial development of student housing under the 2035 Master Plan would largely focus on dormitory-style housing. The dormitories, intended to primarily serve freshmen students, would be located predominantly within the East Campus near existing student housing, and the apartments in the North Campus would be located across Brizzolara Creek within easy walking and biking distance of the Academic Core (Figure 2-12). The new housing would include dining facilities, activity centers, and other amenities, making the campus more attractive to students at all hours, which would also reduce the need for student residents to have cars because more amenities and entertainment would be available on campus and within walking and biking distance. Apartment style housing for specialty groups would also be located in the North Campus.



Source: Image prepared and provided by Cal Poly in 2019

Figure 2-12 Student Housing

FACULTY/STAFF AND RETIREMENT HOUSING

The 2035 Master Plan designates two areas for public-private partnership (P3) residential developments within the main campus. These two projects, considered near-term projects (refer to Section 2.5.3), could be developed within the first 10 years of the 2035 Master Plan timeframe. These two near-term housing projects will undergo project specific CEQA compliance review when Cal Poly is ready to move forward with project planning and construction. This review would occur subsequent to the Trustees' review and consideration of the 2035 Master Plan and 2035 Master Plan EIR.

Faculty/Staff Housing

Under the 2035 Master Plan, a residential neighborhood intended primarily for workforce housing (with an emphasis on University faculty and staff, although non-University-related residents would be allowed pending availability) would be constructed within the East Campus, northeast of the intersection of Slack Street and Grand Avenue (see Figures 2-4 and 2-5, Building #176). The development would consist of 380 rental units, approximately 7,000 square feet of retail space, 12,000 square feet of amenity space (i.e., pool/spa, club, and deck), and 525 parking spaces. On-site structures would range in height from three to five stories. Based on the current conceptual design, 59 studio, 168 one-bedroom, 147 two-bedroom, and six three-bedroom units would be provided to support an on-site residential population of approximately 800 faculty/staff and their families.

The proposed development would locate the lower (three-story) buildings adjacent to Slack Street, with the larger buildings trending away from Slack Street and toward campus. The primary access point would be along Grand Avenue, approximately 300 feet north of the intersection with Slack Street, with secondary access from Slack Street, approximately 400 feet east of Grand Avenue.

University-Based Retirement Community

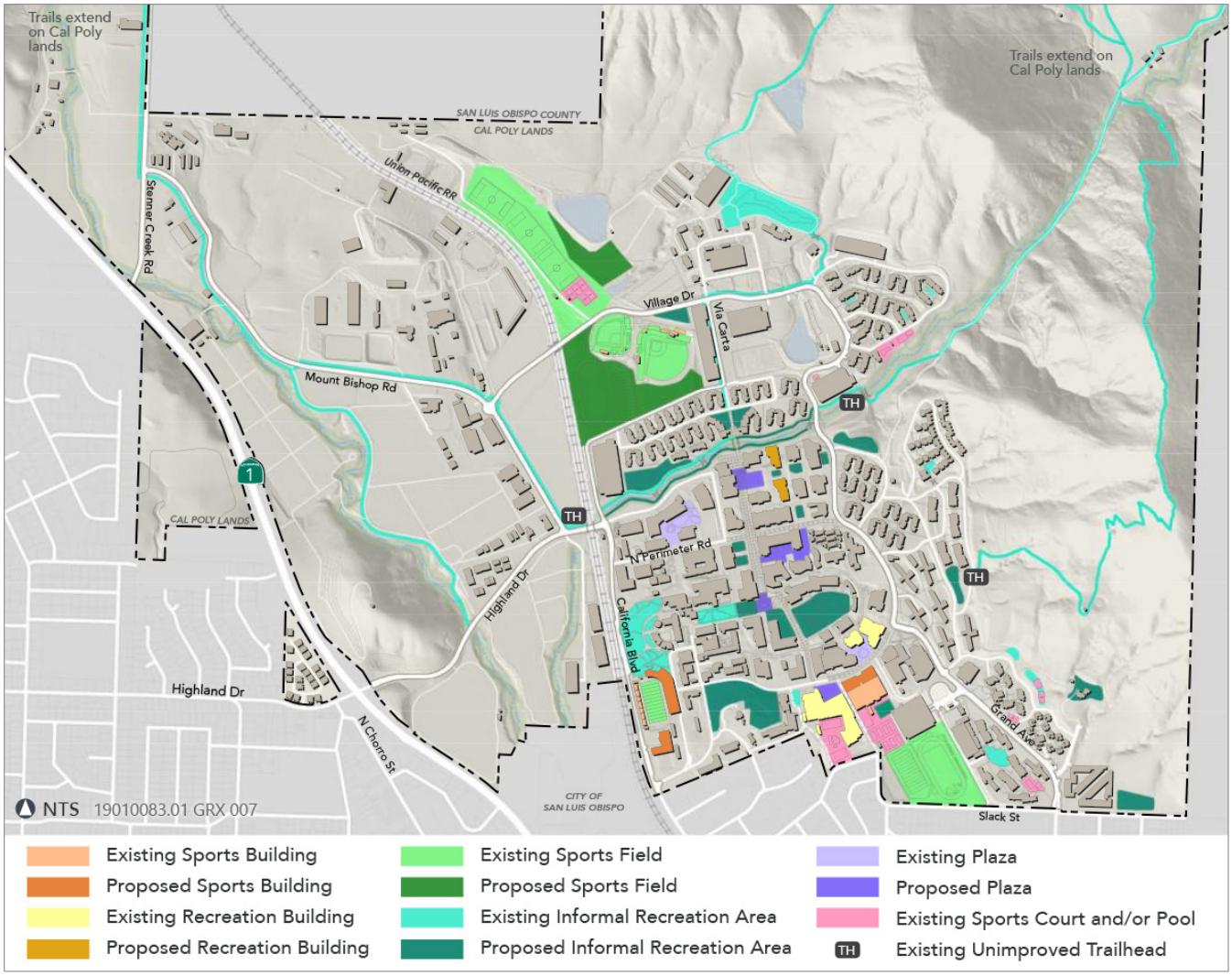
The Master Plan includes a University-Based Retirement Community of approximately 200 units. The development would consist of senior living units (approximately 120 independent living units, 50 assisted living units, and 30 memory care units). Using standard density numbers for independent living units of 1.2 persons per unit and one person per unit for assisted living and memory care units, the community would have a population of approximately 225 residents and approximately 60 employees. The development would provide priority occupancy to retired Cal Poly faculty, staff, and alumni. If faculty, staff, and alumni demand is low, remaining units would be made available to the broader retirement community among the general public. Associated amenities may include restaurants, health centers, entertainment centers, theaters, craft studios, community gardens, and libraries. The details of design and operation of this development (e.g., access, site alteration, architectural style) have not yet been determined.

This project would be located west of SR 1 on an approximately 25-acre parcel owned by Cal Poly. The University-Based Retirement Community project would be located on approximately 12-acres of this site, and is proposed to have a development density of 16 units per acre, or approximately 200 units. This site is designated as "Residential Neighborhood" in the 2035 Master Plan and "Residential Community" in the 2001 Master Plan. The remaining portion of the larger 25-acre property is leased to CAL FIRE for a fire response facility and will remain in that use. The northern half of the site and a north-south-trending linear portion of the site adjacent to SR 1 are designated as "Open Space."

2.6.4 Recreation and Athletic Facilities

The Master Plan provides for the renovation of existing recreation and athletic facilities and for construction of new facilities on campus (Figure 2-13). The following outlines proposed new construction and renovation of recreation and athletic facilities in the Master Plan:

- **Spanos Stadium:** This existing 12,000-seat facility within the Academic Core subarea would be renovated, and the field size would be enlarged. The number of seats would be increased by 4,000 for a total capacity of 16,000. This would allow for greater capacity at home football games, home soccer games, and graduation ceremonies. Spanos Stadium is expected to continue to host five home football games, 10 home soccer matches, the spring commencement, and the Cal Poly Rodeo each year.
- **Creekside Village:** This proposed facility, which would be located south of Brizzolara Creek in the Academic Core subarea, would include a recreation center for students, faculty, and staff. It would resemble the existing Recreation Center and could be a satellite facility. The Creekside Village area would also include several informal, passive, outdoor, and indoor recreation areas.
- **Sports Fields:** Active recreation sports fields are proposed in the North Campus subarea and include facilities such as a running track, soccer fields, softball fields, and volleyball courts.
- **Informal Recreation:** Passive/informal recreation areas, consisting of local and regional trail connectors, lounge areas, bocce ball courts and other smaller-scale activities, are proposed throughout the Master Plan Area (e.g., along Brizzolara Creek, Creekside Village, and in the area behind the Slack and Grand residential neighborhood). Additionally, Cal Poly has agreed in concept with the County of San Luis Obispo to make improvements to Mount Bishop Road from Highland Drive north to Stenner Creek Road and to dedicate right-of-way along this road for use as part of the Chorro Valley Trail.



Source: Image prepared and provided by Cal Poly in 2019

Figure 2-13 Athletic and Recreation Facilities

The Master Plan would increase recreational opportunities on campus as shown in Table 2-10. With respect to solely outdoor recreation opportunities, the 2035 Master Plan would provide an additional 18.6 acres of active outdoor recreation (e.g., sports fields and courts), up from the 63.9 acres currently provided on-campus, for a total of 82.5 acres. The 2035 Master Plan would also provide approximately an additional 2,810 linear feet of trails within the Master Plan Area that would connect to the existing 70,040 linear feet of trails that currently exist within the Master Plan Area and adjacent ranches.

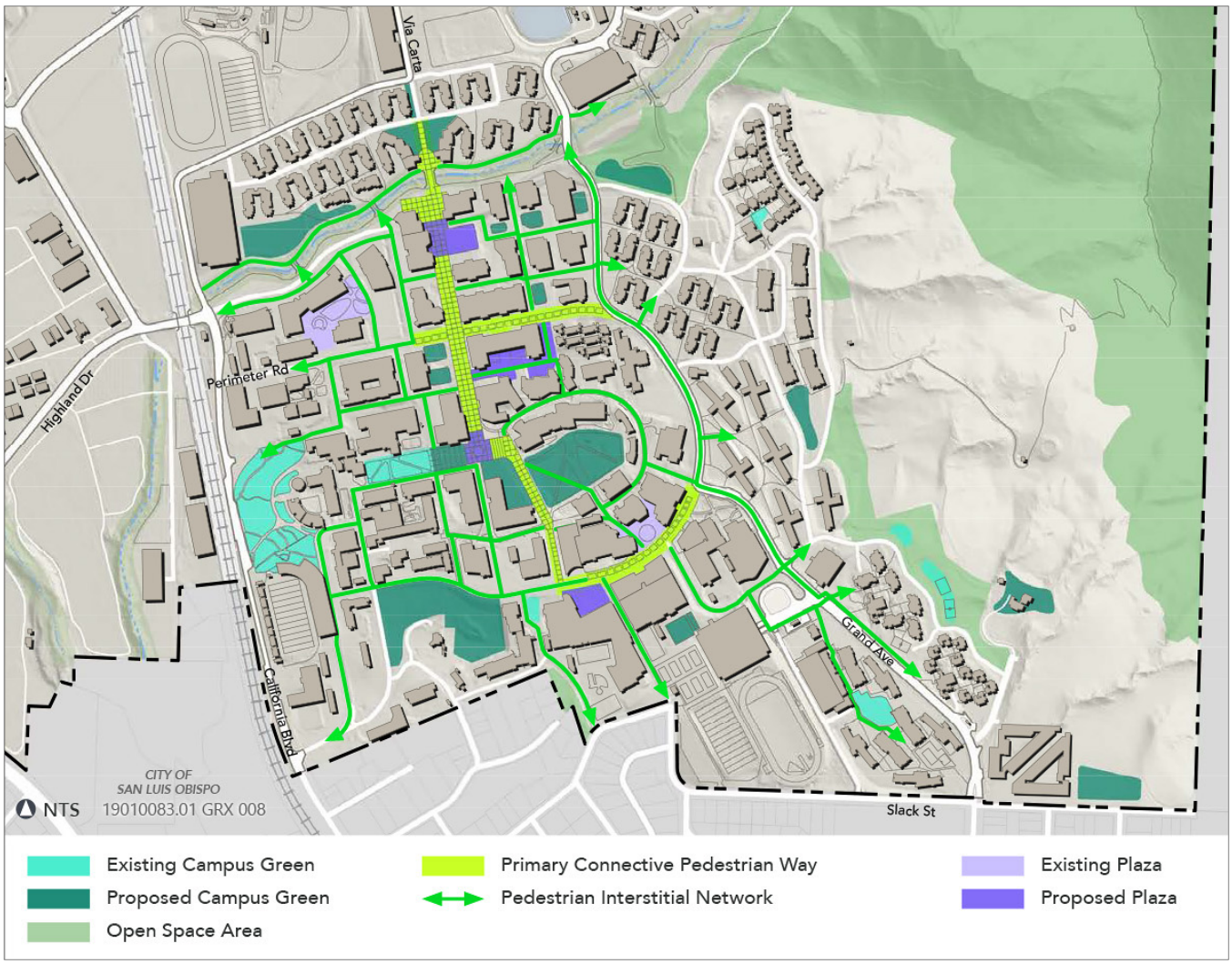
Table 2-10 Proposed On-Campus Recreational Opportunities

Recreational Areas	Approximate Acres	Approximate Linear Feet
Outdoor Areas		
Sports Fields	15.9	
Informal Recreation: Areas	16.5	
Informal Recreation: Trails		2,810
Subtotal	*32.4*	*2,810*
Facilities		
Sport Courts and Pools	-	
Plazas	3.2	
Subtotal	*3.2*	
Recreation Total	**35.6**	**2,810**
Additional Recreation		
Athletic Buildings	2.1	
Recreation Buildings	0.7	
Additional Recreation Total	**2.8**	

2.6.5 Open Space and Landscaping

The Master Plan would further enhance open space, including landscaped areas, throughout the Master Plan Area. The existing major and iconic open space areas within the main campus would be improved Figure 2-14). For example, Dexter Lawn would be expanded to the east, and Centennial Meadow by the Warren J. Baker Center for Science and Mathematics would be expanded to create a more meadow like open space with Central Coast landscaping and numerous seating areas. Landscaping would utilize an attractive plant palette with drought-tolerant species. With these components, the 2035 Master Plan emphasizes the integrative role of open space by creating connections between landscape and structures and a comfortable human-scale setting for educational activities and campus life. Additional open space components included in the 2035 Master Plan are discussed in detail below:

- **Dexter Lawn expansion and heart of campus:** The formal, traditional collegiate green expanse of Dexter Lawn would be extended to the east within the Academic Core subarea. It is intended to be a cohesive extension of the existing lawn, culminating at the central intersection at the realigned intersection of North Poly View Drive and Via Carta. The character and design of the heart of campus would accommodate a variety of passive and active functions and would be the subject of future study.
- **Centennial Meadow:** This open space located within the Academic Core subarea would be informal with numerous and varied seating areas to attract use of the area. Shade and landscaping using native and low-water-use species would be encouraged. This space would require clearly defined pedestrian access ways to connect the UU activity area to the Academic Core. Smaller transitional structures and other connective articulation between the UU and Centennial Meadow would encourage use and provide exterior expansion and integration of the UU complex.



Source: Image prepared and provided by Cal Poly in 2019

Figure 2-14 Green Space and Landscape Framework

- **Smaller open spaces:** Each new building project within the main campus would include adjacent open spaces that provide quality seating and study areas. These spaces would relate to the associated building and would be inviting to those walking or biking past. Spaces would be varied in scale, character, level of privacy, and solar orientation. Where possible, power and technology would be integrated into outdoor spaces.
- **View preservation:** Preservation of views to the Cal Poly outer lands and surrounding hills is an important consideration from open spaces, circulation ways, and building windows. Specific alignment and orientation of roads, major pedestrian pathways, and building siting and massing would consider view framing and view preservation.

2.6.6 Circulation Infrastructure Improvements

The 2035 Master Plan calls for circulation infrastructure and related policies and programs that together are intended to provide for the safe and efficient movement of pedestrians, bicycles, and vehicles around campus, while also encouraging a more complete shift to an active transportation approach—one that emphasizes walking, biking, and public transportation over personal vehicles.

The 2035 Master Plan continues Cal Poly's efforts to move away from auto dependency to a more pedestrian-oriented and multimodal environment. The overarching circulation principle is to further develop and implement this modal shift. The City of San Luis Obispo (City) and other regional transportation agencies similarly support multimodal and active transportation approaches. To be most effective, the on- and off-campus circulation networks should be closely coordinated.

The 2035 Master Plan includes the following guiding principles related to the campus' circulation network:

- Shift modal hierarchy to (1) walking, (2) biking, (3) transit, and (4) vehicles.
- Reduce vehicle trips and parking demand.
- Create a pedestrian core.
- Provide expanded and improved bicycle circulation system, including bicycle parking closer to major campus facilities and activity centers.
- Consider a campus shuttle.
- Provide adequate access for maintenance, delivery, emergency, and special needs.
- Ensure safety of all transportation modes.

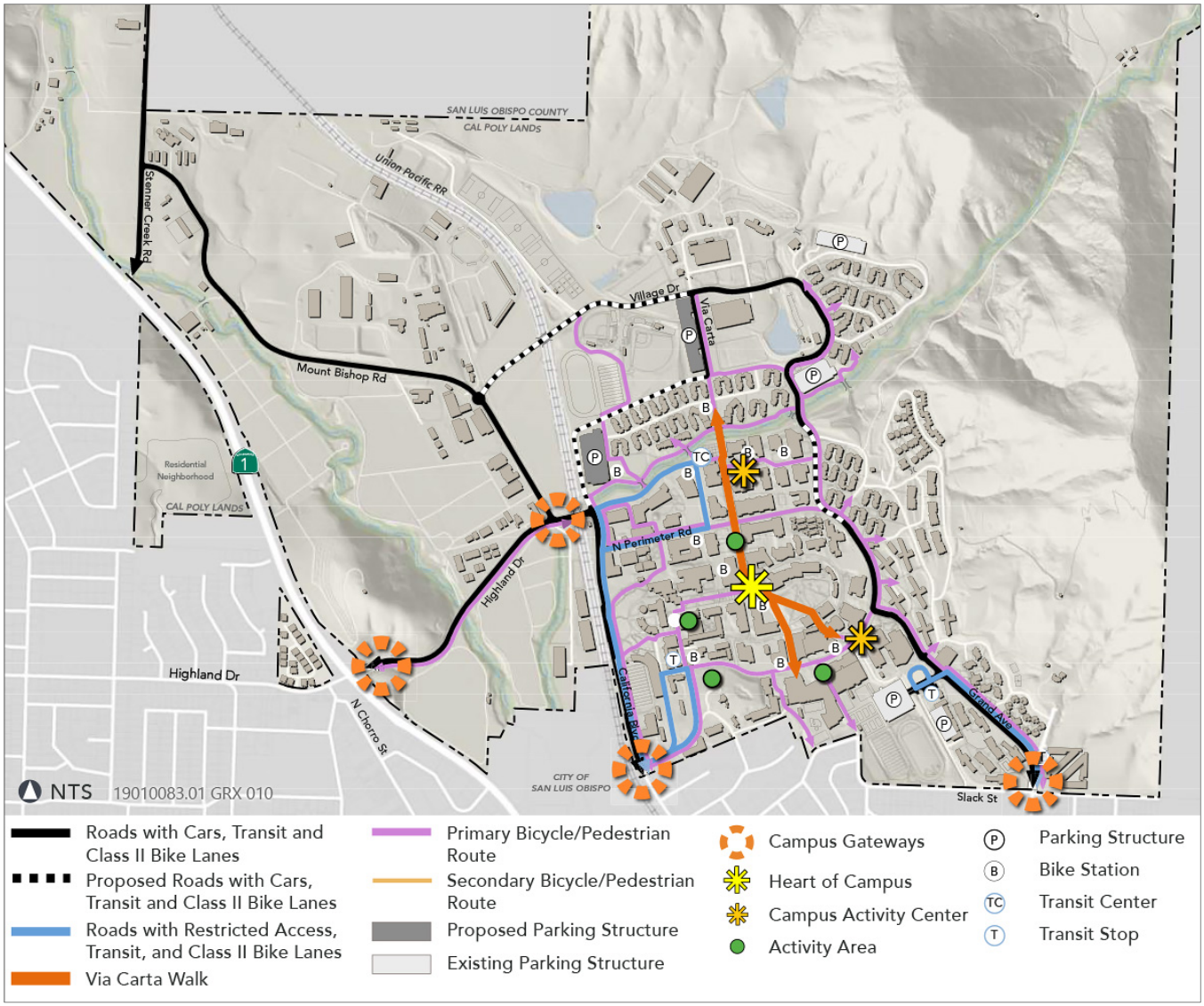
Roadways: The 2035 Master Plan includes the development of two new roads that would support the planned campus uses north of Brizzolara Creek. The new northernmost road would connect Village Drive to Mount Bishop Road and utilize, in part, Sports Complex Road; this includes grade-separated UPRR crossings for vehicles and for pedestrians. The second new road would extend from the California Boulevard/Highland Drive intersection north of Brizzolara Creek and east to Via Carta, which includes a bridge across Brizzolara Creek and a new grade-separated pedestrian crossing of the UPRR tracks, north of California Boulevard, to access new residential uses in this vicinity. These new routes would accommodate vehicles, pedestrians, and bicycles (Figures 2-15 and 2-16).

The 2035 Master Plan also includes the redesign of North Perimeter Road, University Drive, South Perimeter Road, and the eastern end of Highland Drive to restrict through traffic, to create a stronger and safer pedestrian presence, and to encourage bicycle use (Figures 2-15 and 2-16). North Perimeter Road, in particular, currently divides the Academic Core and creates significant intermodal conflicts. Access for emergency, maintenance, and disabled access vehicles would continue to be provided with these improvements.

Major new facilities and improvements, including the new roads, vehicular and pedestrian grade-separated railroad crossings, and parking structures in the North Campus and West Campus subareas, would be constructed in conjunction with the major new developments they would serve.

Most existing roads would remain in place for many years until new facilities become available. However, design changes and new management approaches to vehicular access that would reduce modal conflicts and encourage active transportation could be implemented sooner. For example, new bicycle paths and the enhancement of pedestrian amenities, could be implemented incrementally as funding allows.

Pedestrian and Bicycle Paths: The 2035 Master Plan provides for an enhanced pedestrian and bicycle circulation system with new and improved pedestrian and bicycle paths throughout the campus. Additional parking for bicycles located near major activity centers would also be installed on campus. The planned system would increase safety by creating a pedestrian-only Academic Core area and eliminating conflicts between pedestrians, bicycles, and cars (Figures 2-15 and 2-16).

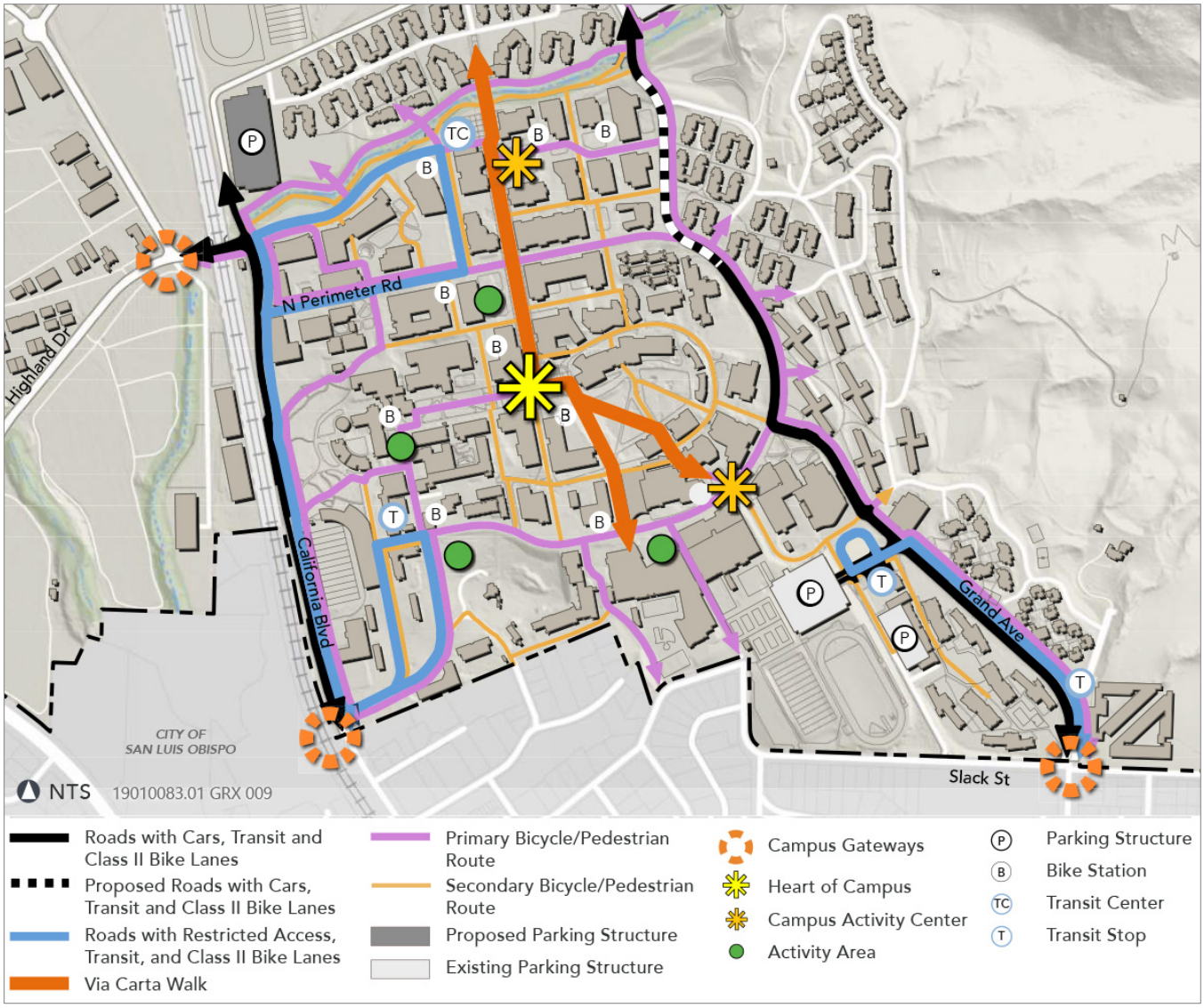


Source: Image prepared and provided by Cal Poly in 2019

Figure 2-15 Main Campus Circulation

Transit and Transit Center: The 2035 Master Plan calls for a multimodal transit center in the vicinity of the proposed Creekside Village near the terminus of Highland Drive at University Road that opens onto Creekside Village. The center would be the hub for multimodal transit for Cal Poly. The SLO Transit bus route would stop at the Transit Center. It would also accommodate shuttles, ride-hailing, and personal vehicle drop-off. The Transit Center would provide storage for bicycles and a bicycle service and repair facility. Covered and interior waiting areas would allow transit users to wait for their transportation comfortably. Adjacency to Creekside Village would encourage use of transit options since food, services, study areas, and entertainment would also be available in the adjacent development.

A new transit stop is envisioned near the southeast corner of campus, at the Performing Arts Center, to serve the new residential neighborhood and student housing. An additional stop is planned near the southwest corner of campus. While the 2035 Master Plan indicates that proposed transit routes would bring riders to strategic locations at the edge of the campus, thereby eventually eliminating the need for buses to regularly enter the campus core, any changes to the current routes, as well as the precise locations and designs of the transit center and future stops, would be determined in cooperation with the City and the San Luis Obispo Regional Transit Authority.



Source: Image prepared and provided by Cal Poly in 2019

Figure 2-16 Academic Core Circulation

Parking

Currently, the campus provides 8,019 parking spaces. The 2035 Master Plan proposes to increase the number of spaces to 8,193 (a net increase of 174). A new parking structure would be developed in the North Campus area, adjacent to the extension of California Boulevard and Brizzolara Creek. This location would serve to intercept most car traffic outside the Academic Core. A new structure is also envisioned on Via Carta to serve the sports facilities, Equestrian Center, and the adjacent Agricultural Pavilion. This structure would be located proximate to the new student residential areas so that some of this parking could be incorporated into those projects. The new parking structures are intended to replace parking that was displaced by Master Plan projects sited in the areas currently used for large surface parking lots. The amount and location of parking for student residential projects (which would primarily serve upper division students residing on campus) would be evaluated as part of the marketing, feasibility and master plan consistency analyses associated with those projects and incorporated into their programming, design, and financing.

Prior to development of the proposed structured parking, interim surface parking lots on-campus are anticipated to be constructed to avoid a temporary net loss of on-campus parking that would be displaced by proposed development. For example, an interim surface parking lot would be constructed as the first development phase at the site of the planned relocation of the Facilities Operations Complex (see Figures 2-4 and 2-5, Building #151) during construction of proposed new student housing (see Figures 2-4 and 2-5, Buildings #177, #178, and #179) on the present sites of surface parking lots H-12 and H-16 (totaling 934 spaces). As with the proposed new parking structures, this site is well outside the Academic Core, while still within convenient walking distance.

It is the University's intent to discourage residents from bringing cars to campus, so that the overall demand for parking would be reduced. Currently, first-year campus residents are not allowed to purchase parking permits and students found in violation are cited. It is the University's intention, during the term of the Master Plan, to prohibit second-year campus residents from purchasing parking permits after adequate housing has been built to accommodate all second-year students on campus. In addition, the storage of cars for on-campus residents does not necessarily require locations on the most valuable and limited land nearest to the Academic Core.

2.6.7 Utilities and Infrastructure

Most of Cal Poly's developed land is located within the main campus in the San Luis Obispo Creek watershed. It includes about 150 major buildings with more than 6 million gsf of space. Planning for the infrastructure required to support the existing and proposed campus facilities requires critical systems analysis, strategic operation, and continuous maintenance. The 2035 Master Plan emphasizes sustainability as a major goal in the design and operation of infrastructure to serve the expanded campus. Cal Poly is currently preparing a Utility Master Plan that will identify and detail specific modifications to the campus' existing infrastructure in order to ensure reliable and sustainable utility service throughout campus. The 2035 Master Plan includes consideration of the infrastructure projects that are further detailed in the Utility Master Plan.

As outlined in the 2035 Master Plan and as will be further detailed in the Utility Master Plan, utility infrastructure improvements would provide modernization and enhancements to the existing campus utility systems to serve new facilities, including drainage, water, sewer and a new water reclamation facility (WRF) proposed to be located in the West Campus area, adjacent to the compost facility. (See Figures 2-4 and 2-5, Building #128). The 2035 Master Plan would require new infrastructure to deliver domestic water, collect wastewater, and manage storm drainage, particularly to service new development in the North Campus. This EIR generally assumes that up to 1 linear mile of new utility line construction/replacement would occur as part of 2035 Master Plan implementation. While ensuring quality operational performance of these systems, the utility improvements would also conserve water, conserve energy, reduce carbon emissions, and reduce utility costs. A discussion of proposed utility improvements is summarized below, and further information is provided in Section 3.14, "Utilities and Service Systems," regarding the projected demands and infrastructure associated with implementation of the 2035 Master Plan.

WATER SUPPLY

Cal Poly's water for on-campus uses is derived from two primary sources: Whale Rock Reservoir and local groundwater. Water from Whale Rock Reservoir is delivered to campus by the City municipal water supply infrastructure; local groundwater is provided via seven agricultural wells owned and operated by the University. Groundwater pumped from agricultural wells located on University land is limited by relatively shallow, low-capacity aquifers, especially during drought years. These groundwater wells generate on average 120 acre feet per year of water used for agricultural and other non-potable uses. The 2035 Master Plan does not propose any increase in groundwater draws.

Cal Poly owns surface water rights, by State Water Resources Control Board permit, to Old Creek, which supplies Whale Rock Reservoir near Cayucos. Along with the City and the California Men's Colony, Cal Poly was one of the original developers of the Whale Rock Reservoir and, therefore, retains rights to approximately 34 percent of the reservoir capacity which equates to 959 acre-feet per year, based upon the recently updated "safe annual yield"

determination for the reservoir. Cal Poly pays fees to the City for delivery and treatment of water from Whale Rock Reservoir. The City operates Whale Rock Reservoir and determines the most economical way to deliver both treated water and raw (untreated) water. Water from Whale Rock Reservoir is generally used for domestic, potable purposes. However, Cal Poly currently utilizes a portion of its Whale Rock water allocation for non-potable agricultural irrigation. With development under the Master Plan, Cal Poly intends to utilize its full 959-acre feet per year allocation for treated, potable water uses. Agricultural water needs would then be met through the construction of the WRF (described below) which would produce approximately 380 AFY of recycled water for agricultural and other nonpotable uses. In addition, the campus is undertaking and will expand under the 2035 Master Plan various water conservation/recycling measures that will reduce potable water demand and allow for sustainable reuse of wastewater for nonpotable/agricultural use.

WASTEWATER

The Cal Poly sanitary sewer system was built as part of the original campus infrastructure and has been in service for over 100 years. Partly because of the rolling terrain of the campus and surrounding community, there are numerous sewer lift stations, many of which are located in the outlying agricultural areas. Domestic wastewater from the campus is discharged to a single metered point of connection to the City's collection main and is ultimately treated at the City's Water Resource Recovery Facility (WRRF), located at the south end of the city. Ongoing conservation efforts, such as installation of ultra-low-flow plumbing fixtures, have resulted in significant reductions in wastewater volumes despite campus growth. Refer to Section 3.14, "Utilities and Service Systems," for further clarification.

As part of the 2035 Master Plan, a WRF is proposed to be constructed in the northern portion of campus, south of the Student Experimental Farm and west of the compost operation (see Figures 2-4 and 2-5, Building #128). This facility would treat campus-generated effluent to levels required by CCR Title 22 for reuse as landscape and agricultural irrigation, effectively offsetting overall water demand and providing a source of agricultural and non-potable water. The WRF would be incrementally phased to meet supply needs, ultimately producing approximately 380 AFY of water. The WRF would occupy a 0.5-acre area and include the treatment plant, a classroom and lab, and an operations and maintenance room. The WRF would also include expansion of one of the existing campus reservoirs to increase system capacity by 100 acre-feet and two small "tailwater" reservoirs to help manage WRF operation and peak storm flows. The WRF would also include construction of pump stations to pump raw waste and recycled water. The WRF would produce sludge that would either be transferred to a local facility/landfill or reused (e.g., in land application). Refer to Section 2.6.10, below, for further information regarding the WRF.

STORM DRAINAGE

The region's rainy season occurs in the winter months, from October through March. Storm drainage can be a challenge, particularly during heavy rains. Most of the Academic Core, West Campus, and North Campus subareas drain to Brizzolara Creek, which bisects the campus and ultimately drains to Stenner Creek. The University, in accordance with the Clean Water Act and State Water Resources Control Board and Regional Water Quality Control Board requirements, has developed an aggressive Storm Water Management Program. This program includes a contract to clean and vacuum all catch basins, drainage inlets, and area drains annually every October. Further and in compliance with applicable regulations, all new development under the 2035 Master Plan would be designed and constructed such that runoff volume velocity, and water quality would not exceed existing levels and thus existing stormwater facilities would be adversely affected. Refer to Section 3.9, "Hydrology and Water Quality," for further information.

SOLID WASTE

Cal Poly contracts with San Luis Garbage for collection and disposal of solid waste, recycling, and composting of food waste. Currently, the majority of solid waste, requiring disposal and associated with Cal Poly, is handled at the Cold Canyon Landfill. As part of the ongoing effort to make Cal Poly a more sustainable campus, a Zero Waste Pilot Program is being implemented at numerous locations around campus. Cal Poly operates an integrated waste

management program that includes source reduction; recycling; composting of food waste, green waste, and manure; resale of scrap metal and surplus equipment; and zero-waste event catering. Recycling containers are provided to faculty, staff, and students by Facilities Management and Development, and collection is performed by custodial and landscape services and the campus recycling coordinator. Through continued and expanded implementation of Cal Poly's Zero Waste Policy, the need for solid waste disposal capacity would continue to decrease under the Master Plan. Refer to Section 3.14, "Utilities and Service Systems," for further information.

ENERGY

The 2035 Master Plan anticipates future energy demand would continue to be met through the same means as present (i.e., electricity and natural gas), with increasing emphasis on using renewable and other carbon-free energy sources (while reducing dependence on fossil fuels) and on designing and retrofitting existing facilities for more energy-efficient operations. In addition to purchasing electrical energy from Pacific Gas and Electric Company, Cal Poly anticipates implementing projects such as solar photovoltaic systems on the top of parking garages and other campus facilities. The existing Mustang substation (refer Building 75 on Figure 2-4) may also be expanded or a smaller, remote substation may be constructed within the Academic Core or North Campus subarea of the Master Plan Area. Refer to Sections 3.6, "Energy" and 3.14, "Utilities and Service Systems" for further clarification.

2.6.8 Design Character

The campus is located in a spectacularly beautiful natural setting, with important scenic and aesthetic resources, and with topography and views that include the Nine Sisters volcanic peaks, rolling hills, and groves of mature trees, unique rock formations and vegetation. Consideration of these visual and scenic resources is critical when designing, siting, and developing new facilities, land uses, and landscaping. The 2035 Master Plan has considered the topography of the campus in land use, building siting, and open space designations. Incorporating and emphasizing topographic design elements in planning would result in outdoor spaces of varying sizes and character; would provide on-grade access to various floors of buildings; and would provide additional access opportunities to, within, and from the Academic Core. As noted in Chapter 2 of the 2035 Master Plan, future development under the 2035 Master Plan would be subject to the following design considerations/requirements:

- **Building Siting and Orientation:** Building siting and design would consider views, circulation and building entrance orientation, adjacent and nearby open space, any planned expansion, topography, existing site features, and existing and planned adjacent buildings and land uses.
- **Scale and Massing:** Buildings in the Academic Core would be at least three, and as many as six, stories to accommodate required future growth in this part of the campus and to allow for significant open space. Topography would help determine the appropriate height for new buildings. Stepped-back facades would modulate the perceived scale and contribute to view corridors and framed vistas.
- **Architectural Style and Materials:** The new buildings in the Academic Core would be of high-quality and contemporary design. The Warren J. Baker Center for Science and Math is a successful example of scale and materials that are compatible with the existing campus while providing a higher level of architectural design quality than some existing buildings.
- **View Preservation:** Maintaining distance views across the main campus and surrounding hills from open spaces, circulation ways, and building windows is an important consideration. Specific alignment and orientation of roads, major pedestrian pathways, and building siting and massing would consider view framing and view preservation.

2.6.9 Smart Growth and Sustainability

The 2035 Master Plan incorporates "smart growth" measures as part of its implementation program (refer to Table 4.1 of the 2035 Master Plan), including the compact development form around the Academic Core and mixed uses that reduce the reliance on vehicles and improve the efficiency of infrastructure and energy use. Importantly, the 2035 Master Plan calls for increased housing on campus that would reduce commuting and its associated environmental impacts and emphasizes a pronounced shift away from cars toward alternative modes of transportation, including walking, biking, and public transit. In addition, the 2035 Master Plan emphasizes use of renewable energy sources, including solar and wind energy, water reclamation, and waste composting, which is especially important for Cal Poly's hands-on, Learn by Doing programs.

Cal Poly is committed to leadership in sustainability through its facilities and operations, and it views sustainability as an essential element of its academic mission. Therefore, the 2035 Master Plan strives to protect important environmental resources by keeping most prime agricultural land in production, creating protective buffers around creeks, and preserving open space and scenic resources that are important to Cal Poly's visual character. It also requires that new facilities and campus infrastructure be environmentally sound and energy efficient and that they showcase advancements in sustainable technology. This includes designing new facilities to meet Leadership in Energy and Environmental Design standards; continually monitoring, maintaining, and updating energy systems to ensure that Cal Poly operates in the most efficient manner possible; and upgrading or replacing outdated technology and systems, as needed. Refer to Sections 3.6, "Energy;" 3.8, "GHG Emissions;" 3.13, "Transportation;" and 3.14, "Utilities and Service Systems" for further information regarding campus sustainability efforts.

The University has undertaken many sustainability-oriented endeavors, catalogued every 2 years since 2006 in the Biennial Progress Report for Sustainability for Cal Poly Facilities Management and Development. Indicators used to measure improvements in sustainability include:

- energy use – British thermal units per square foot of building and percentage of electricity from renewable resources;
- transportation – percentage of students living on campus, number of bike rack spaces, parking permits sold per capita, public transit ridership, fossil fuel usage avoided by EV charging, and percentage of fleet vehicles using alternative fuel;
- water resources - total water by source, total water by use, fecal coliform in Stenner Creek, nitrates in groundwater monitoring wells, and pollutants in wastewater;
- land use and development – percentage of campus square footage in energy efficient buildings;
- greenhouse gases (GHG) – percentage below 1990 baseline and percentage of electricity from non-GHG emitting sources;
- procurement – percentage of recycled content paper;
- solid waste and recycling – percentage of solid waste diverted from landfills and per capita landfill disposal; and
- curriculum – number of sustainability courses, majors, and minors.

These indicators are monitored by the University to ensure that Cal Poly meets or exceeds the CSU Sustainability Policy goals to:

- reduce GHG emissions to 1990 levels by 2020 and by 80 percent below 1990 levels by 2040;
- pursue energy procurement and production to reduce energy capacity requirements from fossil fuels, and promote energy independence using available economically feasible technology for on-site and/or renewable generation;
- source energy to 33 percent renewables by 2020;
- reduce per capita waste disposed at landfills by 80 percent by 2020 and move to zero waste;

- reduce water use by 20 percent by 2020;
- purchase at least 20 percent of food from sustainable sources (local, organic, free trade); and
- integrate sustainability across the curriculum.

2.6.10 Proposed Facilities Development Program

As noted in Chapter 3, "Implementation," of the 2035 Master Plan, the phased implementation of its development program would require consideration and forethought of the following factors:

- Where an activity must be relocated, new sites should be identified, and replacement facilities developed before the move. Thus, funding for the replacement project would need to be secured prior to initiating construction of the new facility.
- Because the source, magnitude, and program requirements of funding for projects are difficult to predict, project funds may come from state or CSU funding (but to a lesser extent than previous decades), student-supported fees, public private partnerships, donors and sponsors.
- Construction of a new building may require infrastructure upgrades or changes that can increase the project cost considerably over the cost of the building itself.
- When a new project is completed and space is vacated, the existing space can be either reassigned or demolished and the site made available for other uses at that time or in the future. If the space is retained for a short or longer term, it would require some level of secondary improvements to properly house an incoming University program. This most often results in a separate project requiring its own funding and is seldom part of the new construction budget.

As a result of these challenges, multiple steps may be required before a new building can proceed. This would require detailed planning and coordination that may change and require modifications as factors change over time, such as a funding opportunity appearing unexpectedly or being postponed. Other phasing considerations would include the availability of surge space, the need to provide support facilities for the increased number of residents of student housing, including dining options, active recreation, indoor and outdoor passive recreation, study space, and retail services. A student housing project may require infrastructure upgrades, such as road realignment, utility extensions, parking relocation, and pedestrian pathways. It may also require study space, dining, and recreation facilities as mentioned above. These result in quality-of-life phasing needs in addition to physical infrastructure and program replacement phasing requirements.

Buildings proposed under the 2035 Master Plan are listed in Table 2-11 and shown in Figures 2-4 and 2-5 above.

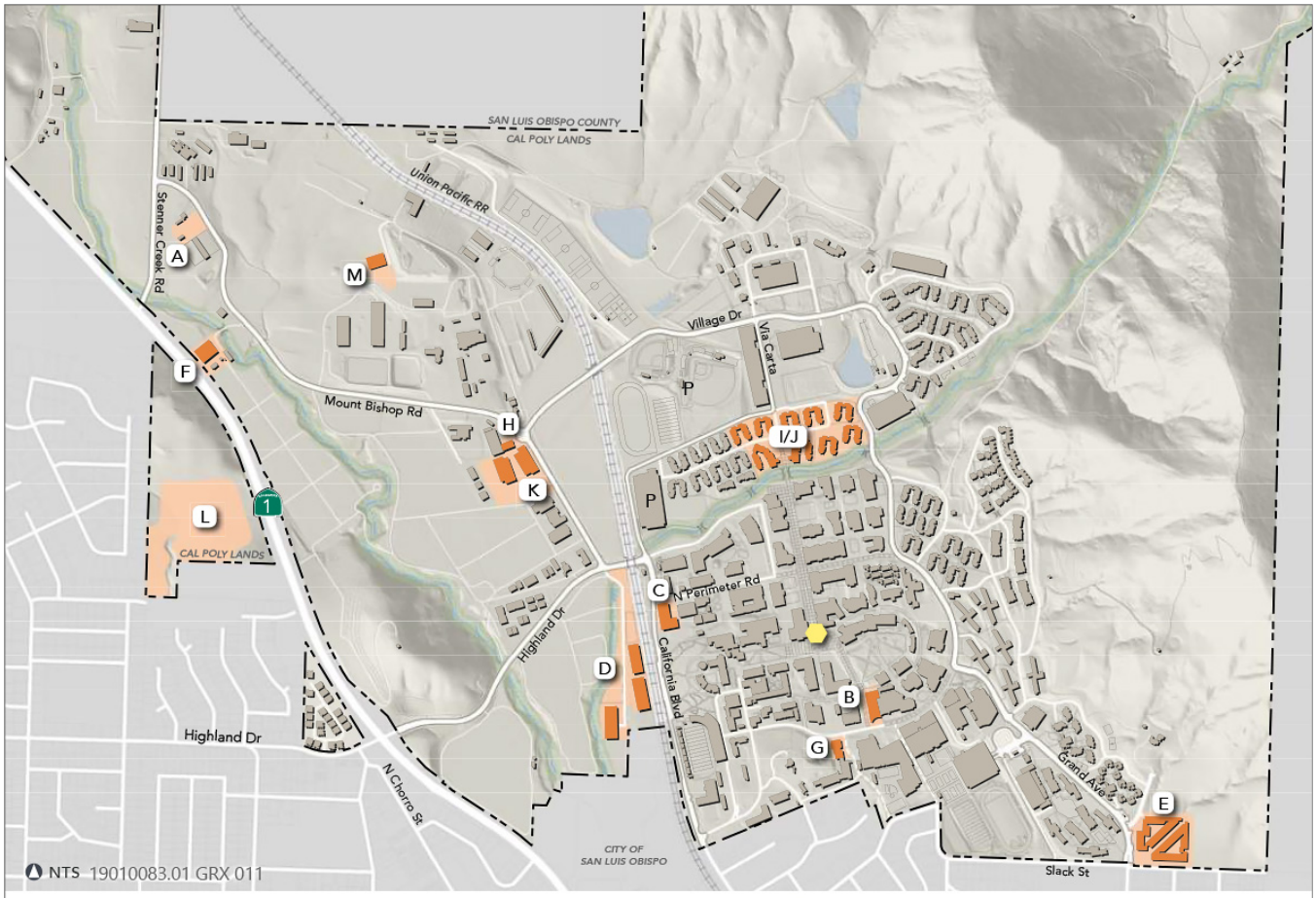
Table 2-11 Proposed Buildings and Facilities on Campus

Building No.	Building Name	Building No.	Building Name
19A	Dining Commons Addition	143D	Northeast Academic Complex
27A	Health and Wellbeing Center Addition	143E	Northeast Academic Complex
35A	Academic Center Library Addition	143F	Northeast Academic Complex
42B	Robert A. Mott Athletics Center Expansion	143G	Northeast Academic Complex
42Q	Practice Football Field	144A	Math and Science
42W	Track Field	144B	Math and Science
45A	Davidson Music Center Renovation/Addition	144C	Math and Science
49	Farm Shop	151	Facilities Operations Complex/Interim Replacement Surface Parking
61	Alex G. Spanos Stadium Expansion	152	University-Based Retirement Community
62	Spanos Athletic Facility	159	Environmental Horticulture Science

Building No.	Building Name	Building No.	Building Name
77A	Rodeo Support Facilities	173	Student Housing
82D	IT Services Consolidation	174	Student Housing
84	Technology Park Expansion	175	Student Housing
128	Water Reclamation Facility	176	Faculty and Staff Workforce Housing
132	Northwest Campus Parking Structure	177	Student Housing
133F	Orfalea Family and ASI Children's Center Expansion	178	Student Housing
136B	Irrigation and Training Research Center Practice Fields	179	Student Housing
138	Via Carta Parking Structure	182A	Student Support Services
142A	Creekside Village	182B	Student Support Services
142B	Creekside Village	184A	South Via Carta Academic Complex
142C	Creekside Village	184B	South Via Carta Academic Complex
142D	Transit Center	184C	South Via Carta Academic Complex
143A	Northeast Academic Complex	191	Engineering Projects Building
143B	Northeast Academic Complex	193	Northwest Polytechnic Center
143C	Northeast Academic Complex		

POTENTIAL NEAR-TERM PROJECTS

The 2035 Master Plan provides for implementation of planned facilities and improvements, phased through the 2035 planning horizon. The facilities envisioned to be developed earliest within the 2035 Master Plan timeframe (i.e., approximately within the first 10 years) are illustrated in Figure 2-17, with additional details provided for each in Table 2-12.



Source: Image prepared and provided by Cal Poly in 2019

Figure 2-17 Potential Near-Term Projects

Table 2-12 Potential Near-Term Projects

Near-Term Projects	Size	Campus Location*
Classroom and Offices Building This facility would consist of a 72,000-gsf facility with instructional, student service, administrative space, faculty offices and other academic space across disciplines for the University's six colleges. It could be one building or part of other mixed-use facilities, depending upon space needs, and could be developed in phases. See Figures 2-4 and 2-5, Building #195A.	72,000 gsf	Academic Core
Engineering Projects Building This project would construct a new 71,000-gsf facility at the site of the existing C7 parking lot to provide space for the design and fabrication of ongoing engineering projects (see Figures 2-4 and 2-5, Building #191). Incorporated into this project would be the replacement of the existing aeronautical hangers. This building is integral to the Learn by Doing pedagogy, allowing students to take their designs to fabrication and complete the full engineering cycle to fully realize their ideas.	71,000 gsf	Academic Core
Health and Wellbeing Center This project would construct a new 65,000-gsf replacement health center facility and renovate or demolish the existing Health Center (see Figures 2-4 and 2-5, Building #27). The existing building was constructed in 1960, with an addition in 1974, to service 10,000 students. The proposed building would adequately meet the needs of the current student body and future students.	65,000 gsf	Academic Core
Building 19 – Student Center Addition This phased project would add approximately 44,000 gsf to the current Building 19 Dining Commons. It would include office, meeting, study, and other student support spaces. It would allow the current loading dock to remain in place and operational.	44,000 gsf	Academic Core
Faculty and Staff Workforce Housing (also referred to as Slack and Grand) This project would construct a residential neighborhood intended primarily for workforce housing such as University faculty and staff. The project would consist of 380 residential units, approximately 7,000 square feet of retail space, approximately 12,000 square feet of amenity space (i.e., pool/spa, club, and deck), and approximately 525 parking spaces. The project would be composed of a mix of three-, four-, and five-story buildings. The units would consist of approximately 59 studio, 168 one-bedroom, 147 two-bedroom, and six three-bedroom units. The project would be located in the East Campus, on the lower elevation of the 22-acre site northeast of the intersection of Slack Street and Grand Avenue (see Figures 2-4 and 2-5, Building #176).	380 units	East Campus
Student Housing This project would construct a student housing complex providing up to 2,000 beds in dormitory-style housing (see Figures 2-4 and 2-5, Building #177). The complex would include support facilities, such as administrative offices, recreational lounge, student study areas, community meeting rooms, a laundry, counseling offices, and outdoor recreational space. Additionally, prior to development of the Facilities Operations Complex, listed below as a potential near-term project, that site would be used as temporary surface parking lot to accommodate existing parking that would be displaced as a result of development of this proposed student housing complex.	660,000 gsf	North Campus
Student Housing This project would construct a student housing complex providing 600 beds in dormitory-style housing (see Figures 2-4 and 2-5, Building #178). The complex would include support facilities, including on-site recreational and study space, laundry facilities, and community meeting rooms.	180,000 gsf	North Campus
Beef Cattle Evaluation Center (BCEC) Expansion The BCEC facility would be expanded by approximately 10,000 square feet of building area to provide needed space for continuing agricultural programs (see Figure 2-5, Building #55).	10,000 gsf	West Campus
Interim Replacement Surface Parking/Facilities Operations Complex This project would construct a 108,000-gsf replacement facility for Facilities Operations off Highland Drive (see Figures 2-4 and 2-5, Building #151). The existing facilities complex (Building #70) was constructed in or before 1961 near what was then the western edge of campus but is now a prime location for central academic and support functions. This project would relocate Facilities Operations to the western side of the campus, outside of the Academic Core, and would primarily house administrative offices, services, and storage. This project	108,000 gsf	West Campus

Near-Term Projects	Size	Campus Location*
could include, as the first phase of development, the construction of an interim surface parking lot to replace the 934 spaces in existing surface parking lots H-12 and H-16, which would be displaced by construction of proposed student housing in that location (see Figures 2-4 and 2-5, Buildings #177, #178, and #179), until such time permanent structured replacement parking is constructed. This project would also include improvements to Perimeter Road/Highland Drive as needed.		
Technology Park Expansion This project would construct an expansion to the existing Technology Park that was constructed in 2011 and has successfully attracted private businesses to locate in proximity to the University and provide mutual benefits of employment and student learning opportunities (see Figures 2-4 and 2-5, Building #84). This expansion would construct multiple buildings totaling 125,000 gsf to provide customized research and office space for start-up companies. This facility would be designed with smaller spaces to be flexible and adaptable to changes in use over time.	125,000 gsf	West Campus
Farm Shop This project would demolish the Farm Shop (#9) and construct a 51,200-gsf replacement facility (#82E) in the western portion of the campus to allow for more efficient operations. The space vacated would provide the only contiguous site for campus academic core expansion.	51,200 gsf	West Campus
IT Services Consolidation This project would construct a 15,000-gsf facility (Building #82D) off Mount Bishop Road near the existing Corporation Warehouse (Building #82). Currently, campus Information Technology Services department offices are located throughout the campus in Old Natatorium (Building #46), Cotchett Education Building (Building #2), and Frank E. Pilling Building (Building #14). This project would consolidate the IT Services department by providing offices to house 120 administrative staff, programmers, and support personnel.	15,000 gsf	West Campus
University-Based Retirement Community This project would construct a retirement living community intended for alumni, former faculty and staff, and those who wish to maintain an affiliation with the University beyond their working years. This project would consist of approximately 200 units and include independent living, assisted living, and memory care units and would be located on the southern 12 acres of the 25-acre portion of West Campus lying to the west of SR 1 (see Figure 2-4, #152).	200 Units	West Campus
Water Reclamation Facility This project would construct a water reclamation facility (WRF), approximately 14,100 gsf in size, to treat Cal Poly wastewater to levels required by Title 22 standards for the irrigation of Cal Poly agricultural and recreational fields. The WRF would be incrementally phased to meet supply needs, ultimately producing approximately 380 acre-feet per year of water. The WRF would cover an approximately one-half-acre area and include the treatment plant, a classroom and lab, and an operations and maintenance room. The WRF would include expansion of one of the existing campus reservoirs to increase system capacity by 100-acre feet and two small "tailwater" reservoirs to help manage WRF operation and peak storm flows. The WRF would also include construction of pump stations to facilitate pumping of raw waste and recycled water. If the existing reservoir system cannot be expanded, two new reservoirs would be constructed. The WRF would produce sludge, which would be transferred to a local facility/landfill or reused for agricultural purposes. The WRF would be located south of the Student Experimental Farm and west of the compost operation (see Figure 2-4, #128).	380 AFY	West Campus

2.7 INTENDED USES OF THE EIR

This EIR will be used by the CSU Board of Trustees to evaluate the potential environmental impacts associated with adoption of the proposed Master Plan project. This EIR provides program-level analysis of the Master Plan and may be used during consideration and evaluation of project-level analysis of specific projects identified in this EIR. As other individual projects are proposed for implementation, additional CEQA compliance review, including site- and condition-specific analysis, permits and/or approvals, may be needed, depending on the circumstances of each particular Master Plan project. This EIR could also be relied upon by responsible agencies, if any, with permitting or approval authority over any project-specific action to be implemented in connection with the proposed project.

2.8 ANTICIPATED PUBLIC APPROVALS

The CSU Board of Trustees is the lead agency for this EIR and has sole authority to consider and approve the Master Plan project, certify the EIR, and adopt the Mitigation Monitoring and Reporting, Program, Findings of Fact, and Statement of Overriding Considerations. Table 2-13 list agencies who may be required to issue permits or approve certain aspects of a particular Master Plan project. This EIR, and any environmental analysis relying on this EIR, is expected to be used to satisfy CEQA requirements of the listed responsible and/or trustee agencies. Further, this analysis is anticipated to provide useful information for any federal agency that may issue a permit in support of 2035 Master Plan development.

Table 2-13 Anticipated Permits and Approvals for Master Plan Implementation

Agency	Permit/Approval
Lead Agency	
California State University, Board of Trustees	▶ Approval and adoption of the Master Plan ▶ Approval of conceptual plans, development agreements, and schematic plans for public-private partnerships ▶ Approval of schematic plans for future facilities and improvements ▶ Approval of conceptual plans, development agreements, and schematic plans for the residential/senior housing neighborhood ▶ EIR Certification
Other Agencies	
U.S. Army Corps of Engineers	▶ Section 404 Permit
U.S. Fish and Wildlife Service	▶ Compliance with federal Endangered Species Act for potential take of listed species (if needed)
Regional Water Quality Control Board	▶ Section 401 Certification ▶ Stormwater discharge permits
California Department of Transportation	▶ Encroachment permit
California Department of Fish and Wildlife	▶ Section 1600 Streambed Alteration Agreement ▶ Compliance with California Endangered Species Act for potential take of listed species (if needed)
California Public Utilities Commission	▶ Permitting for grade-separated crossings of Union Pacific Railroad tracks
State Fire Marshal	▶ Future facility fire safety review and approval
San Luis Obispo County Air Pollution Control District	▶ Air quality construction and operational permits
San Luis Obispo County Public Works Department	▶ Encroachment permits (e.g., Stenner Creek Road)
San Luis Obispo Regional Transit Authority	▶ Approval of any future regional bus service improvements
City of San Luis Obispo	▶ Encroachment permits for work within city streets and rights-of-way