



California State Polytechnic University, Pomona

Master Plan Update

Master Plan Strategies for Specific Sites + *Notes from the discussion with the President*



26 October 2018

AGENDA

26 October 2018

1) Student Housing Phase 2

- *Vacating and Demolishing Housing (greys, reds)*
- *Strategies for the vacated sites?*
- *Student housing phase 3 and beyond?*

2) BSC

- *Planning study for Renovation/Expansion or Replacement*
- *Outdoor Space Improvements: seating, shade, power, wifi*

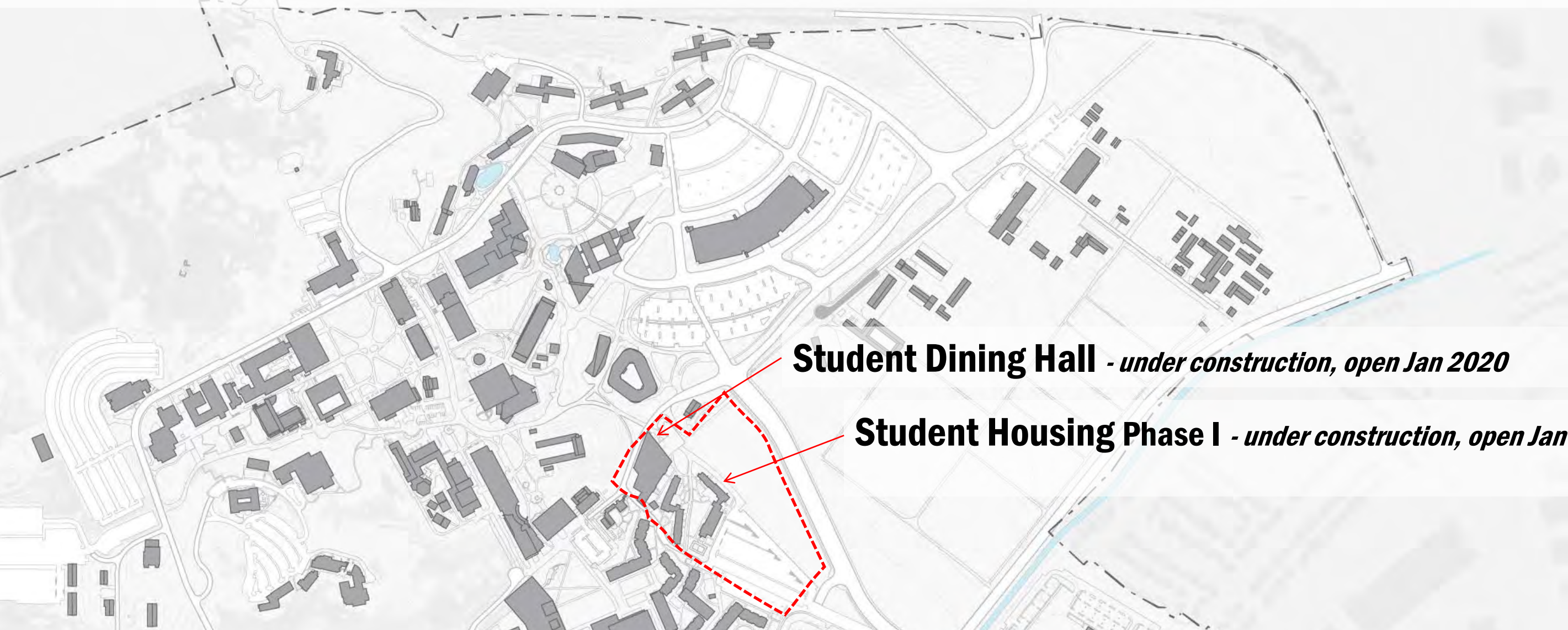
3) Innovation Village

- *Current proposal for SCE Bldg #4*
- *Master Planning for IV build-out*

Facility | Area Studies

Student Housing – Phase II

Student Housing Replacement Project – Phase 1

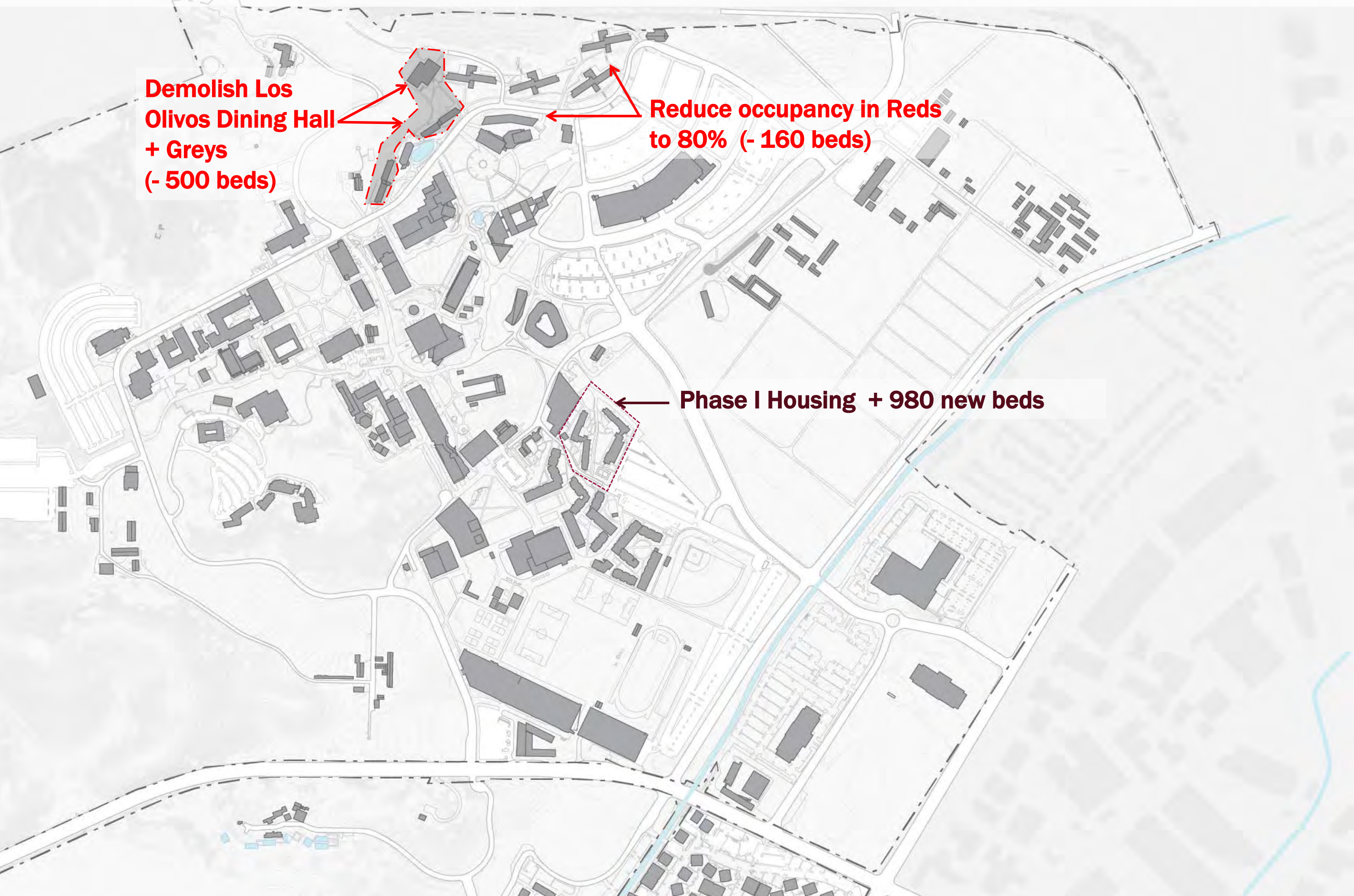


Student Dining Hall - *under construction, open Jan 2020*

Student Housing Phase I - *under construction, open Jan 2020*



Student Housing Replacement Project – Phase 1

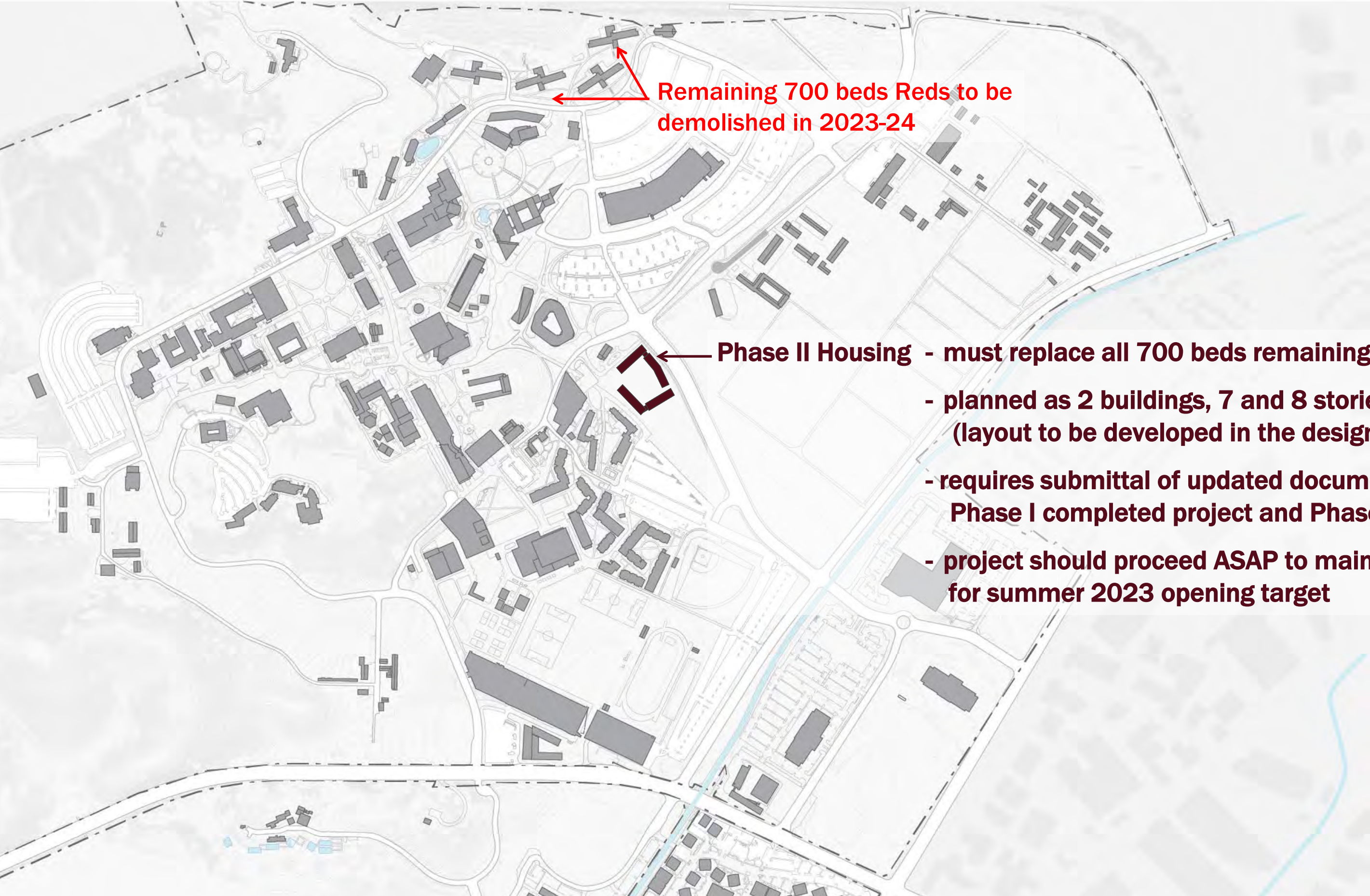


**Demolish Los
Olivos Dining Hall
+ Greys
(- 500 beds)**

**Reduce occupancy in Reds
to 80% (- 160 beds)**

Phase I Housing + 980 new beds

Student Housing Replacement Project – Phase 2

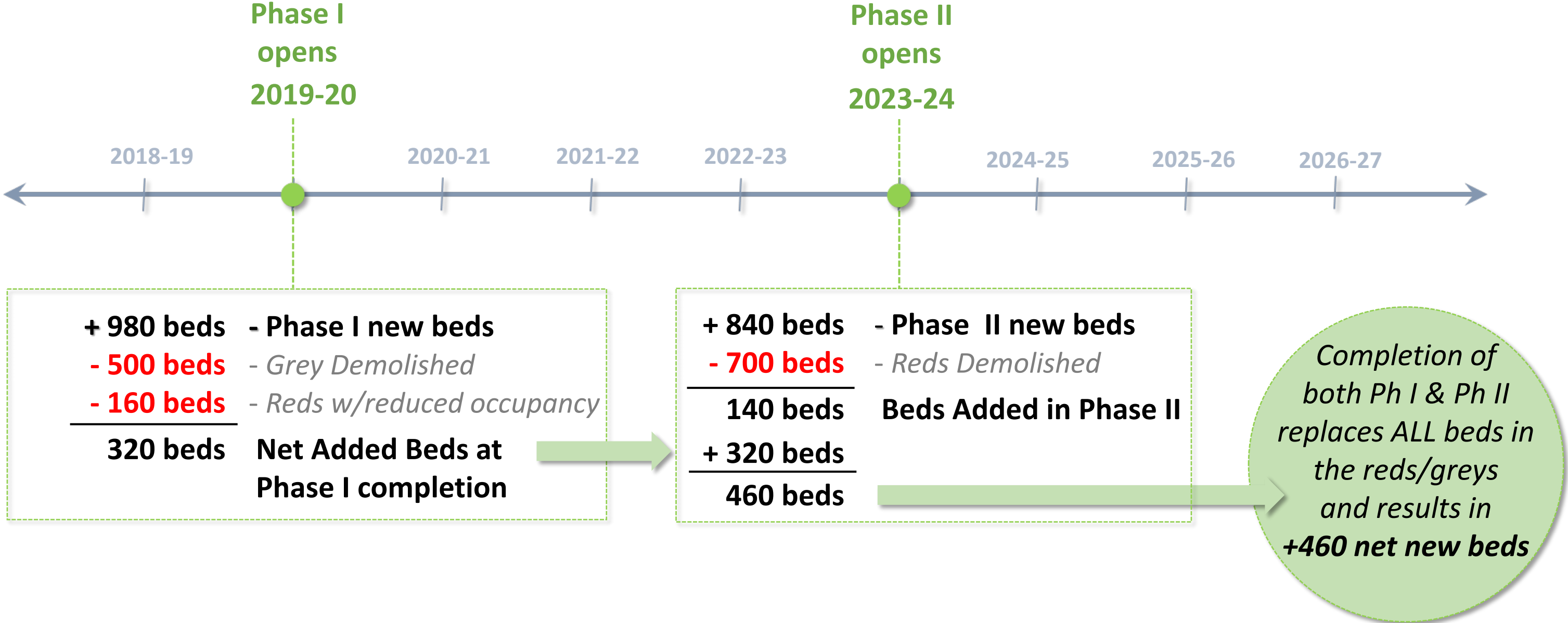


Remaining 700 beds Reds to be demolished in 2023-24

Phase II Housing - must replace all 700 beds remaining in the Reds

- planned as 2 buildings, 7 and 8 stories (layout to be developed in the design phase)
- requires submittal of updated documents for the Phase I completed project and Phase II proposal
- project should proceed ASAP to maintain for summer 2023 opening target

Student Housing Bed Counts



QA + Discussion

Phase 1 opening in in a year - vacating the 'greys', reducing occupancy in the 'reds', and closing Los Olivos DH.
Phase 2 needed to complete the replacement w/demo of 'greys' scheduled for spring 2020; 'reds' in 2024.

Phase 1 has had some change orders (fire door electronic hold-open system). Is it still tracking on budget? – yes
Are there 'lessons learned' to be incorporated into Phase 2? - Yes!

What's the 'model' for this new housing – beyond replacement?
Are there opportunities for greater co-curricular engagement?



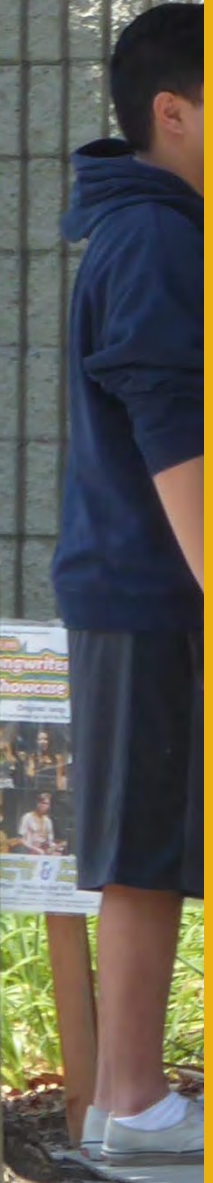
Facility | Area Studies

Bronco Student Center

- plaza seating + shade project
- planning study for facility improvement-expansion



welcome to the
BRONCO STUDENT CENTER
A SERVICE OF ASSOCIATED STUDENTS, INC.



Proposed BSC Seating + Shade project



Respond to student concerns:

- students want to be listened to + heard
- need shade!!!
- more seating, some moveable
- tables of varying size/capacities
- power, lighting, wifi
- Usable space, including the lawns

Students express an appreciation of the campus spaces, but the lack of shade limits their ability to use those spaces.

Lack of shade also constrains turnout at student events, impacting student engagement.





Proposed planning/design process:

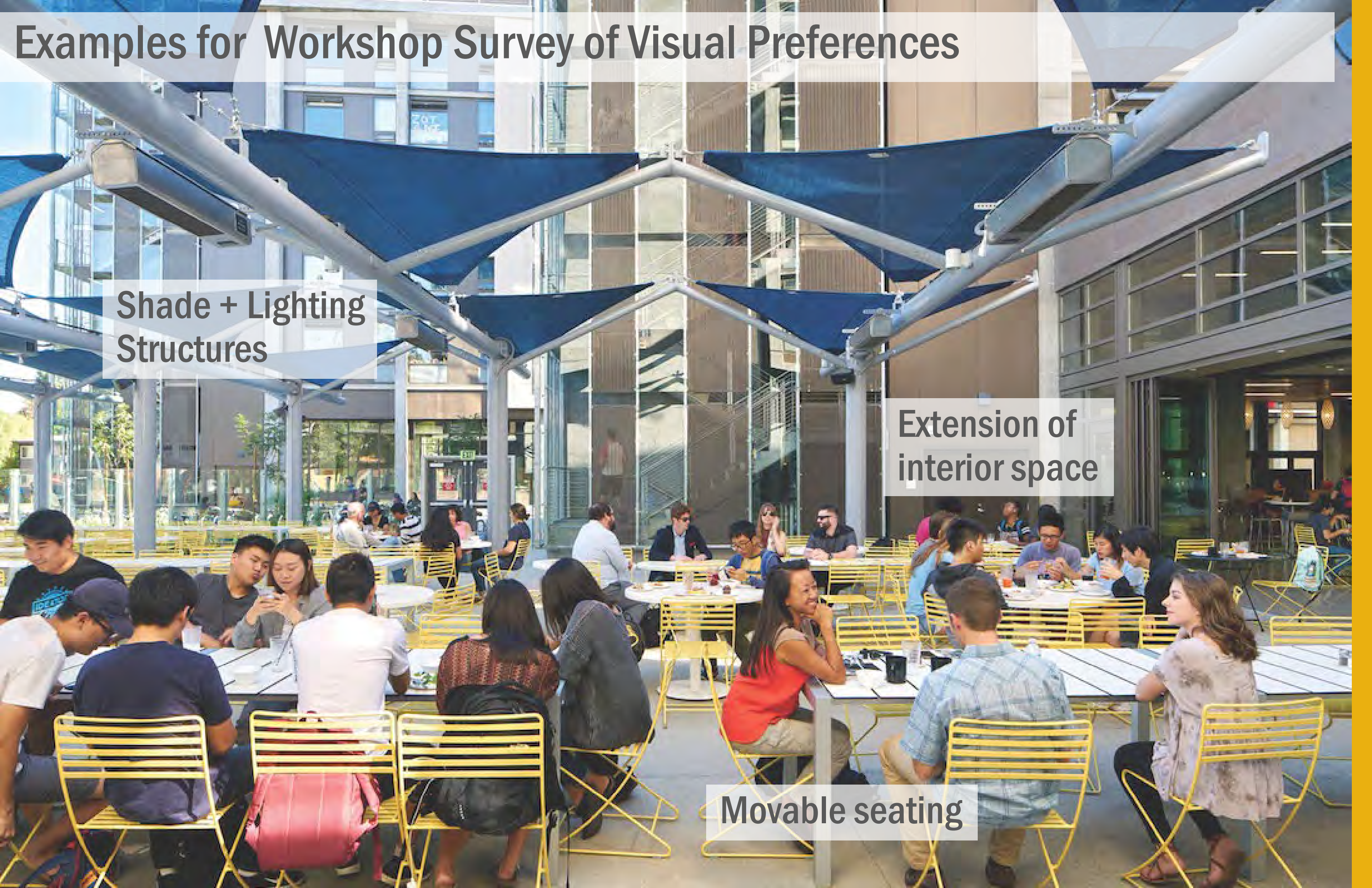
- **Meet with staff and stakeholders** -- *starting with the ASI Facilities + Operations Committee – suggest developing a ‘working group’ to track and manage the process*
- **Investigate options + constraints**, especially for shade structures (*existing subsurface structures or utilities, limitations on building attachments, etc.*)
- **Facilitate an open workshop** to gain additional input from students, staff, faculty
 - challenges/opportunities (*BSC in general*)
 - priorities exercise for plaza project
 - survey visual preferences for furnishings and shade structures
- **Document workshop input and share with stakeholders** (*ASI F+O Committee, Foundation, CPP Planning + Facilities, MP Advisory Committee, format to post on MP and ASI websites*)
- **Develop design concepts** (*with alternatives as appropriate, review with the working group to identify preferred concept*)
- **Present the proposed concept** (*with a cost estimate + documentation of the process and student input*)

Examples for Workshop Survey of Visual Preferences

Shade + Lighting Structures

Extension of interior space

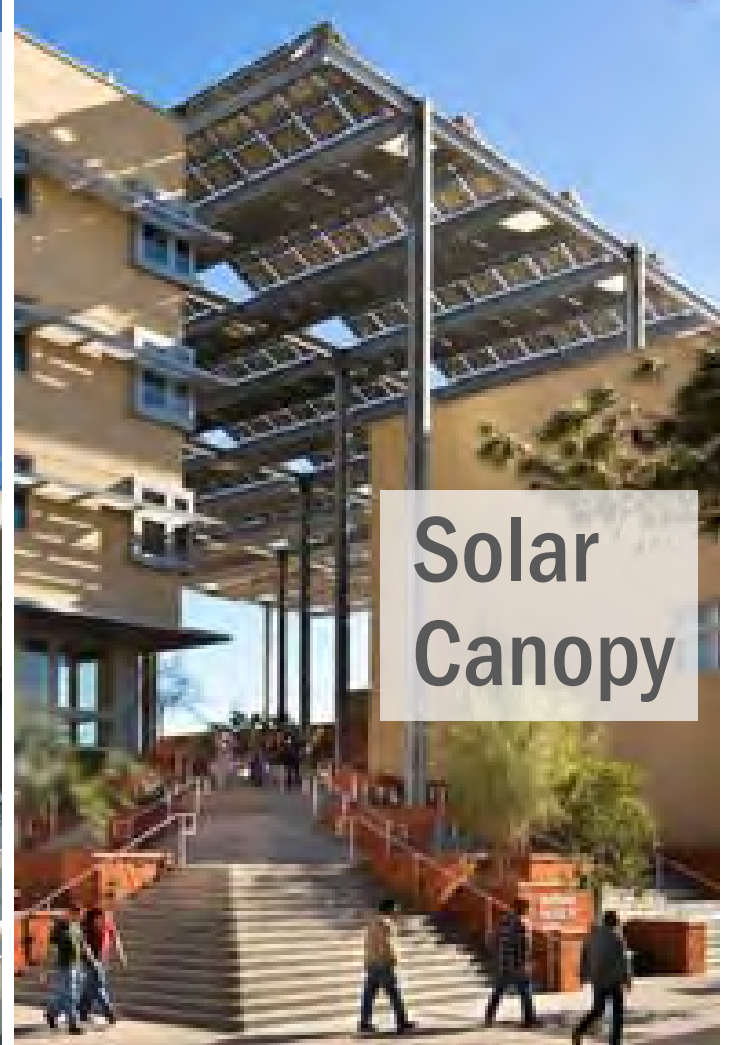
Movable seating



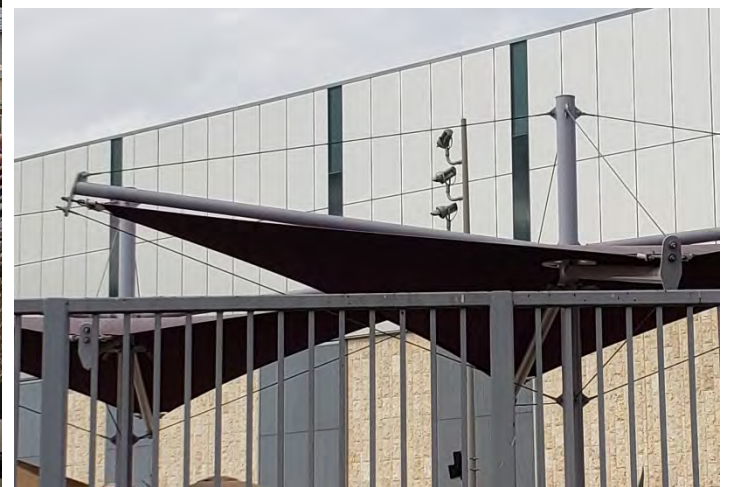
Examples for Workshop Survey of Visual Preferences



Shade + Lighting Structures



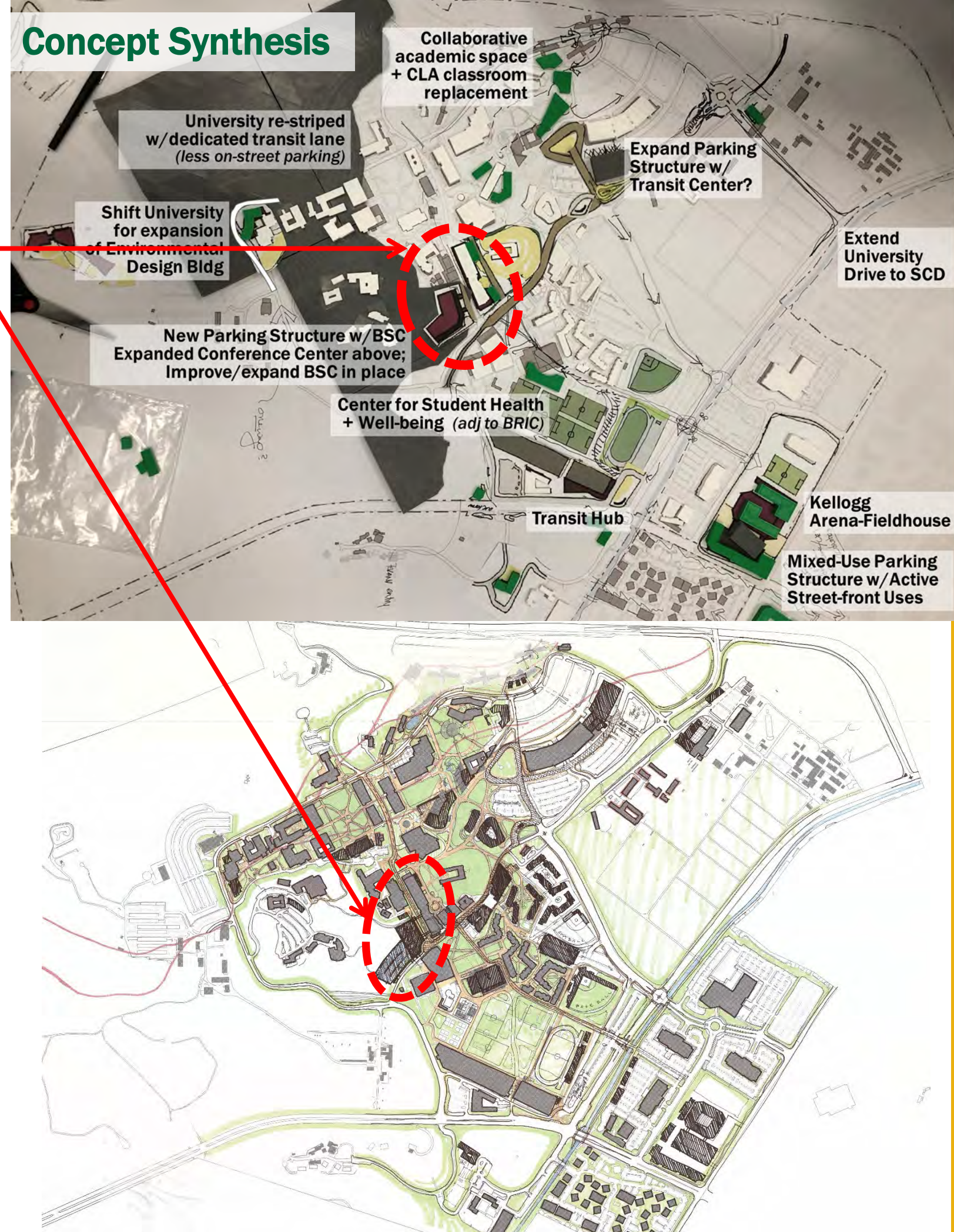
Solar Canopy



BSC Planning Study

from the Concept Synthesis Plan:

- assumes improving the Bronco Student Center in the current location (*not replacing it*)
- assumes the oldest portion of the BSC (north end) can be expanded, to the east facing University Park
- proposes a new parking structure behind the BSC (west side) with new conference center space on the upper levels
- proposes 1st floor of parking structure to accommodate some service functions (currently on the south end of the building) as this area becomes a multi-use mall with increased pedestrian and bicycle traffic
- **these assumptions need to be confirmed, including feasibility of expanding the BSC and fitting a parking structure into the existing hillside needs further study at a planning and space utilization level, to complete the implementation planning for the master plan**





Proposed BSC Study process:

- **Data gathering** (*uses, changes in occupants/uses over time, space/room utilization (vs perceptions)*)
- **Investigation of the existing BSC building and systems** (*re: expansion options and planning studies*)
- **Sketch studies for BSC expansion** including relationship to University Park, bookstore, etc.
- **Sketch studies for proposed expansion and changes around the BSC area** (*parking structure behind the BSC, conference center space, connecting spaces*)
- **Study potential to improve the south end of the BSC, facing the multi-use mall (Eucalyptus Lane) by shifting access to some service and dock functions currently on the south end of the building**
- **Facilitate input from stakeholders** with focus sessions and work shops
- **Present the preferred approach to BSC improvement and expansion, along with study findings, the planning process and a range of likely cost, for leadership consideration and inclusion in the master plan.**

QA + Discussion

What can we do for immediate improvements at the BSC plaza (this spring?)

Also looks at the need for shade + seating around the campus

New standards for outdoor seating areas – furniture, lighting, shade, landscaping



Facility | Area Studies

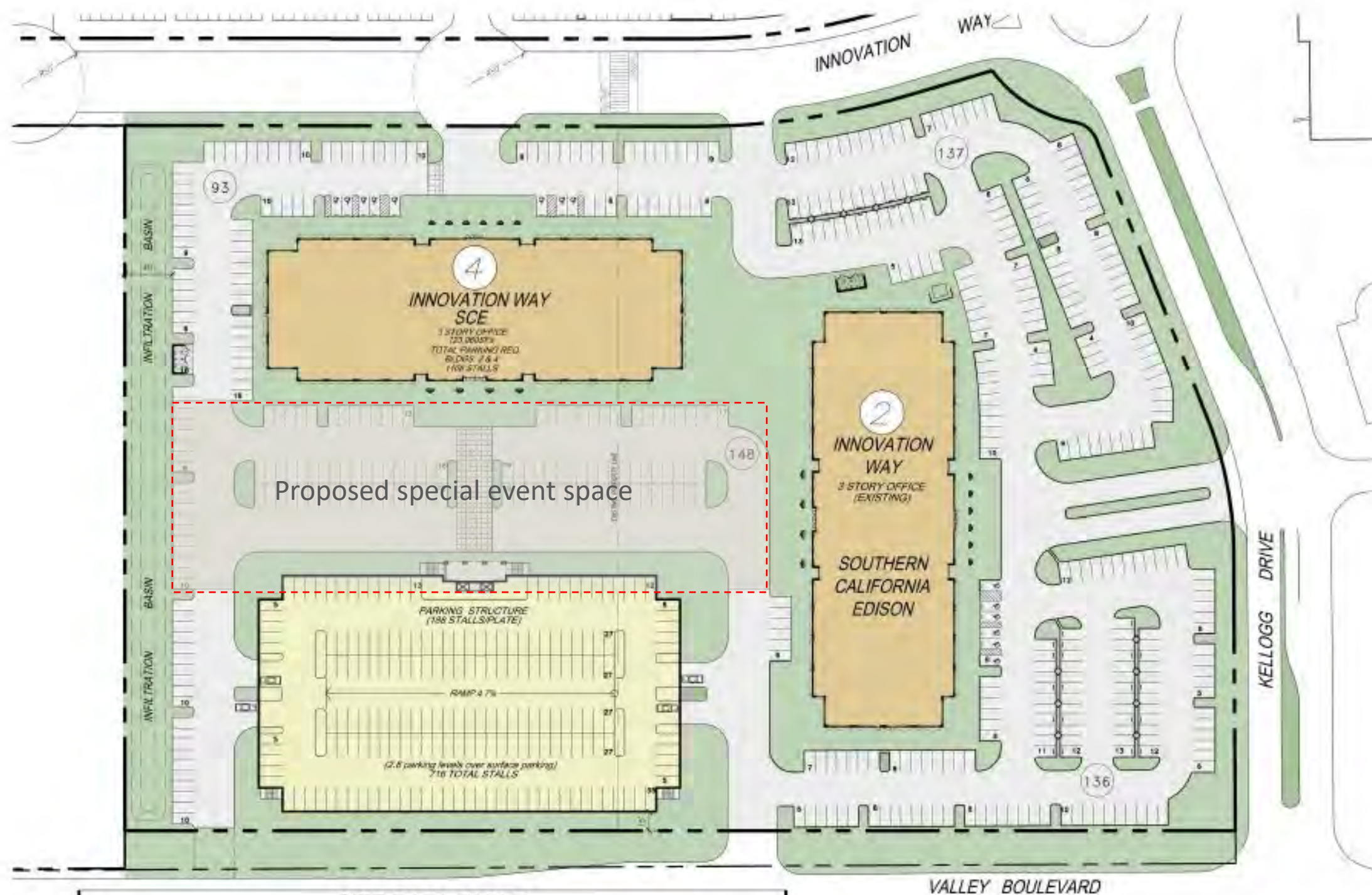
Innovation Village

- review of SCE proposal
- conceptual planning sketches for approaches to iv build-out

Innovation Village Proposal for 4th SCE Building

Concerns:

- Identity of Cal Poly Innovation Village vs SCE Business Park
- Impact on remaining land to be developed
- Parking structure on the street frontage
- Parking ratio of 4.5 spaces/1000 gsf (high)
- Lack of density (below the original IV concept)



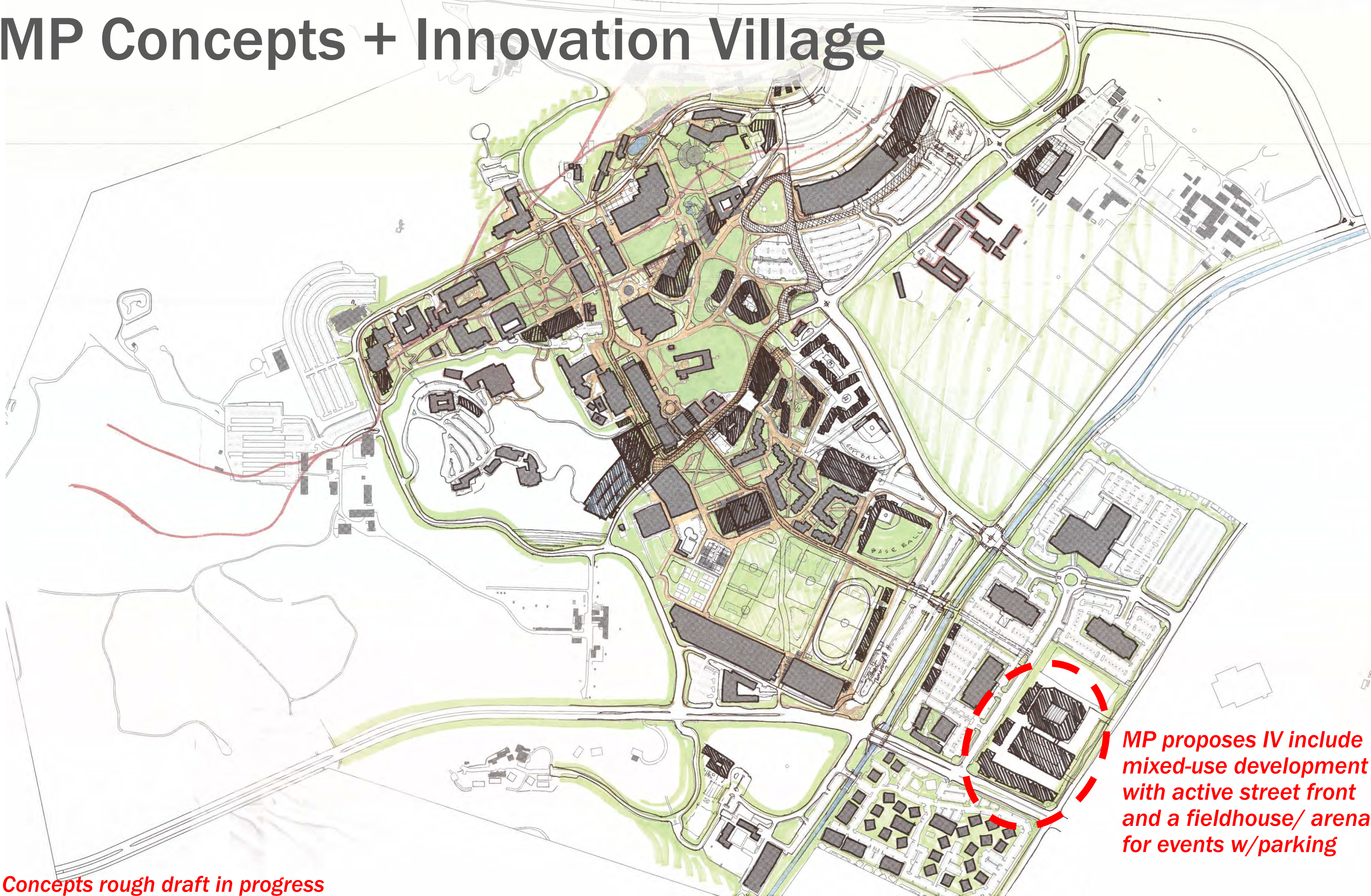
SITE DATA TABLE							
BUILDING	LAND AREA AC	LAND AREA SF	BLDG. SF.	PARKING REQ.	SURFACE PRKG.	PARKING STRUCT.	PARKING PROV.
2	6.80 AC	296,350	123,060	554	~	~	~
4	5.64 AC	245,544	123,060	554	~	~	~
TOTAL	12.44 AC	541,894	246,120	1108	514	716	1230

NOTE: 122 STALLS HAVE BEEN ADDED TO PARKING STRUCTURE IN ORDER TO PROVIDE REQUIRED PARKING DURING SPECIAL EVENTS OCCURRING BETWEEN BUILDING 2, 4 AND PARKING STRUCTURE



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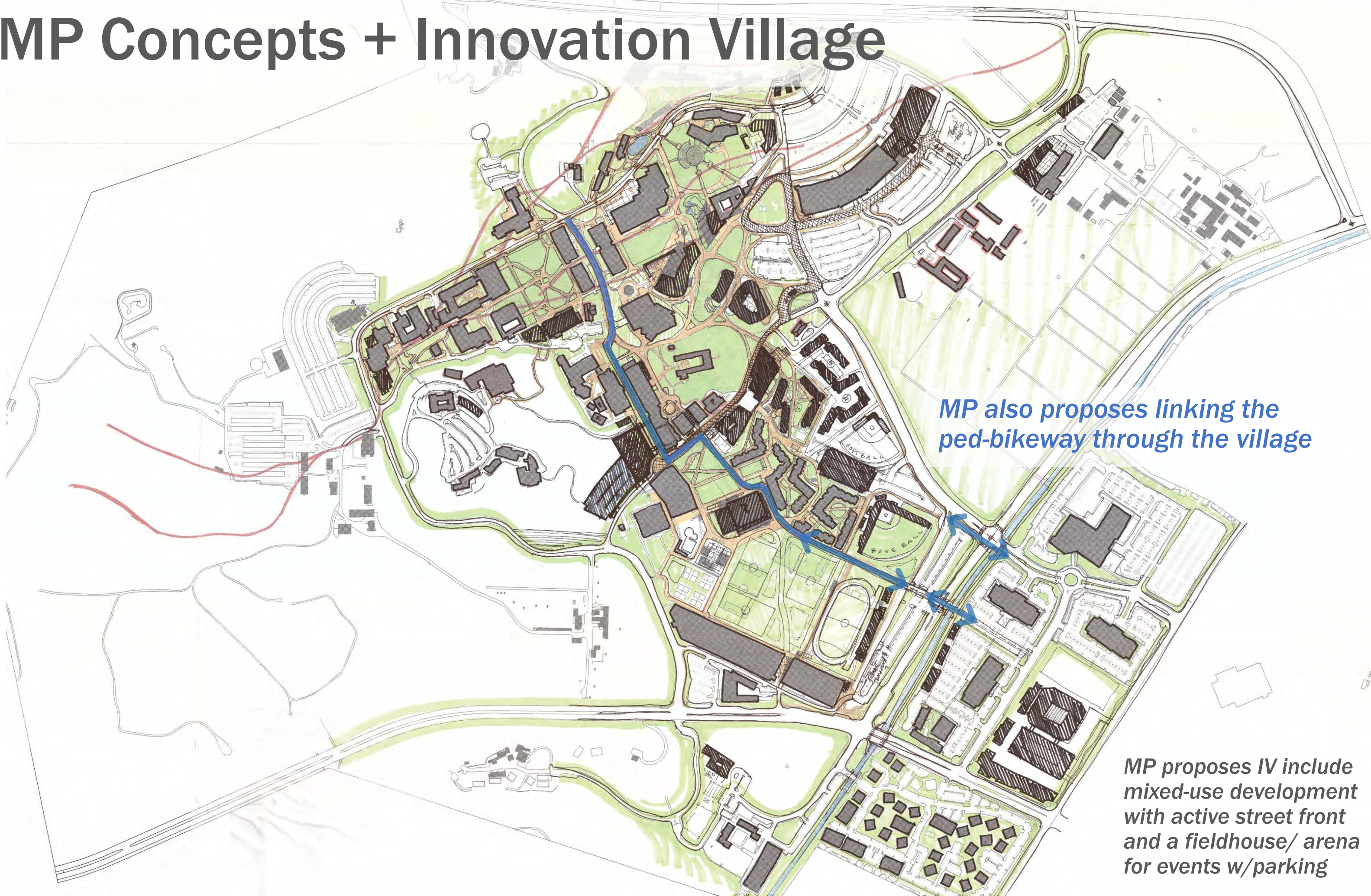
MP Concepts + Innovation Village



MP proposes IV include mixed-use development with active street front and a fieldhouse/ arena for events w/parking

Concepts rough draft in progress

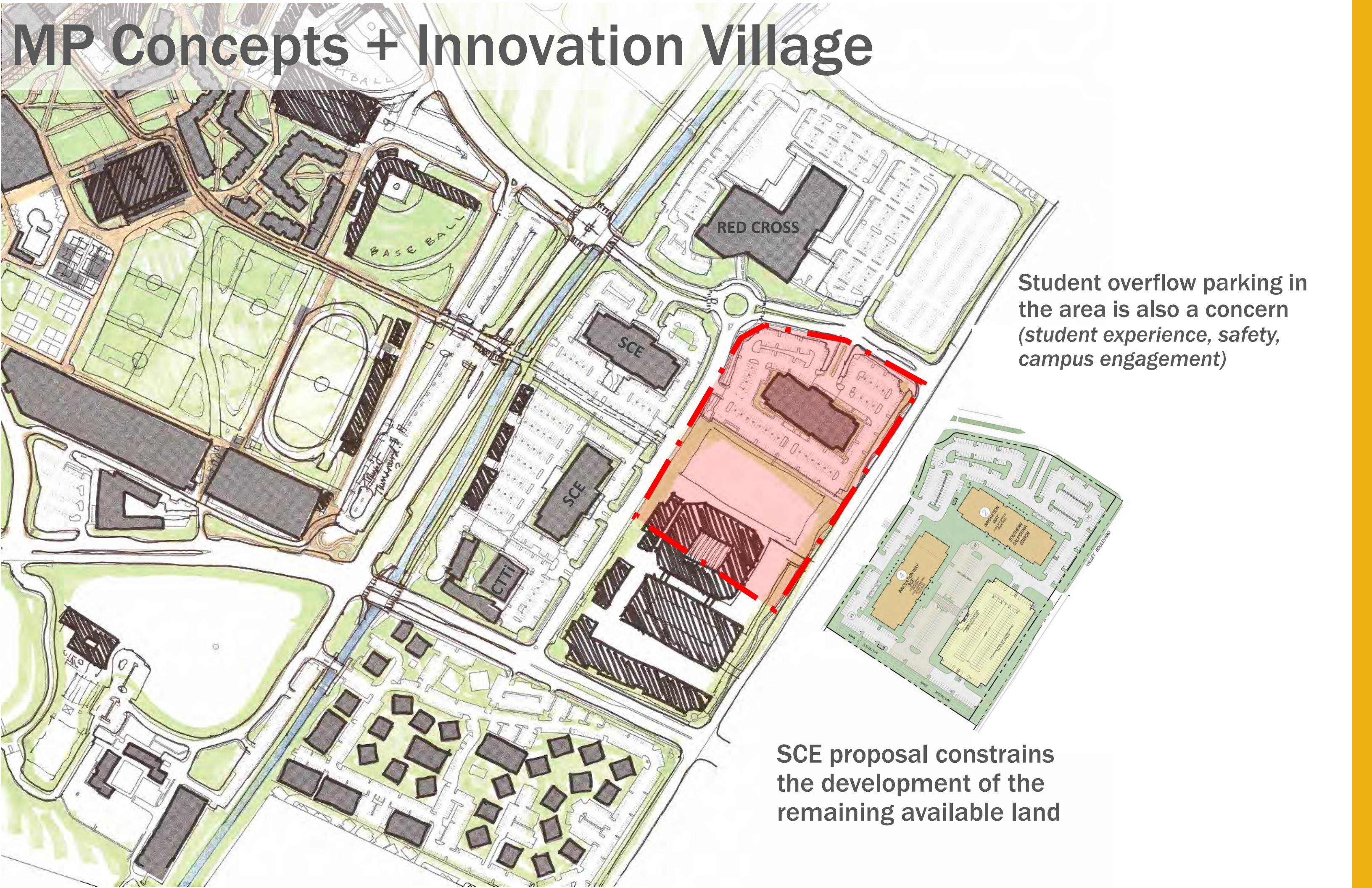
MP Concepts + Innovation Village



MP also proposes linking the ped-bikeway through the village

MP proposes IV include mixed-use development with active street front and a fieldhouse/ arena for events w/parking

MP Concepts + Innovation Village



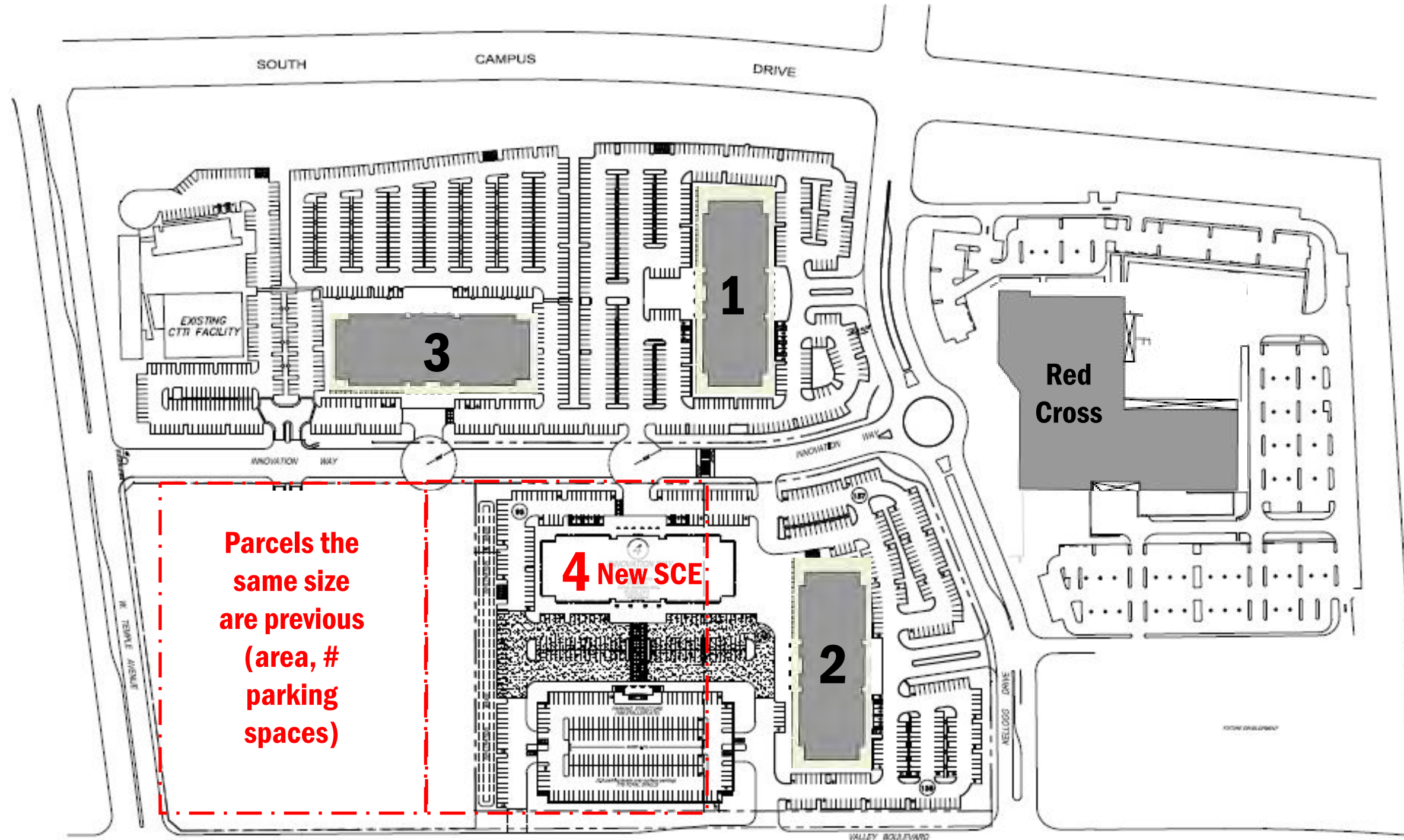
Student overflow parking in the area is also a concern (student experience, safety, campus engagement)

SCE proposal constrains the development of the remaining available land

Innovation Village Acreage + Area Summary

Total Acreage	64.85		
Common Areas <i>(sidewalk, streets, roundabout)</i>	7.52		
Acreage allocated for 3rd party ground leases	57.34		
Parcel 1 American Red Cross	15.11	26.35%	
Parcel 2 CTTi	3.91	6.82%	
Parcel 3 Southern California Edison	6.67	11.63%	
Parcel 4 Southern California Edison	6.36	11.09%	
Parcel 5 Southern California Edison	6.64	11.58%	
Parcel 6 R&D parcel (campus paved parking lot)	4.23	7.38%	
Available Developable Land Area	14.42	25.15%	
	57.34		67.47% percentage of total buildable ACREAGE occupied by 3rd party tenants
			<i>2 # of SCE parcels which could be developed, based on past parcel size</i>
Total Square Footage of Planned Building Area	1,025,000		
Parcel 1 American Red Cross	203,000		
Parcel 2 CTTi	52,000		
Parcel 3 Southern California Edison	123,000		
Parcel 4 Southern California Edison	123,000		
Parcel 5 Southern California Edison	123,000		
Total Square Footage of Actual Building Area <i>(to date)</i>	624,000		60.88% percentage of total buildable AREA occupied by 3rd party tenants
Remaining Building Area to be Developed:	401,000		
			<i>3.26 # of SCE Buildings which could be developed (123,000 sf)</i>

IV Concepts: Trammell Crow SCE proposal



Based on previous parcel sizes, only 2 more SCE parcels could be developed
 Based on Building Area allowed 3.26 SCE buildings could be built. The high parking requirement is constraining development



Innovation Village Research Park - Conceptual Master Plan

Los Angeles County, CA

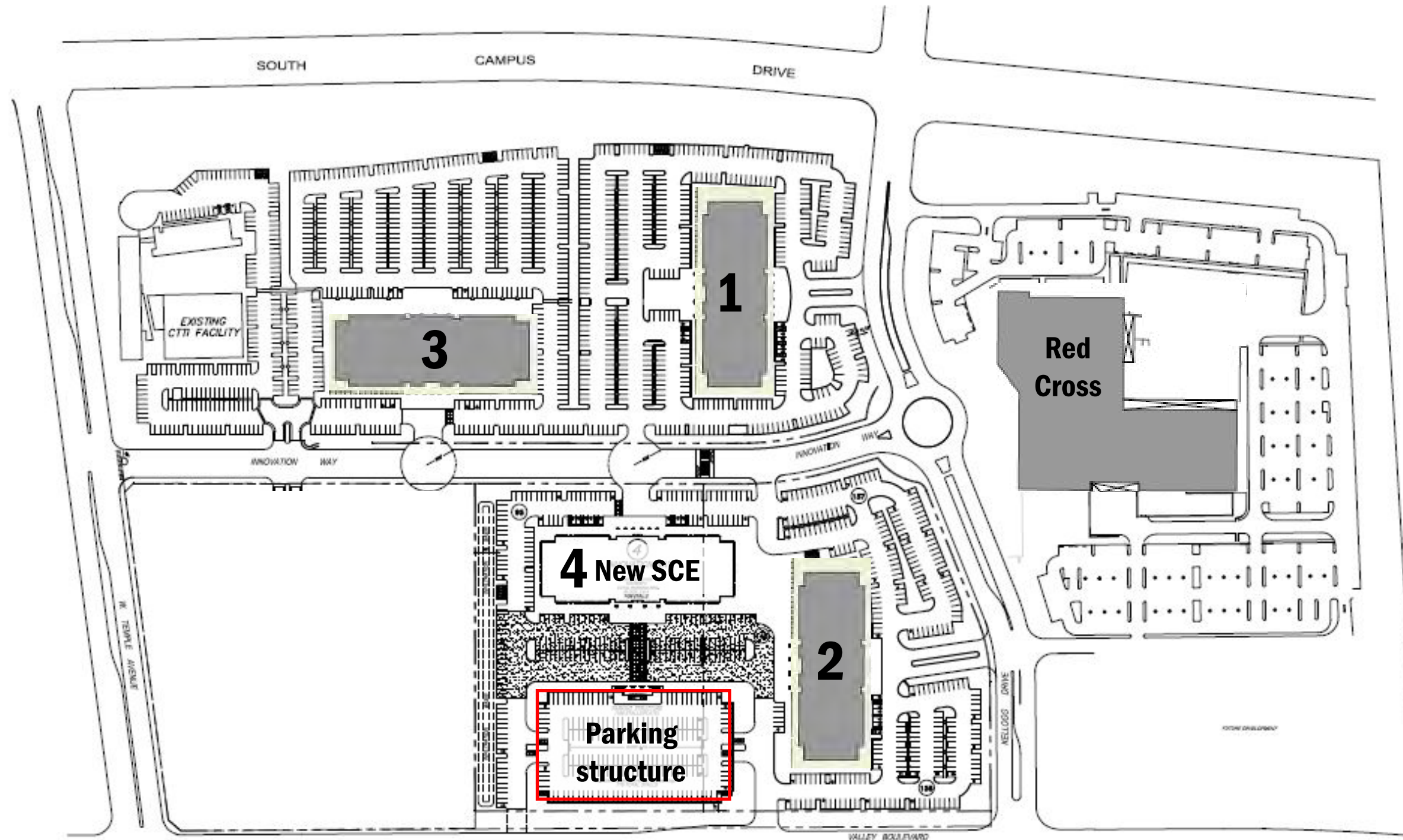
Proposed Southern California Edison Scheme Overall

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Date: 05/18/2018

Trammell Crow Company

IV Concepts: Trammell Crow SCE proposal



Accordingly this proposal includes a 3 level parking structure and a little smaller development parcel.



Innovation Village Research Park - Conceptual Master Plan

Los Angeles County, CA

Proposed Southern California Edison Scheme Overall

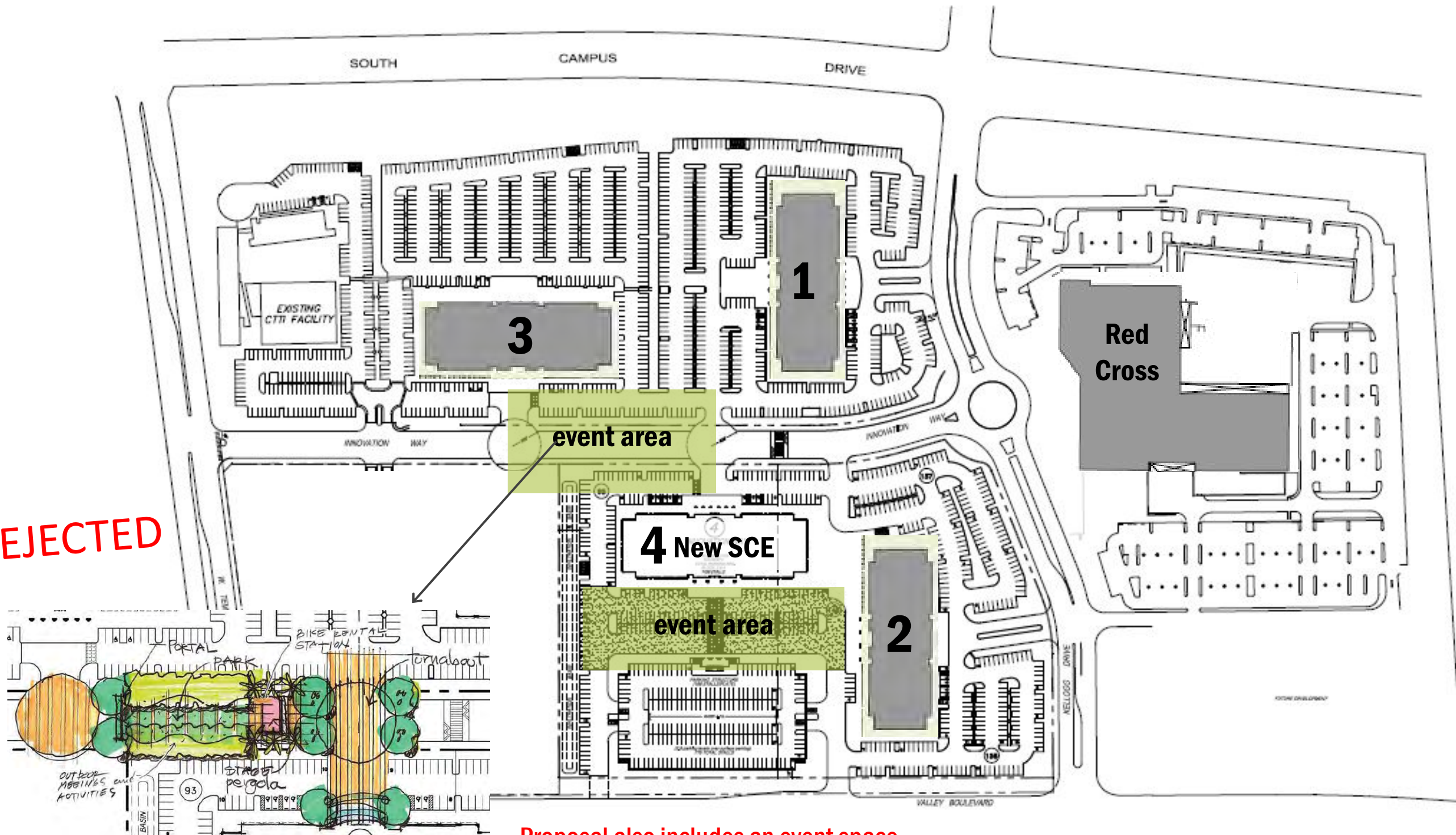
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Trammell Crow Company

IV Concepts: Trammell Crow SCE proposal

REJECTED



Proposal also includes an event space.
Previous proposal included an option to close the street for events.



Innovation Village Research Park - Conceptual Master Plan

Los Angeles County, CA

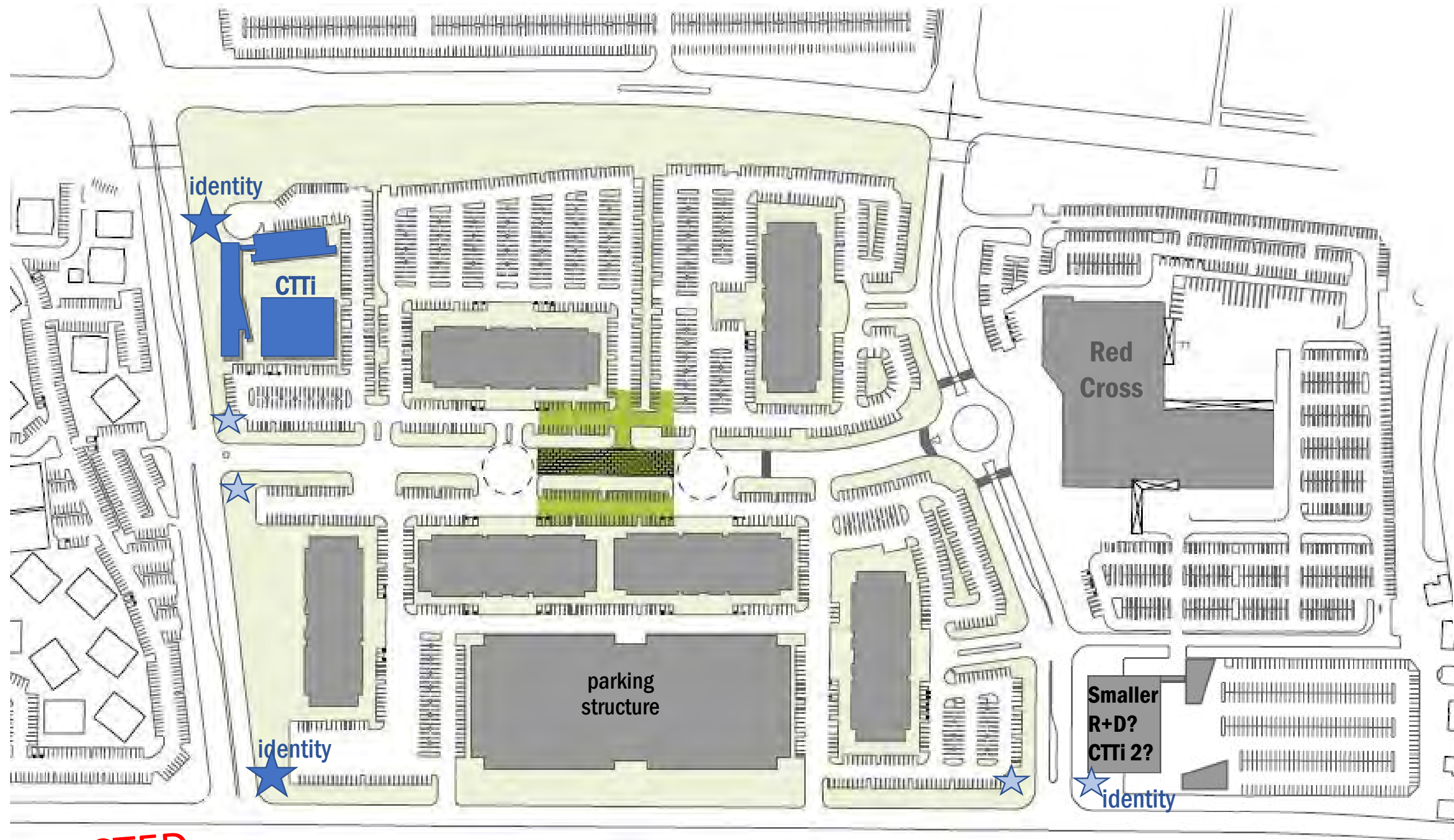
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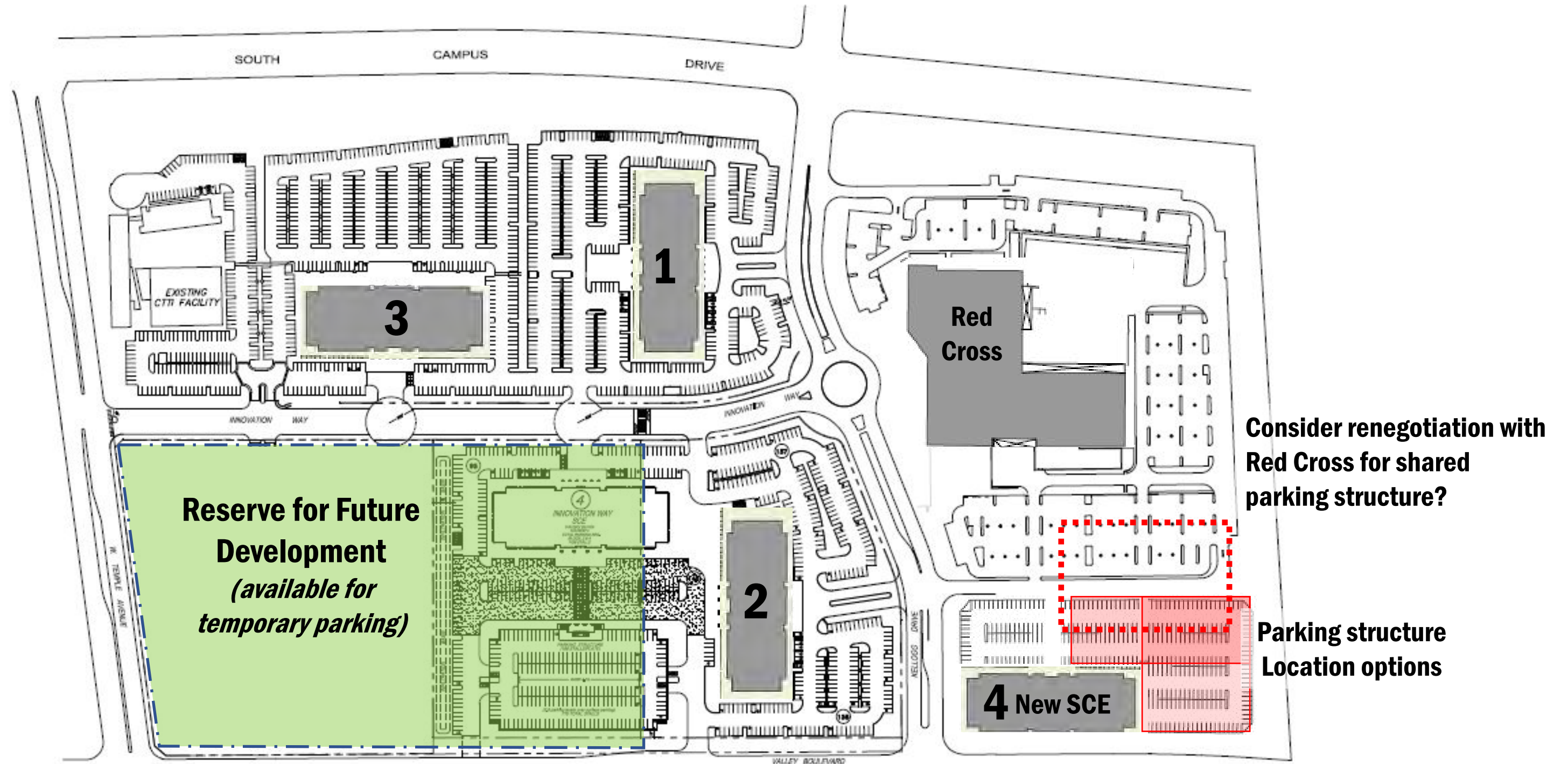
IV Concepts: *build-out if continued with TC-SCE approach*



REJECTED

- With the existing approach to Village development, Trammell Crow could build three SCE buildings (123,000 sf each)
- Larger parking structures would be required
- 32,000 sf would remain (under current area agreement) for the 7th parcel development (currently overflow parking)

IV Concepts: Trammell Crow SCE proposal



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Los Angeles County, CA

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Trammell Crow Company

IV Concepts for presentation/discussion:

Village Planning Analysis findings:

- Current approach will not achieve the planned total build are of 1,025,000 gsf (*uses 67% of the land to achieve 60% of the area*)
- Based on previous parcel sizes, only 2 more SCE buildings could be developed; based on area allowed, 3.26
- High parking ratio limits full development, so structured parking will be required for any future development
- A masterplan should be developed to guide future development of Innovation Village
- The village is an opportunity for more than just income – should also be a place for ‘learning by doing’
- The village is a gateway to the campus, so identity is important
- The village should have better pedestrian + bicycle connectivity to the core of the campus
- The village is not a good location for student parking UNLESS campus transit is really robust
- The open SW corner is a significant future development opportunity and there is value in maintaining the largest unencumbered parcel possible

Discussion + Feedback



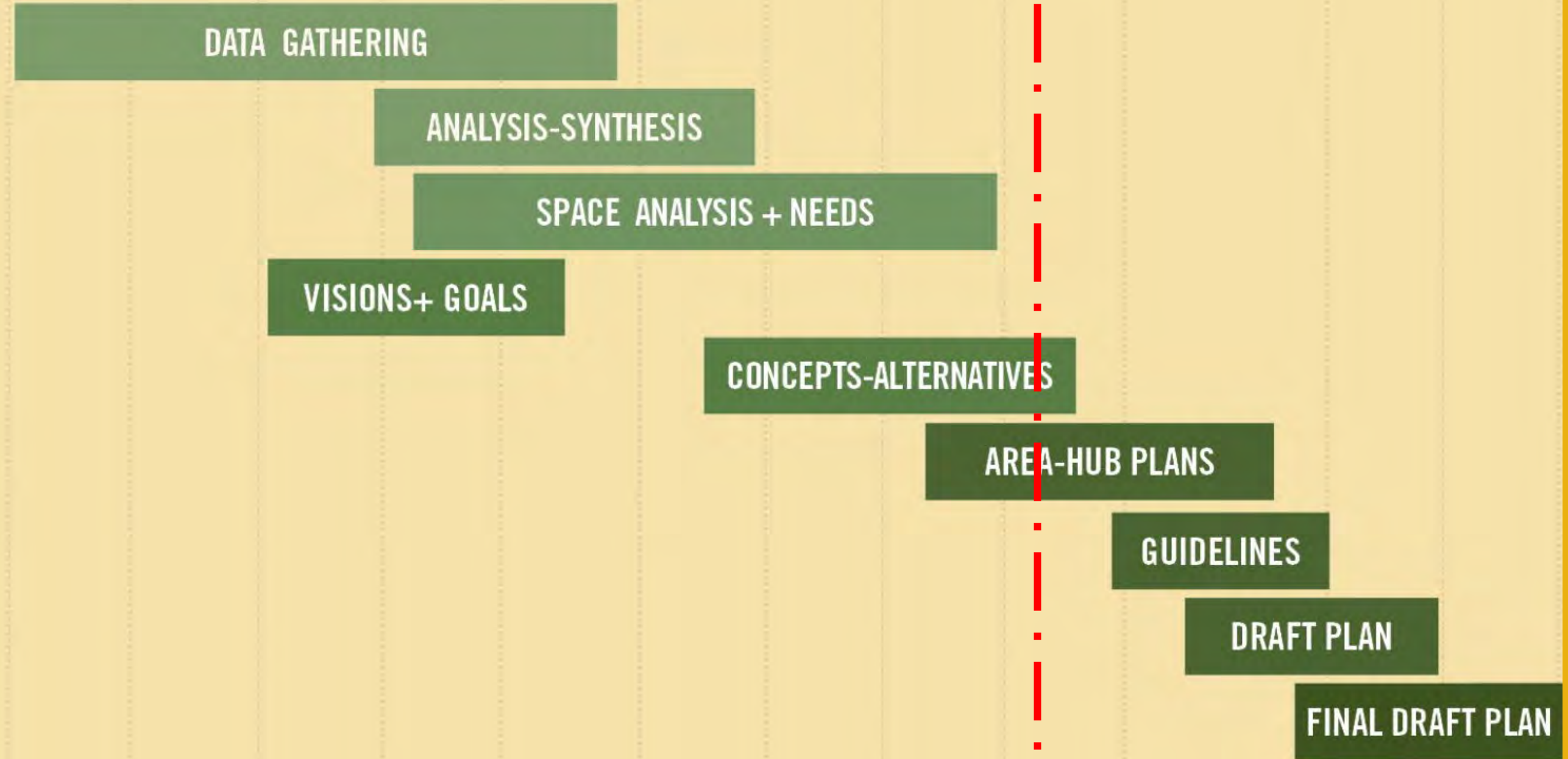
Planning Timeline – Fall 2017 thru Spring 2019

LEADERSHIP ENGAGEMENT



LANTERMAN
DEVELOPMENT
STUDY INPUT

PHASES-TASKS



Status Update

Community Partners Follow-up

Meetings: ✓ Meet with Foothills Transit to identify opportunities, planning parameters

✓ Meet with City of Pomona

in progress ☐ Reach out to other Regional Transit agencies

in progress ☐ Meet with the LA County planner

in progress ☐ Meet with Fairplex

☐ Schedule Community Listening Session on campus

in progress • Cities: Pomona, Walnut, Industry, Diamond Bar

in progress • LA County, Cal Trans, CHP, Regional Transit

• San Gabriel Economic Partnership, Fairplex

in progress • Mt Sac College

Next Steps:

- **Schedule Workshop #5: HUB/Area Studies** *November?*
- **Focus Sessions:**
 - Transportation Advisory Committee*
 - Academic Resources (library learning commons, study space)*
 - Sustainability (interim advisory group?)*
- **Space Analytics**
 - Semester 2018 instructional space analysis* *November-December*
 - Begin stakeholder mtgs w/ Deans Council*
- **Community meetings**
 - Cal Trans + Metro link meetings or calls underway*
 - City of Pomona City Council Work Session* *Oct 29*
 - Planning for Community Listening Session* *mid-January?*

Thank you!

