

A photograph of a modern campus building with a prominent triangular architectural feature. The building is partially obscured by lush green trees. A semi-transparent green banner is overlaid on the bottom half of the image.

# California State Polytechnic University, Pomona

## Master Plan Update

Master Plan Strategies for Specific Sites – *follow-up review with the President*



30 November 2018



# AGENDA

30 November 2018

- 1) **Master Plan Schedule Update**
- 2) **Student Housing Replacement Project - Phase 2**
  - *Phase 1 update (response to questions)*
  - *Phase 2 Program Parameters (including Affordability Strategies)*
  - *Phase 2 Project Timeline*
- 3) **Innovation Village**
  - *Revise proposal for SCE Bldg #4 – two options*
- 4) **BSC Student Forum – Preliminary Feedback**
  - *‘Shading + Seating’- outside improvements*
  - *BSC MP Planning Study – priorities exercise*

*If time allows: Kellogg Gym Title IV-ADA*



OBSERVE + COLLECT

ASSESS + STRATEGIZE

INVESTIGATE + SYNTHESIZE + ENVISION

DRAFT + SUBMIT FOR CEQA

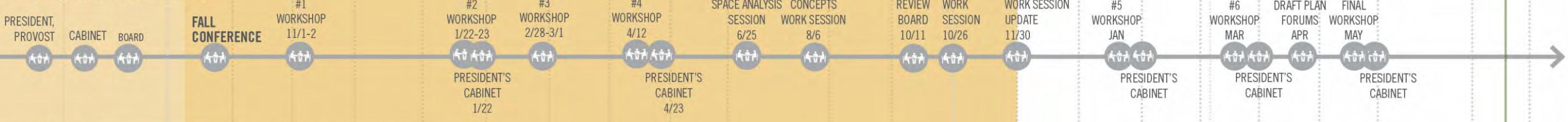
FINALIZE + APPROVE



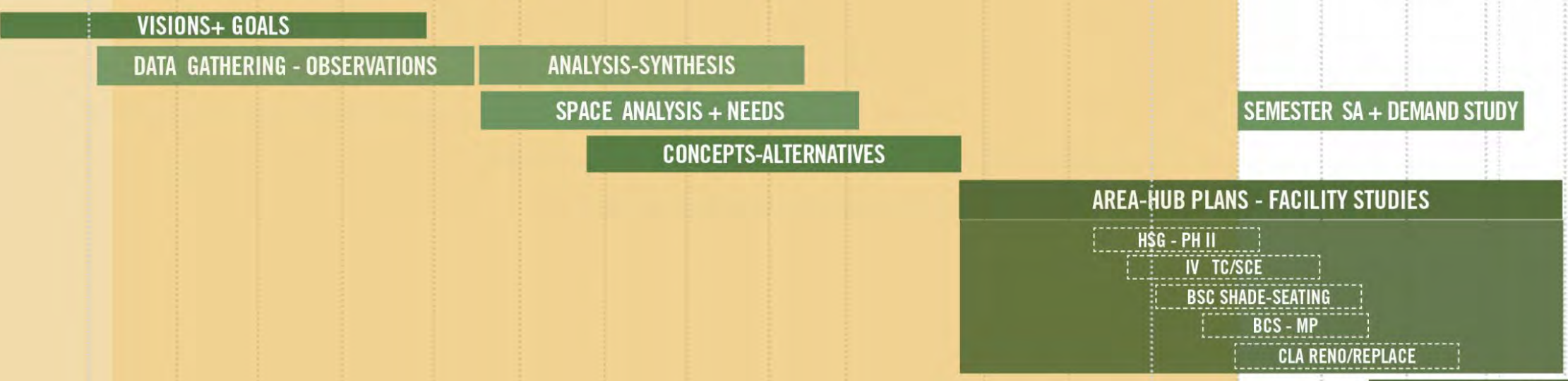
COMMUNITY ENGAGEMENT



CPP LEADERSHIP ENGAGEMENT



PHASES-TASKS



DRAFT PLAN +GUIDELINES

FINAL DRAFT PLAN

CEQA 12 MO PROCESS

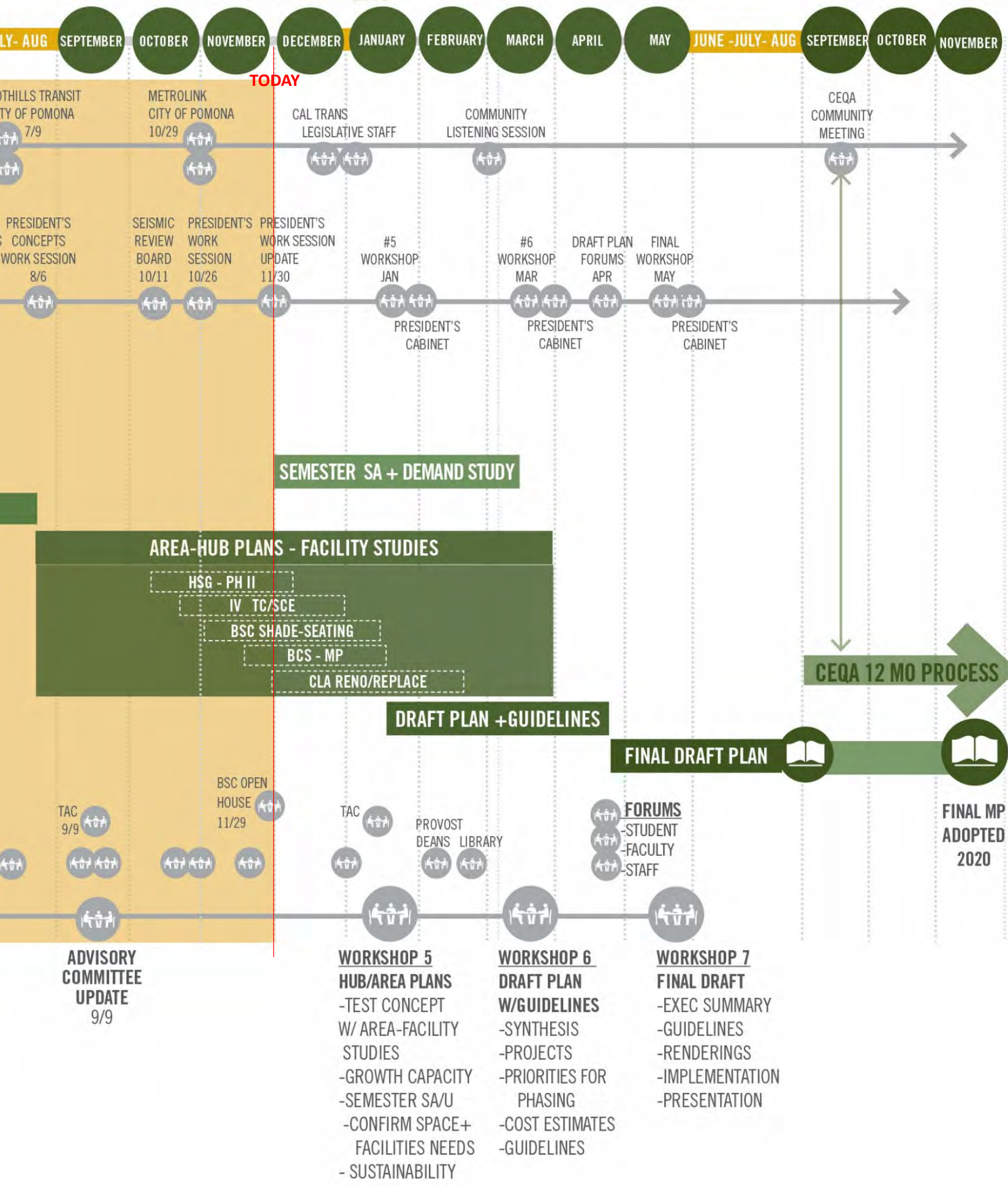
CPP CAMPUS ENGAGEMENT



FINAL MP ADOPTED 2020

<b>DATA:</b> -SCOPE REV -DATA REQS -COLLECTION	<b>WORKSHOP 1 KICKOFF</b> -GOALS -VISIONS -STRATEGIC NEXUS -CRITICAL ISSUES SPACE: -DATA -CONCERNS	<b>WORKSHOP 2 ANALYSIS</b> -OBSERVATIONS -CONDITIONS ANALYSIS -CONNECTIVITY -PLAN/CONCEPT FRAMEWORK SPACE USE- ANOMALIES	<b>WORKSHOP 3 ANALYSIS/ CONCEPTS</b> -STRATEGIC INITIATIVES -PLAN THEMES + PRINCIPLES -INFRASTRUCTURE -SUSTAINABILITY	<b>WORKSHOP 4 CONCEPTS/ALTS</b> -PLAN PRINCIPLES -GROWTH/DEV ALTERNATIVES -CAMPUS-WIDE IMPROVEMENTS -SPACE ANALYSIS - AREA/HUBS IDENTIFIED	<b>ADVISORY COMMITTEE UPDATE</b> 9/9	<b>WORKSHOP 5 HUB/AREA PLANS</b> -TEST CONCEPT W/ AREA-FACILITY STUDIES -GROWTH CAPACITY -SEMESTER SA/U -CONFIRM SPACE+ FACILITIES NEEDS - SUSTAINABILITY	<b>WORKSHOP 6 DRAFT PLAN W/GUIDELINES</b> -SYNTHESIS -PROJECTS -PRIORITIES FOR PHASING -COST ESTIMATES -GUIDELINES	<b>WORKSHOP 7 FINAL DRAFT</b> -EXEC SUMMARY -GUIDELINES -RENDERINGS -IMPLEMENTATION -PRESENTATION
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## Next Steps w/Master Plan Advisory Committee:

### Workshop #5: HUB/Area/Facilities Studies- 1/23-24

- Focus Sessions:**
- Transportation (TAC +)
  - Space findings w/Deans
- Stakeholders:** Library, BSC F&O

### Workshop #6: Draft Plan – March

- Focus Sessions:**
- Guidelines + Sustainability
  - Semester Space Utilization

### Campus Forums on Draft Plan – April

Sessions: students, faculty/staff

### Final Workshop - Final Draft Plan – May

### Summer 2019:

- Start work for CEQA EIR (1 yr process est)
- Final Plan documents – maps, narrative, renderings

### Final Master Plan 2020 (CSU approval in late 2020)

## Next Steps w/Community Partners:

- Cal Trans 12/18, Legislative staff briefing
- Community Listening Session – February?



Facility | Area Studies

# Student Housing Replacement – Phase II



# Student Housing – Phase 1



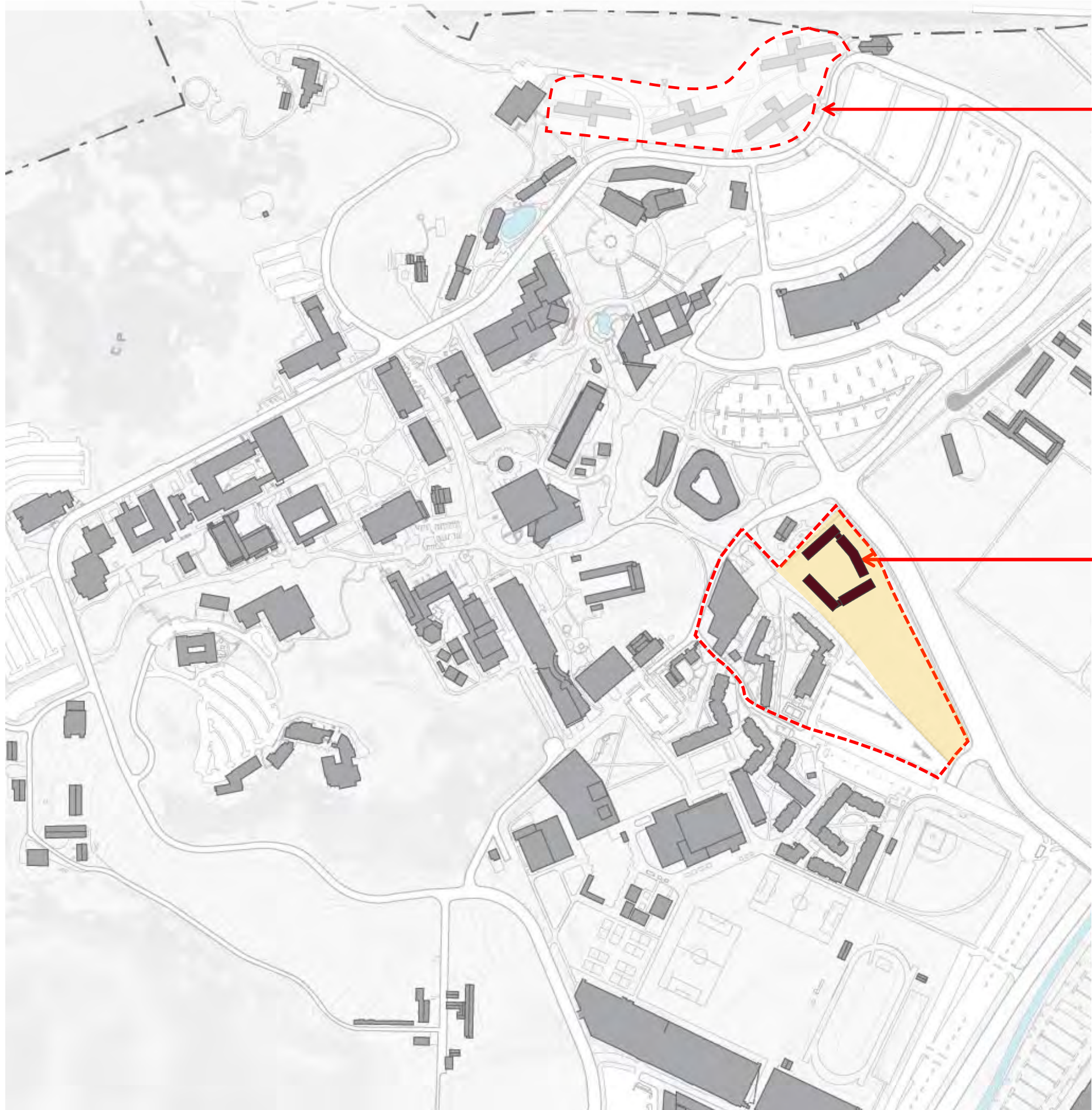
500 beds in Greys to be demolished in 2020  
Beds in the Reds to be reduced by 160 beds

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

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



# Student Housing – Phase 2



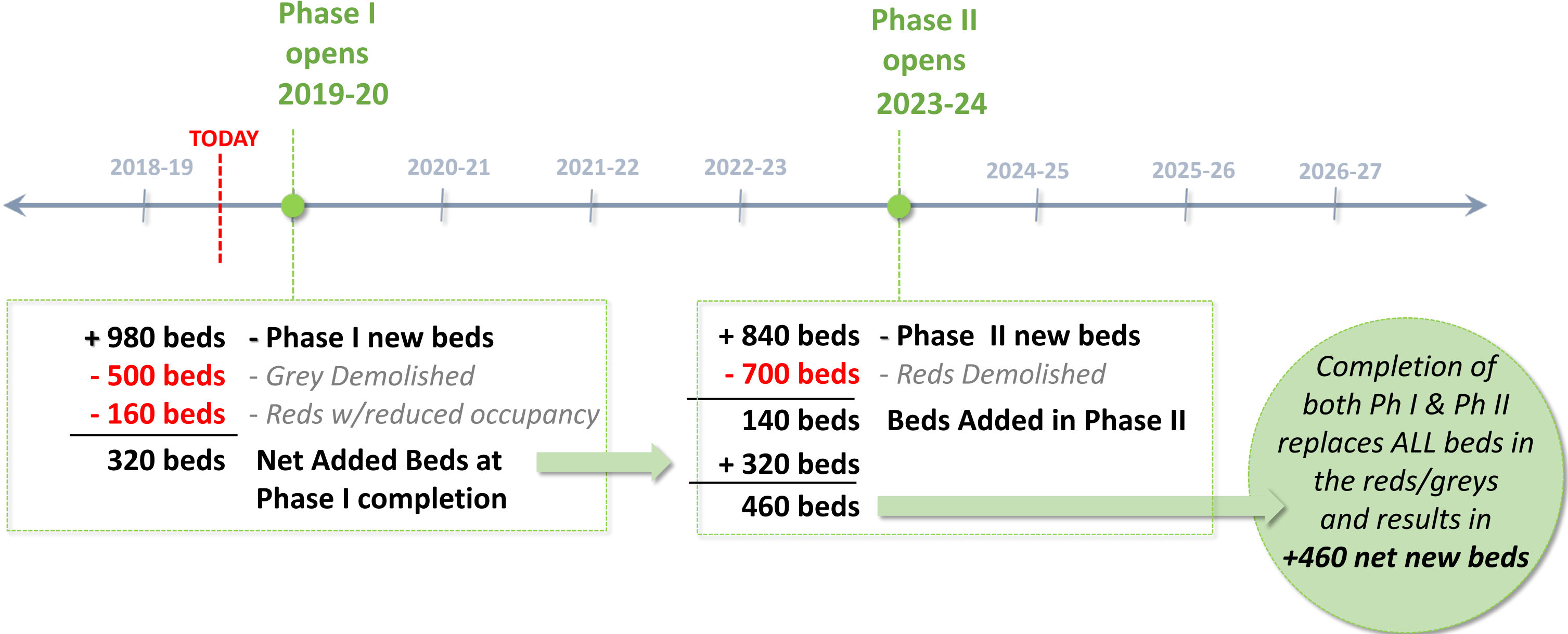
Remaining 700 beds in the Reds to be demolished in 2023-24

**Student Housing Phase II**  
*- planned to open July 2023*

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



# Student Housing Bed Counts





# Update on Phase 1 : Phase 1 Lessons Learned

## *Phase 1 included:*

- *Building height/type (incl fire separations, fire door 'hold-opens')*
- *Community configuration changes (re: shared bathrooms)*
- *Swipe Security systems*

*Changes cost less when made early in design phase*

*Budget is critical, including adequate contingency*

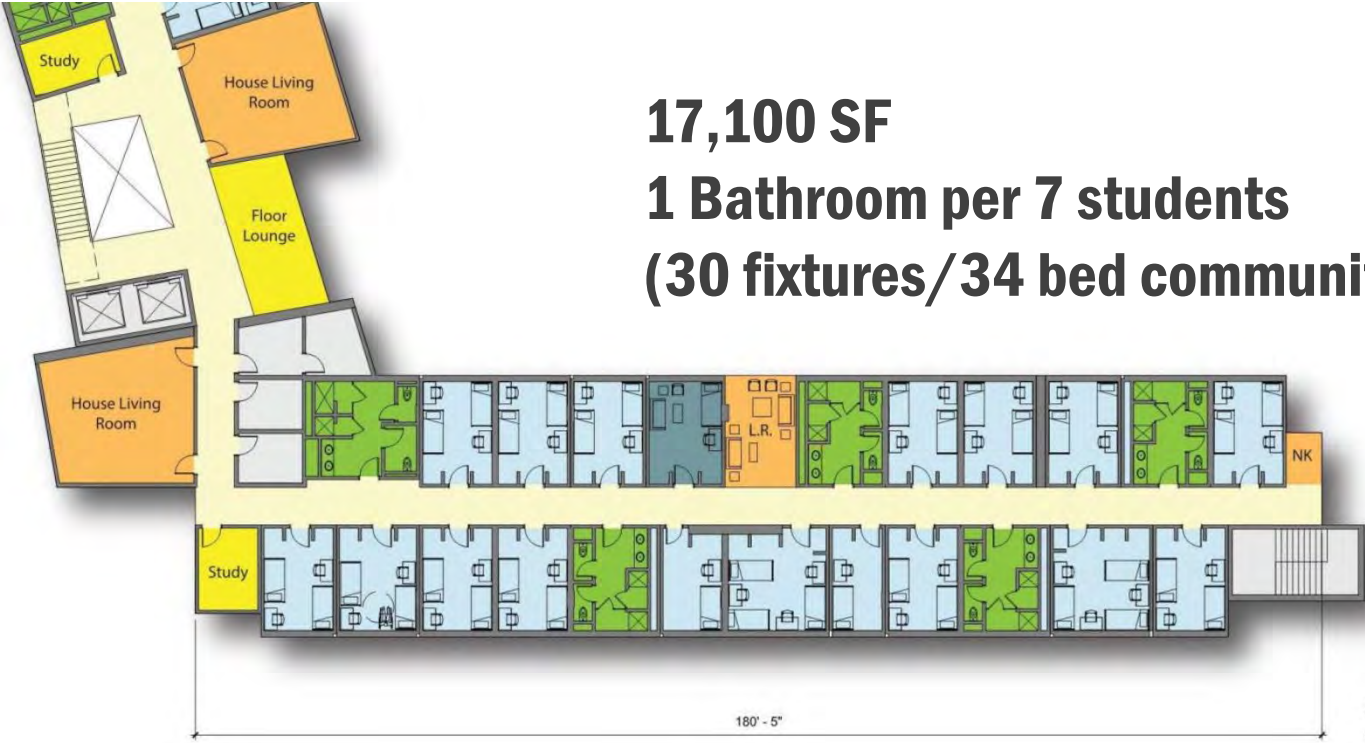
*Initial infrastructure cost was high, so leverage it over more beds*



# Res Hall Typology



**16,300 SF**  
**1 Bathroom per 17 students**  
**(18 fixtures/34 bed community)**



**17,100 SF**  
**1 Bathroom per 7 students**  
**(30 fixtures/34 bed community)**



**16,700 SF**  
**1 Bathroom per 12 students**  
**(27 fixtures/34 bed community)**



**18,300 SF**  
**1 Bathroom per 4 students**  
**(40 fixtures/34 bed community)**



# Student Housing – Phase 1



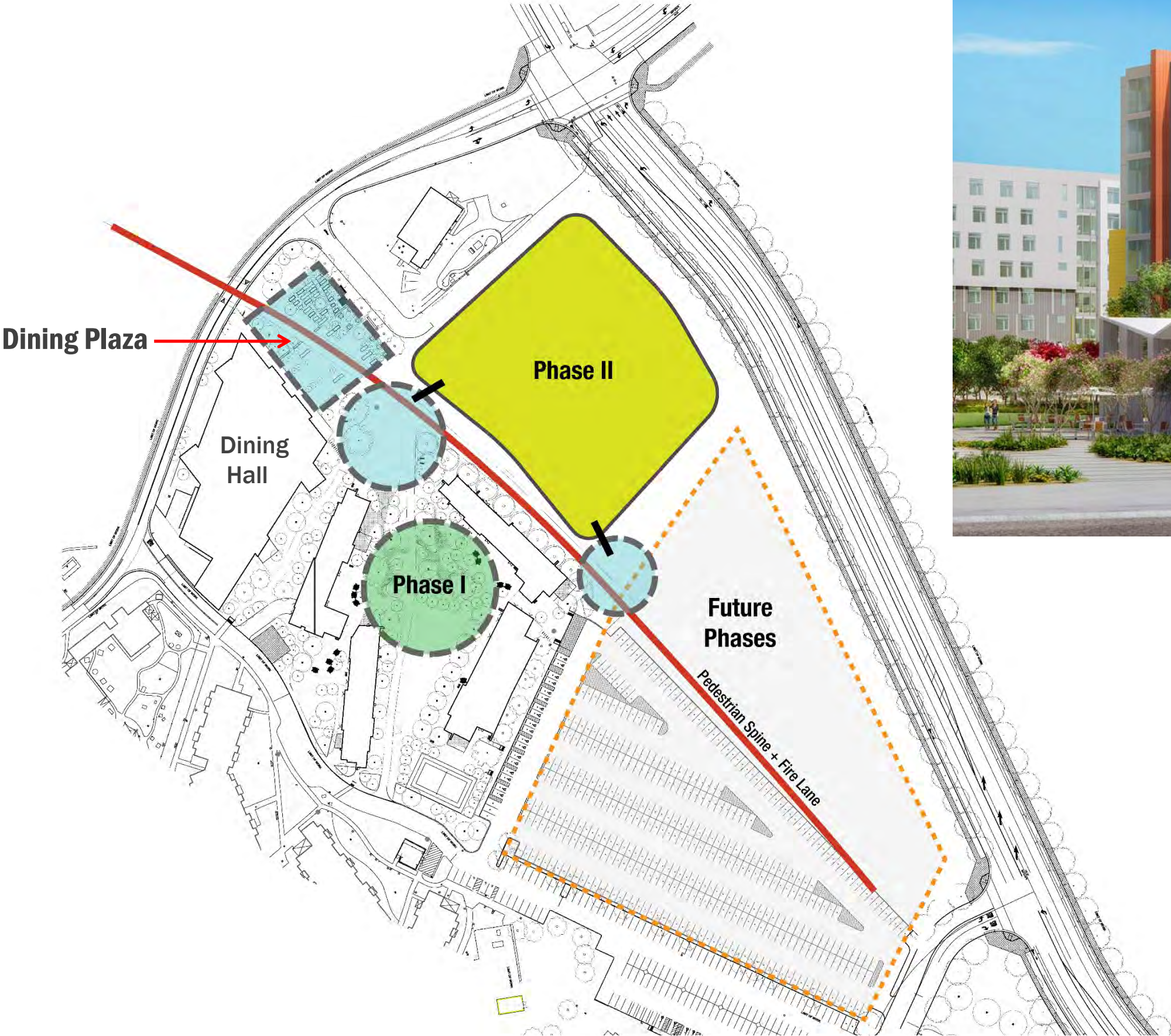


# Student Housing – Phase 1





# Student Housing - Phase 2





# Phase 2 Program

## Student Profiles:

- *Freshmen and transfers (1<sup>st</sup> year)*
- *Sophomores*

## Optimize First Floor uses:

- **Learning Communities:** *support needs? spaces?*
  - **Faculty-in-Residence:**
    - *recently added in retrofitted space*
    - *what's the ideal location? To what extent are these integrated with student space?*
  - **Academic support:** *tutoring center, maker space*
  - **'Multi-purpose' rooms:** *not scheduled classrooms?*
  - **Res Life Support:** *offices, maintenance, storage?*
  - **Budget:** *Project Cost/Bed? Other one-time costs?*
- 
- Consider relationship to future Phase 3: *student profile? program? rehab of existing suites?*



# Student Housing – Phase 2

**Housing** **Phase II**

Space Name	Quantity	Beds/Space	Total Beds	% of Units	ASF/Space	Total ASF
<b>Residential Living Space</b>						
Resident Advisor Single Rooms	17	1	17	2.56%	190	3,230
Resident Advisor Accessible Rooms	2	1	2	0.20%	240	480
Single Rooms	36	1	36	5.41%	130	4,680
Accessible Single Rooms	2	1	2	0.20%	160	320
Double Rooms	237	2	474	48.37%	180	42,660
Double Accessible Rooms	10	2	20	2.04%	240	2,400
Triple Rooms	36	3	108	11.02%	250	9,000
Triple Accessible Rooms	2	3	6	0.61%	290	580
Restroom	152				90	13,680
Accessible Restroom	19				125	2,375
Accessible Guest Restroom	9				70	630
Nook	19				35	665
Study Room	19				125	2,375
Floor Lounge	8				600	4,800
Wing Living Room	19				700	13,300
<b>Sub-total Residential Living Space</b>			<b>665</b>			<b>101,175</b>
<b>Residential Support Space</b>						
Housekeeping	24				60	1,440
Storage	24				60	1,440
<b>Sub-total Residential Support Space</b>						<b>2,880</b>
<b>Residence Life Coordinator / Area Coordinator Apartment</b>						
Master Bedroom	3	1	3		200	600
Bedroom	3	1	3		150	450
Living Room	3				200	600
Bathroom	6				100	600
Kitchen	3				80	240
Closet	6				25	150
Laundry Pantry / Closet	3				25	75
<b>Sub-total Residence Life Coordinator / Area Coordinator Apartment</b>						<b>2,715</b>

**Look at affordable approaches to Triples, Quads**



# Student Housing – Phase 1

Look at options for triples or quads





# Student Housing – Phase 2

Residential Administrative Offices (office suite)						
Area Coordinator	1				120	120
Res Life Coordinator Office	2				120	240
Asst. RLC Office	1				120	120
IHC Office	0				120	0
RA Workroom	1				200	200
Conference Room	1				300	300
Storage	1				100	100
<b>Sub-total Residential Administrative Offices</b>						<b>1,080</b>
Residential Common Area						
Mail Packages	1				600	600
Front Desk/Mailboxes	2				400	800
Group Kitchen/Dining	4				300	1,200
Laundry/Lounge	2				650	1,300
Ground Floor Lounge	4				1,200	4,800
Computer Lab	2				200	400
Vending	2				100	200
Multiuse Storage	2				500	1,000
Bicycle Storage	2				300	600
<b>Sub-total Residential Common Area</b>						<b>10,900</b>
Community Area						
Multimedia Instructional Support	0				1,500	0
Multipurpose Room	1				950	950
Multipurpose Room Storage	1				50	50
Project Room	1				950	950
Project Room Storage	1				50	50
Tutor/Office	1				1,500	1,500
<b>Sub-total Community Area</b>						<b>3,500</b>

**Consider best use of the ground floor for social + academic resources**



# Student Housing – Phase 2



**Ground floor spaces/ uses**



# Student Housing – Phase 2

**Consider Faculty-in-Residence, # units and location in relationship to resident communities**

**Phase 1 will inform ASF to GSF ratios**

Housing Facilities / Maintenance						
Housing Facilities / Maintenance	1				7,000	7,000
Service Vehicle Garage	2				300	600
Maintenance Restroom	2				80	160
Maintenance	2				200	400
Central Plant	0				18,000	0
<b>Sub-total Housing Facilities / Maintenance</b>						<b>8,160</b>

Additional Program Area						
Retail	0				1,000	0
Visiting Faculty - 2 Bed/2 Bath Apt.	1				900	900
Flex Space	0				6,500	0
<b>Sub-total Additional Program Area</b>						<b>900</b>

						104,055
						173,425
Total Common Assignable Square Feet (ASF)						27,255
Total Common Gross Square Feet (GSF)						41,931
<b>Total Overall Assignable Square Feet (ASF)</b>						<b>131,310</b>
<b>Total Overall Gross Square Feet (GSF)</b>						<b>215,356</b>

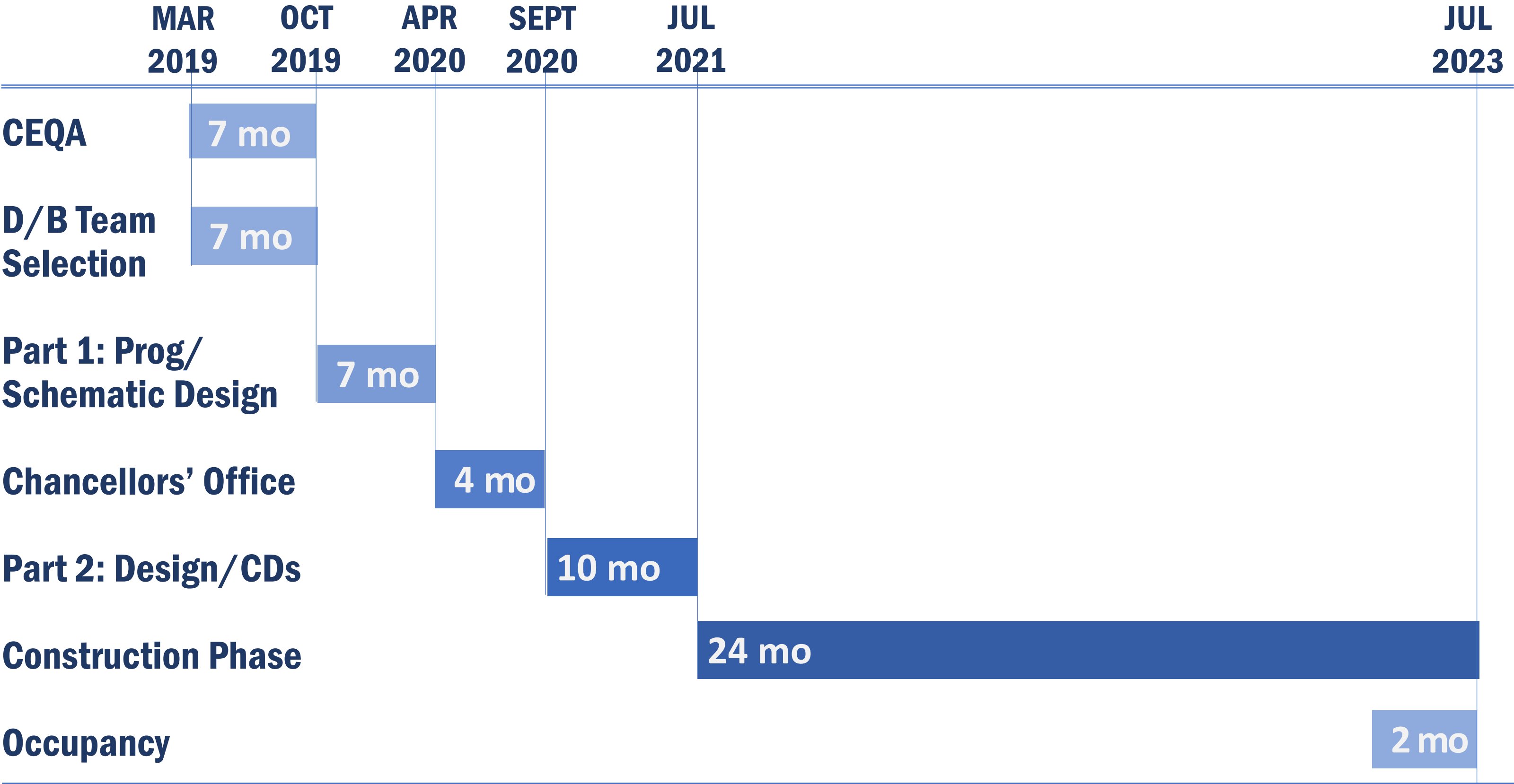


# Phase 2 - Affordability Strategies

- Program space savings?
  - *room design including triples and quads*
  - *common areas*
  - *evaluate cost of semi-suites vs traditional res hall for sophomores*
- Get going sooner rather than later to reduce escalation cost;
- More beds = less \$/bed (*leverage infrastructure, common space, etc.*)
- *Other approaches: pricing guarantees, housing grants, work/study options*



# Student Housing Phase 2 - Timeline





Facility | Area Studies

# Innovation Village

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- review of SCE revised proposal



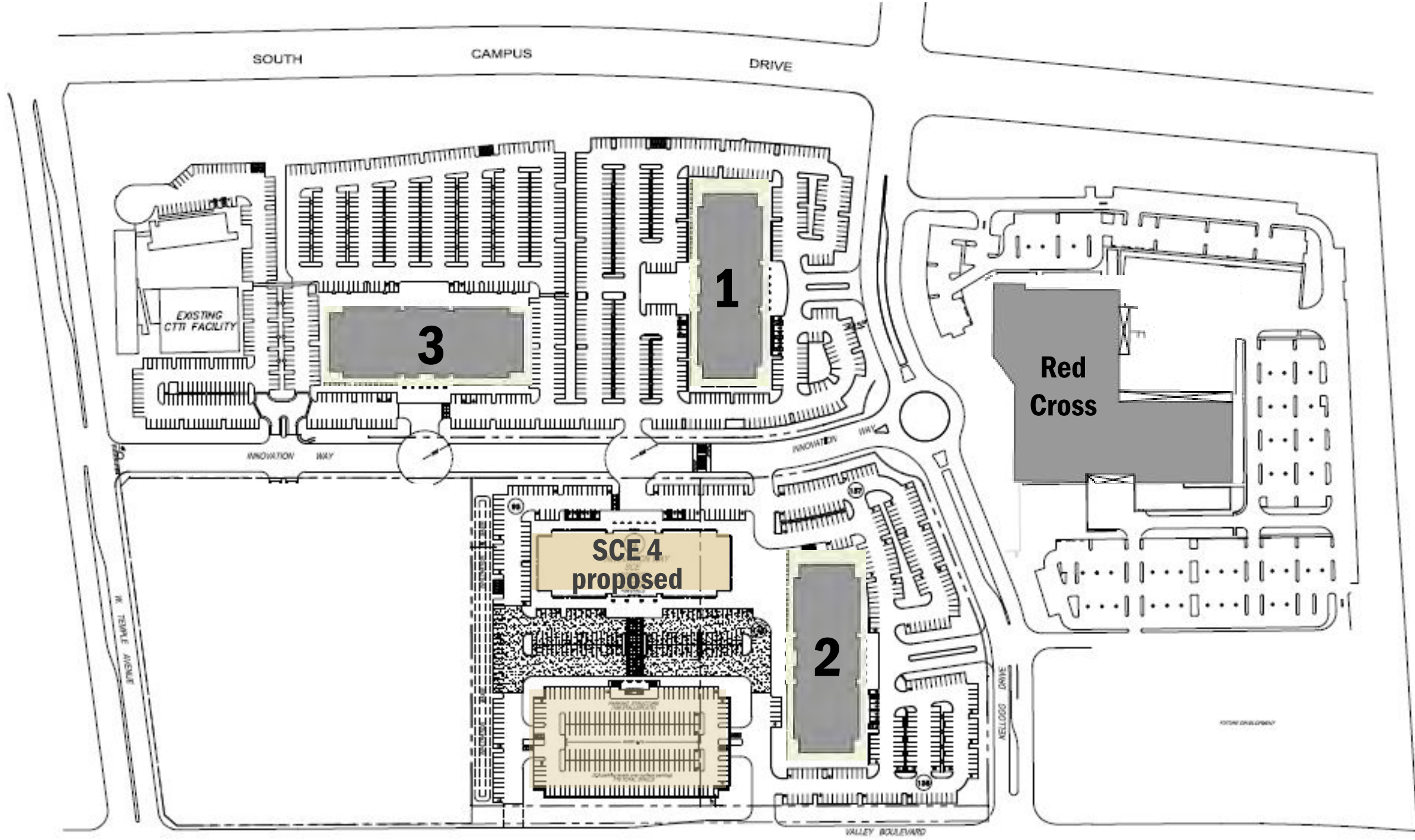
# IV Concepts for presentation/discussion:

## 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 the development should add 3.26 buildings
- High parking ratio limits full development, so structured parking will be required for any future development
- A new masterplan should be developed to guide more innovative 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 long term
- The vacant SW corner parcel is a significant future development opportunity and there is value in maintaining the largest unencumbered parcel possible



# IV Concepts: original Trammell Crow SCE 4 proposal



**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

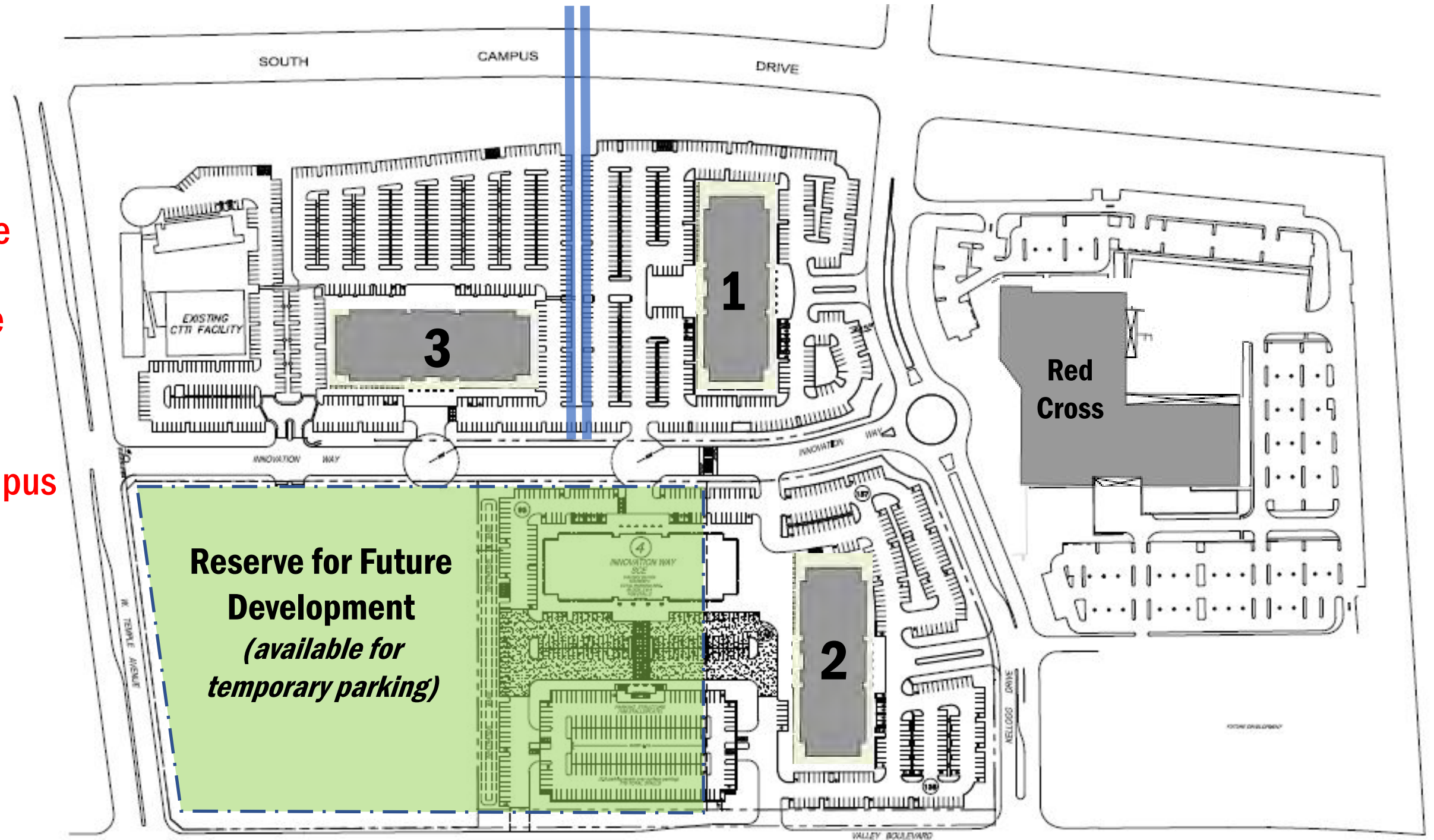
Trammell Crow Company



# IV Concepts: *feedback on Trammell Crow SCE 4 proposal*

## Constraints:

- Existing larger undeveloped parcel is being reserved for more intensive mixed-use development the future
- Plan for a future pedestrian/bike path crossing on South Campus Drive

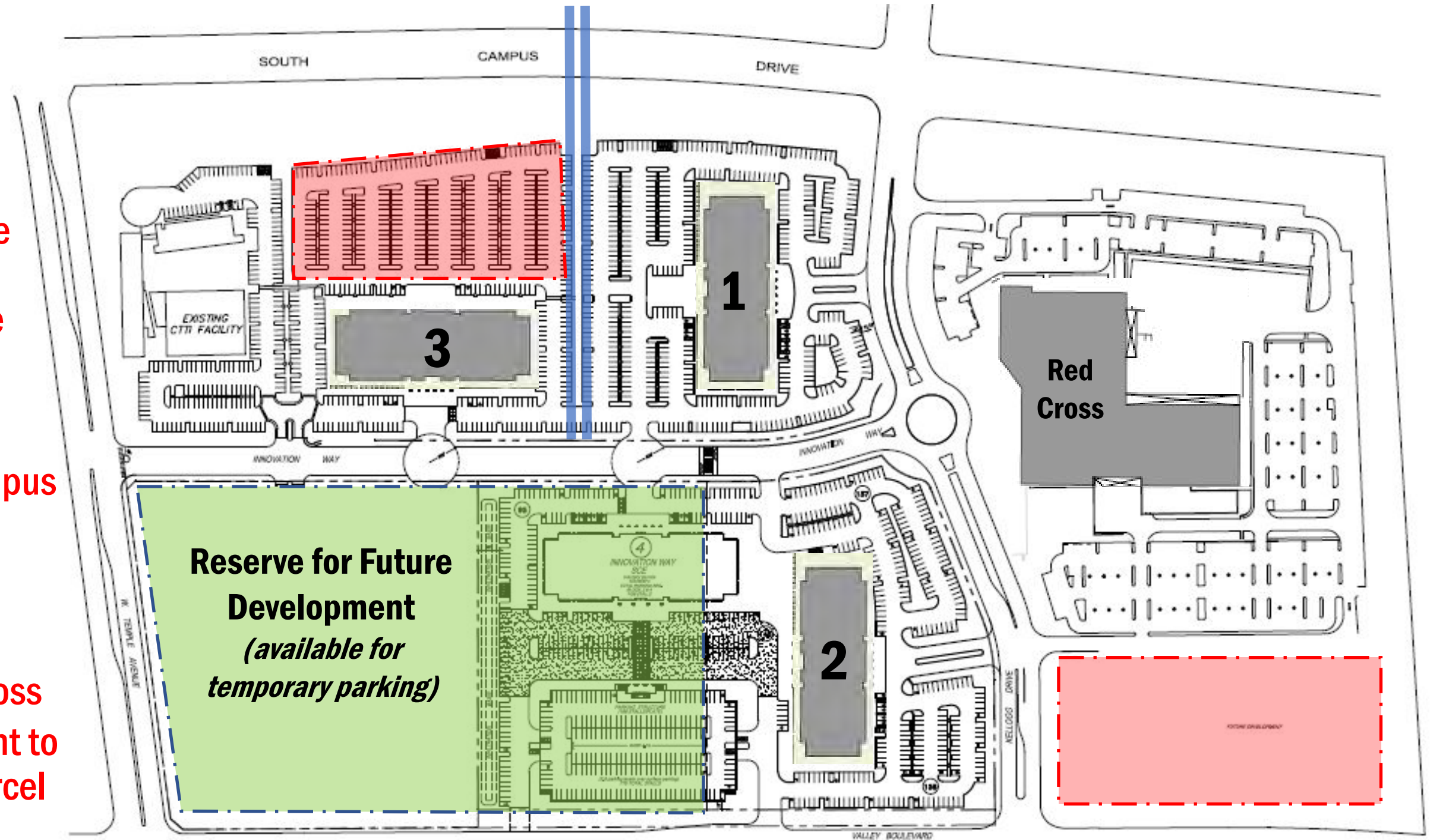




# IV Concepts: *feedback on Trammell Crow SCE 4 proposal*

## Constraints:

- Existing larger undeveloped parcel is being reserved for more intensive mixed-use development the future
- Plan for a future pedestrian/bike path crossing on South Campus Drive
- Development Options:
  - smaller parcel adjacent to Red Cross
  - adding development to an existing SCE parcel

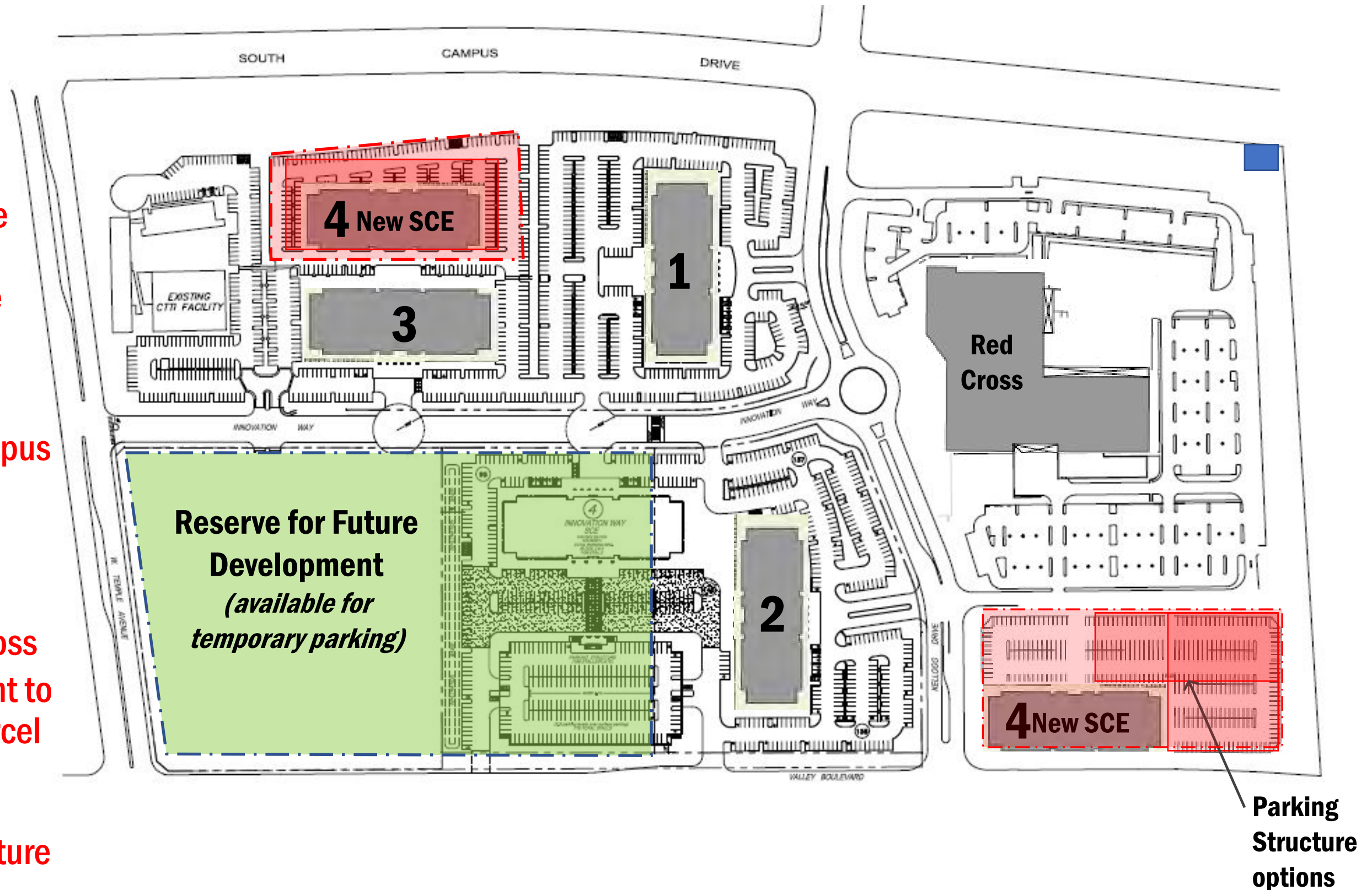




# IV Concepts: *feedback on Trammell Crow SCE 4 proposal*

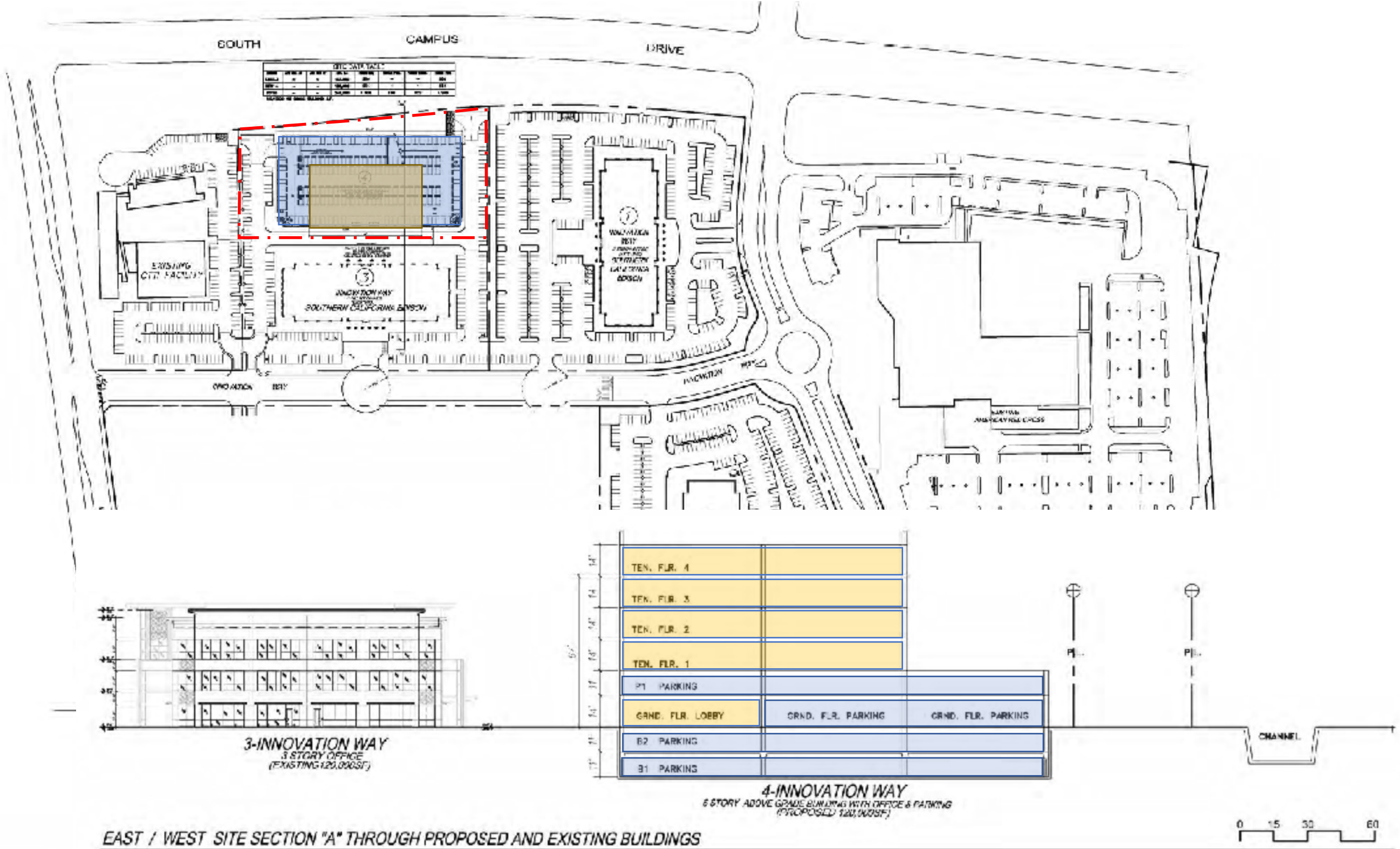
## Constraints:

- Existing larger undeveloped parcel is being reserved for more intensive mixed-use development the future
- Plan for a future pedestrian/bike path crossing on South Campus Drive
- Development Options:
  - smaller parcel adjacent to Red Cross
  - adding development to an existing SCE parcel
- Increase density
- Minimize parking structure street frontage
- Be more innovative





# IV Concepts: revised Trammell Crow SCE 4 proposal



EAST / WEST SITE SECTION "A" THROUGH PROPOSED AND EXISTING BUILDINGS  
 SCHEME A - 6 STORY ABOVE GRADE BUILDING WITH OFFICE & PARKING



## Innovation Village Research Park - Conceptual Master Plan

Los Angeles County, CA

Proposed Southern California Edison Overall Scheme "A" Trammell Crow Company

**DISCLAIMER:**  
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Date: 11/28/2018



# IV Concepts: *revised Trammell Crow SCE 4 proposal*

## **Scheme A: SCE Parcel 3**

### **Pros:**

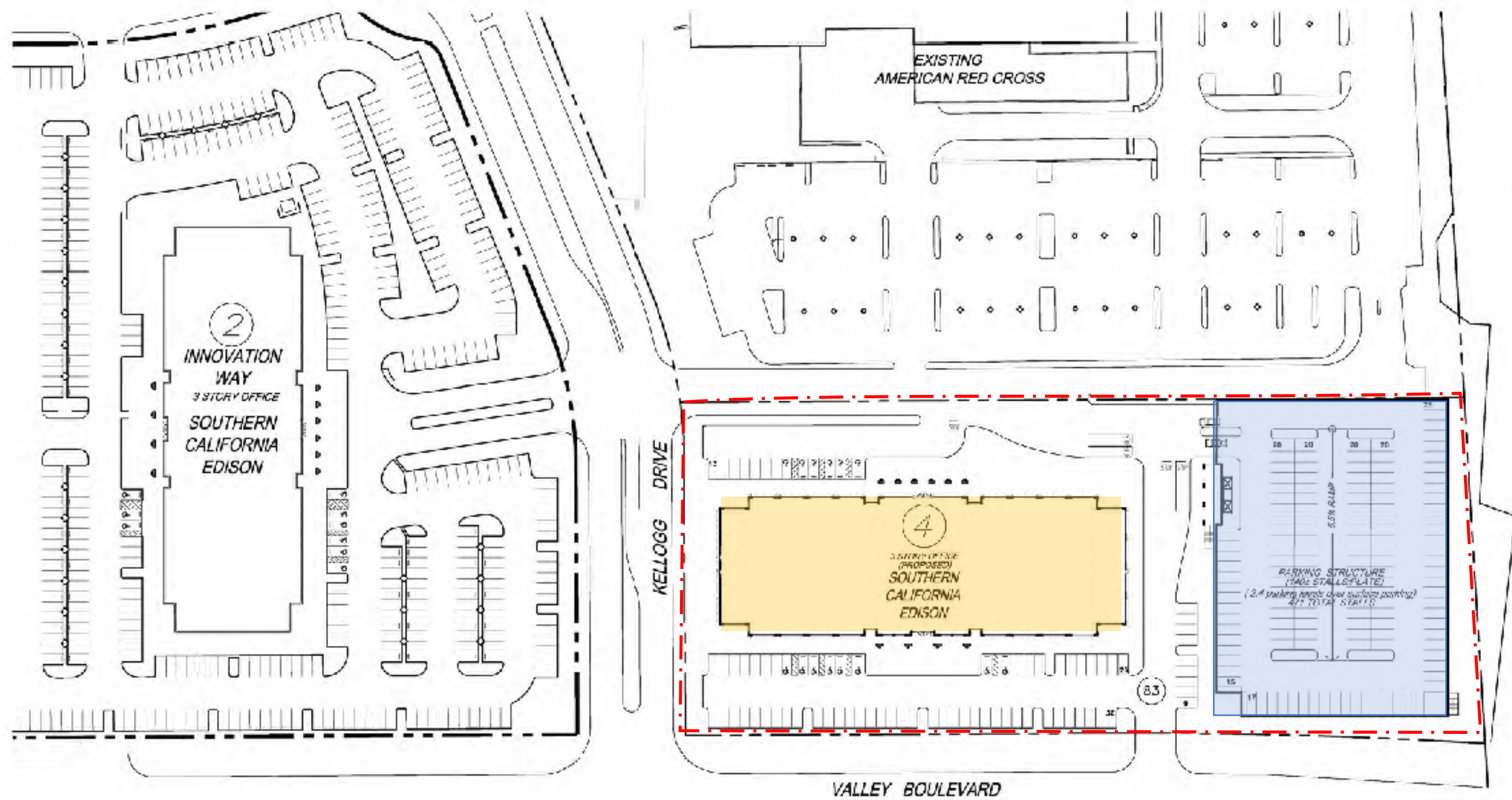
- Synergies and connectivity between SCE buildings (SCE)
- Preserves land, raises density (CPP)
- “Tucked away” development, less arterial exposure (CPP)
- Requires different structural system, opportunity for new design (CPP)

### **Cons:**

- Business disruption (SCE)
- Temporary off-site parking needed for displaced vehicles during construction (SCE, CPP)
- Costly and complicated design (SCE)



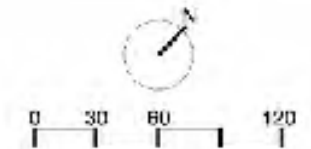
# IV Concepts: revised Trammell Crow SCE 4 proposal



**SITE DATA TABLE**

BUILD	USE AREA 'X'	USE AREA 'Y'	BLK. SF	FLOOR 'YR'	TOTAL 'YR'	LAND 'YR'	FLOOR 'YR'
4	XX AC	XXX	123,050	854	85	471	554

4.5/1000 ON GROSS BUILDING SF.



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## Innovation Village Research Park - Conceptual Master Plan

Los Angeles County, CA

Proposed Southern California Edison Scheme "B"

Trammell Crow Company

Date: 11/26/2018



# IV Concepts: *revised Trammell Crow SCE 4 proposal*

## **Scheme B: Valley Blvd Site**

### **Pros:**

- Efficient and cost effective design (SCE)
- Utilizes Innovation Village smaller “out” parcel (CPP)
- Parking structure has less exposure on the street, better design (CPP)

### **Cons:**

- Disjointed master plan (SCE)
- Less connectivity, challenge of pedestrians crossing of Kellogg (SCE, CPP)
- Displaces student overflow parking (CPP)
- Valley Blvd exposure (CPP)



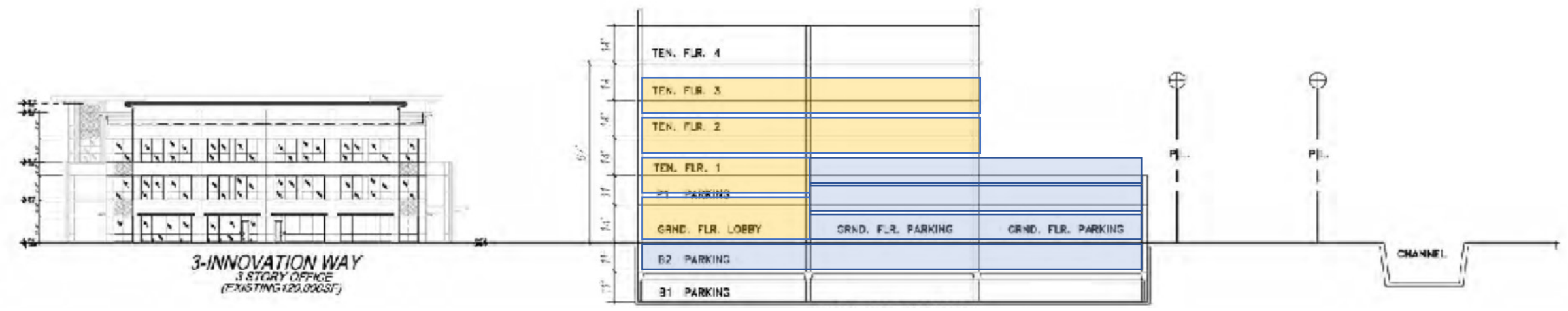
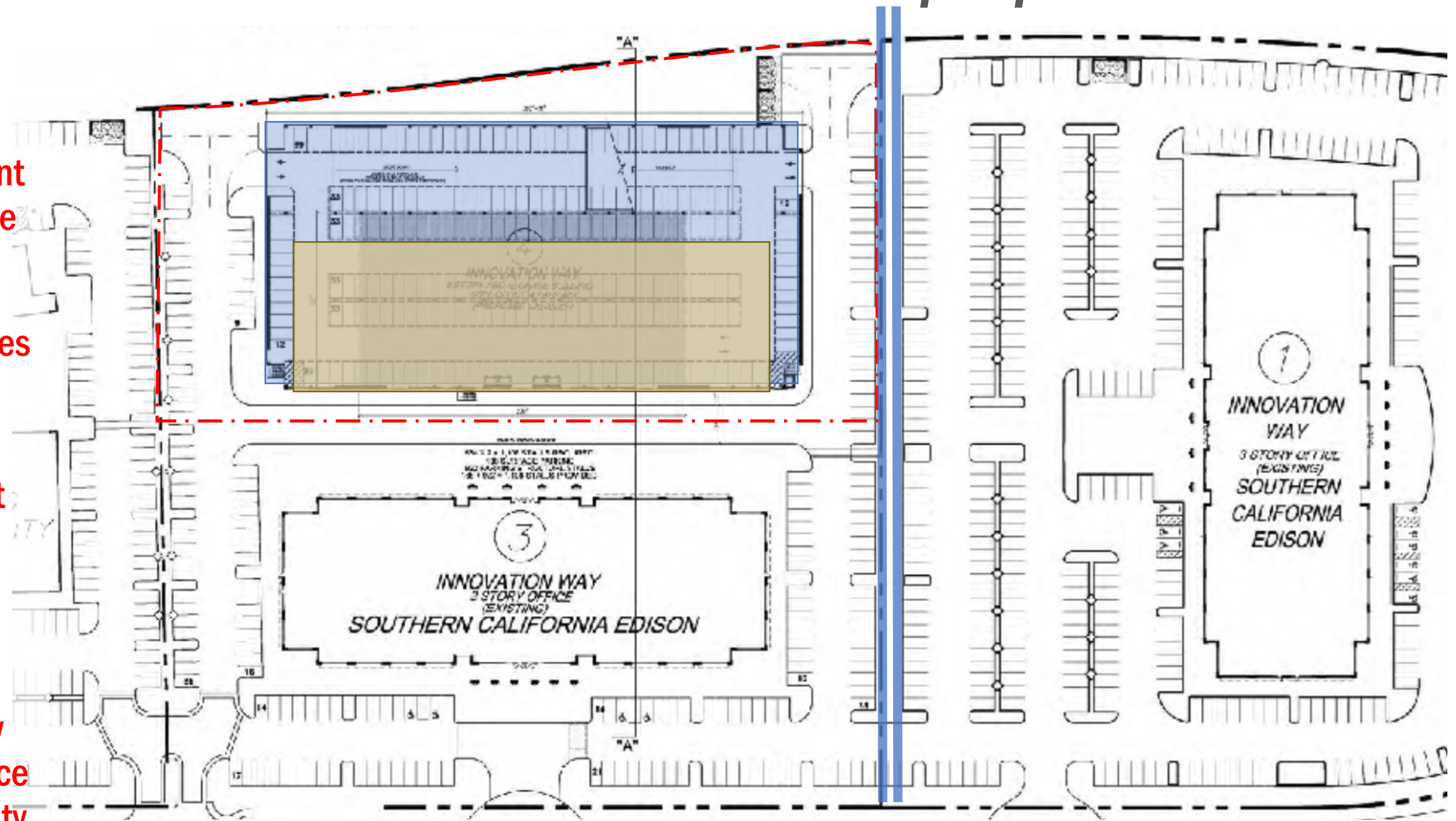
# IV Concepts: revised Trammell Crow SCE 4 proposal

**Preferred:**

- Scheme A development can be more innovative
- Improves density
- Greater height improves visibility-identity
- Below grade parking has less mass/impact

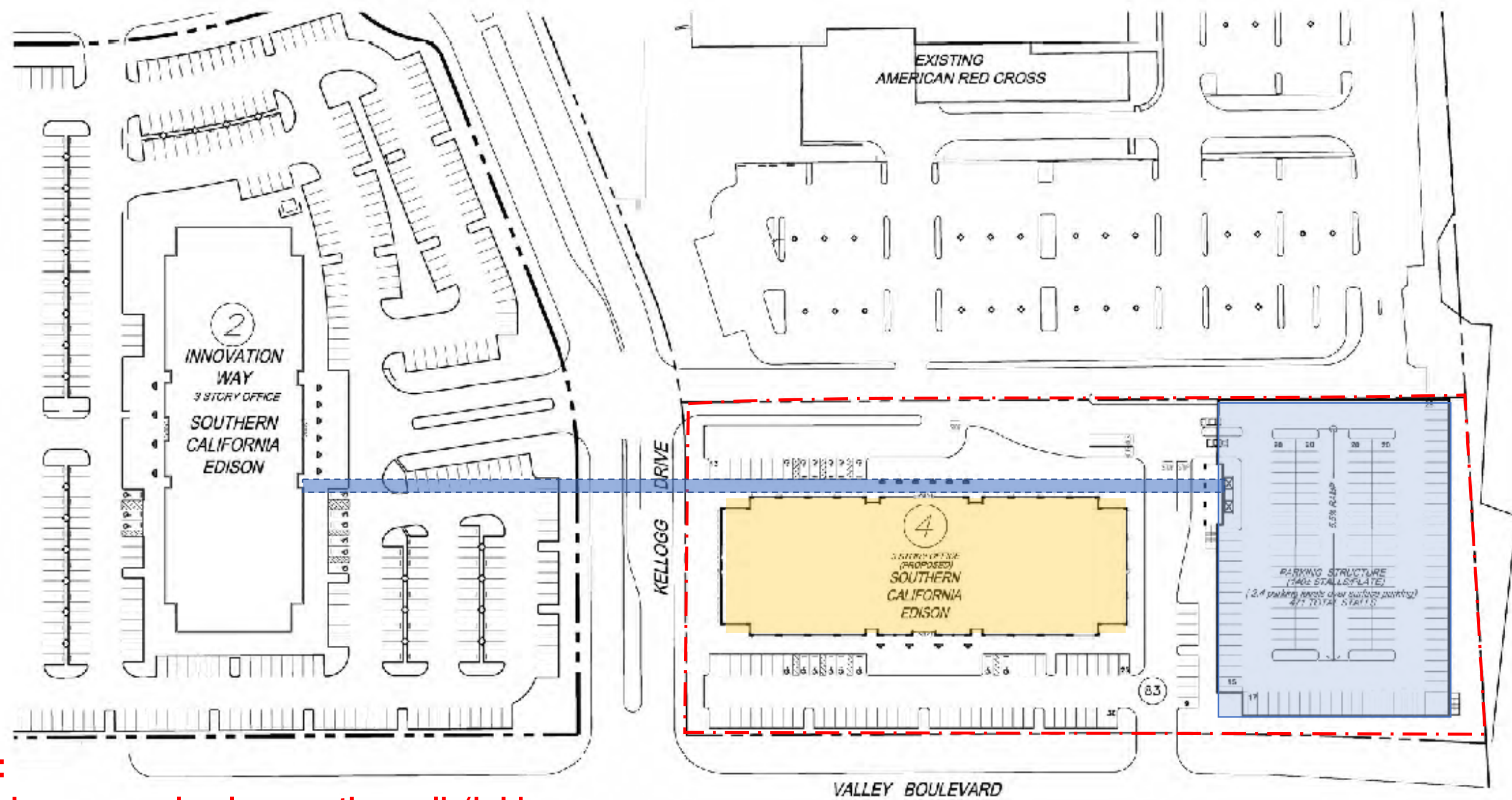
**Recommendations:**

- Simplify massing and reduce depth of below grade parking to reduce cost, improve feasibility, optimize income





# IV Concepts: revised Trammell Crow SCE 4 proposal



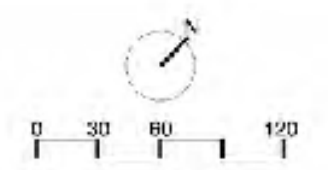
**Comments:**

- May require an upper level connecting walk/bridge (which may cost less than underground parking Scheme A)
- Requires design attention to parking structure frontage

**SITE DATA TABLE**

BUILD.	USE AREA	USE AREA	BLK. SF	FLOOR (SQ)	TOTAL (SQ)	LANDS. (SQ)	PARKING (SQ)
4	XX AC	XXX	123,050	854	85	471	554

4.5/1000 ON GROSS BUILDING SF.



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# BSC Shade-Seating Student Open House 11/29

Facility | Area Studies

## Bronco Student Center

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





# QA + Discussion - 10/26 review w/President

*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*





# Student Open House

- Over 60 signed in
- Mostly students in wide variety of majors
- Raffle gave away 18 ASI gift bags





# Student Open House







PLACE DOTS HERE



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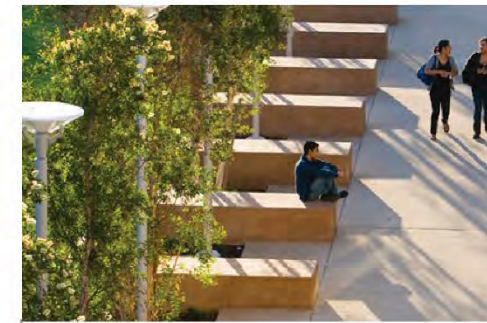
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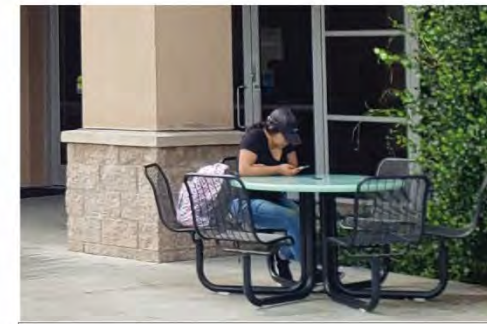
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# Student Open House



2ND FLOOR

STATE POLYTECHNIC UNIVERSITY, POMONA  
CAMPUS DR



# BSC Priorities

	BSC IMPROVEMENT	BSC IMPROVEMENT	BSC IMPROVEMENT	BSC IMPROVEMENT	BSC IMPROVEMENT
1.	more/better + variety of study spaces <i>(individual/group study rooms, quiet space informal study)</i>	state-of-the-art facilities & technology supporting instruction & events/activities	improve & simplify circulation, orientation & ease of wayfinding	state-of-the-art facilities & technology supporting instruction & events/activities	more/better + variety of study spaces <i>(individual/group study rooms, quiet space informal study)</i>
2.	more / better food options + more seating/tables in the food court area	improve & simplify circulation, orientation & ease of wayfinding	improve indoor/outdoor connectivity w/ more/better outdoor space for study, groups, activities	improve indoor/outdoor connectivity w/ more/better outdoor space for study, groups, activities	(write -in) Increase hours of operation for study area lounges
3.	improve indoor/outdoor connectivity w/ more/better outdoor space for study, groups, activities	more / better food options + more seating/tables in the food court area	state-of-the-art facilities & technology supporting instruction & events/activities	more/better + variety of study spaces <i>(individual/group study rooms, quiet space informal study)</i>	more / better food options + more seating/tables in the food court area
4.	state-of-the-art facilities & technology supporting instruction & events/activities	enough space for all student clubs, organizations, cultural center's offices	primary identity as a student center with space for programs, events + activities	expand types of activity & socializing offerings <i>(gaming, bowling, arcade, movie theater, etc.)</i>	enough space for all student clubs, organizations, cultural center's offices <i>(&amp; storage)</i>



# Next Steps:

- **Schedule Workshop #5: HUB/Area Studies** *January week of 22-24*
- **Focus Sessions:**
  - Transportation Advisory Committee*
  - Academic Resources (library learning commons, study space)*
  - Sustainability (interim advisory group?)*
- **Space Analytics**
  - Semester 2018 instructional space analysis* *Dec – Feb - Mar*
  - Begin stakeholder mtgs w/ Deans Council* *Jan 23?*
- **Community meetings**
  - Cal Trans + Metro link meetings or calls underway*
  - Planning for Community Listening Session* *February?*



**Thank you!**

