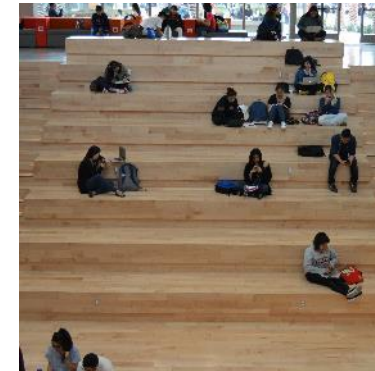


CSU Fullerton

Physical Master Plan

The Campus Plan

October 21, 2019



Physical Master Plan Goals



Future of Education

Improve Graduation Rates

Problem Based Learning

Research

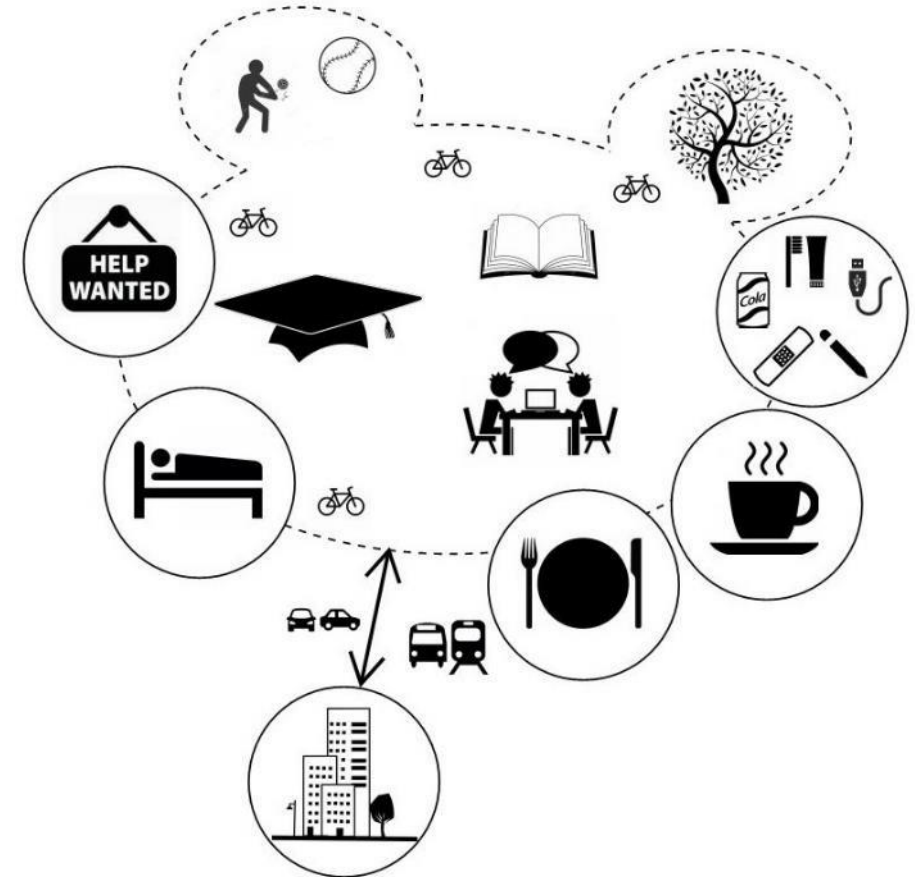
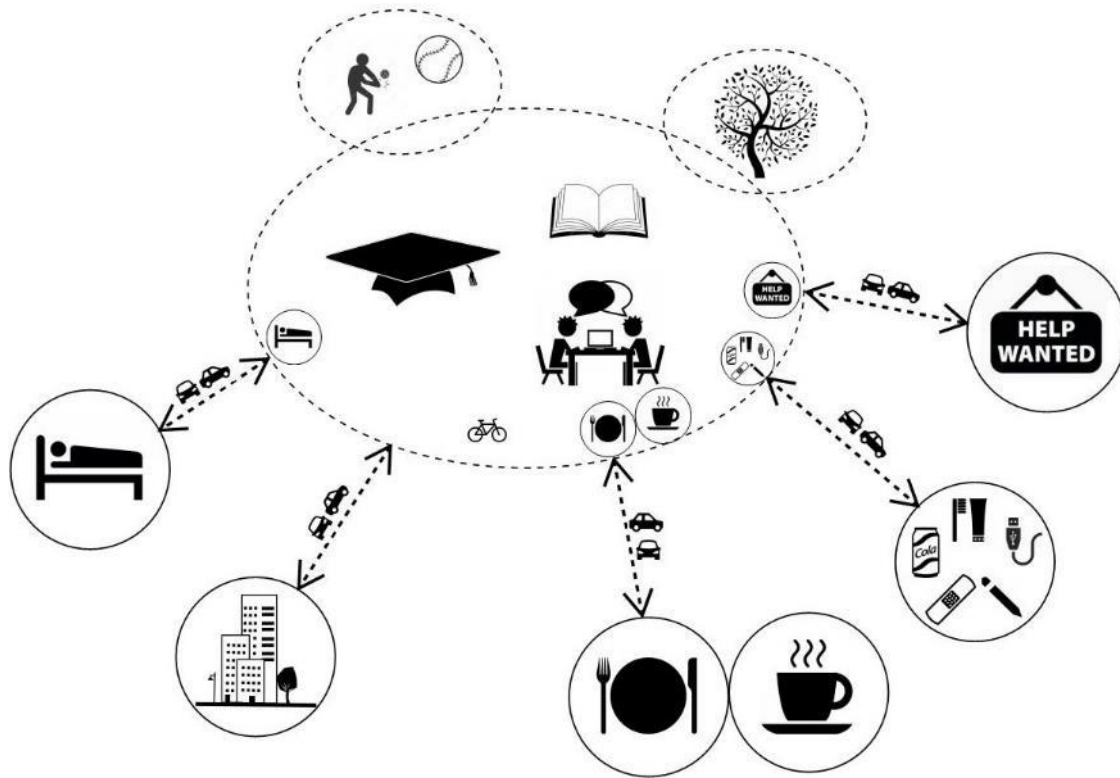
Cross-Discipline Collaboration

Student/ Professional Interaction

Community Support/ Connection



Campus Today to Campus Future: Considerations



from Today...

to the Future



Campus Future: Summary

- **FTES:** Grow from 25,000 to 32,000 FTES @ 1% to 2039
(Annualized, Main Campus, Lab & Lecture)

SPACE TYPES

Entitled Academic Space:

Current Entitled: 1,058,808asf

Current Existing: 963,697asf (95,111asf deficit)

Future Entitled: 1,422,815asf

Future Deficit: 459,118asf



Campus Future: Program

Non–Academic, Campus Life, & Replacement

- **Event Center:** 6,000 seats; athletics + recreation functions
- **Student Housing:** Additional 3,000 beds. (Total campus = 5,000 beds)
if mandate Freshman on campus
- **Housing Programs:** Living/learning; 350 faculty/ staff units
- **Informal Learning:** Distributed in existing, new and exterior spaces
- **Campus Life:** Expansion or addition to align w/ FTES increase



Campus Future: Program

Environmental & Infrastructure

- **Arboretum:** Programs that align with the arboretum mission
- **Sustainability:** Adhere to CSU policy, reduce demand + conserve
- **Mobility Hubs:** Coffee kiosks, bike lockers and charging stations
- **Building Height:** Target buildings not to be high rise
- **Historic Loop:** Planning framework & circulation
- **Pedestrian Crossings:** Add bridge across Nutwood

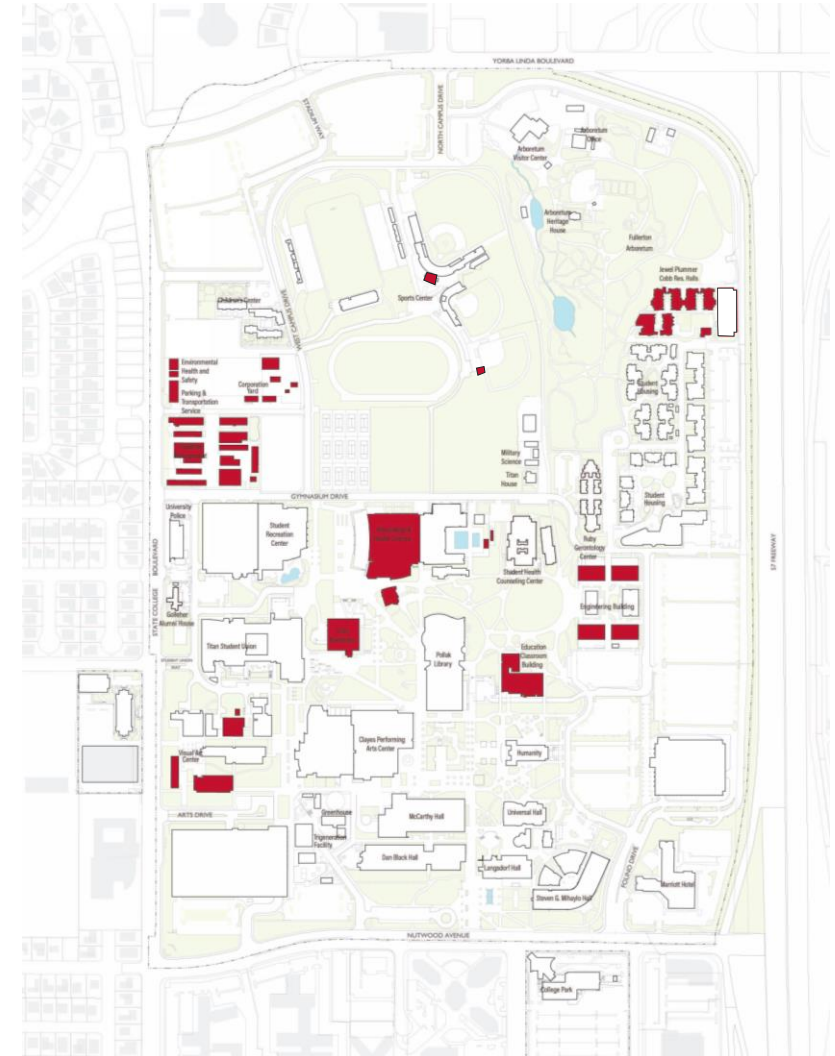


Campus Future: Program

Potential Replacement of the following buildings:

(Displaced programs accommodated in new or renovated facilities)

- 600-bed housing
- Health Science
- Titan Bookstore
- Education Classroom Building
- Single Level Engineering Buildings
- Visual Arts Buildings
- Anthropology Storage
- Goodwin Field Press Box
- Corporation Yard/ Facilities Management



Campus Future: Program Overview

SPACE TYPE	NOTES	GSF	ASF
Existing Facilities	Per Facilities Report (Main Campus only)	6,114,127	2,207,395
New Student Housing	3,000 new beds incl associated amenities	1,004,850	652,500
New Campus Amenities	Rec, Union, Wellness, Student Success	800,000	480,000
New Faculty/ Staff Housing	Blend of 1, 2 & 3 bedroom apts (350 units)	539,000	350,000
New Academic space	Based on 32,000 FTES	831,002	459,117
New Non Academic	New retail	40,000	25,000
New Innovation Center		72,762	40,200
New Facilities in Arboretum		100,000	60,000
New Event Center	6,000 seats	254,100	165,000
New Mobility Hubs	Assume all are exterior (120' x 20')	7,200	0
New Parking Structure	Assumes 4,473 supported spaces @ 375sf/sp	1,677,375	0
Demo part of KHS	Event Center will replace the gym	-131,732	-79,000
TOTAL		11,308,684	4,360,212

Campus Future: Parking Supply

	Commuter Student	Resident Student	Faculty/Staff	Total
Existing Surface Supply	3,045	357	1,819	5,221
Existing Structure Supply	5,202	184	11	5,397
Existing Total Supply	8,247	541	1830	10,618
Future Total with New East Structure				11,695
Distribution of Total Supply	72%	5%	16%	
Permit Purchase Ratio	0.51	0.35	0.90	
Stall Turnover Ratio	2.06	1.29	1.45	
Peak Demand per 1,000 additional affiliates	248 spaces	271 spaces	621 spaces	

Example: 3,000 new on-campus beds would require 813 additional spaces at an estimated structured cost of \$16.2million, with annual maintenance upwards of \$250,000

Assume commuter student headcount growth of 6,158	1,527 spaces
Assume 3,000 new beds	813 spaces
Assume 1,099 new Faculty /Staff	682 spaces
2020 Campus Deficit after Eastside Deck	600 spaces
TOTAL PARKING SPACE DEMAND	3,622 SPACES
DISPLACED PARKING	851 SPACES
GRAND TOTAL	4,473 SPACES

Campus Future: Parking TDM

- Voluntary Employee Commute Trip Reduction Program 1 – 6%
- Ridesharing Program 1 – 15%
- Subsidized Transit Program 0.3 – 20%
- Telecommuting/Alternative Work Schedules .07 – 5.5%
- TDM Marketing 0.8 – 4%
- Carshare 0.4 – 0.7%
- Shuttle to Metrolink/Downtown 0.3 – 13.4%
- Market Rate Parking Pricing 0.1 – 19.7%
- Employee Parking Cash-Out 0.6 – 7.7%
- Expanded OCTA Bus Service 0.1 – 8.2%
- Enhanced OCTA Bus Service (Frequency/Speed) .02 – 2.5%
- Pedestrian Network Improvements 0 – 2%
- Traffic Calming (i.e. Nutwood) 0.25 – 1%



Campus Future: Parking Demand

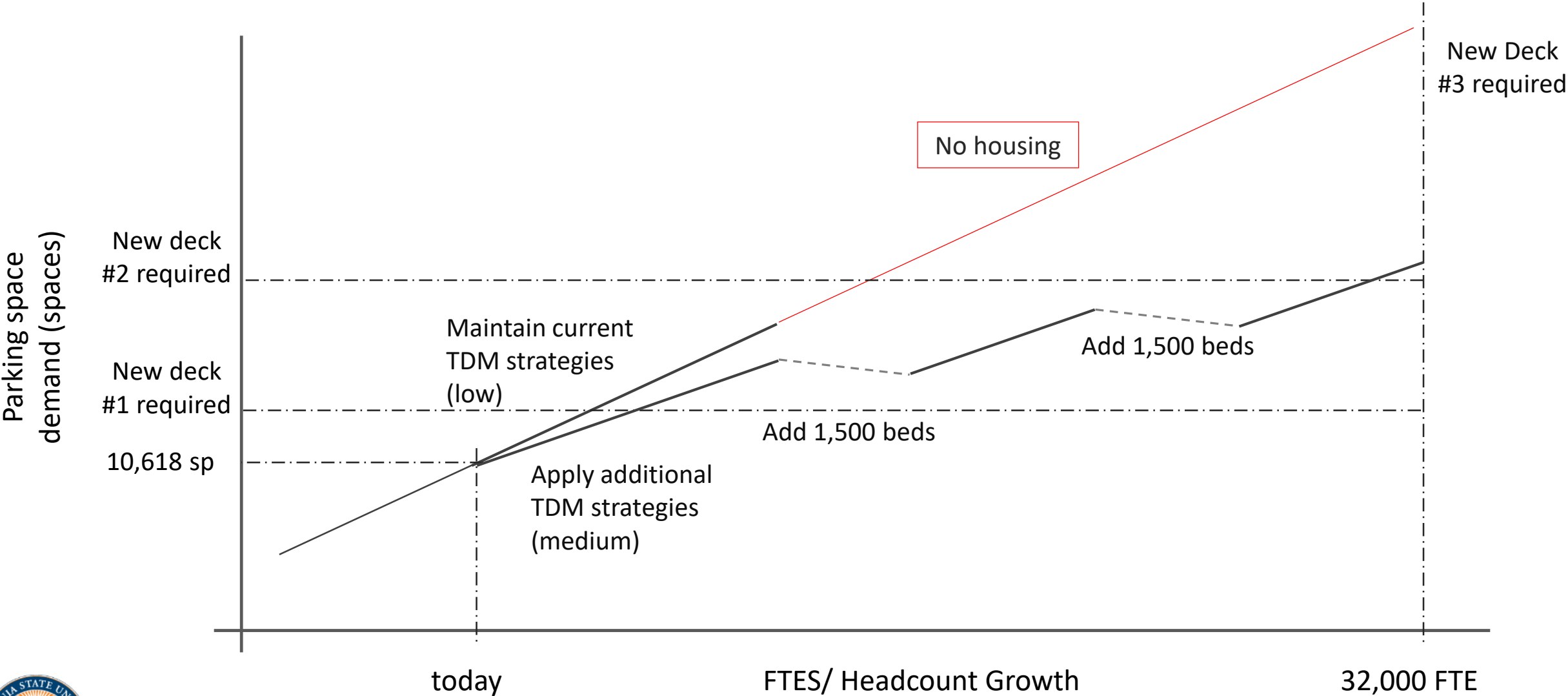
2020 Baseline (2019 Needs Assessment deficit scenario)	Stall Demand (Med TDM)
Phase 1 Projected Demand	829
Phase 2 Projected Demand	1,392
Phase 3 Projected Demand	1,983
Phase 4 Projected Demand	2,604

CAMPUS TDM STRATEGIES

- **Mandate no car for Freshman Housing**
- **Waze Carpool:** this fall incentivizing group ride share
- **Zipcar:** this fall incentivizing and tracking Employee/ Housing student trip reduction
- **Lyft:** late fall. Guarantee Ride Home for housing students & employees
- **Transit Pass/ Subsidized Fares:** Partner with OCTA on all routes
- **Reduced/ Subsidized Metrolink Fares:** Student and Employee discounts
- **Walking/ Biking Incentives:** Financial and infrastructure
- **On Site Bicycle maintenance**



Campus Future: Parking Strategies



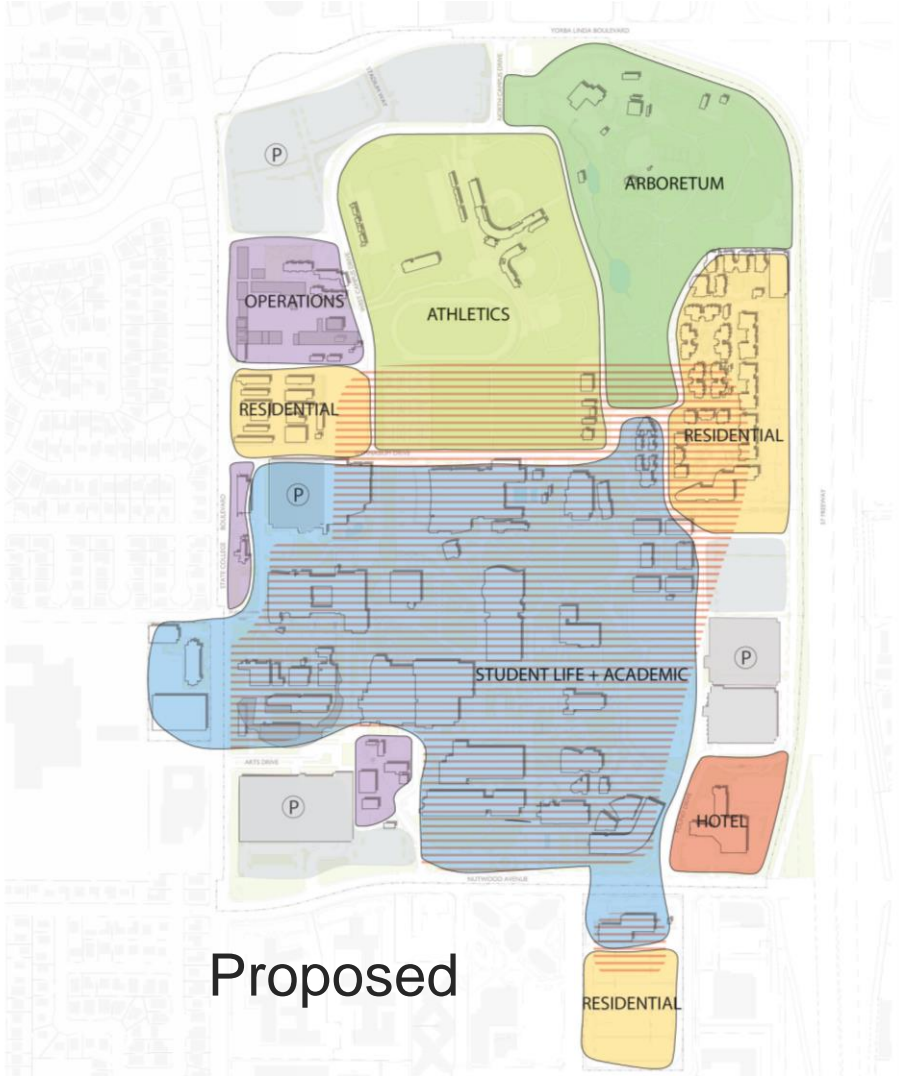
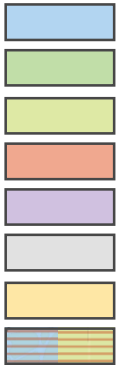
Campus Future: Land Use



Existing

Legend

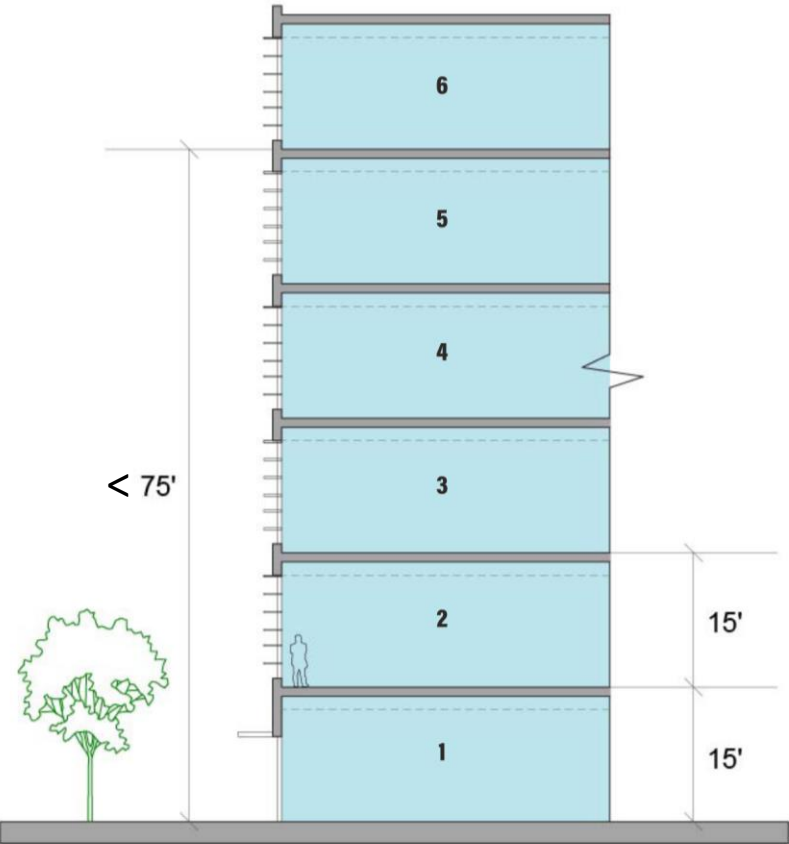
- Academic
- Arboretum
- Athletics
- Hotel
- Operations
- Parking
- Residential
- Student Life



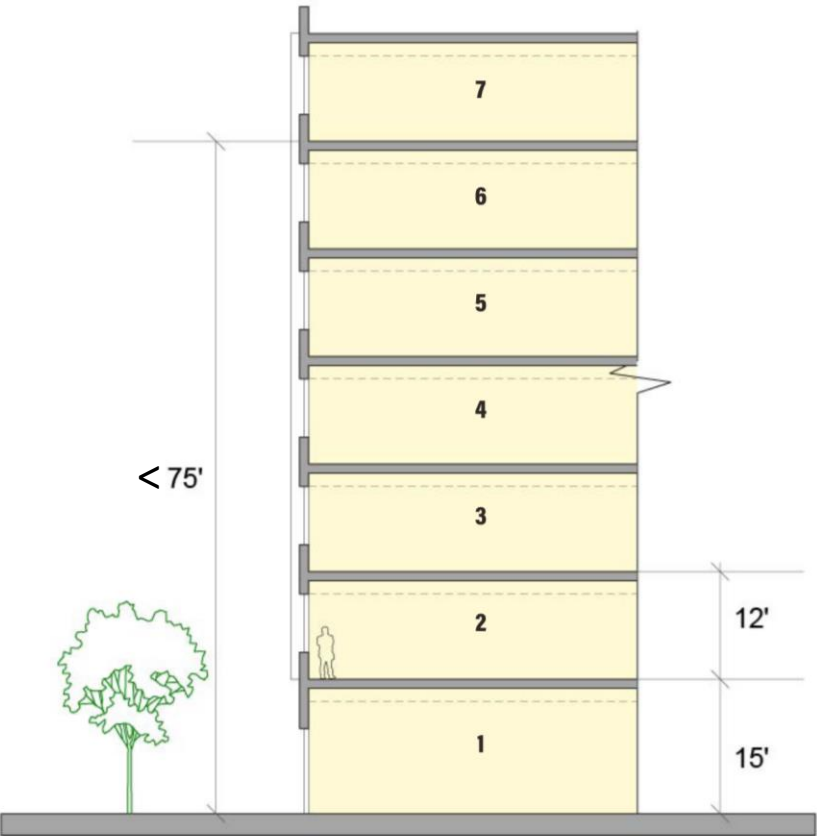
Proposed



Campus Future: Building Height – non high rise



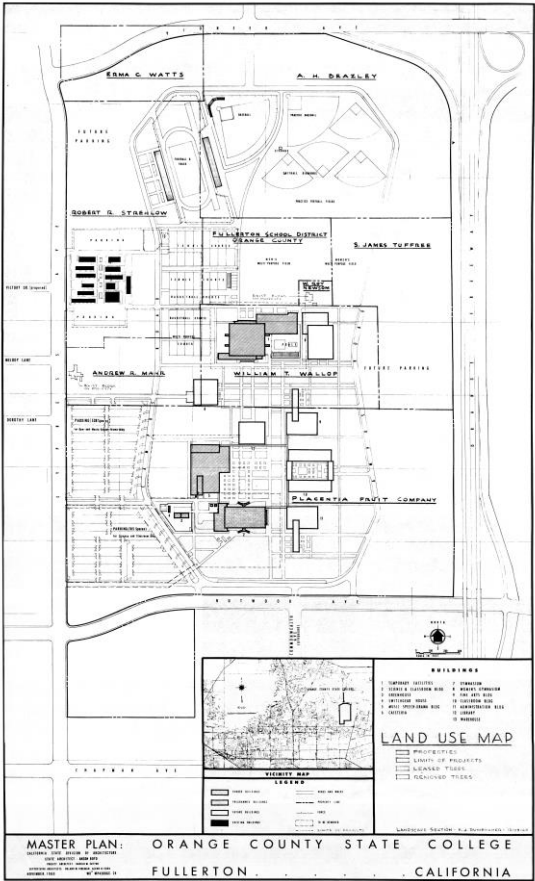
Academic



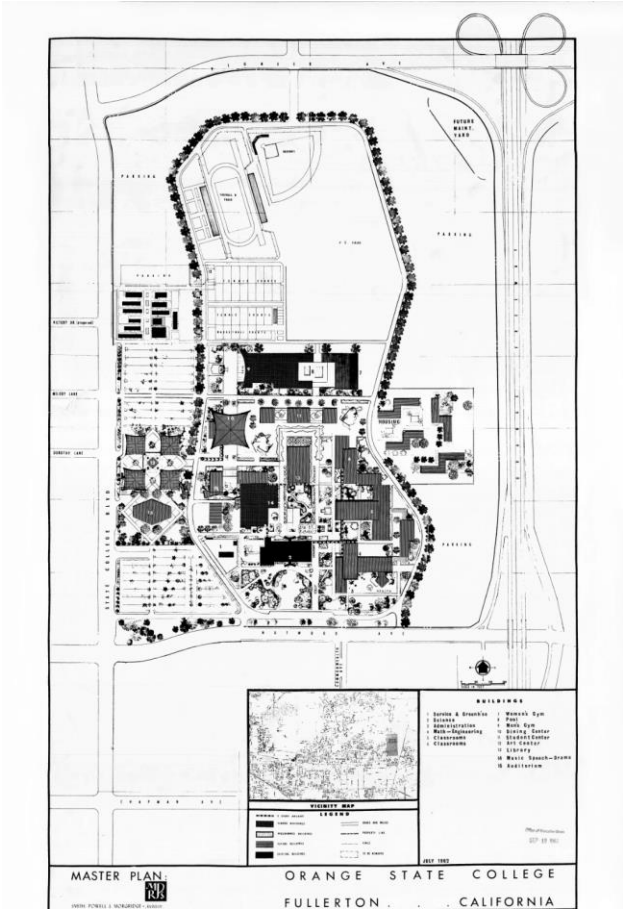
Student Dorm



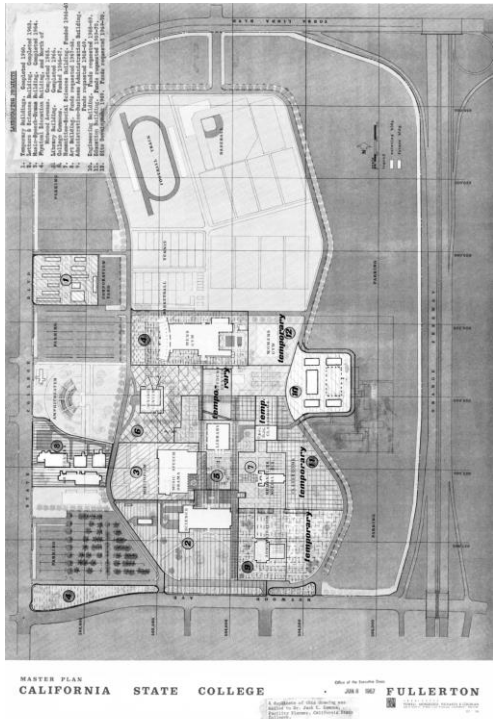
Historic Campus



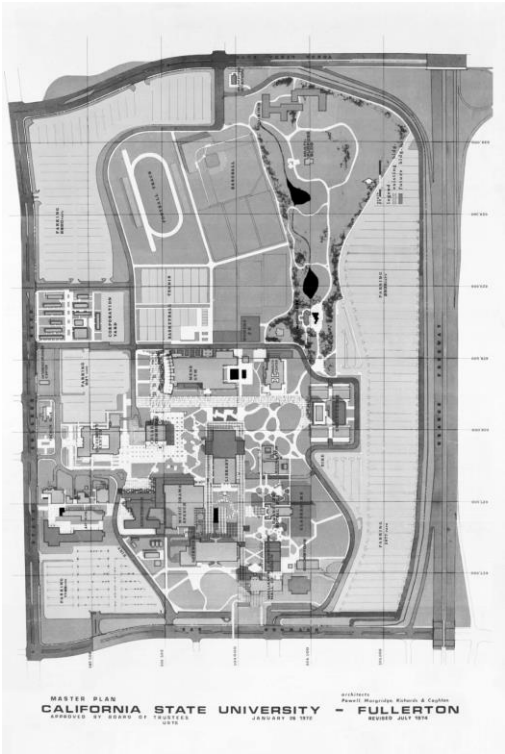
1960



1962



1967

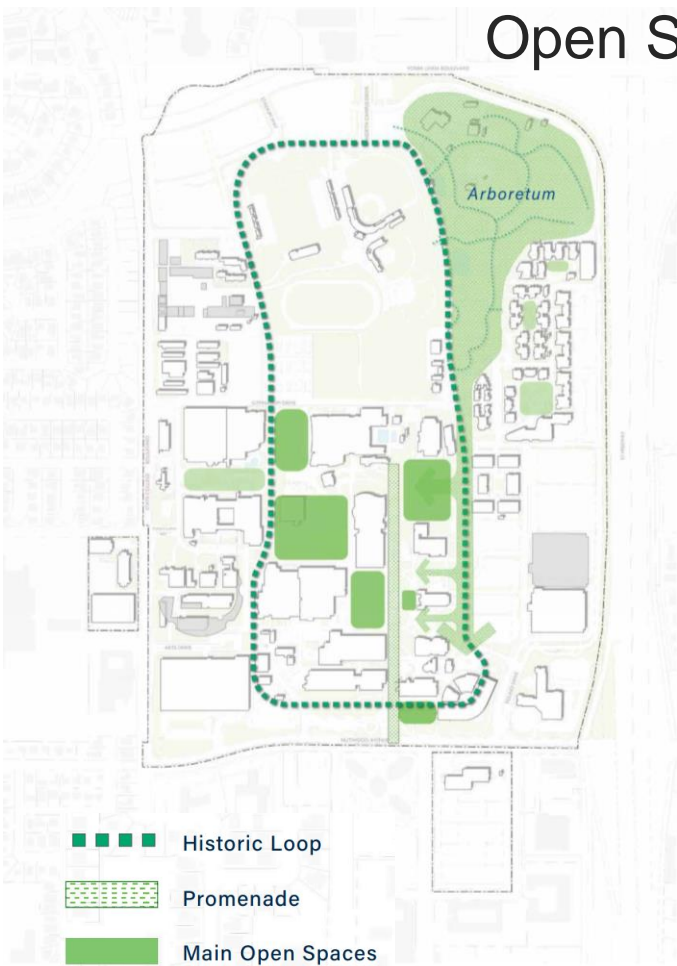


1974

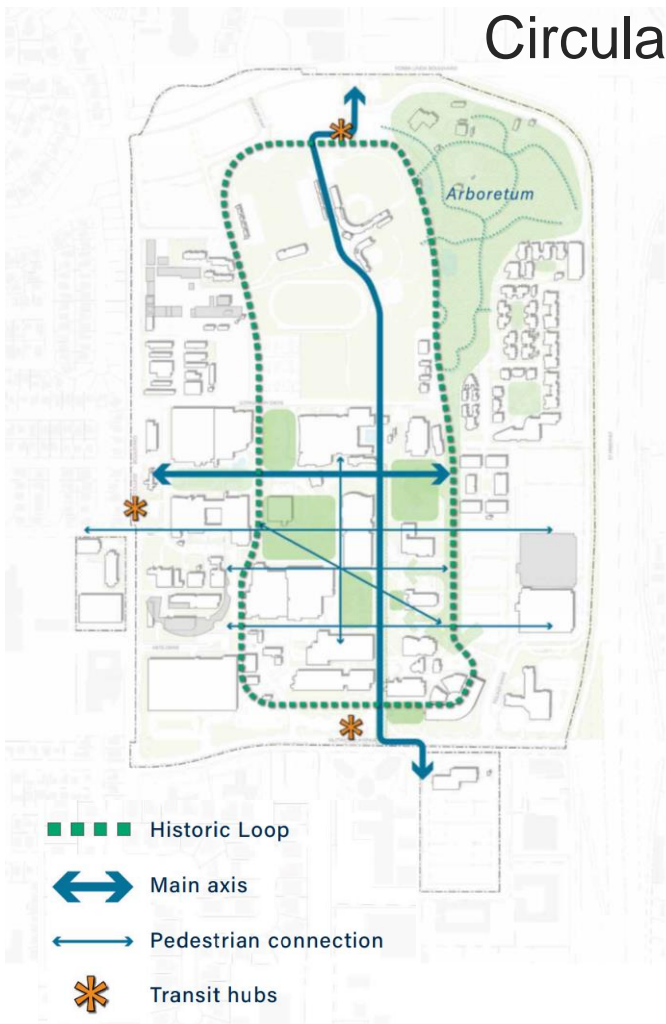


Campus Future: Framework

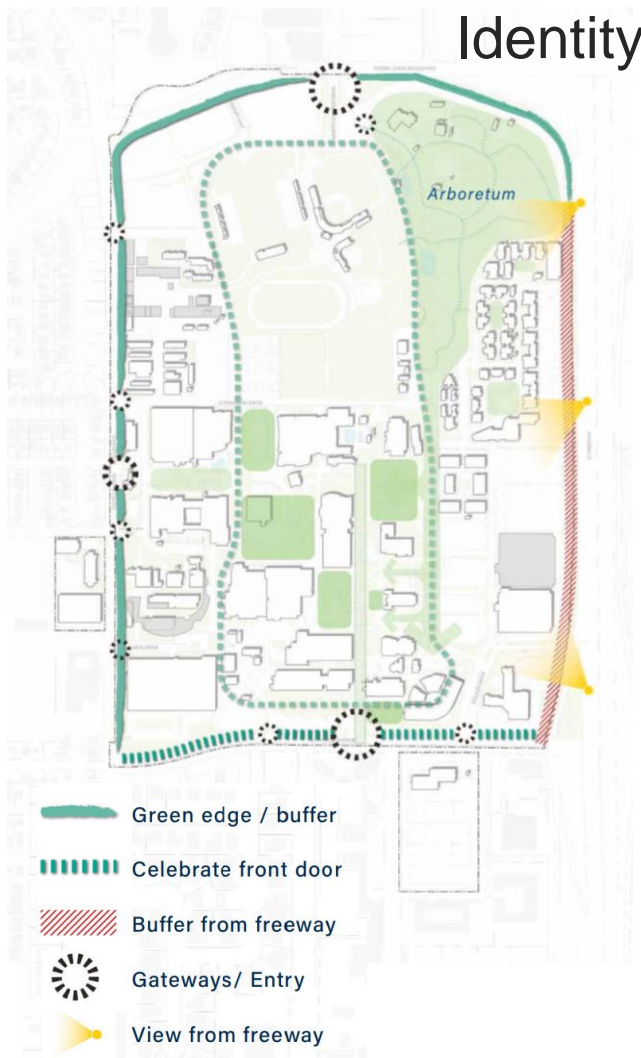
Open Spaces



Circulation



Identity



Campus Future: Open Space



Quads

Event Space and
Innovation Hub

Learning
Courtyard

Contemplative
Outdoor Space



Campus Future: Circulation



- Automobile access
 -
 -
 -
 -
- Multi-use access
 -
 -
 -
 -
 -
- Campus access
 -
 -
 -
 -
- Minor access
 -
 -
- Arboretum trail
 -
- Campus Entry Points
 -
- Mobility Hub
 -

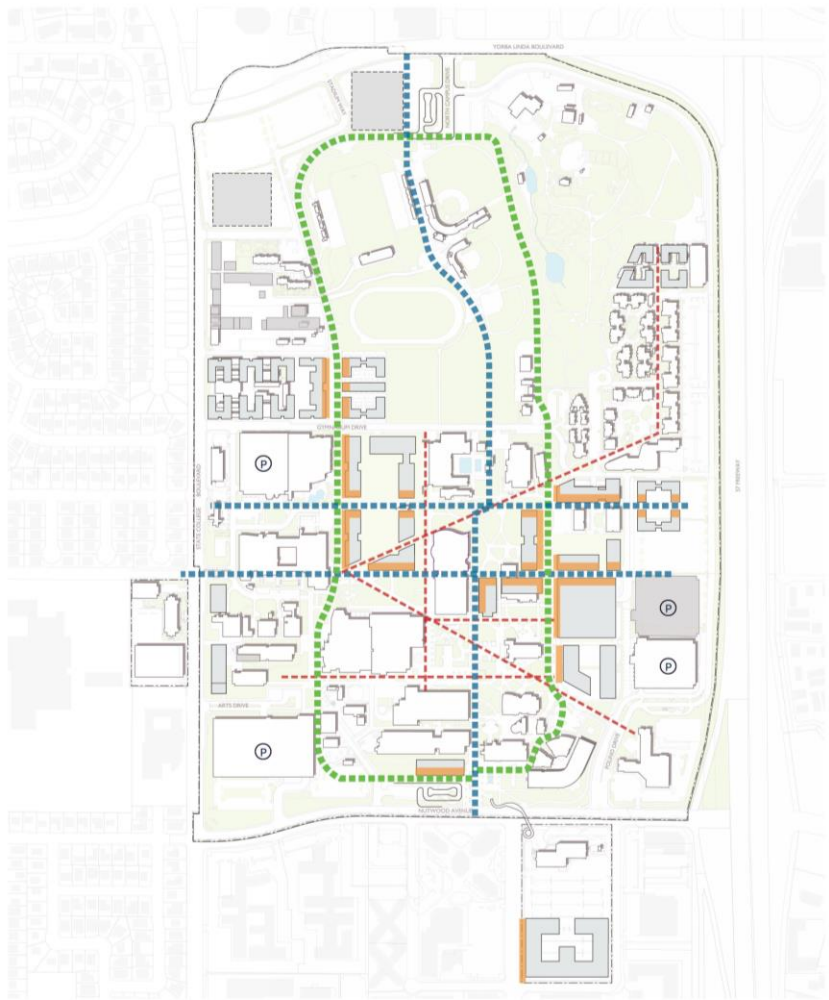
Campus Entry Points



Mobility Hubs



Campus Future: Axes

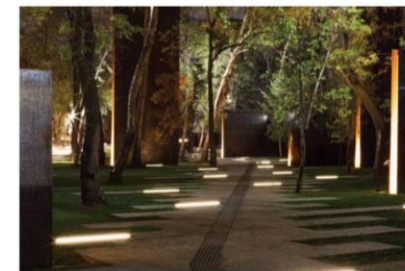


Green Loop

Main Axis

Pedestrian Connections

Front Porches



Campus Future: Activation Strategy



Campus Future: Proposed Plan



Academic and Student Life

Building #	Footprint (sqft)	Number of floors	Gross Area (sqft)
A1	19,180	6	115,080
A2	20,607	6	123,642
A3	11,392	6	68,352
A4	21,050	6	126,300
A5	33,000	6	198,000
A6	18,000	6	108,000
A7	9,733	6	58,398
A9	16,608	6	99,648
A10	29,660	6	177,960
A11	17,044	6	102,264
A12	11,170	6	67,020
A13	24,860	6	149,160
A14	21,600	6	129,600
A15	21,600	6	129,600
A16	21,000	6	126,000
Total			1,631,002
A8 (Innovation Center)	17,072	5	85,360
E1 (Event Center)	92,057	3	276,171

Housing and Student Life

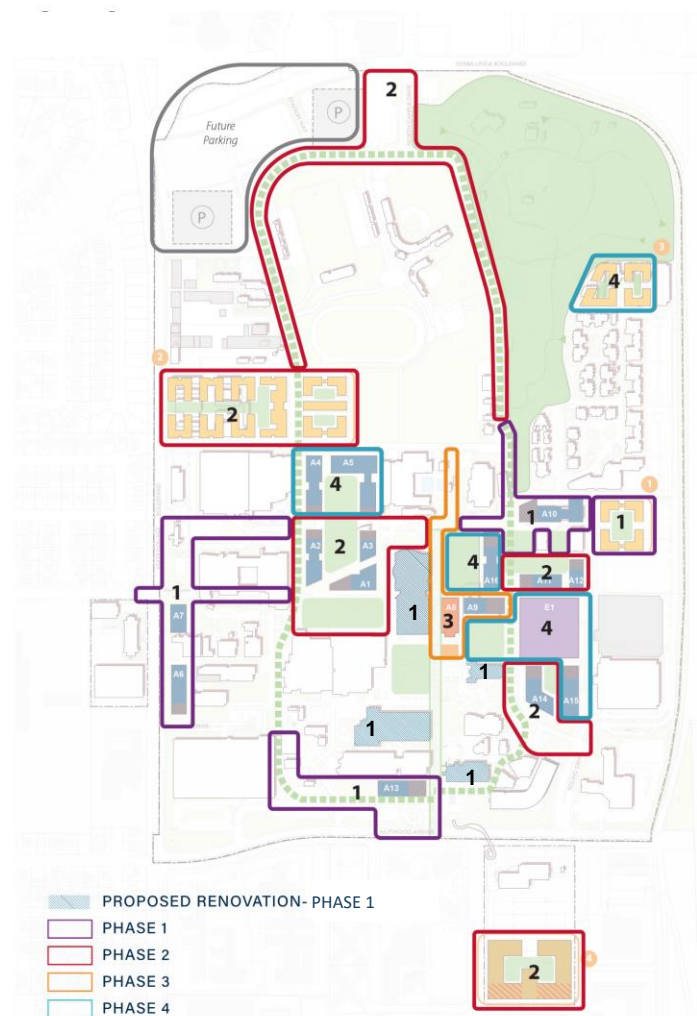
Student Housing	Footprint (sqft)	Number of floors	Gross Area (sqft)	Total Number of Beds (333 sqft/bed)
Cluster 1	29,000	7	203,000	610
Cluster 2	130,000	7	910,000	2,733
Cluster 3	37,084	5	185,420	557
Total	196,084		1,298,420	3,899

Faculty Housing	Footprint (sqft)	Number of floors	Gross Area (sqft)	Total Number of Units 1540 sqft/unit
Cluster 4	90,000	6	540,000	351

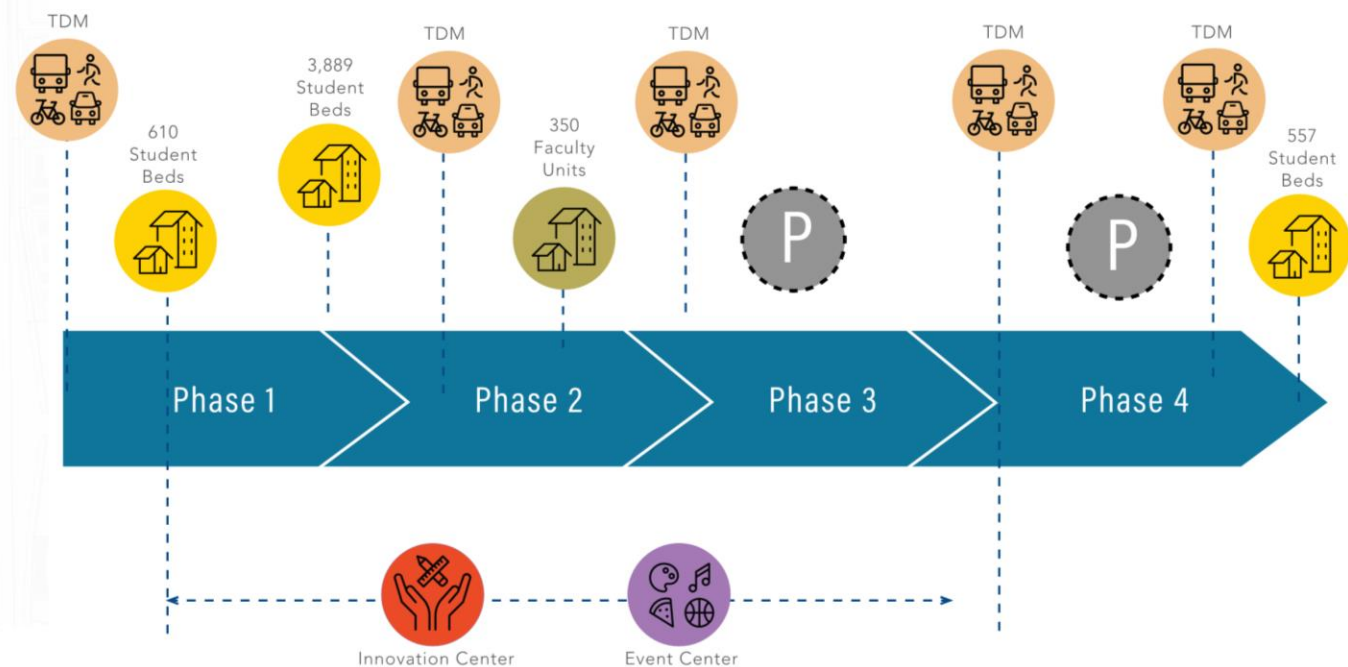
- PROPOSED RENOVATION
- OPEN SPACE
- ACADEMIC
- HOUSING
- INNOVATION HUB
- EVENT CENTER
- TRANSIT HUB
- CAMPUS AMENITY SPACE. (e.g. informal learning, retail, food)
- GARAGE
- PROPOSED PROJECTS (East Garage & Corporation Yard/ Facilities)
- FUTURE BUILDINGS



Campus Future: Phasing



Phase	Buildings	Academic GSF per Phase	Academic Cumulative GSF (proposed)	Beds per Phase	Cumulative Student Beds
Phase 1	A6+A7+A10+A13	493,518	493,518	610	610
Phase 2	A1+A2+A3+A11+A12+A14	605,958	1,099,476	2,733	3,342
Phase 3	A9	99,648	1,199,124	0	3,342
Phase 4	A4+A5+A15+A16	579,900	1,631,002	557	3,899



Campus Future: 3D Massing



Campus Future: Schedule

Present draft report to Executive Task Force – **January 2020**

Present draft report to Cabinet – **January 2020**

Board Of Trustees Approval - **In conjunction with EIR Process**

