





LAND USE
CLUSTER AND DENSIFY CAMPUS ACTIVITY

INTRODUCTION

The land use plan defines and locates the facilities required to accommodate growth from the current 6,631 students (fall 2015) to 12,700 students, and it reserves space for physical growth into the future. Land use planning defines the areas in which future development will take place to create an inviting community environment (placemaking). The density of development ensures the conservation of land and resources (stewardship) and defines the areas in which partnership opportunities may take place to benefit and connect the campus and regional communities (partnerships).

This chapter reviews the existing conditions of the campus, and details how the program informs land use decisions. The following goals were identified to support the three tenets of sustainability and the master plan.

GOALS

Accommodate growth to 12,700 students

Design the land use plan to accommodate CSUMB's anticipated enrollment growth to 12,700 students.

House 60% of FTE students and 65% of FTE staff and faculty

Provide a range of housing types for students, faculty, and staff to improve campus life, provide affordable housing options, decrease traffic, and reduce greenhouse gas emissions.

Create a compact campus with increased density in the campus core

Create a vibrant university campus that fosters interaction and collaboration by consolidating facilities, in particular academic facilities, in the campus core.

Support opportunities to develop partnerships

Seek partnership opportunities to develop facilities that serve both CSUMB and the local community.

Establish a long-term framework for growth beyond 12,700 students

Ensure that land is used efficiently and doesn't preclude future enrollment growth.

BACKGROUND

Campus Layout

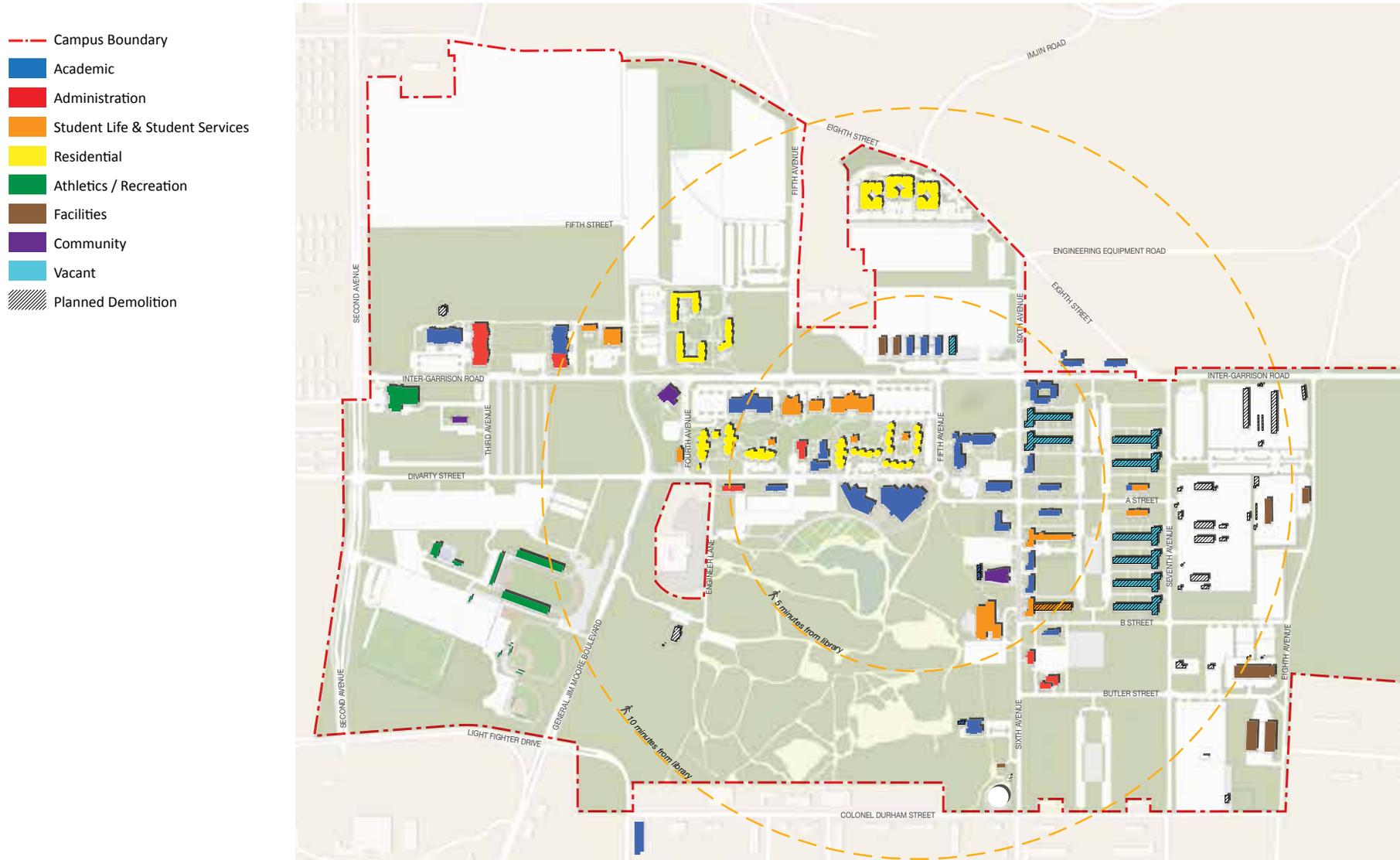
The legacy of the former military use is apparent in the existing land use structure. Designed to accommodate a large military population and facilitate heavy vehicular movement, the buildings are spread out over wide distances on campus. The sprawling layout is a challenge for CSUMB, as students and faculty members try to cross these long distances between facilities during the ten-minute class change.

Many of the converted military buildings are not well suited to adaptive re-use and do not function well as academic or student life buildings. By contrast, the academic buildings constructed since the campus was established, such as the Chapman Science Academic Center, the Tanimura & Antle Family Memorial Library, and the Joel and Dena Gambord Business and Information Technology Building, are well designed to meet the academic needs of the programs they house and are concentrated within the campus core to create a critical building mass and a more cohesive campus environment.

Student housing is located in several areas, including the campus core, North Quad Housing (north of Inter-Garrison Road), Promontory (south of Eighth Street), and East Campus Housing. East Campus Housing is located about one and a half miles east of the campus core, north of Inter-Garrison Road. East Campus Housing primarily serves faculty, staff, and some local community partners. However, 460 units in East Campus currently house students. This population consists of traditional, graduate, and married students, and students with families. East Campus Housing and the Promontory are located beyond a quarter-mile walking distance, creating connectivity difficulties.

Existing athletics and recreation facilities are generally located on the west end of campus between Second Avenue and General Jim Moore Boulevard, south of Inter-Garrison Road. One additional student recreation field is located north of North Quad Housing. The Otter Sports Center and outdoor facilities (Otter Soccer Complex, Aquatic Center, and baseball and softball fields) are currently shared between athletics and recreation.

Figure 5.1: Existing Building Use



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Figure 5.2: Existing Building Condition



Surface parking lots are located throughout the campus. Many paved lots outside of the campus core are closed because of limited enforcement and maintenance budgets. Within the campus core, small lots create a fragmented pattern of land uses and bring an undesirable and unsafe volume of traffic into contact with pedestrians and cyclists.

Large areas of land on the CSUMB campus are vacant or underutilized. Another legacy of the former military base, most of these areas are paved and falling into disrepair. While these areas provide space for future expansion, they also detract from the sense of place of the campus.

Three adjoining properties are not owned by the university, including the Monterey Veterans Administration (VA) Clinic, the City of Marina Corporation Yard, and the Golden Gate University parcel. The university may be interested in acquiring these parcels at some point in the future.

Building Condition

The majority of the 66 occupied army buildings are aged but, in general, serviceable. The university acquired the facilities when most were at least thirty years old, and in the intervening twenty years, many have seen large-scale renovations. Others need additional maintenance and repair. Several of the buildings will soon require significant renovations and do not meet the university's needs. These buildings are identified for eventual replacement. The university completed a comprehensive building conditions survey in 2015 that categorizes the existing buildings as follows: good condition, needs renovation, and eventual replacement. (See Figure 5.2)

The current stadium field is not appropriately sized to host intercollegiate soccer or track events. In addition, analyses have shown the stadium to require significant accessibility, exiting and hazardous material abatement improvements to make the space occupiable. Therefore, this plan recommends replacing the current stadium and field with facilities designed to specifically meet future athletic and student serving needs.

Planned Demolition

The final fifty of 324 derelict military buildings on campus are currently being demolished. Like the previous 274 buildings that have been removed



The Science and Academic Center (upper), and Library (lower) are two of the newer buildings on campus, and are well-suited to the needs of students..

Campus and Community Comments

The CSUMB campus and community constituents commented on the quality and character of the campus setting at open houses and workshops that were held during the master planning process. The following is a summary of the key themes that emerged from these meetings:

- CSUMB's location and environment make the campus unique
- The campus currently has no central "heart"
- It is difficult to travel between some classes within the ten-minute class change time
- Commuters need an indoor lounge space - a commuter "living room"
- Campus land uses should make connections to the surrounding community and take planned developments into consideration
- There is a desire for more on-campus activities, such as concerts and nightlife
- Students need more meeting and gathering spaces, both indoor and outdoor
- Additional dining options with greater variety are desired, including late night food options and a grocery store

over the last ten years, the last fifty are abandoned or being used as temporary storage. Renovations that meet campus and state codes were found to be cost-prohibitive. Removal of these buildings will be a significant visual improvement for the campus, and will open up the remaining property for future development.

RECOMMENDATIONS

Consolidate academic buildings within the campus core

Existing academic buildings are dispersed throughout campus. This creates a challenge for students to get to class within the ten-minute class change. Locating new facilities, in particular academic, in the campus core will alleviate the distance issue and will help create a more active and vibrant campus core.

Infill mixed uses within the campus core

A variety of building types exists in the core today, including academic, residential, and student life. This creates activity in the core throughout the day and night. Continuing to mix uses as new facilities are constructed will enhance vitality in the campus core.

Integrate Promontory housing with future student housing

Promontory housing is currently somewhat isolated from the campus core. Developing additional housing between the campus core and Promontory will help to integrate and connect Promontory to the main campus.

Embrace partnerships and local development of campus amenities

As the properties adjacent to the campus develop, they will provide amenities for students, faculty, and staff. Campus planning should connect to these new developments, and should embrace and reinforce community revitalization by applying the Regional Urban Design Guidelines (RUDG) to the campus edges.

Transform parking in the core into future development sites

Existing parking lots in the core will be transformed into future development sites to decrease walking times between classes and improve bike and pedestrian safety by eliminating vehicle parking destinations.

Preserve vacant and underutilized sites for future development

As the campus develops, care should be taken to use land efficiently and build in a compact manner so as not to preclude future enrollment growth.

LAND USE PLAN

The 2017 master plan builds on and densifies the existing pattern of land uses, while shifting the overall campus center of gravity towards the north to better integrate Promontory housing with the campus core. Cars and parking are separated from the pedestrian oriented campus core.

Academic and student life uses are further consolidated in the campus core to enhance vitality in this area by increasing the opportunity for student interactions. The existing and inherited student housing in the campus core remains for the foreseeable future as part of a mixed-use core where students live, study, and socialize 24/7.

The plan expands the existing student housing clusters at North Quad Housing and Promontory to create residential neighborhoods; a third residential neighborhood is sited east of Sixth Avenue. The athletics and recreation areas are expanded and reorganized. Future development sites beyond the scope of this master plan, as well as areas for future institutional partnership sites, are also identified.

Each land use identified in the Land Use Plan is shown in detail for the main campus in Figure 5.3 and is briefly described below, with a discussion on intended uses in each designation. Figure 5.4 shows the land uses for the entire campus, including East Campus Housing. Figure 5.5 indicates how each building is used.

Academic and Administration

The academic and administration land use includes academic uses, support services, the library, performing arts facilities, the Alumni and Visitor Center, and other administrative functions. They are concentrated within the campus core and along Sixth Avenue to facilitate a ten-minute class change and activate the campus core. They will continue to be housed in a combination of existing and new facilities for the foreseeable future. Existing academic uses that are currently outside the ten-minute walking radius will be relocated to the campus core as new space becomes available.

Student Life and Services

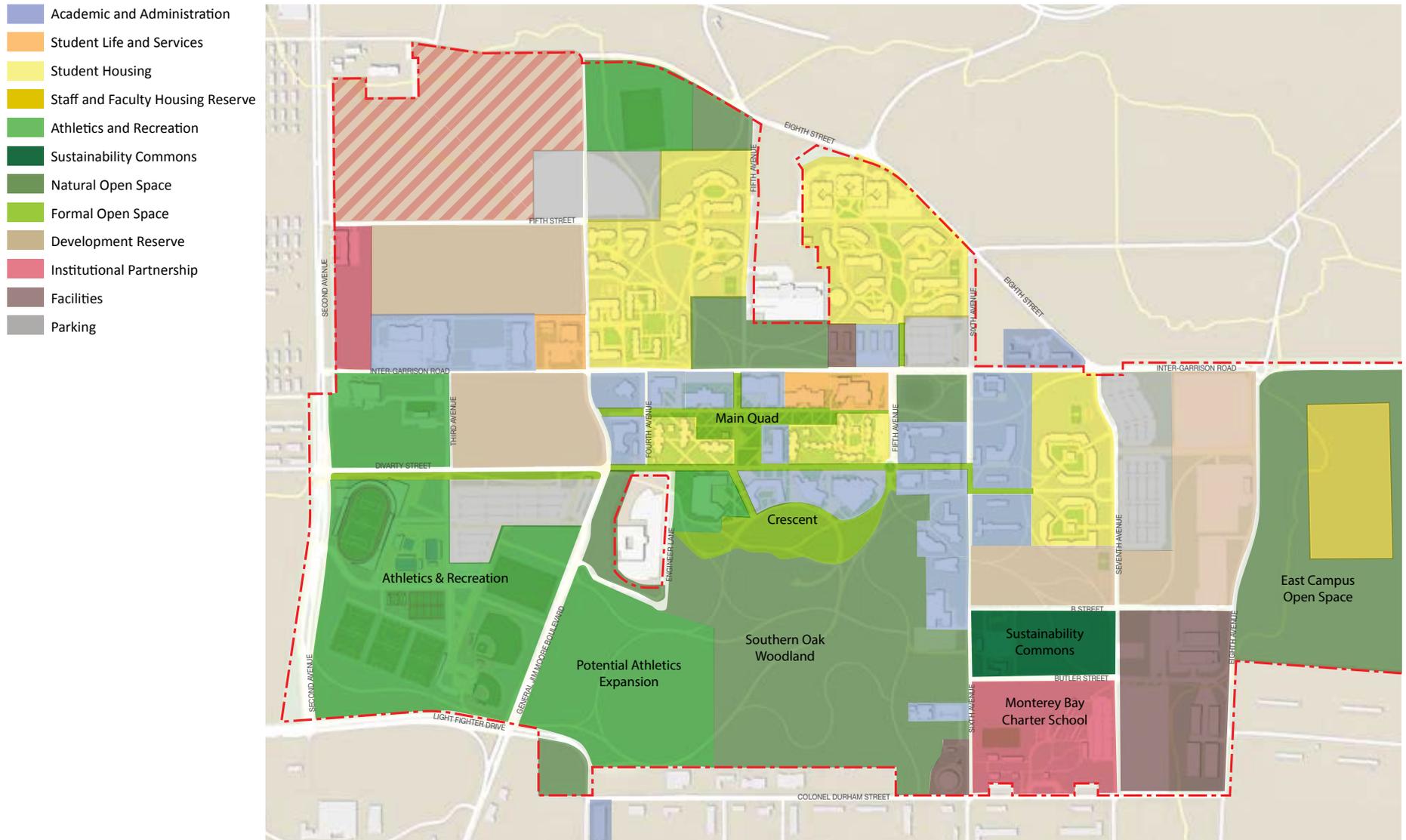
The master plan continues to concentrate student life and student services in the campus core. Student life functions include the new student union, dining facilities, student wellness, and other student-oriented facilities such as the Black Box Cabaret. Services that are currently located outside of the campus core will be relocated to the core over time. Specific dining services are not identified in this master plan; however, a Dining Services Plan is recommended as a follow up to this plan to identify future capacity and needs for dining options on campus.

The master plan preserves the site identified in the 2007 master plan for a new childcare center along Inter-Garrison Road, west of General Jim Moore Boulevard. Additional services, such as elder care and partnerships with after school care, will be considered with the construction of new facilities.

Student Housing

The plan concentrates student housing into four neighborhoods based upon existing housing locations. The existing housing in the campus core remains; the North Quad Housing neighborhood is expanded to the west and north; Promontory is integrated into the campus with additional housing on the vacant land to the south; and a new housing neighborhood is located east of Sixth Avenue. Each of these areas becomes a distinct neighborhood with a sense of community and outdoor amenities such as informal recreation fields and courts. East Campus Housing, which currently houses approximately 720 students, will be converted to exclusive use by faculty, staff, students with families, and if space permits, community partners.

Figure 5.3: Main Campus Land Use Plan



Staff and Faculty Housing

East Campus Housing is made up of 460 units in Fredericks I and II (currently student housing) and 742 units in Schoonover I and II (staff, faculty, and community partners housing). To house sixty-five percent of staff and faculty, the campus will need to dedicate an additional 230 units for staff and faculty use. This will be accomplished by moving 460 units of student housing to the Main Campus and providing this housing to staff and faculty, or by renting some units by the bed instead of by the unit for those who would enjoy communal living.

Athletics and Recreation

The Athletics and Recreation District consists of the area currently containing the majority of the university's existing athletics and recreation facilities, southwest of the campus core. This site is expanded and improved to become a more coherent sports complex that can accommodate a range of sports and campus events. One large recreation field is located outside the district on the northern edge of campus close to North Quad Housing and projected future residence hall development. The plan also identifies opportunities for potential future athletics and recreation expansion east of General Jim Moore Boulevard and north of Divarty Street.

Outdoor facilities within the athletics and recreation area will be shared between the athletics and recreation programs on campus. In addition, facilities could continue to be shared with the broader Monterey Bay community through public partnership arrangements.

Locating the new Student Recreation Center on the Divarty Mall will separate indoor athletics uses (at the Otter Sports Center) from recreation uses. The recreation center will be built in two phases, with an initial phase of approximately 30,000 GSF.

Sustainability Commons

The Sustainability Commons is located between Sixth and Seventh Avenues between Butler and B Streets. The Commons is proposed as an indoor-outdoor learning laboratory that creates opportunities for student study and research, with a focus on sustainability initiatives. The existing Watershed Institute programs and facilities may be housed in the Sustainability Commons.

A CSUMB student organization currently tends a small community garden; this garden is considering an aquaponics project that would provide food for the campus community. The amount of space dedicated to food production should be guided by best practices and ability of the campus and the university's food service provider to support production.

Natural Open Space

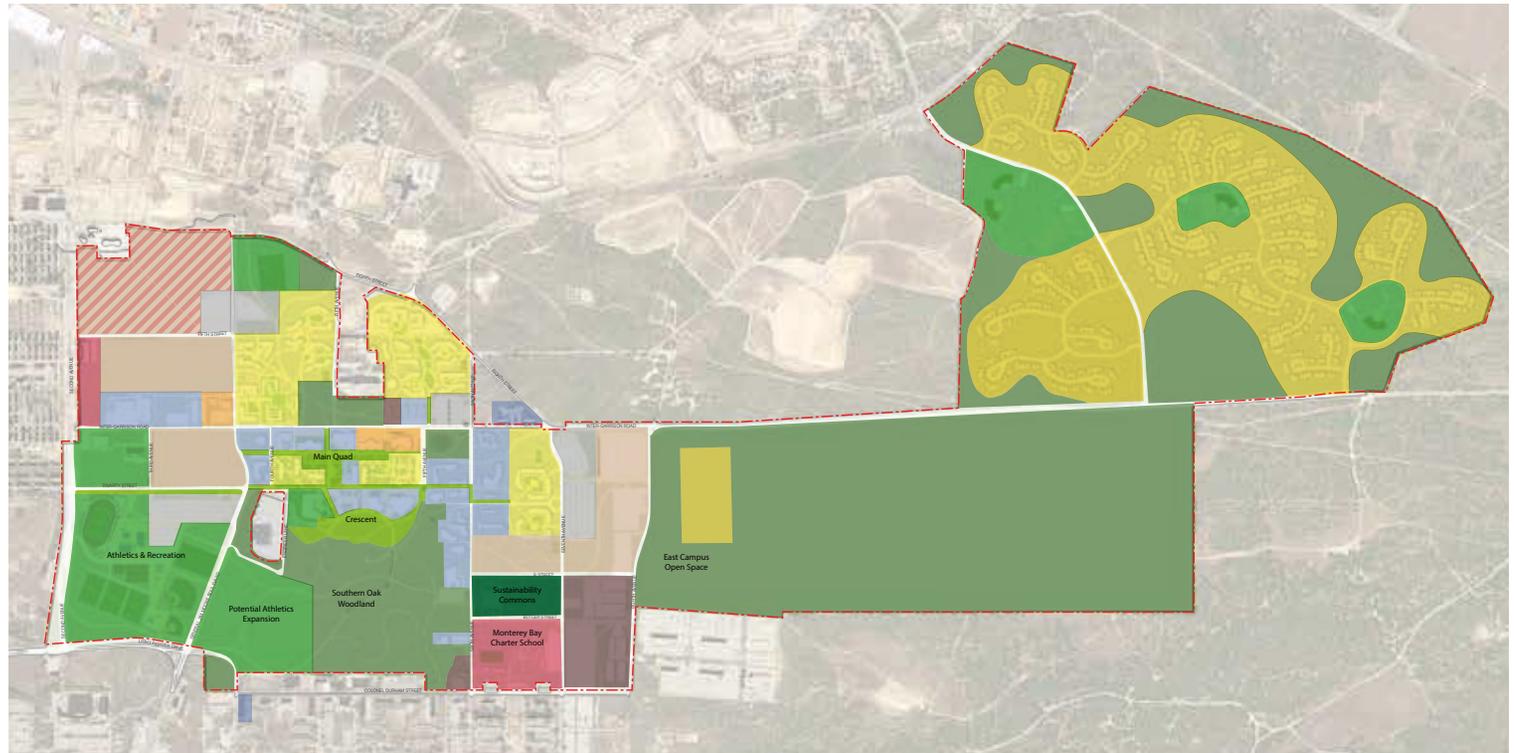
Several areas on campus are designated as natural open space. Existing uses include informal open space and natural areas, stormwater management, the regional trail network, and informal recreation such as disc golf and a rope challenge course. Significant development is not anticipated for these areas, although additional uses considered compatible with the natural open space character, such as recreation facilities, may be considered in the future. Chapter 6: Open Space provides further detail on how these areas fit in with the broader open space concept.

Formal Open Space

The formal campus open spaces are the more formally designed gathering spaces on campus. Generally located in the campus core, they accommodate a variety of uses such as large gatherings, student organization promotion, graduation, socializing, performances, and studying. The formal open space areas include the Main Quad, Divarty Mall and extension to Second Avenue, and the Crescent and Amphitheater.

Figure 5.4: Overall Campus Land Use Plan

- Academic and Administration
- Student Life and Services
- Student Housing
- Staff and Faculty Housing Reserve
- Athletics and Recreation
- Sustainability Commons
- Natural Open Space
- Formal Open Space
- Development Reserve
- Institutional Partnership
- Facilities
- Parking



Development Reserve

With the creation of a denser campus core there will be areas of campus available for future use. Generally located on the edges of campus, these areas are not needed to accommodate the 12,700-student enrollment goal, but could be used for institutional partnerships and may be needed for long-term growth beyond 12,700 students.

Institutional Partnerships

Several areas on campus have been identified as good locations for institutional partnerships. Institutional partnerships, as defined by CSU executive order, are projects involving public-private or public-public partnerships and long-term contractual relationships that use or develop CSU real property, or property to be acquired by CSU, to further the educational mission of the campus through the acquisition of physical assets, income, or educationally related opportunities for students and faculty. Often, these projects involve third-party development contracts working through a ground lease with an approved CSU auxiliary organization. Another version of institutional partnership involves development on private property, which will be affiliated with the campus and involve affiliation agreements with the campus or its auxiliaries. One partnership is already established: the Panetta Institute for Public Policy. The Institute has had a long-standing affiliation with the CSU and has been housed in an existing facility on campus. The Panetta Institute is planning to construct a new facility along Second Avenue.

The Monterey Bay Charter School has proposed a new campus for their school on the CSU Monterey campus block between Colonel Durham Street and Butler Street, and Sixth and Seventh Avenues. The school will include kindergarten through eighth grade, providing additional educational options for the children of CSUMB staff and faculty.

The CSU Board of Trustees has granted developers permission to investigate the expansion of the campus's existing sports and athletics complex. Currently in its earliest programming stages, the private firm is working with CSUMB to identify potential athletic and recreational facilities that will

support the campus's mission as well as serve the growing need for athletic facilities among the tri-county communities and beyond.

CSUMB is actively seeking other beneficial public and private partnership opportunities that will serve both CSUMB and the local community. These institutional partnership land use locations are sited on the campus edges, in particular along Second Avenue, where they interface most effectively with the surrounding communities and support local community revitalization. Potential uses may include housing, performance venues, research centers, institutes, and not-for-profit organizations. See the appendix for additional information relating to public-private partnerships and the economic impact the campus has on the region.

Facilities

The facilities land use encompasses the facilities operations and support buildings and other campus infrastructure-related buildings. Facilities are appropriately located on the campus edge, primarily between Seventh and Eighth Avenues, and B Street and Colonel Durham Street. These facilities include several utility buildings, storage buildings, offices, shops, and the 1MW solar panel array.

Parking

The plan removes parking from the campus core and creates two multi-modal parking hubs on the east and west sides of campus to separate vehicles from pedestrians and cyclists. These locations will contribute to a safe pedestrian and bicycle-oriented campus core. The plan preserves some visitor and accessible parking within the campus core.

Figure 5.5: Building Use Plan

- Academic
- Administration
- Student Life and Student Services
- Residential
- Athletics and Recreation
- Facilities
- Community
- Institutional Partnership

- Notes:
1. All spaces shown in removed buildings are accommodated in the new facilities.
 2. Buildings are classified according to their predominant use.

