



LAND USE
CLUSTER AND DENSIFY CAMPUS ACTIVITY

INTRODUCTION

The land use plan defines and locates the facilities required to accommodate growth from the current 6,634 students (fall 2016) 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 Guidelines.

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

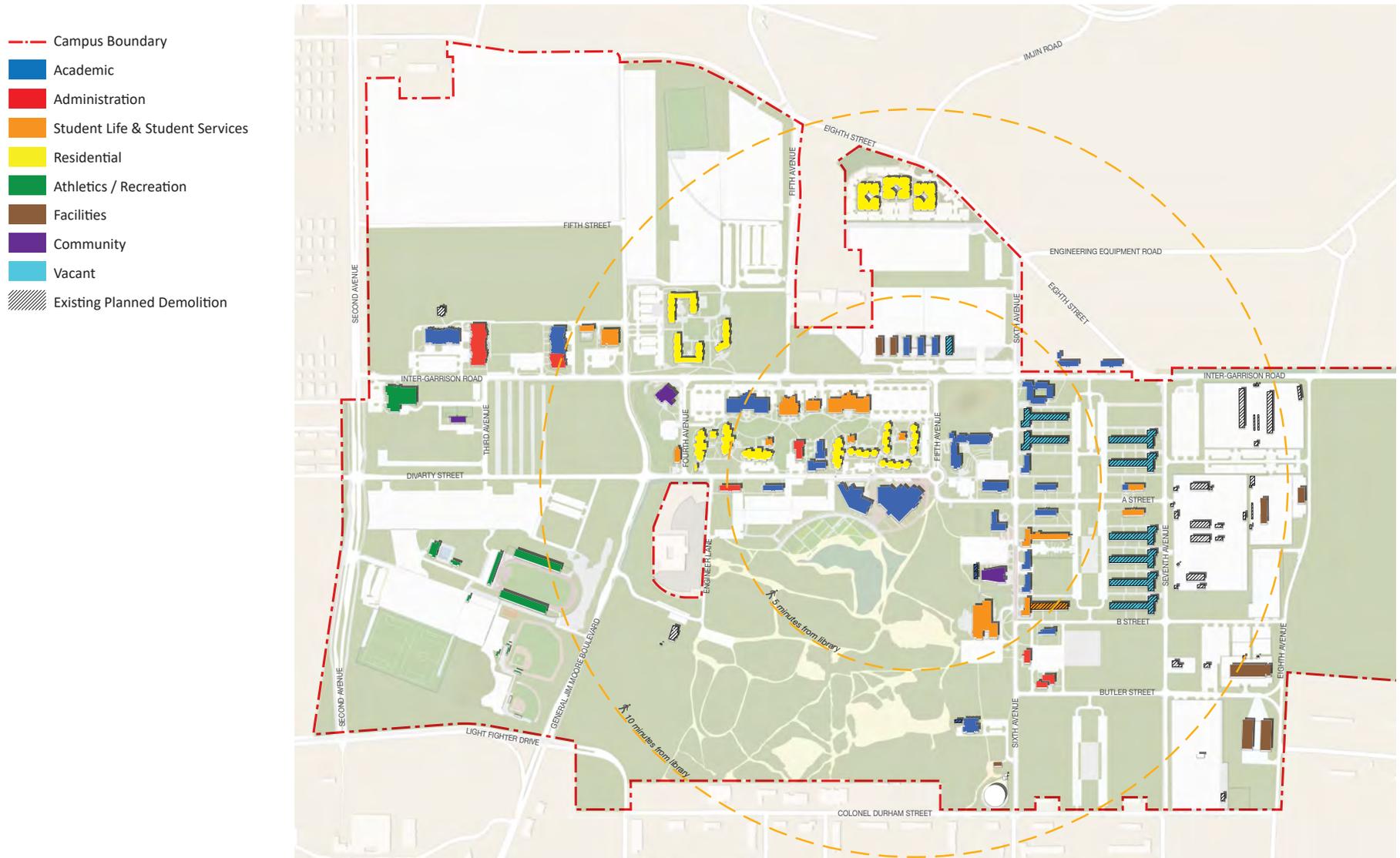
The legacy of the former military use is apparent in the existing land use structure. Designed to accommodate a large military population and facilitate heavy vehicular movement, the buildings are spread out over wide distances on Campus. The sprawling layout is a challenge for CSUMB, as students and 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 and Academic Center, the Tanimura & Antle Family Memorial Library, and Building 506, 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, 466 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 Prom-ontory are located beyond a quarter mile walking distance from the Campus Core, creating connectivity difficulties.

Existing Athletic 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 the Athletics and Recreation departments.

Figure 5.1: 2017 Existing Building Use



5 LAND USE | CLUSTER AND DENSITY ACTIVITY

Figure 5.2: 2017 Existing Building Condition



Over 30 surface parking lots are located throughout the Campus. Many large paved lots outside of the Campus Core are closed to conserve 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 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 retrofitted and 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.



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 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

Demolition of Inherited Buildings

The Campus has spent over a decade removing hundreds of structures that cannot be cost effectively remodeled or do not make sense for the University’s purposes or land use plan.

Table 5.1: Proposed Guidelines Building Removal

Building #	Building Name	Square Footage (GSF)
1	Administration	5,820
2	Playa Hall	5,829
3	Del Mar Hall	5,820
13	Science Research Lab Annex	12,743
14	Otter Express	7,191
16	Dining Commons	14,080
21	Beach Hall	5,627
23	Tide Hall	5,627
42	Watershed Institute	3,772
44	Pacific Hall	5,000
45	Coast Hall	5,000
46	Harbor Hall	5,000
58	Green Hall	5,627
59	Reading Center	5,627
70	Visual & Public Arts – Far East (Potential Removal)	4,816
87	Panetta Institute Storage	2,695
95	Soccer Field Restrooms	525
100	Aquatics Center Pump House	1,322
902	Field House	5,250
903	Stadium Track and Field	137,400
903A	Stadium Seats North	5,364
903B	Stadium Seats South	5,364
903C	Field Electrical	150
904	Field Office	385
	TOTAL GSF	256,366

Table 5.2: Existing and Proposed On-Campus Housing Beds/Units

Housing Type	Existing (2016-2017)	Total Future (2035)	Net Increase
Student Housing	Beds	Beds	Beds
Existing Main Campus - Other	1,811	1,811	0
Existing Main Campus - Promontory	789	789	0
New Student Housing Phase IIB	—	400	400
New Student Housing Phase III	—	600	600
New Student Housing Phases IV-X	—	4,200	4,200
Existing Frederick Park I & II (East Campus Housing) ¹	1,380	0	-1,380
Total Student Beds	3,980	7,800	3,820
% Housed on Campus²	60%	61%	1%
Housing Goal	60%		
Faculty and Staff ³ – East Campus Housing (ECH)	Units Allocated to Faculty & Staff	Units Allocated to Faculty & Staff	Net Increase in Units Allocated to Faculty & Staff
Existing Schoonover Park I & II – faculty and staff units ⁴	463	463	0
Existing Schoonover Park I & II – Community Housing Partners units ⁴	0	280	280
Existing Schoonover Park I & II – other units ⁴	0	11	11
Existing Frederick Park I & II – student units ⁵	0	466	466
Total ECH Units Allocated to Faculty and Staff	463	1,220	757
Total ECH Units	1,220	1,220	1,220
% Housed On Campus⁶	45%	69%	24%
Housing Goal	65%		

1. Students currently occupy 460 Frederick I & II units with 3 beds in each unit = 1,380 beds.

2. 3,980 beds divided by 6,634 FTE students in academic year 2016-2017 = 60% housed under existing conditions. 7,800 beds divided by 12,700 FTE students in 2035 = 61% housed under future conditions.

3. Includes CSUMB faculty and staff as well as affiliates, which are companies that have been contracted by the Corporation to provide services that the Auxiliary has been asked to provide by the University (e.g. dining, bookstore), and the affiliate’s employees work full-time on Campus in that capacity. They are also referred to as contractors. The Auxiliary includes staff of the Corporation, Student Union and Foundation.

4. There are currently a total of 754 units in Schoonover Park I & II. Of that total, 396 units are rented and 67 units are owned by staff, faculty and affiliates = 463 units currently allocated to staff, faculty and affiliates. An additional 280 units are currently occupied by Community Housing Partners (CHP) and 11 units are off-line for wait list or short-term rentals or are being remodeled. In the future, all 754 units could be rented or owned by faculty, staff or affiliates since it is assumed the 280 CHP would ultimately move off campus. Thus the total number of new Schoonover Park units available to staff, faculty and affiliates would be 280 + 11 = 291 units.

5. Converting 460 Frederick I & II student rental units plus six office units reallocates 466 units for faculty and staff housing. No new faculty and staff housing units will be constructed with the proposed Guidelines.

6. 463 units occupied by faculty and staff divided by 1,024 FTE faculty and staff in academic year 2016-2017 = 45% housed under existing conditions. 1,220 units occupied by faculty and staff divided by 1,776 FTE faculty and staff in 2035 = 69% housed under future conditions. 1,154 units of housing allocated for faculty and staff are required to meet the housing goal of 65% for faculty and staff.

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 Guidelines build 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.

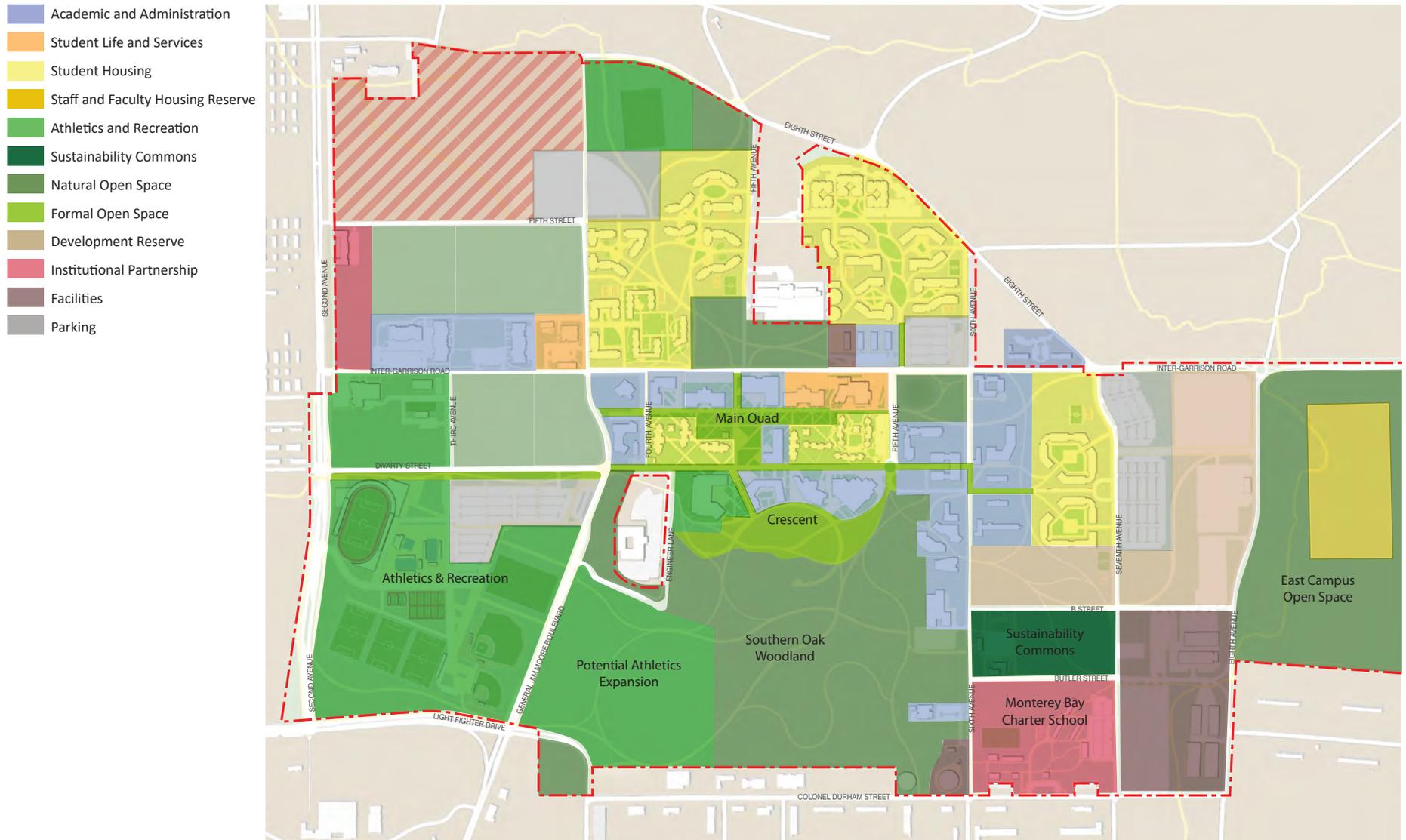
The plan expands the existing student housing clusters at North Quad Housing and Promontory to create residential neighborhoods; a third residential neighborhood is sited east of Sixth Avenue. The athletics and recreation areas are expanded and reorganized. Future development sites beyond the scope of these Guidelines, 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.

Figure 5.3: 2017 Main Campus Land Use Plan



Student Life and Services

The Guidelines continue 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 these Guidelines; 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 Guidelines preserve 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, dining facilities, and outdoor amenities such as informal recreation fields and courts. East Campus Housing, which currently includes approximately 466 student housing units, will be converted to exclusive use by faculty, staff, students with families, and if space permits, community partners.

Staff and Faculty Housing

East Campus Housing is made up of 1,220 units, 463 of which are currently (2016/17) allocated to house 45% of staff and faculty. To house sixty-five percent of staff and faculty at build out of the Master Plan Guidelines, the Campus will need to reallocate the 280 units currently housing Community Partners, and the approximately 460 units currently housing students, to accommodate the staff and faculty growth. The students currently housed in East Campus will fill new housing growth on the Main Campus. This will be accomplished by moving 460 units of student housing to the Main Campus and providing this housing to staff and faculty, by renting by the unit or by the bed for those who would enjoy communal living.

Athletics and Recreation

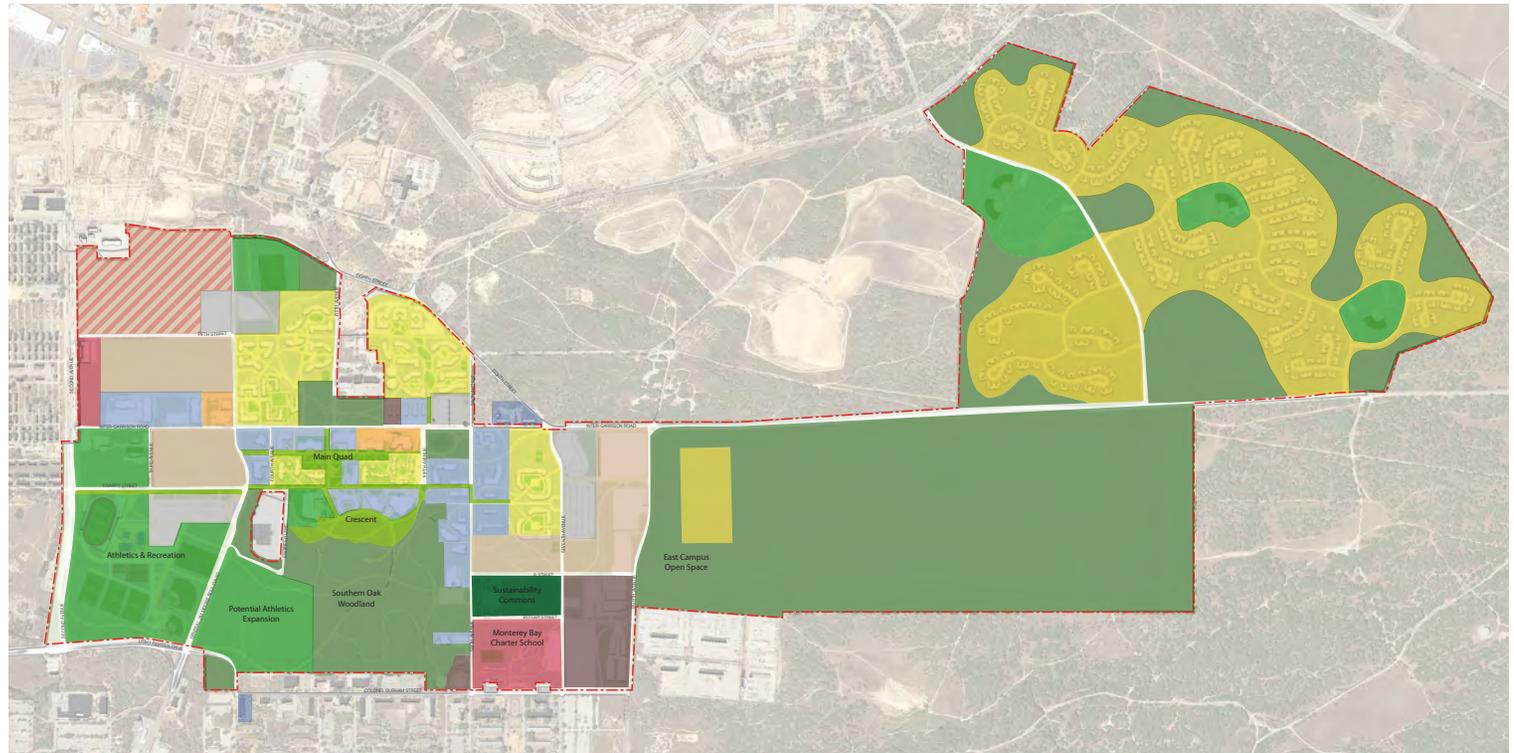
The Athletics and Recreation District consists of the area currently containing the majority of the University's existing athletics and recreation facilities, southwest of the Campus Core. This site is expanded and improved to become a more coherent sports complex that can accommodate a range of sports 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 District 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 phases of approximately 70,000 GSF.

Figure 5.4: 2020 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



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 club garden; the Campus has considered 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. A specific development plan for this area is recommended based upon the tenets of this document.

Natural Open Space

The existing Southern Oak Woodland, the Northern Oak Woodland, East Campus Housing, and the East Campus Open Space are designated as natural open spaces. The proposed connecting landscape ties the built and natural open space environments together and enhances the distinct campus character. Existing uses in the natural open space and connecting landscape include stormwater management and informal recreation such as hiking and cycling trails, 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 are planned as part of the Project, such as more passive recreation and trail development. **Chapter 6: Open Space** provides further detail on how these areas fit in with the broader open space concept.

Formal Open Space

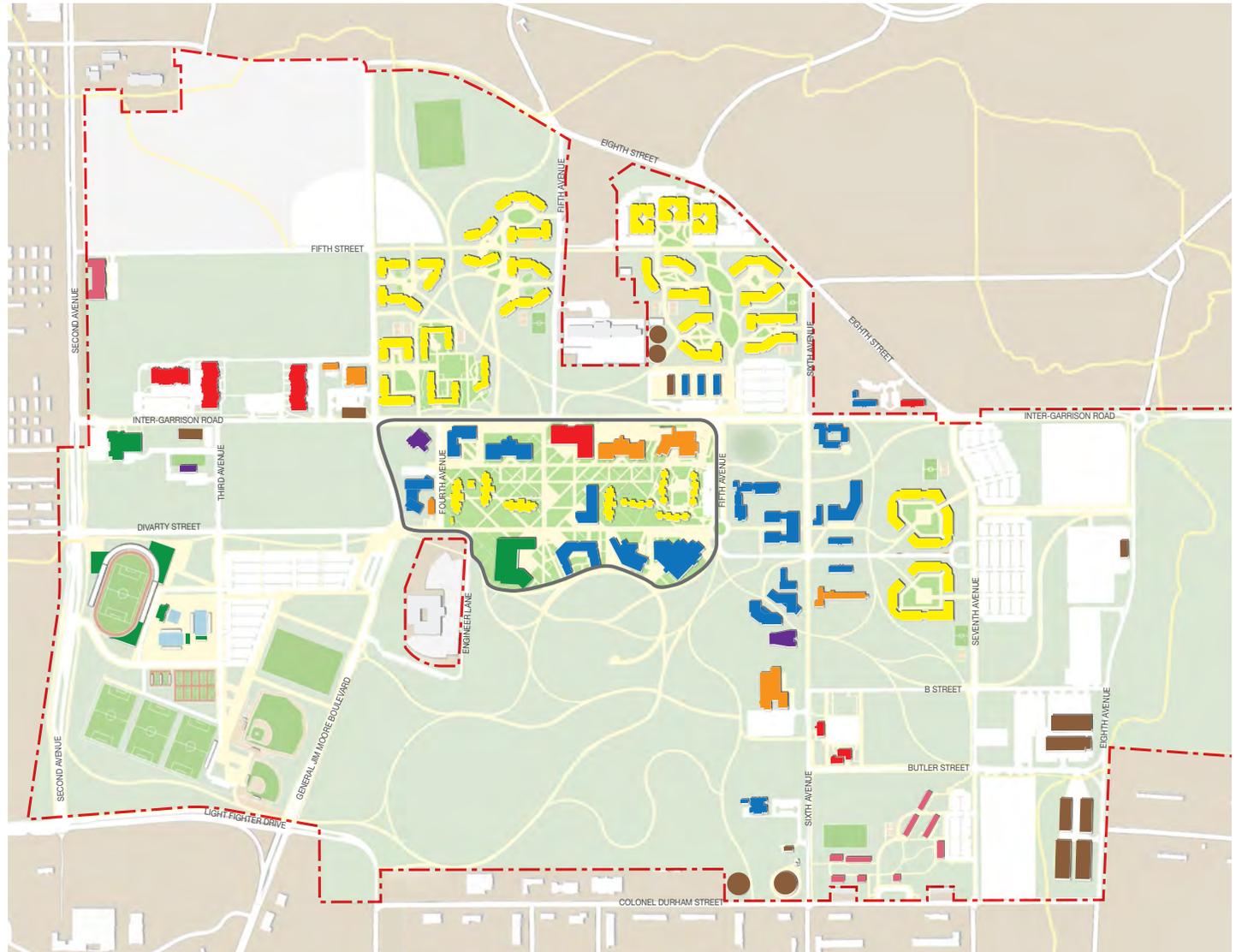
The proposed formal campus open spaces are the more formally designed gathering spaces. Generally located in the campus core, they would accommodate a variety of uses such as large gatherings, student organization promotion, graduation, socializing, performances, and studying. The proposed formal open space areas with special area plans include the Main Quad, Divarty Mall, Inter-Garrison Road and the Athletics and Recreation District Plaza. Other proposed formal open spaces include the extension to Second Avenue, and the Crescent and Amphitheater.

Figure 5.5: 2020 Building Use Plan



Notes:

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





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