

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 1:15 p.m., Wednesday, May 21, 2025
Glenn S. Dumke Conference Center

Jack McGrory, Chair
Mark Ghilarducci, Vice Chair
Larry L. Adamson
Raji Kaur Brar
Jazmin Guajardo
Sam Nejabat
Jose Antonio Vargas

- Consent**
1. Approval of Minutes, *Action*
 2. California State University, Long Beach University Student Union Renovation and Expansion Schematic Design Approval, *Action*
 3. San José State University Master Plan and Environmental Impact Report Certification, *Action*

**MINUTES OF THE MEETING OF THE
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Trustees of The California State University
Office of the Chancellor
Glenn S. Dumke Conference Center
401 Golden Shore
Long Beach, California**

March 26, 2025

Members Present

Jack McGrory, Chair
Mark Ghilarducci, Vice Chair
Larry L. Adamson
Douglas Faigin
Jazmin Guajardo
Sam Nejabat

Mildred García, Chancellor
Jack B. Clarke, Jr., Chair of the Board

Trustee Jack McGrory called the meeting to order.

Consent Agenda

The minutes of the January 29, 2025, meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

Item 2, San José State University Speed City & Spirit of '68 Track Facility Grant Assignment Approval was approved as submitted (RCPBG 03-25-02).

Item 3, California State University, Bakersfield, Energy Innovation Building Schematic Design Approval was approved as submitted (RCPBG 03-25-03).

Trustee McGrory adjourned the meeting of the Committee on Campus Planning, Buildings and Grounds.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University, Long Beach University Student Union Renovation and Expansion Schematic Design Approval

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Beth Lesen
Vice President for Student Affairs
California State University, Long Beach

Paul Gannoe
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This agenda item requests the California State University Board of Trustees approve schematic plans for the California State University, Long Beach (Cal State Long Beach) University Student Union Renovation and Expansion (the "Project").

Schematic Design – University Student Union Renovation and Expansion

Design-Build Contractor: The Penta Building Group
Project Architect: Gensler

Background and Scope

Cal State Long Beach proposes to renovate 96,253 assignable square feet (ASF)/142,035 gross square feet (GSF) of the existing University Student Union (USU) (#6¹). The USU is centrally located south of Friendship Walk, between West Campus Drive and East Campus Drive, west of the Central Plant (#84), and north of the Bookstore (#8). The existing 65-year-old Cafeteria building (#7), located south of the USU and a portion of the USU will be demolished. A new two-story, 67,300 ASF/80,013 GSF addition will be built on the vacated site. Additionally, approximately 280,000 GSF of site area will be improved for accessibility and fire access. This Project will remove over \$100 million in deferred maintenance, address accessibility,

¹ The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

seismic, fire/life safety, and code deficiencies, and provide much needed inclusive student gathering and services spaces for the growing student population.

The University Student Union at Cal State Long Beach, governed by Associated Students, Inc. (ASI), has been a cornerstone of the campus community for over five decades. Built in 1972 and designed in the Mid-Century Modern style by campus master plan architect Edward Killingsworth, the USU has consistently served as a central gathering place for students, staff, faculty, alumni, and visitors, enhancing the student experience and fostering a sense of community. More than just a building, the USU is the heart of campus life, providing spaces for socializing, studying, and engaging in various activities. It adapts to the ever-growing needs of the student population through meaningful programs, essential basic need services, student advocacy, career readiness, co-curricular activities, and well-being initiatives, all of which contribute to student success, retention, and increased graduation rates.

Since the 1990s, Cal State Long Beach has seen a significant surge in enrollment, growing from approximately 30,000 students in 2000 to 41,000 students in 2024. Despite the west addition in 1998, the USU has struggled to keep up with student demand for study space, food service, student services, and lounge areas. Additionally, the 60-year-old USU is aging, and most building systems have exceeded their useful life. The USU and Cafeteria building have about \$60 million in 10-year renewal needs and have deficiencies in accessibility, seismic, fire safety, and general code compliance. Comprehensive renovation and expansion are necessary to ensure the USU can continue to support the needs of the campus community effectively. This Project is essential to accommodate the growing student body and to maintain USU's role as a cornerstone of campus life.

During academic year 2022-2023, ASI launched a year-long USU Renovation and Expansion project (The Future U) campaign to gather input from students, faculty, and staff for a reimagined University Student Union through the alternative consultation process. The consultation process focused on increasing student participation and ensuring transparency in decision making. This effort included stakeholder interviews, surveys, presentations, and social media engagement, resulting in 12,467 survey responses, 16,529 page views, 7,813 participants in outreach events, and 23 impactful posts across all social media platforms. After a year of extensive consultation, the Student Fee Advisory Committee approved a student fee increase in April 2023, adding \$255 to the current \$220 fee per semester starting fall 2025 to support The Future U.

The primary goals of The Future U are to:

- Create a cutting-edge campus intersection that leverages technology to reimagine student success by meeting students where they are.
- Revolutionize access and circulation within and around the building to ensure an inclusive and seamless experience.
- Elevate student resources, program visibility, and the overall experience with innovative solutions.

- Sustain the USU infrastructure with forward-thinking strategies for future generations.
- Cultivate a student-enriched environment that drives retention and student success.
- Provide a wide variety of food service options to meet the demand.

This Project will comprehensively renovate the University Student Union building to address its critical needs and bring the 60-year-old facility up to current fire/life safety, seismic, energy, and Americans with Disabilities Act (ADA) standards. The scope of work includes complex structural retrofit, accessibility modifications, fire alarm system replacements, installation of a new full-coverage fire suppression system, and extensive fire access alterations, including the addition of a vehicular-rated fire access lane. Existing mechanical, electrical, plumbing, and other systems will be demolished and replaced with efficient systems. Exterior renovations will address water intrusion issues with energy-efficient roofing, skylight repairs, and updated waterproofing. Storefronts and exterior lighting will be replaced with energy-efficient alternatives, preserving historic elements. Additional restrooms and elevators will be added. Interior spaces will be redesigned with new partitions, ceilings, fixtures, and finishes. The 65-year-old Cafeteria building and part of the USU building will be demolished, and approximately 280,000 square feet of the site will be improved, including landscaping, hardscaping, and roadway.

In addition to the comprehensive renovation of the USU building, the Project will include the construction of a 67,300 ASF/80,013 GSF expansion to the south of the existing building. The new addition will be a two-story steel-braced framed structure. The ground floor will feature a 500-person ballroom facility with breakout meeting rooms and pre-function space. The second floor will house a food hall to replace the demolished Cafeteria building, offering nine different food vendors and creating a new connection to the south-facing Main Quad. The food hall will include ample indoor and outdoor seating for dining, collaboration, and study. A new canopy structure between the addition and the existing USU building will provide shaded outdoor space for circulation and seating, while maintaining flexibility for event programming. This design continues the indoor/outdoor relationship that is the hallmark of the original Killingsworth Mid-Century Modern design.

Aside from this Project, there are two related initiatives that are integral parts of The Future U project, supported by the student fee increase approved in April 2023. One project is the USU Friendship Walk Stairs Improvement, which will provide a permanent, universally accessible path of travel and additional outdoor spaces to support gatherings, events, and community activities. The schematic design for this project was approved in April 2025 via the Board of Trustees' delegated approval. The second initiative involves multiple small and minor capital projects to provide temporary services and relocations to vacate the USU building and prepare for the USU Renovation and Expansion.

The new and renovated USU will provide much-needed space for food services, basic needs, a Wellness Center, a Career Center, recreation and entertainment, social and lounge areas, event and meeting spaces, the Office of Belonging and Inclusion, and administrative offices. The USU Renovation and Expansion project is a transformation of the campus and The Beach experience. This vital project reimagines the USU to create a dynamic, student-centered space designed for the next generations of students to study, connect, and recharge. From new wellness and social spaces to expanded dining and study areas, this Project will shape the future of campus life. The USU is more than just a building; it is about the students who experience it and the memories they create within its walls. The design will honor the historic charm and legacy of the existing building while infusing it with warmth, color, and vibrancy that reflects the future growth of the university.

The proposed Project is designed to meet CSU's Sustainability Policy and aims for Leadership in Energy and Environmental Design (LEED) v4 New Construction Gold Certification, as advocated by Cal State Long Beach students. Notable sustainability features include a shaded canopy structure to reduce solar heat gain, extensive reuse of existing building structural elements, and upgrades to high-performance double-glazed windows and thermoplastic roof membranes. Energy efficiency will be further enhanced through an onsite 45 kW solar array, ceiling fans in common areas, low flow plumbing fixtures, and natural daylighting. The sustainable landscape will feature pollinator gardens with native plants and educational signage to inform students about the building's sustainable features. Overall student well-being will be improved through enhanced indoor air quality, biophilic design, and the incorporation of daylighting throughout the building. By investing in these innovative, eco-conscious upgrades, this Project will not only enhance the functionality and aesthetic appeal of the University Student Union but also reflect shared values of sustainability, social responsibility, and student advocacy.

Timing (Estimated)

Preliminary Plans Completed	July 2025
Working Drawings Completed	December 2025
Construction Start	February 2026
Occupancy	May 2028

Basic Statistics

Building Expansion

Gross Building Area	80,013 square feet
Assignable Building Area (CSU ²)	67,300 square feet

² Assignable building area is based on CSU policy.

Net Useable Building Area (FICM ³)	77,020 square feet
Efficiency (CSU)	84%
Efficiency (FICM)	96%

Renovation

Gross Building Area	142,035 square feet
Assignable Building Area (CSU)	96,253 square feet
Net Useable Building Area (FICM)	124,871 square feet
Efficiency (CSU)	68%
Efficiency (FICM)	88%

Cost Estimate – California Construction Cost Index (CCCI) 9994⁴

Expansion Building Cost (\$941 per GSF) \$75,287,000

<i>Systems Breakdown</i>		<i>(\$ per GSF)</i>
a. Substructure (Foundation)		\$ 74.17
b. Shell (Structure and Enclosure)		\$ 298.22
c. Interiors (Partitions and Finishes)		\$ 92.36
d. Services (HVAC, Plumbing, Electrical, Fire)		\$ 240.12
e. Built-in Equipment and Furnishings		\$ 27.07
f. Special Construction and Demolition		\$ 9.50
g. General Requirements/Conditions and Insurance		\$ 199.48

Renovation Building Cost (\$869 per GSF) \$123,409,000

<i>Systems Breakdown</i>		<i>(\$ per GSF)</i>
a. Substructure (Foundation)		\$ 39.04
b. Shell (Structure and Enclosure)		\$ 108.41
c. Interiors (Partitions and Finishes)		\$ 102.09
d. Services (HVAC, Plumbing, Electrical, Fire)		\$ 369.12
e. Built-in Equipment and Furnishings		\$ 32.22
f. Special Construction and Demolition		\$ 28.45
g. General Requirements/Conditions and Insurance		\$ 189.53

Site Development \$19,296,000

Construction Cost \$217,992,000

Campus Project Contingency (CSU) \$8,259,000

Fees & Services \$57,310,000

³ Net usable building area is greater than assignable building area by including corridors, restrooms, mechanical rooms, etc., based on the definitions of the Postsecondary Education Facilities Inventory & Classification Manual (FICM).

⁴ The March 2025 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Total Project Cost (\$1,277 per GSF)	\$283,561,000
Fixtures, Furniture and Movable Equipment	<u>\$10,946,000</u>
Grand Total	<u>\$294,507,000</u>

Cost Comparison

This Project's new construction building cost of \$941 per GSF is lower than the \$1,013 per GSF for the Cal State San Bernardino Palm Desert Off-Campus Center Student Services Building project approved in September 2023, and higher than the \$803 per GSF for the Cal State Monterey Bay Student Union Building project approved in November 2016, the \$734 per GSF new construction building cost for the Cal State San Bernardino Student Union Renovation and Expansion project approved in November 2017, and the \$757 per GSF for the Fresno State New Student Union project approved in September 2019, all adjusted to CCCI 9994.

The new construction building cost aligns with other comparable CSU student union projects. Since March 2019, construction costs have increased by more than 50%. The cost for the expansion is also driven by its function as the main dining area for the entire campus, accommodating nine full-size food vendors. Additionally, the support infrastructure includes high-efficiency mechanical systems designed for extended operational hours, and stringent geotechnical requirements to support the building's size, considering topography and soil conditions. Other contributing factors include a complete 45 kW photovoltaic array to comply with California Building Code requirements for both new and existing buildings, a new loading dock and back-of-house spaces, new freight and machine-room-less passenger elevators, and a shading structure over a new courtyard, providing outdoor dining and event space.

This Project's renovation cost of \$869 per GSF is driven by several building-specific needs, including a complex structural retrofit to meet current codes, extensive accessibility modifications to comply with ADA standards, complete waterproofing and repair of reusable structures, full demolition and replacement of existing building systems with new efficient systems, extensive fire access alterations, replacement of obsolete fire alarm systems, addition of full-coverage fire suppression systems, additional restrooms for increased student population, installation of new machine-room-less passenger elevators, historical preservation requirements, and renovation of approximately 280,000 square feet of site improvements including landscaping, hardscaping, and roadway.

The Project achieves a total savings of \$18,310,000 through strategic measures across various categories. Significant savings of \$9,200,000 were achieved by eliminating the outdoor escalator, relocating the new loading dock, and minimizing alterations to the western hill. For interior costs, a total of \$6,360,000 was saved by substituting terrazzo flooring, reducing specialty ceilings, and protecting and reusing existing furniture. The project team saved \$1,000,000 in building services by refining the after-hours operation schedule to reduce the mechanical load and refurbishing an existing service elevator. Approximately \$1,750,000 was saved by reducing the height of the top floor, reusing structural elements, and simplifying the design for the outdoor elevator enclosure.

These combined efforts significantly enhance the project's cost-efficiency while maintaining its overall quality and functionality.

Funding Data

The Student Fee Advisory Committee approved a student fee increase in April 2023, adding \$255 to the current \$220 fee per semester starting fall 2025 to support the USU project.

The Project will be funded by campus student union program reserves (\$51,417,000), CSU Systemwide Revenue Bonds (SRB) (\$239,778,000), and donor funds (\$3,312,000). The request for issuance of long-term SRB financing and related debt instruments will be brought to the Board of Trustees meeting in late 2025 or early 2026.

California Environmental Quality Act (CEQA) Action

The Project was included in the Final Environmental Impact Report (FEIR) prepared for the California State University, Long Beach Master Plan Revision, which was certified by the Board of Trustees in January 2024. The university completed a Finding of Consistency Report in March 2025 for this project, which concluded that this project would have no new significant environmental impacts beyond those identified in the 2024 FEIR. The Finding of Consistency has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA Guidelines § 15168(c)(2)).

Recommended Action

The following resolution is recommended for approval:

RESOLVED, by the Board of Trustees of the California State University, that:

1. The March 2025 Finding of Consistency prepared for California State University, Long Beach University Student Union Renovation and Expansion project has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA).
2. California State University, Long Beach University Student Union Renovation and Expansion project is consistent with the Campus Master Plan approved in January 2024.
3. Applicable mitigation measures adopted in conjunction with Campus Master Plan Final EIR certified in January 2024 shall be implemented, monitored, and reported in accordance with the requirements of CEQA (Cal. Pub. Res. Code § 21081.6).

4. California State University, Long Beach University Student Union Renovation and Expansion project will benefit the California State University.
5. The schematic plans for the California State University, Long Beach University Student Union Renovation and Expansion project are approved at a project cost of \$294,507,000 at CCCI 9994.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

San José State University Master Plan and Environmental Impact Report Certification

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Cynthia Teniente-Matson
President
San José State University

Paul Gannoe
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

The California State University (CSU) Board of Trustees requires a long-range physical master plan for every campus that shows existing and anticipated facilities necessary to accommodate a specified academic year full-time equivalent student (FTES¹) level. Under the California Environmental Quality Act (CEQA), the Board of Trustees serves as the Lead Agency, which acts to certify the CEQA document and approve significant changes to the campus master plan.

This item requests that the Board of Trustees approve the following actions for San José State University (SJSU):

- Certification of the Final Environmental Impact Report (FEIR) dated May 2025
- Adoption of the Findings of Fact and Statement of Overriding Considerations dated May 2025
- Approval of the proposed update of the Master Plan, including an increase in the enrollment projection from 25,000 FTES to 27,500 FTES
- Adoption of the Mitigation Monitoring and Reporting Program dated May 2025

Under CEQA, the Board of Trustees serves as the Lead Agency, which has the authority to certify the CEQA document and approve the Project. Under CEQA, the Board of Trustees must certify that the FEIR is adequate and complete as a prerequisite to approving the proposed Master Plan.

¹ Campus master plan enrollment projections are based on academic year full-time equivalent student (FTES) enrollment, excluding students enrolled in off-site classes and on-line instruction.

The FEIR, including the Draft EIR (DEIR), all public comments on the DEIR, responses to those comments, corrections and additions to the DEIR, and the Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program, are available for review by the Board of Trustees and the public at: <https://www.sjsu.edu/campusmasterplan/>. Attachment A is the proposed campus Master Plan. Attachment B is the existing campus Master Plan, which was last revised and approved by the Board of Trustees in November 2015. This revision was the final in a series of revisions based on the last comprehensive physical plan process for the Main Campus, which was approved and for which the EIR was certified in January 2002.

Proposed Update of Master Plan

The 2002 Master Plan, which addressed the main campus only, and the 2016 South Campus Facilities Development Plan are now outdated and inadequate to accommodate continued campus growth and emerging higher education needs of the University.

The proposed Master Plan, which addresses the main and south campuses, will support and advance the University's educational mission by guiding the physical development of its campuses (main and south) and properties owned and operated in Santa Clara County to accommodate gradual student enrollment growth while preserving and enhancing the quality of campus life. The Master Plan objectives include:

- Support and advance the University's educational mission by guiding the physical development of the campus to accommodate gradual student enrollment growth up to a future enrollment of 27,500 FTES while enhancing the quality of campus life.
- Expand campus programs, services, facilities, and housing to support and enhance the diversity of students, faculty, and staff.
- Optimize use of existing acreage in the main and south campuses and promote compact and clustered development of academic/administrative facilities where possible.
- Renovate or demolish buildings that are inefficient in terms of operation, maintenance, and user comfort due to age and that have critical deferred maintenance issues.
- Replace demolished buildings with higher density, mixed-use buildings that consolidate and integrate colleges and student support spaces, while maintaining the campus character and history.
- Improve access and connection between the campuses and their surroundings, including between the City of San José and the University, as well as the promotion of cross-disciplinary synergies between complementary academic, student/faculty support, and housing programs.
- Enhance the physical interface between the University and the surrounding communities to further integrate and engage the University with the community.
- Increase and modernize on-campus and campus-adjacent (i.e., within a walkable distance of either the main or south campuses) housing for students to serve at least 20% (7,500 student beds) of projected on-campus student enrollment, enliven existing housing, and activate those parts of the campus.

- Provide and enhance the campus environment with appealing open space, more gathering places, engaging outdoor activity areas, and a strong pedestrian orientation.
- Further enhance a modal shift from vehicles to more pedestrian, bicycle, and transit use through the provision of additional on-campus opportunities for alternative transportation (e.g., bicycle lanes/parking, additional transit stops, and enhanced safety measures for bicyclists and pedestrians) in a manner consistent with local and regional alternative transportation improvements.
- Advance campus-wide environmental sustainability and make progress toward goals of carbon neutrality and climate resilience through replacement of aging and inefficient buildings and infrastructure with new and renovated buildings and infrastructure that meet or exceed CSU Sustainability Policy requirements.

The Master Plan will support and advance the University's educational mission by guiding the physical development of the campus to accommodate on-campus traditional student enrollment of 36,000 to 44,000 headcount students (from 25,000 FTES to 27,500 FTES).

Implementation of the proposed Master Plan will allow for new construction, replacement, and renovation of existing academic, administrative, housing, and support facilities. This will be supplemented by new student, faculty, and housing space to accommodate on the main campus, including the Alquist Building site. Proposed changes would also add over five acres of new usable open space by removing surface parking lots and building taller structures on smaller footprints.

The major elements of the proposed Master Plan include:

Academic Mixed-Use Facilities: Propose to build approximately 2.3 million gross square feet (GSF) of academic, research, and academic support space, and demolish approximately 900,000 GSF, resulting in a net increase of 1.4 million GSF to optimize existing academic spaces throughout the campus and eliminate significant deferred maintenance backlog. Seventeen new buildings are proposed, replacing eight academic buildings and numerous support facilities; low-rise academic buildings are proposed to be replaced with higher density and mixed-use buildings for a total of approximately 4.6 million total square feet of academic space on campus.

Campus Life: Propose to add 300,000 GSF of facilities that support and integrate indoor and outdoor learning and community building, through recreation, health and wellness, entertainment and events, clubs and organizations, on-campus retail, food and beverage services, and informal study space.

Housing: Propose to increase student housing with support space for dining services, recreation, and study. The goal is to serve 20% of all students with on-campus housing or housing adjacent to campus by increasing student housing capacity by approximately 2,100 beds. In addition, the Master Plan includes the redevelopment of the Alquist Building to provide up to 500 housing units that could be occupied by graduate students, faculty, and staff.

Athletic Fields and Facilities: Propose to improve connectivity to existing athletic facilities, including the football, soccer, tennis, baseball, softball, beach volleyball, and golf programs with the realignment of Stadium Way at south campus and increased capacity for athletics.

Open Space: Propose to improve and enhance landscaping and open space along the campus's internal circulation network and within clusters of buildings to provide a sense of place, increase programmable open space to facilitate activity and social interaction, and enhance the campus's aesthetic environment on the main campus and at south campus.

Access, Circulation, Parking, and Transit: SJSU is a multi-modal campus featuring amenities for pedestrians, cyclists, personal vehicles, and public transit circulation and access. The Master Plan will emphasize improvements to the existing pedestrian network, bicycle and all-wheel network, and transit network. No parking spaces will be added. Transportation Demand Management (TDM) measures would be implemented to reduce vehicle trips and prioritize pedestrian and bicycle movement, encourage greater use of transit, pedestrian, and bicycle travel, and reduce reliance on automobiles at the campus.

Operational Support: Propose renovated and new facilities for handling public safety, parking, infrastructure, and other support operations, including the existing main campus Central Plant and corporation yards.

Utility Infrastructure: The existing utility infrastructure that supports SJSU includes drainage, water, sewer, solid waste, energy, fire and security alarms, and information technology. To support the facilities proposed in the Master Plan, existing utilities require alterations, upgrades, or modifications. The existing Utility Master Plan from 2013 addresses only main campus, energy, water, and information technology infrastructure. Outlined in the Master Plan, and further detailed in a future Utility Master Plan, utility infrastructure improvements would modernize and enhance the existing campus utility systems to serve new facilities, meet sustainability goals, minimize interruptions, and promote reliability and redundancy.

Proposed Master Plan

New and replacement buildings shown in Attachments A and B are listed below.

Proposed New Construction Buildings			
Building No.	Facility Name	Phase 1 (GSF)	Phase 2-4 and Independently Phased (GSF)
002	Engineering A		342,400 (Phase 2)
005	Engineering B	391,200	
008	Building C		550,200 (Phase 4)
010	Building D		292,800 (Phase 2)
013	Building F		551,400 (Phase 3)
014	Building G		31,020 (Phase 2)
015	Building J	22,400	
016	Building M		200,000 (Ind.)
017	Facilities Operations	10,000	
018	Legacy Center	6,500	
022	Golf Hitting Bays		6,840 (Ind.)
200	Campus Village 3 (Student Residence)	408,162	300,000 (Phase 2)
201	Campus Village 4 (Student Residence)		296,600 (Phase 4)
300	Building L		228,000 (Phase 4)
405	Athletic Performance Center		70,000 (Phase 3)
406	Multipurpose Practice Facility		6,500 (Phase 3)
407	Baseball Stadium		24,570 (Ind.)
408	Golf Clubhouse		11,500 (Ind.)
700	Stadium Way Gateway		4,400 (Phases 2-4)
900	Alquist Redevelopment	1,000,000	
	Total GSF	1,838,262	2,916,230

Renovations shown in Attachments A and B are listed below.

Proposed Building Renovations			
Building No.	Facility Name	Phase 1 (GSF)	Phase 2-4 and Independently Phased
020	Washington Square Hall Renovation		73,095 (Phase 2)
025	Morris Dailey Auditorium Renovation		10,358 (Ind.)
031	Art & Design Renovation	40,504	
035	Engineering (Interim)		186,000 (Phase 2)
036	Sweeney Hall Renovation		101,932 (Phase 4)
052	Duncan Hall Renovation	86,429	259,287 (Phase 2-4)
053	North Parking Facility Renovation	98,225	
054	South Parking Facility Renovation		218,657(Phase 3)
059	Clark Hall Renovation	32,071	
072	Tower Hall Renovation		7,857 (Ind.)
078	MacQuarrie Hall Renovation		104,392 (Phase 3)
090	Joe West Hall Renovation	130,000	
092	Boccardo Business Classroom Building Renovation		8,371 (Phase 2)
100	Event Center Renovation	110,000	
117	Stadium Renovation		137,200 (Ind.)
118	Practice Field		N/A
130A	Bally Hut		700 (Phase 4)
132	Simpkins Administration Building Parking Lot Renovation		N/A
402	Beach Volleyball Renovation		N/A
403	Viewing Platform Renovation		N/A
	Total GSF	497,229	1,107,437

Fiscal Impact

Approximately \$6.7 billion will be needed to address existing building deficiencies and provide needed site and facility improvements as proposed in the Master Plan.

California Environmental Quality Act (CEQA) Action

The EIR is a Program EIR that evaluated the potentially significant environmental effects that could result from implementing the Master Plan. As described in CEQA Guidelines Section 15168(a), a Program EIR may be prepared for a series of actions that can be characterized as one large project and are, for example, related geographically or as parts of a chain of contemplated actions. The potential effects of all phases of buildout of the Master Plan were evaluated.

The EIR evaluated the following environmental topics, in addition to other CEQA-mandated chapters such as cumulative impacts, growth-inducing impacts, and alternatives:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions and Climate Change
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Population, Housing and Employment
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

These issues were fully evaluated in the EIR in accordance with CEQA requirements. Where a potentially significant impact was identified, mitigation measures are required to reduce the impact to the maximum extent feasible.

The EIR concluded that the Master Plan would result in four significant and unavoidable project impacts that cannot be mitigated to a less than significant level: air quality, historic resources, noise, and tribal cultural resources. The EIR also concluded that the Master Plan could contribute to significant and unavoidable cumulative impacts on air quality, historical resources, and tribal cultural resources.

Air Quality. The EIR concluded that project construction activities would result in significant and unavoidable, albeit short-term, average daily emissions of federally- and- state-regulated pollutants and ozone precursors during construction, as well as significant and unavoidable average daily and annual emissions during simultaneous construction and operation over the course of Master Plan buildout.

Historic Resources. The EIR concluded that buildout of the Master Plan could result in damage to or demolition of buildings that are designated historic resources, eligible for listing as historic resources on the National and/or California Registers, or potential historic resources that have not yet been evaluated, resulting in potentially significant and unavoidable impacts to the significance of a historical resource. Required mitigation impacts to historic resources include conducting project-specific evaluations within the recognized historic district on the campus, project-specific surveys of potential historic resources, and a comprehensive array of historic resource protections ranging from preservation of resources in accordance with the "*Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*" to the required involvement of a qualified architectural historian when major renovations or demolition of designated, eligible, or potential historic resources are proposed.

Noise. The EIR determined that the Master Plan could result in significant and unavoidable, albeit intermittent and short-term, construction noise impacts on off-campus noise-sensitive land uses and some on-campus classrooms and student housing. Operation of the proposed reconstructed

baseball stadium could also result in long-term significant and unavoidable noise impacts on off-campus noise-sensitive land uses.

Tribal Cultural Resources. Finally, based on Tribal consultation conducted pursuant to Assembly Bill (AB) 52, Native American Tribal Cultural Resources: California Environmental Quality Act (CEQA), the EIR concluded that Master Plan improvements on the South Campus could disturb the site of a former ethnographic village that was identified as a Tribal cultural resource during EIR preparation. Construction-related ground disturbance could result in significant unavoidable damage to any extant resources at this location. Required mitigation includes a construction worker cultural resources awareness training program to be developed and conducted with the participation of Tribes; Native American tribal representative construction monitoring during ground disturbing activities on the South Campus; and the development and implementation of treatment protocols to be followed in the event of the discovery of Tribal cultural sites or features.

The DEIR was distributed for public comment for a 45-day period concluding on March 3, 2025. Thirteen comment letters were received by SJSU during the DEIR comment period and addressed in the Final EIR (FEIR).

The FEIR has been prepared pursuant to CEQA (Public Resources Code [PRC] Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.) to evaluate the physical environmental effects of the Master Plan. The FEIR is presented to the Board of Trustees for review and certification. The Board of Trustees is the lead agency under CEQA and is responsible for approving and carrying out the Master Plan and ensuring that the requirements of CEQA have been met.

Because the EIR determined the Project potentially would result in significant and unavoidable effects related to biological and historic resources, a Statement of Overriding Considerations has been prepared for Board of Trustees' consideration.

Summary of Public Review of the DEIR

On January 17, 2025, San José State University (SJSU or University) released the Master Plan DEIR for public review and comment. The DEIR was circulated for public review and comment for a period of 45 days in accordance with the requirements of CEQA (Public Resources Code Section 21000 et seq.), during which time interested agencies and members of the public were invited to provide comments on the analysis set forth in the DEIR.

When the public comment period closed on March 3, 2025, 13 comment letters had been received by SJSU, including 3 letters from public agencies (the California Department of Transportation (Caltrans), Valley Water, and the Santa Clara Valley Transportation Authority), 2 letters from organizations (the Preservation Action Council of San Jose and the law offices of Adams Broadwell Joseph & Cardozo representing Silicon Valley Residents for Responsible Development); and 5 letters from SJSU students and local residents. SJSU also heard verbal comments from the public during a February 5, 2025 public meeting to present DEIR findings.

Key, frequently raised issues in the comments on the DEIR are summarized below. They cite the lack of project-level design detail in the EIR; a lack of specificity regarding impacts to historic structures; potential impacts on local housing stock due to campus growth; and the perceived deferral of mitigation for impacts. SJSU prepared formal responses to all comments on the EIR, which are included in the FEIR. Amendments and/or revisions to the DEIR as a result of public comments received are also included in the FEIR, and a Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conjunction with the FEIR.

Level of Detail in the EIR. Several comments on the DEIR requested additional detailed design information and site-specific information. CEQA requires an EIR to provide project information and substantial evidence adequate to “reasonably describe the nature and magnitude of adverse effects.” The response to comments concerning the level of design detail summarized the information that was available at the time the EIR was prepared and explained how the level of project description detail in the EIR was sufficient to allow for a reasonable description of the nature and magnitude of the impacts caused by physical changes to the environment that could result from development under the Campus Master Plan. As noted in the Campus Master Plan DEIR, formal design and exact timing of each project has yet to be determined, pending funding. CEQA is not intended to require the level of investment involved in fully designing a project that may not ultimately be approved. Detailed design had not begun at the time the DEIR was prepared, as it would have required SJSU to invest substantial funds that could be interpreted as committing to a course of action before the CEQA process was complete, which is not permitted under CEQA. If, following certification of the FEIR and during the preparation of detailed design and engineering, new information becomes available that suggests implementing the project may result in a new significant impact or impact of greater severity than that described in the EIR, additional CEQA documentation would be prepared.

Lack of Specificity Regarding Impacts to Historic Structures. Of the comment letters or emails received on the DEIR, 3 expressed concern about the potential loss of historic structures that may occur with implementation of the Campus Master Plan. Consistent with standard CEQA practice for analysis of a Campus Master Plan, a comprehensive historical survey of the entire campus is not necessary or required for analysis of the Campus Master Plan within the context of CEQA, as no specific development proposal is tied to the Campus Master Plan itself. Accordingly, the EIR proposes mitigation that would require the completion of a project-specific historical resources survey by a qualified architectural historian and implementation of feasible mitigation to reduce impacts to historic structures prior to any Campus Master Plan project that would alter or otherwise affecting a building or structure 50 years old or older. However, the State CEQA Guidelines (Section 15126.4[b][2]) note that in some circumstances, documentation of an historical resource will not mitigate the effects of demolition of that resource to a less-than-significant level because the historical resource would no longer exist. Therefore, because the potential for permanent loss of a historic resource or its integrity cannot be precluded, the EIR concludes that the Campus Master Plan’s impact on historical resources would remain significant and unavoidable. The EIR’s analysis of historical resources is appropriate and in accordance with CEQA requirements.

Potential Impacts on Local Housing Stock. Several comments from legal counsel for Silicon Valley Residents expressed concern that the project may exacerbate existing housing issues in the surrounding area. The availability of housing to accommodate growth associated with implementation of the Master Plan was appropriately considered in the EIR, including the City's plans for additional housing proximate to the campus. For example, the Diridon Station Area Plan, which is located west of the main campus, includes up to 12,900 new residential units, and per the Diridon Affordable Housing Implementation Plan, a goal of 25 percent of all housing units (approximately 3,200) would be affordable (i.e., more affordable than workforce housing) (City of San José 2021). Further, and as noted on page 3.12-19, the average annual growth rate of students and faculty/staff as a result of Master Plan implementation would be within the assumed growth rates, inclusive of Diridon Station Area Plan, for the City of San José and within the broader county. Moreover, the Master Plan includes new housing development at the site of the Alquist Building that would provide up to 1,000 residential units with up to 500 units for faculty, staff, and graduate students. Therefore, the DEIR appropriately considers the potential impacts of Campus Master Plan implementation and considered potential implications of housing affordability and shortages in the area.

Deferral of Mitigation. Concerns were raised by legal counsel for Silicon Valley Residents expressed concern that the DEIR improperly deferred analysis through mitigation (e.g., stadium noise within the South Campus). Considering the program-level assessment that was conducted and the lack of specificity regarding design of various campus development under the Campus Master Plan, the DEIR provided an appropriate level of analysis and included performance standards within its mitigation that will guide future design and development of certain campus projects. This approach is allowable under CEQA, so long as the timing and performance criteria are included in the mitigation measure.

Summary of Project Alternatives

The alternatives analyzed in detail in the DEIR include the following:

No Project Alternative. This alternative would involve the continued implementation of the 2002 Master Plan for the main campus and the 2016 Facilities Development Plan for the south campus. Planned growth as expressed in the 2002 Master Plan and 2016 Facilities Development Plan would continue up to its planned capacity, primarily associated with new academic and student support space.

Reduced Administrative/Academic Development Program Alternative. Under this alternative, SJSU would implement a master plan for the campus with an overall reduction in planned campus development of administrative/academic space compared to the proposed Campus Master Plan. Approximately 500,000 GSF of new academic/administrative space would be provided under this alternative, compared to approximately 1,400,000 GSF of new academic/administrative space proposed under the Campus Master Plan, resulting in less ground disturbance and other development-related impacts. Further, approximately 500,000 GSF of renovations would occur

within existing buildings under this alternative, compared to approximately 1,600,000 GSF under the Campus Master Plan, for a total development/renovation of 1,000,000 GSF. Proposed growth in on-campus student housing (approximately 2,100 student beds) and growth in enrollment would be the same as the proposed Campus Master Plan. However, this alternative would not include up to 1,000,000 GSF of new housing development, consisting of 1,000 residential units (with up to 500 units for faculty, staff, and graduate students), at the Alquist Building site that could occur under the proposed Campus Master Plan.

Reduced Development and Historic Preservation Alternative. Under this alternative, new on-campus development would be limited to no more than six stories, and any on-campus structures found to be historical would be preserved or renovated in accordance with the Secretary of the Interior Standards for the Treatment Historic Properties. It is assumed that up to 2,600,000 GSF of existing campus space would be renovated and 2,300,000 GSF of new construction would occur under this alternative, as compared to the Campus Master Plan which would provide 1,600,000 GSF of renovation, 3,750,000 GSF of new construction, and 1,000,000 GSF of replacement space. The number of student beds that would be provided under this alternative would also be reduced to approximately 1,100 due to the reduction in height of on-campus buildings compared to 2,100 beds under the proposed Campus Master Plan. The Alquist Building would be replaced under this alternative, but due to the height restriction, the number of units would be reduced compared to the proposed Campus Master Plan to approximately 500 residential units (250 market-rate and 250 workforce units for faculty, staff, and graduate students).

Recommended Action

The following resolution is recommended for approval:

RESOLVED, by the Board of Trustees of the California State University, that:

1. The Board of Trustees finds that the Master Plan FEIR has been prepared in accordance with the requirements of CEQA.
2. The FEIR addresses the proposed Master Plan and all discretionary actions related to the project as identified in the Master Plan FEIR.
3. Prior to the certification of the Master Plan FEIR, the Board of Trustees reviewed and considered the above FEIR and found it to reflect the independent judgment of the Board of Trustees. The Board of Trustees hereby certifies the FEIR as complete and adequate and finds that it addresses all potentially significant environmental impacts of the project and fully complies with the requirements of CEQA. For purposes of CEQA and the State CEQA Guidelines, the administrative record includes the following:

- a. The DEIR for the San José State University Master Plan;
 - b. The FEIR, including comments received on the DEIR, responses to comments, and revisions to the DEIR in response to comments received;
 - c. The proceedings before the Board of Trustees relating to the proposed Master Plan, including testimony and documentary evidence introduced at such proceedings; and
 - d. All attachments, documents incorporated, and references made in the documents as specified in items (a) through (c) above.
4. This resolution is adopted pursuant to the requirements of CEQA, which requires the Board of Trustees to make findings prior to approval of the project (Cal. Pub. Res. Code § 21081; Guidelines § 15091).
 5. The Board of Trustees hereby adopts the CEQA Findings of Fact, Statement of Overriding Considerations, and the Mitigation and Monitoring and Reporting Program, which identifies the environmental impacts of the proposed Master Plan Revision and required mitigation measures, hereby incorporated by reference. The required mitigation measures shall be monitored and reported in accordance with the Mitigation and Monitoring Reporting Program, which meets the requirements of CEQA (Cal. Pub. Res. Code § 21081.6; Guidelines § 15097).
 6. The project will benefit the California State University.
 7. The San José State University Master Plan dated May 2025 is approved.
 8. The Chancellor or her designee is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the San José State University Master Plan EIR.

San José State University

Master Plan Enrollment: 27.500 FTE

Master Plan approved by the Board of Trustees: July 1965, December 1965

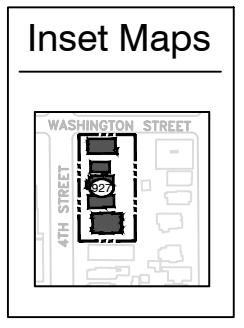
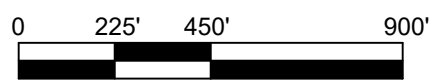
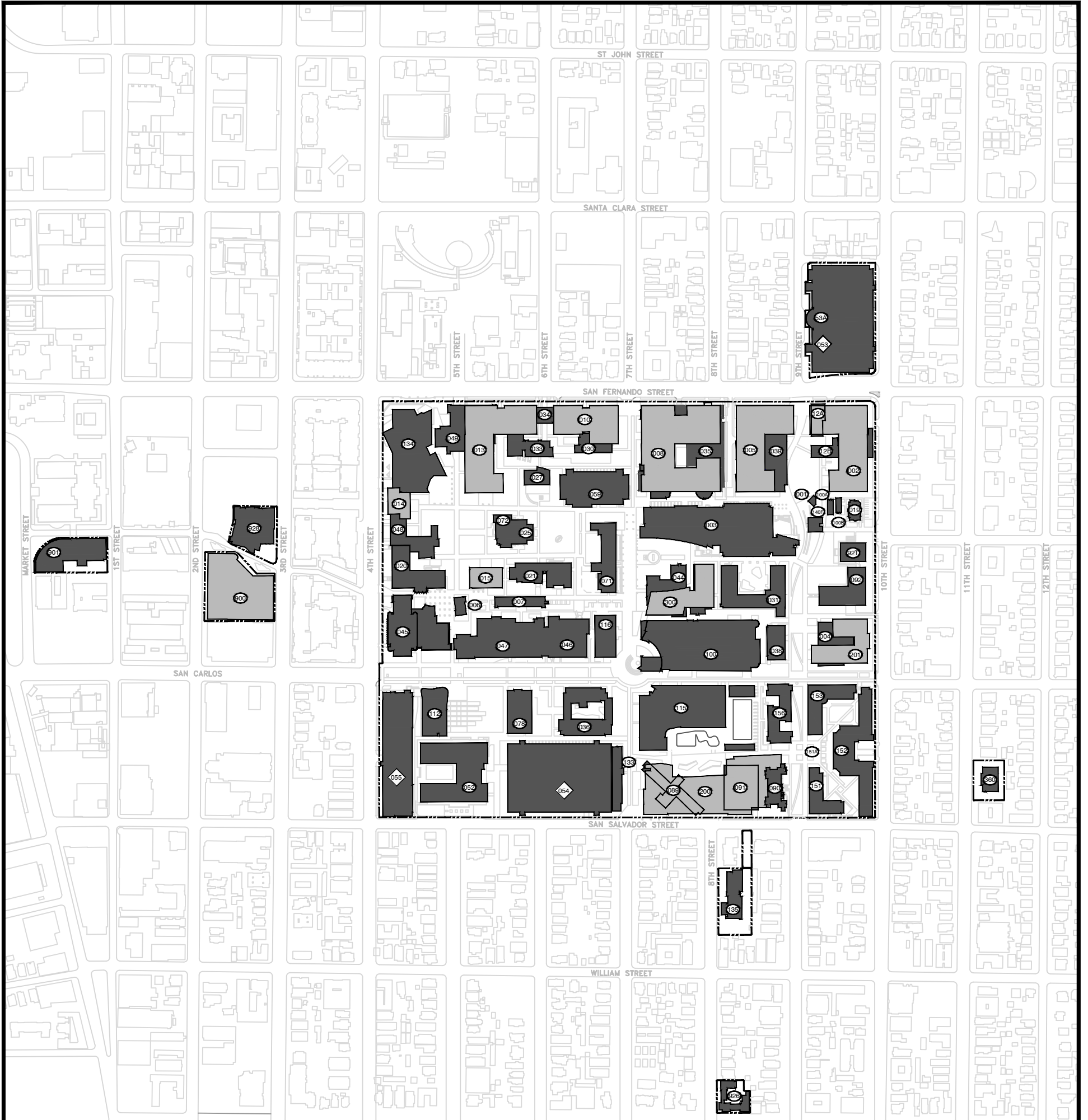
Master Plan Revision approved by the Board of Trustees: July 1967, April 1968, July 1973, July 1975, November 1979, September 1980, May 1983, July 1983, November 1984, March 1985, January 1987, June 1989, November 1990, September 1991, January 1993, December 1998, January 2002, November 2015

Last Comprehensive Master Plan Revision approved by the Board of Trustees: January 2002

Last Minor Master Plan Revision: May 2020

Proposed Revision: May 2025

North Main Campus	
001. Automated Bank Teller Facility	200. Campus Village 3 (Student Residence)
002. Engineering A	201. Campus Village 4 (Student Residence)
003. Student Union	300. Building L
004. Central Plant	360. International House
005. Engineering B	900. Alquist Redevelopment
006. Spartan Memorial	901. Spartan Village on the Paseo
007. Faculty Office Building	926. Faculty Staff Housing
008. Building C	927. Faculty Staff Housing
010. Building D	928. Hammer Theater
12A. Corporation Yard Offices	
12B. Corporation Yard Trades Building	
013. Building F	South Main Campus
014. Building G	9B. Modular Building B
015. Building J	016. Building M
019. Associated Students House	017. Facilities Operations
020. Washington Square Hall	018. Legacy Center
021. Dwight Bentel Hall	022. Golf Hitting Bays
025. Morris Dailey Auditorium	062. Field House
027. Computer Center	095. Art Foundry
030. Administration	117. Stadium
031. Art & Design	118. Practice Fields
033. Instructional Resource Center	119. Tennis Complex
034. Dudley Moorhead Hall	122. Softball Center
035. Engineering	123. Tennis / Softball Facility
036. Sweeney Hall	124. Storage Building
038. Health Building	125. Simpkins Stadium Center
039. Industrial Studies	127. Tennis Stadium Court
044. Music	128. Concession Buildings
045. Yoshihiro Uchida Hall	129. Simpkins Center Storage Building
046. SPX East	130. Training/Locker Facility
047. SPX Central	130A. Bally Hut
048. Science	132. Simpkins Administration Building
049. Hugh Gillis Hall	141. Koret Center
052. Duncan Hall	142. Spartan Athletic Center
053. North Parking Facility	146. Baseball Batting Structure
53A. Student Services Center	147. South Campus Garage
054. South Parking Facility	148. Recreation Field
055. West Parking Facility	162. Golf Driving Range
059. Clark Hall	163. Soccer Field
071. Central Classroom Building	400. Stadium Field
072. Tower Hall	401. Beach Volleyball
078. MacQuarrie Hall	402. Beach Volleyball
089. Washburn Hall (Student Residence)	403. Viewing Platform
090. Joe West Hall (Student Residence)	404. Baseball Field
091. Dining Commons	405. Athletic Performance Center
092. Boccardo Business Classroom Building	406. Multipurpose Practice Facility
92T. Business Tower	407. Baseball Stadium
100. Event Center	408. Golf Clubhouse
100A. Modular A	700. Stadium Way Gateway
100B. Modular B	
112. Interdisciplinary Science Building	
115. Spartan Recreation and Aquatic Center	Other Facilities in Santa Clara County
116. Student Wellness Center	205. University House (1690 University Ave, San José)
133. UPD Building	(not shown on map)
134. Dr. Martin Luther King, Jr. Library	
135. Child Development Center	
140F. Modular F	LEGEND:
151. Campus Village A	Existing Facility / Proposed Facility
151A. Campus Village Garage	
152. Campus Village B	NOTE: Existing building numbers correspond
153. Campus Village C	with building numbers in the Space and Facilities
156. Campus Village Phase 2	Data Base (SFDB)



San José State University

Campus Master Plan

Master Plan Enrollment: 27,500 FTE

Original Approval Date: July/December 1965

BOT Approved Comprehensive Update: January 2002

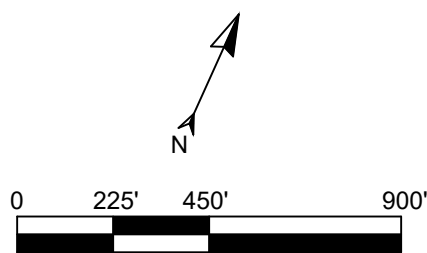
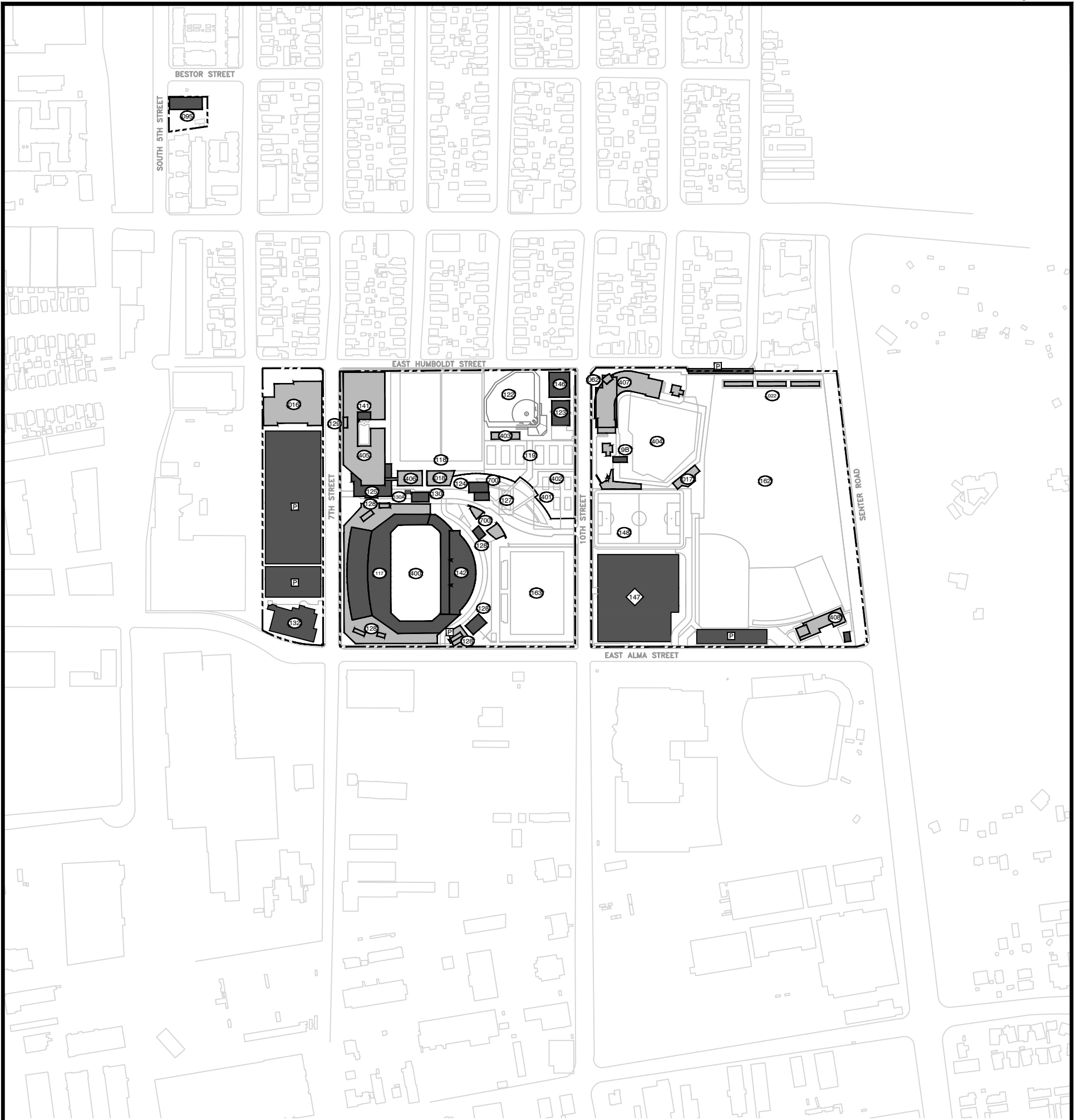
BOT Approved Revision Date: November 2015

Minor Master Plan Revision Date: May 2020

Main Campus Acreage: 88.5

Proposed Revision: May 2025

Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING		EXISTING STRUCTURE
		FUTURE STRUCTURE



San José State University

South Campus Master Plan

Master Plan Enrollment: 27,500 FTE

Original Approval Date: July/December 1965

BOT Approved Comprehensive Update: January 2002

BOT Approved Revision Date: November 2015

Minor Master Plan Revision Date: May 2020

South Campus Acreage: 62

Proposed Revision: May 2025

Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING		EXISTING STRUCTURE
		FUTURE STRUCTURE

San José State University

Master Plan Enrollment: 25,000 FTE

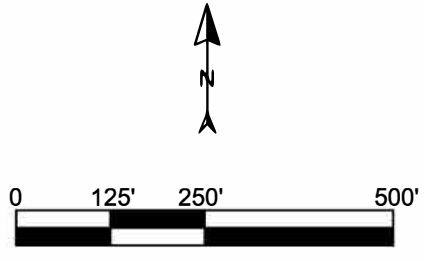
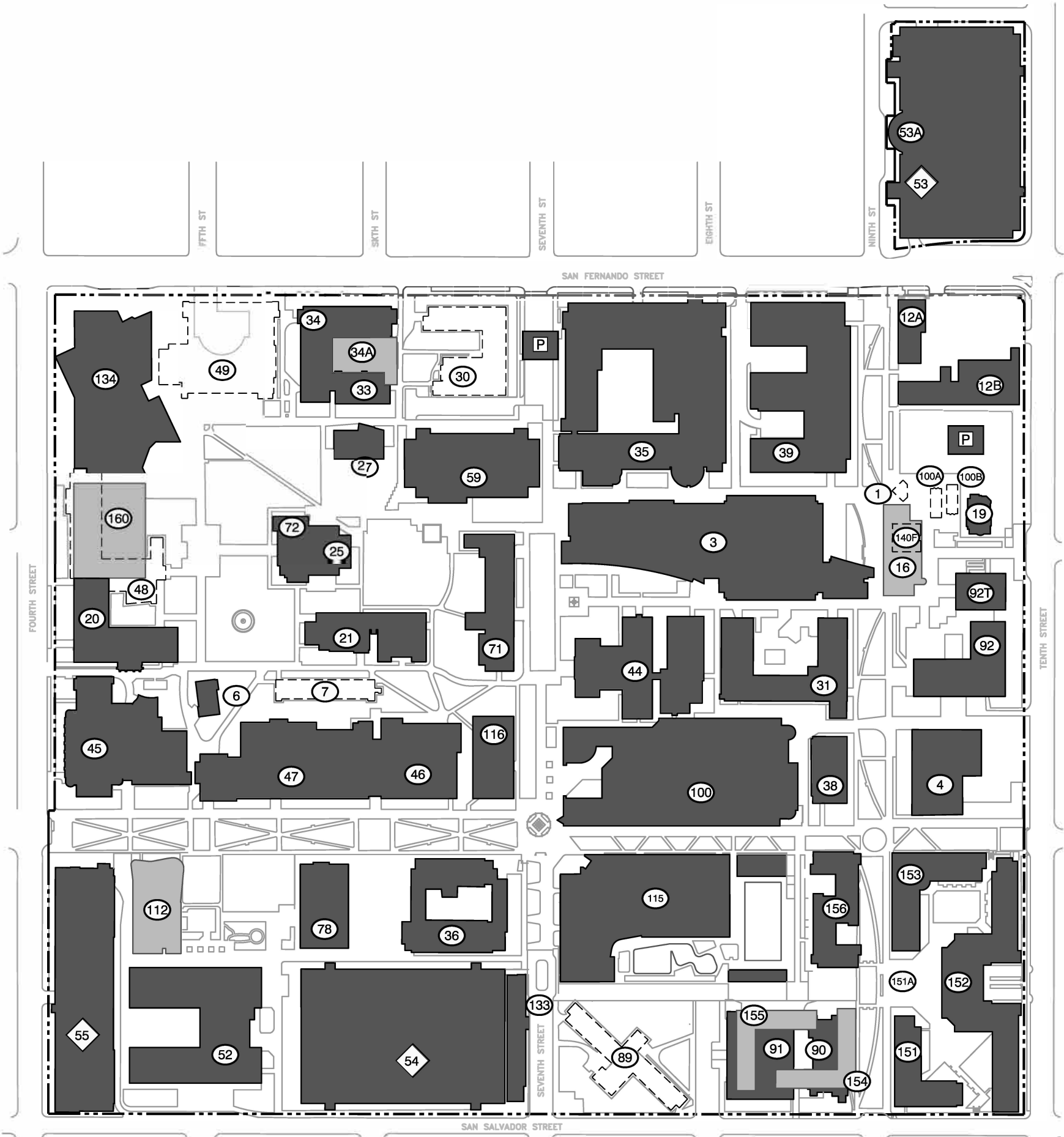
Master Plan approved by the Board of Trustees: July 1965, December 1965

Master Plan Revision approved by the Board of Trustees: July 1967, April 1968, July 1973, July 1975, November 1979, September 1980, May 1983, July 1983, November 1984, March 1985, January 1987, June 1989, November 1990, September 1991, January 1993, December 1998, January 2002, November 2015

MAIN CAMPUS		154. <i>Residence Hall, Phase 3</i>
1. Automated Bank Teller Facility		155. <i>Residence Hall, Phase 3</i>
3. Ramiro Compean and Lupe Diaz Compean Student Union		156. <i>Campus Village, Phase 2</i>
4. Central Plant		160. <i>Theatre</i>
6. Spartan Memorial		
7. Faculty Office Building		SOUTH CAMPUS
12A. Corporation Yard Offices		9A. Modular Building A
12B. Corporation Yard Trades Building		9B. Modular Building B
16. <i>Humanities Building</i>		9C. Modular Building 1
19. Associated Students House		62. Field House
20. Washington Square Hall		117. CEFCU Stadium
21. Dwight Bentel Hall		118. Outdoor Physical Education
25. Morris Dailey Auditorium		119. Tennis Complex
27. Computer Center		121. <i>Student Family Housing</i>
30. Administration		122. Softball Center
31. Art		123. Tennis Facility
33. Instructional Resource Center		124. Storage Building
34. Dudley Moorhead Hall		125. Simpkins Stadium Center
34A. <i>Dudley Moorhead Hall Infill Addition</i>		126. <i>Parking Facility I</i>
35. Engineering		127. <i>Tennis Stadium Court</i>
36. Sweeney Hall		128. Concession Buildings
38. Health Building		129. Simpkins Center Storage Building
39. Industrial Studies		130. Training/Locker Facility
44. Music		130A. Bally Hut
45. Yoshihiro Uchida Hall		132. Simpkins Athletics Building
46. SPX East		141. Koret Center
47. SPX Central		142. Habbas Law Athletics Center
48. Science 1		144. <i>Spartan Golf Complex</i>
49. Hugh Gillis Hall		145. <i>Maintenance Building</i>
52. Duncan Hall		146. Baseball Batting Structure
53. North Parking Facility		147. Parking Structure
53A. Student Services Center		148. Sports Field Facility
54. South Parking Facility		
55. West Parking Facility		OTHER CENTERS
59. Clark Hall		32. Aviation - Reid Hillview Airport (2105 Swift Ave, San José)
71. Central Classroom Building		95. Art Foundry (1035 S. 5th Street, San José)
72. Tower Hall		135. Child Development Center (430 S. 8th Street, San José)
78. MacQuarrie Hall		205. President's House (1690 University Ave, San José)
89. Washburn Hall (Student Residence)		360. International House (360 N. 11th Street, San José)
90. Joe West Hall (Student Residence)		501. Moss Landing Marine Lab (Moss Landing)
91. Dining Commons		925. 4th Street Building (390 N. 4th Street, San José)
92. Boccardo Business Classroom Building		928. Hammer Theater (101 Paseo de San Antonio, San José)
92T. Business Tower		
100. Student Recreation		
100A. Modular A		
100B. Modular B		
112. <i>Interdisciplinary Science Building</i>		
115. Student Recreation and Aquatic Center		
116. Student Wellness Center		
133. UPD Building		
134. Dr. Martin Luther King, Jr. Library		
140. San Antonio Parking Lot		
140F. Modular F		
151. Campus Village A		
151A. Campus Village Garage		
152. Campus Village B		
153. Campus Village C		

LEGEND:
 Existing Facility / Proposed Facility

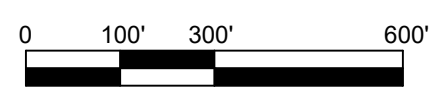
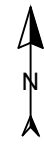
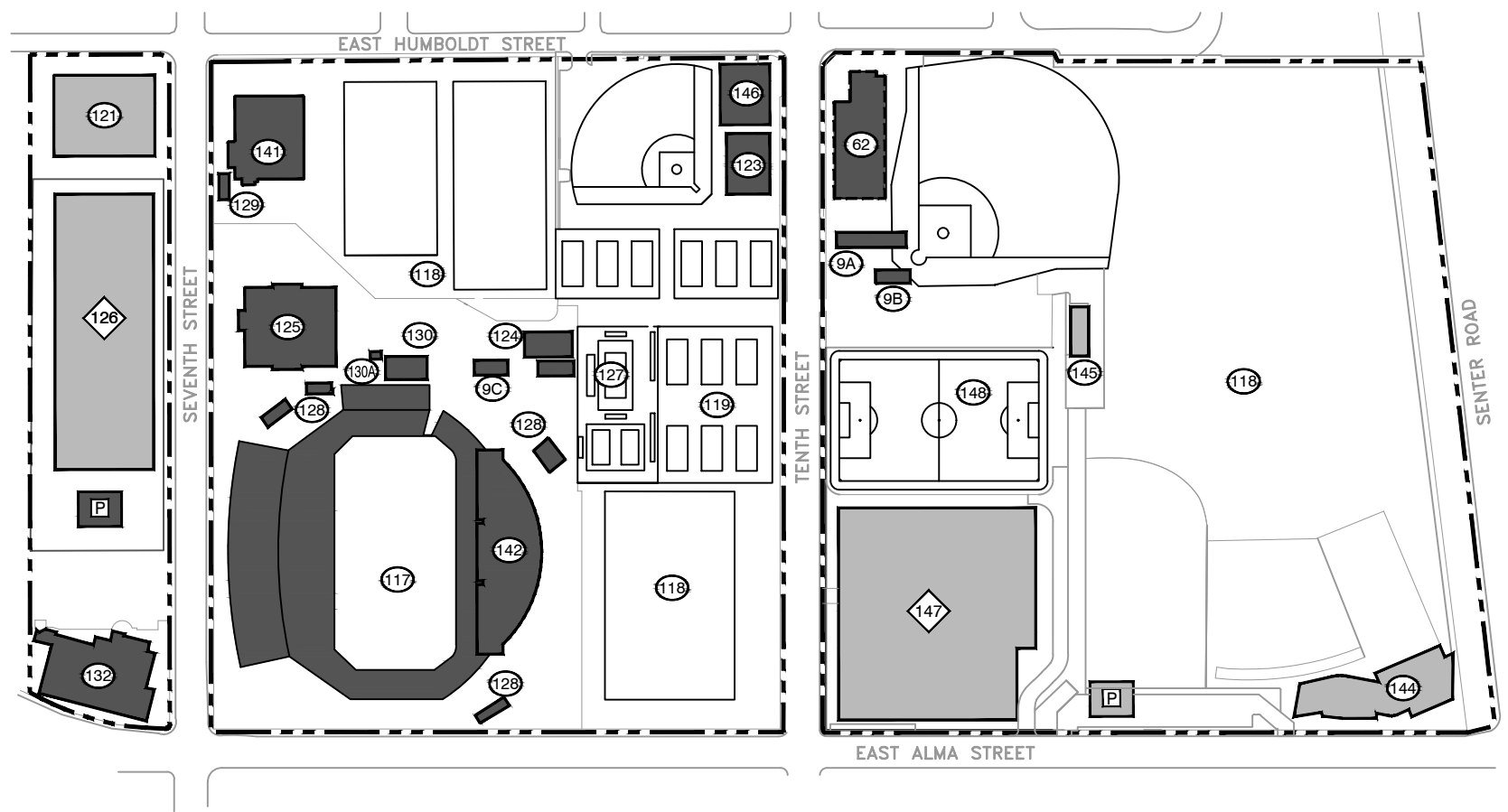
NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)



San José State University

Campus Master Plan
 Master Plan Enrollment: 25,000 FTE
 Approval Date: July/December 1965
 Revised Date: November 2015
 Main Campus Acreage: 88.5

Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	EXISTING STRUCTURE
TEMPORARY BUILDING		FUTURE STRUCTURE



San José State University

South Campus Master Plan
 Master Plan Enrollment: 25,000 FTE
 Approval Date: July/December 1965
 Revised Date: November 2015
 South Campus Acreage: 62

Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		EXISTING STRUCTURE
		FUTURE STRUCTURE