

## AGENDA

### JOINT COMMITTEE ON FINANCE AND CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting:** 1:20 p.m., Wednesday, May 21, 2025  
Glenn S. Dumke Conference Center

#### Committee on Finance

Julia I. Lopez, Chair  
Jonathan Molina Mancio, Vice Chair  
Larry L. Adamson  
Mark Ghilarducci  
Leslie Gilbert-Lurie  
Jack McGrory  
Christopher Steinhauser  
Darlene Yee-Melichar

#### Committee on Campus Planning, Buildings and Grounds

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*  
**Discussion** 2. San Diego State University Evolve Student Housing, *Action*

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

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

**March 26, 2025**

**Committee on Finance**

Julia I. Lopez, Chair  
Jonathan Molina Mancio, Vice Chair  
Larry L. Adamson  
Douglas Faigin  
Mark Ghilarducci  
Leslie Gilbert-Lurie  
Jack McGrory  
Christopher Steinhauser  
Darlene Yee-Melichar

**Committee on Campus Planning, Buildings  
and Grounds**

Jack McGrory, Chair  
Mark Ghilarducci, Vice Chair  
Larry L. Adamson  
Douglas Faigin

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

Trustee McGrory called the meeting to order.

**Consent Agenda**

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

Item 2, California State University, Northridge – Matador Success and Inclusion Center Schematic Design and Financing Approval was approved as submitted (RFIN/CPBG 03-25-02).

**Discussion Agenda**

Item 3, Funding the California State University's Capital Program was an information item providing an overview of the last quarter-century of funding for the California State University's (CSU) capital program and describing the current capital funding need. The item also presented possible strategies for securing additional funding for the program.

Following the presentation, Trustee McGrory emphasized the importance of a credible funding compact involving the Governor, Assembly, and Senate to address the CSU's infrastructure needs. He commented that past agreements have been unreliable and strongly supported pursuing a general obligation bond, highlighting Assemblymember Alvarez's efforts toward a 2026 initiative. Trustee McGrory opposed student fees for infrastructure, especially after recent tuition increases, and suggested exploring lottery funds and improving public messaging to advocate for capital investment. Trustee Lopez reminded the trustees that lottery funds were legally restricted from use on capital projects. She noted the 2014 shift of infrastructure funding responsibility from the state to the CSU, calling it a retreat from public obligation, and urged the Board of Trustees to reframe infrastructure as a core state responsibility. Trustee Lopez also opposed relying on students to fund capital facilities.

Lieutenant Governor Kounalakis acknowledged the urgency of addressing the CSU's deteriorating facilities but warned that inflation, labor shortages, and policy shifts were driving construction costs higher. She stressed the need for a systemwide prioritization of projects based on enrollment pressure and cost-efficiency. She encouraged a multi-pronged approach, including philanthropic outreach, simpler project designs, and cost containment, to ensure feasibility. She recounted visiting deteriorated campuses and advocated for practical solutions, including prioritizing high-need buildings, trimming unnecessary features, and leveraging partnerships. Trustee Gilbert-Lurie highlighted how deferring maintenance leads to higher long-term costs and worsens learning environments, especially for underserved campuses. She described crumbling infrastructure as an equity issue and argued that safe, functional facilities were essential to the CSU's mission and the state's future workforce. She also noted that the CSU has a well-honed list of systemwide capital priorities.

Trustee Arambula advocated for linking capital investment to enrollment growth and proposed embedding deferred maintenance reserves into new building budgets. He also encouraged setting per-square-foot cost targets to prevent overdesign and ensure projects stayed within budget. Trustee McGrory agreed, pushing for standardizing costs across building types and recommended that architects be required to work within fixed cost limits as a condition of selection.

Trustee Clarke asked the Chancellor's Office to do better at anticipating trustee concerns, especially on finance and funding topics. He emphasized that trustees aim to support policy, not solve operational problems, and requested clearer, more informative materials.

Trustee Guajardo thanked the board for not placing further financial burden on students. She urged the CSU to include capital projects in donor outreach and emphasized the importance of focusing on essential, cost-effective repairs rather than aesthetic upgrades.

Trustee McGrory, in closing, reiterated support for increased philanthropic engagement, particularly through naming opportunities. He noted trustee consensus against relying on students to fund capital needs.

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

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**JOINT COMMITTEE ON FINANCE AND  
CAMPUS PLANNING, BUILDINGS AND GROUNDS**

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**San Diego State University Evolve Student Housing**

**Presentation By**

Steve Relyea  
Executive Vice Chancellor and  
Chief Financial Officer

Adela de la Torre  
President  
San Diego State University

Paul Gannoe  
Assistant Vice Chancellor  
Capital Planning, Design and Construction

Robert Eaton  
Assistant Vice Chancellor  
Financing, Treasury, and Risk Management

**Summary**

This item requests that the California State University (CSU) Board of Trustees approve the following actions with regard to the San Diego State University (San Diego State) Evolve Student Housing (the "Project"):

- 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
- Adoption of the Mitigation Monitoring and Reporting Program dated May 2025
- Approval of the revision of the San Diego State Master Plan (Attachments A & B)
- Approval of an amendment to the 2024-2025 Capital Outlay Program to include Phase 1A and 1B of the Project
- Approval of the schematic design for Phase 1A and 1B of the Project
- Approval to Issue Trustees of the California State University Systemwide Revenue Bonds (SRB) and related debt instruments for Phase 1A and 1B of the Project
- Approval to vacate excess public right-of-way encumbrance

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Under CEQA, the Board of Trustees serves as the Lead Agency, which has the authority to certify the CEQA document and approve the Project. The Board of Trustees must certify that the FEIR is adequate and complete, in compliance with CEQA, in order to approve the proposed Project. 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 public review at: <https://bfa.sdsu.edu/campus/facilities/planning/eir>. 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 May 2019. This revision was the final in a series of revisions based on the last comprehensive physical plan process, which took place in 2018.

### **Evolve Student Housing**

San Diego State is a vibrant, diverse university community with more than 39,000 students in fall 2024. The university has maintained its two-year live-on campus requirement for non-local first-year and sophomore students, contributing to consistently high demand for on-campus housing. Beyond this requirement, an increasing number of students who are not required to live on campus are actively seeking the benefits of on-campus living, further driving demand. As a result, on-campus housing facilities have operated over designed capacity for over a decade. Additionally, San Diego's rental market has seen significant increases over the years, making it one of the most expensive cities in the country. San Diego State has recognized the significant impact of escalating rental rates on student affordability and has made it a primary goal to enhance the availability and affordability of student housing.

To address the challenges posed by high demand and rising rental rates, San Diego State is prioritizing significant investments in new housing developments and facility upgrades. The university plans to construct approximately 5,170 student beds, resulting in a net increase of approximately 4,470 beds across two sites on the main campus through the multi-phased Evolve Student Housing project. These efforts are designed to ensure housing availability for all residents, align with the university's mission to enhance student success, support its live-on requirements, and maintain its competitive edge in an increasingly unaffordable rental market. Expanding housing options is also crucial for accommodating junior, senior, and graduate students who prefer on-campus living, and many out-of-state families who are hesitant to send their students to San Diego State without housing certainty.

The proposed Evolve Student Housing project will involve the construction and development of new student housing and related support facilities on San Diego State's main campus. The proposed Project will be constructed on two sites owned by Aztec Shops, Ltd., a recognized auxiliary organization in good standing at the university—the Peninsula site and the University Towers East site—on which there are existing student housing facilities previously financed and/or refinanced by SRB debt.

The 10.57-acre Peninsula site is located in the northwest portion of campus, just south of Interstate 8 and west of Canyon Crest Drive. Development at the Peninsula site will include demolition of the existing International Student Center (#74,<sup>1</sup> #74A, 74B, #74T) and nine aging housing buildings (#773, #774, #775, #776, #777, #778, and #779a-c), which currently provide housing for 702 students. The subsequent phased development will construct a nine-story Student Housing Building 1 (#917), accommodating approximately 650 students beds for first-year through senior students, five new student apartment buildings (#918, #919, #920, #921, #922) up to 13 stories in height, each providing approximately 760 student beds, and a two-story Student Housing Amenities Building (#916), offering food services, a convenience store, mail and package services, and meeting space for residential life programming for the entire resident population of the future Peninsula site buildout. Overall, the development at the Peninsula site will provide a total of approximately 4,450 student beds, for a net increase of approximately 3,750 student beds campuswide. Development will also include an interim sports fields area within the southwestern portion of the site as a temporary facility until the construction of the last two phases of student housing buildings begins.

The approximately 1.1-acre University Towers East site is located immediately east of the existing University Towers (#932), south of Montezuma Road. The existing parking lot adjacent to University Towers will be demolished to allow for the construction of a new nine-story University Towers East (#933) student housing building, accommodating approximately 720 student beds for first-year students.

Construction of the proposed Evolve Student Housing project will occur in multiple phases. Phase 1A of the Project development will include the removal of five existing buildings (#74, #74A, #74B, #74T, and #773) on the Peninsula site and the construction of the proposed nine-story Student Housing Building 1 (#917) and the two-story Student Housing Amenities Building (#916). Phase 1B will consist of the construction of the University Towers East (#933). All project elements in Phase 1 (1A and 1B) will begin construction in 2025. Phases 2 through 6 involve the construction of the five apartment-style buildings (#918, #919, #920, #921, #922) proposed at the Peninsula site. Removal of existing buildings would occur phase-by-phase as space is needed to accommodate the proposed buildings. Removal of the existing buildings according to the proposed schedule, as opposed to demolition of all buildings at once, would enable the university to provide the most student housing feasible to existing students throughout the projected eight-year construction schedule.

### **California Environmental Quality Act (CEQA) Action**

The EIR is a Project EIR, as defined by Section 15161 of the State CEQA Guidelines, that evaluated the potentially significant environmental effects that could result from development of the Evolve Student Housing project. Potential effects of all phases of construction and of operation of the project were evaluated.

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<sup>1</sup> The facility number is shown on the master plan map and recorded in the Space and Facilities Database

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The DEIR 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 and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Transportation
- 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 the project would result in two significant and unavoidable impacts that cannot be mitigated to a less than significant level: biological resources and historic resources.

*Biological Resources.* The EIR concluded that project construction activities potentially would result in significant and unavoidable noise impacts, though short-term, to the protected coastal California gnatcatcher, in the event the gnatcatcher is observed in the project vicinity during construction activities. The FEIR includes mitigation requiring pre-construction surveys for the gnatcatcher.

*Historic Resources.* In addition, development of the Project would require demolition of Mixquic Hall, a two-story multi-family residential building built in 1958 and presently serving as student housing. The EIR determined Mixquic is historically significant as an intact example of the Contemporary style it represents. The EIR includes mitigation that requires preparation of an Historic American Building Survey-like recordation of Mixquic Hall, which would document the building's history, including photographs. While implementation of the mitigation would reduce impacts to the extent feasible, it would not reduce the impact to less than significant and, as such, impacts would be significant and unavoidable.

The DEIR was distributed for public comment for a 45-day period concluding on February 17, 2025. In addition to 42 comment letters received during the DEIR comment period and addressed in the Final EIR (FEIR), a number of late comment letters have been submitted to SDSU and the Office of the Chancellor by residents of nearby communities. These letters were collected and summarized for transmittal to the Board of Trustees ahead of the May 2025 meeting.

The FEIR has been prepared pursuant to CEQA (Public Resources Code 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 Evolve Student Housing project. 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 ensuring that the requirements of CEQA have been met and approving the project.

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 Issues Identified Through Public Review of the DEIR**

On January 3, 2025, San Diego State released the DEIR for the proposed Evolve Student Housing project for public review and comment, during which time interested agencies and members of the public were invited to provide comments on the analysis in the DEIR. The DEIR was circulated 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 encouraged to provide comments on the analysis set forth in the DEIR.

When the public comment period closed on February 17, 2025, 50 comment letters had been received by San Diego State, including 3 letters from public agencies (California Transportation Commission, the California Department of Transportation (Caltrans), and the City of San Diego Public Utilities Department), 5 letters from organizations (the Sierra Club, the San Diego County Archaeological Society, Inc., the San Diego Bird Alliance, the SDSU Associated Students Sustainability Commission, and the law offices of Adams Broadwell Joseph & Cardozo, representing Californians Allied for a Responsible Economy (CARE CA)), and 42 letters from individuals, predominantly residents of the College View Estates neighborhood west of the Peninsula site.

Key, frequently raised issues in public comments on the DEIR are summarized below. San Diego State prepared formal responses to all comments, 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.

***Fire Protection and Safety.*** A number of comments were received from residents of College View Estates that expressed concerns regarding the potential for a wildfire in the project area generally, and specifically in the canyon located to the immediate west of the Peninsula site. The area is defined by urban development intermixed with naturally vegetated canyons characteristic of San Diego County and Southern California. Given that the Peninsula Component would be located in a CAL FIRE-designated Very High Fire Hazard Severity Zone (VHFHSZ), and in light of several small wildfires (up to 37 acres) in nearby canyons in recent years, residents of the College View Estates neighborhood west of the Peninsula site expressed concerns about safe evacuations

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from the adjacent neighborhoods with the proposed net increase of approximately 4,500 student residents.

A detailed thematic response to the range of fire protection and safety issues raised in comments was prepared as part of the FEIR. The response notes that the VHFHSZ does not automatically mean a high risk of damage or loss due to fire if effective design and mitigation strategies are employed. To this end, the project incorporates a comprehensive fire protection and safety plan that includes modern code-compliant ignition-resistant construction, appropriate emergency access options, and substantial defensible space (i.e., fuel modification zones) to limit the spread of any wildfire that may arise in the area. The project would also eliminate most of the existing available parking on the Peninsula site. Multiple on-campus evacuation points and evacuation routes would be available to students. Finally, the fire access roadway proposed around the Peninsula site would provide greater access to the Project site and adjacent canyons to fight fires. These factors will result in the construction of a fire-hardened development with defensible structures that meet VHFHSZ requirements.

The Sierra Club commented that it “applauds the many features in the Evolve project that will minimize the risk of wildfire.” Specific to evacuation, Sierra Club noted it “believes it is likely that the Project would result in reduced evacuation times compared to the status quo and not impose an increased evacuation risk” and made recommendations or requested clarification of a number of points in the EIR regarding evacuation. Recommendations included, among others, cancelling classes or moving to on-line education during red flag alerts to facilitate potential evacuation; defining criteria to be employed by fire and/or law enforcement officials to declare a “shelter in place order” during a wildfire event; and others; and identifying the means by which students would leave campus, bus, trolley, foot, and car in an emergency.

**Land Use Jurisdiction.** Comments submitted on the DEIR contend that the site of the project is subject to City of San Diego planning and zoning laws because all but one of the Peninsula Component properties is presently owned by Aztec Shops, Ltd. (Aztec Shops), a San Diego State auxiliary organization and California nonprofit public benefit corporation. One commenter asserted that a 2017 EIR prepared by San Diego State for the New Student Residence Hall Project was “falsely certified” because that EIR rejected the site of the Evolve Student Housing project’s Peninsula Component as an alternative site for the 2017 project, since the CSU/SDSU did not own the property.

A detailed thematic response to the land use development authority concerns raised in comments was prepared as part of the FEIR. The response states that the project would be a San Diego State facility, planned and built for the purpose of providing housing for San Diego State students, and would be leased and operated by San Diego State. Consequently, the project is subject to the jurisdictional authority of the CSU Board of Trustees, which preempts the applicability of local planning and zoning laws. The California Constitution (Article XI, Section 7) does not authorize municipalities to impose local zoning restrictions on state agencies; this power is granted only by legislative consent. Additionally, Education Code Section 66606 provides that “the Trustees of the

California State University shall have full power and responsibility in the construction and development of any state university campus, and any buildings or other facilities or improvements connected with the California State University.” This is affirmed by case law, including a ruling in *The Regents of The University of California v. City of Santa Monica* (1978) (77 Cal.App.3d 130), which held that the UC Regents, an agency of the State of California, holds virtually absolute powers in the regulation of affairs relating to the university and the use of property owned or leased by it for educational purposes. The same holds true for the CSU and property it leases.

Aztec Shops is the fee simple owner of much of the Project site. Auxiliaries “are formed to provide essential functions which are an integral part of the educational mission of a campus and the California State University,” including, “acquisition development, sale, and transfer of real and personal property including financing transactions related to these activities” (5 California Code of Regulations, Section 42500). Aztec Shops’ master operating agreement with the Trustees on behalf of San Diego State specifically authorizes real property development as one of the auxiliary’s primary functions. San Diego State intends to lease the Evolve Student Housing project and obtain financing from the Board of Trustees for a substantial portion of the costs associated with development and construction.

With respect to the 2017 New Student Residence Hall Project EIR, that EIR rejected the Peninsula alternative site on multiple grounds, only one of which was the real property status. No lease or any other kind of real property interest in the Peninsula site was considered in connection with that project because it would have added “time and cost” without satisfying “most of the basic project objectives” (EIR SCH No. 2016121025, pp. 6-3 to 6-4). In contrast, the Evolve Student Housing project has, from the start, been planned at the Peninsula site as proposed SDSU student housing.

These facts reaffirm the Trustees’ jurisdiction over development of the Evolve Student Housing project site pursuant to the Education Code and the inapplicability of local planning and zoning laws.

**Traffic and Parking.** Several comments submitted on the DEIR raise concerns regarding the effects of the Proposed Project related to traffic congestion and parking in the vicinity of the College View Estates neighborhood, located to the immediate west of the Peninsula site. Concern was also expressed about pedestrian safety at the Remington Road/55th Street intersection. The comments did not present any specific evidence or basis for asserting that the analysis presented in the DEIR is inadequate under CEQA.

A detailed thematic response was prepared to address these concerns. As stated there, development of the project would remove approximately 280 existing parking spaces on the Peninsula site, to be replaced by approximately 20 spaces. This would greatly reduce the number of vehicles that would need to utilize streets such as 55th Street and Remington Road for ingress/egress, reducing traffic congestion in the area. Additionally, the Peninsula site would include space for ride-hailing pick-up and drop-off, which would further reduce traffic congestion

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in the area. More broadly, the provision of student housing on the San Diego State campus would considerably reduce the number of commuter students and vehicular traffic on campus and in surrounding neighborhoods.

As to concerns about pedestrian safety at Remington Road/55th Street, the Evolve Student Housing traffic engineer conducted analysis of the intersection, which is built to City of San Diego standards and is considered safe for pedestrian movements. High visibility “continental crosswalks” are provided at the intersection. Moreover, San Diego State cannot enforce violations at the intersection, which is under City control.

With respect to comments asking that SDSU enforce street parking violations in nearby neighborhoods, City restrictions are already in place that prohibit student parking on certain designated residential streets in the project vicinity, and San Diego State enforcement authority is limited to the campus. However, San Diego State supports community and City efforts to further limit parking by expanding current restrictions.

**Biological Resources.** The Sierra Club is “generally supportive of the Evolve Project, which has minimal environmental impact and provides over 5,000 additional units of needed housing for SDSU and San Diego.” That said, the Sierra Club recommended that the FEIR make certain improvements regarding “the unnecessary use of natural gas, the evacuation plan, the achievement of Net Zero electricity generation, mitigation of coastal sage scrub, the absence of a discussion of electric landscaping equipment, the lack of an analysis of heat pumps, the absence of a complete biological survey, and the lack of electrical construction vehicles used in the Project.” On these points, the Sierra Club comments “These are not fatal flaws and do not constitute major problems. There are viable solutions to each of these problems without any increase in cost. Indeed, some of these changes may result in cost savings. In the end, Sierra Club San Diego believes that this is a fundamentally sound project that we can enthusiastically support if these fairly minor changes are made.”

**Other Issues.** The City of San Diego Public Works Department commented on the need for clarification of the location of a proposed easement from the City for a water line to serve the Peninsular Component; pointed out the need for a water meter for the project; and sought clarification regarding impacts to City water and wastewater conveyance infrastructure. The response identified the location of the planned water line loop that will serve the Peninsula Component of the project; confirmed that a water meter is planned for the project; and cited analysis in the DEIR regarding water demand and wastewater generation and confirmed that existing City infrastructure that would serve the project has adequate capacity without the need for new mains.

Caltrans, which has a number of facilities in the project area for which it is responsible, including Interstates 8 and 15 and associated on- and off-ramps, asked about future enrollment growth plans and the timing of related transportation analysis; recommended coordination with the City’s College Area Community Plan about wildfire emergency evacuation plans and egress; expressed

concern about potential project-related light and glare impacts on motorists along Interstate 81, which the project site overlooks; and requested hydraulic studies, drainage, and grading plans. San Diego State responded that the Evolve Student Housing project does not increase enrollment and, instead, reduces vehicular trips; confirmed that San Diego State has coordinated and will continue to coordinate with local agencies with land use authority in the campus area; confirmed that the proposed buildings at the Peninsula site will have limited expanses of glazing (approximately 15%) and that lighting would be directed away from the interstate; and confirmed that while hydrology will not change substantially with project implementation and will not impact any Caltrans facilities or right-of-way, the University will provide grading plans to Caltrans at such time as those are prepared.

Other comments on the DEIR raised the issues of the adequacy of the proposed solar array capacity serving the project; the nature of the project commitment to using Tier 4 construction equipment and Tier 3 operational emergency generators to limit GHG emissions and reduce air quality and health risk impacts; the potential for construction-related air quality impacts and construction and operational noise impacts on campus sensitive receptors; the potential for the proposed 9- and 213-story buildings on the Peninsula site to block scenic vistas of the ocean, bay, and undeveloped canyons from trails and summits in Mission Trails Regional Park; and the validity of the underlying project purpose that states the project would enhance student life and reduce VMT and GHG emissions. Detailed responses to these and other comments on the project and DEIR were prepared as part of the FEIR, and none of the comments were determined to result in the need for recirculation of the DEIR.

### **Summary of Project Alternatives**

Four alternatives to the proposed project were evaluated in the EIR, as follows:

**No Project Alternative.** A required alternative under CEQA, the No Project alternative assumes the existing buildings at the Peninsula site and the existing parking lot at the University Towers East site would remain and no new student residential development would be built. This alternative was selected for its potential to avoid the project's potentially significant and unavoidable impacts on biological and historic resources, and the potentially significant impacts to geology and soils, hazards and hazardous materials, noise, and wildfire. However, this alternative would adversely affect efforts to meet existing and future student housing demands and would not attain any of the objectives of the Proposed Project.

**Historic Preservation Alternative.** Under this alternative, the apartment building known as Mixquic Hall, which was determined to be historically significant, would be retained and the remainder of the Peninsula site would be developed with the Amenity Building, the 9-story building and five student residence towers, and the University Towers East Component would be developed as planned. The perimeter fire access road proposed as part of the project would not be constructed around the perimeter of the existing Mixquic Hall and instead would traverse around Mixquic and through the center of the site to provide sufficient fire access and two points of entry, thereby

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shifting the locations of the four towers and Amenity Hall. This alternative would construct approximately 3,690 new student beds within the Peninsula Component as opposed to approximately 4,450 beds under the project. This alternative would avoid the project's significant and unavoidable impact on historic resources and would meet most of the Project objectives but would not do so to the same extent as the Proposed Project. Specifically, it would not provide as many new student beds, fully achieve the goal of providing increased on-campus housing to reduce the demand for housing in the community, or achieve the reduction in VMT and corresponding greenhouse gas emissions that the project would. Additionally, given the age of Mixquic Hall (60 years old), it would require renovations to bring it up to current building standards, including fire prevention standard, which could be costly and may not be possible given its age.

**Gnatcatcher Avoidance Alternative.** Under this alternative, the proposed project buildings on the west side of the Peninsula Component within approximately 300 feet of the Gnatcatcher habitat would not be constructed. A 300-foot buffer from coastal sage scrub brush would result in a buildable site of approximately 1.09 acres at the Peninsula site, which would limit the site to construction of only a single student residence and approximately 760 beds. The University Towers East site proposed under the project would still be built. The University Towers East Component would not be increased in height or density to accommodate some of the beds eliminated at the Peninsula site under this alternative, because it is not consistent with SDSU/CSU policy to house first-year students (who would be housed at the University Towers East site) with sophomores, juniors or seniors, (who would be housed at the Peninsula site). This alternative would avoid the project's potentially significant and unavoidable impacts on biological resources and historic resources but would only add approximately 760 new student beds to the SDSU main campus, well short of the approximately 4,468 under the project.

**Reduced Height Alternative.** Comments received in response to the NOP asserted that the Peninsula Component buildings would be too tall and suggested height reduction. While the DEIR did not identify any significant impacts due to building height, San Diego State evaluated a Reduced Height Alternative under which all project buildings over 5 stories would be reduced by 50 percent. The five towers on the Peninsula site would be reduced from the proposed height of up to 13 stories down to 7 stories, and the 9-story building would be reduced from the proposed height of up to 9 stories to 5 stories. A total of 2,390 new student beds would be constructed on the Peninsula site in comparison to 4,450 under the project. The number of beds at the University Towers East site would be unchanged at approximately 720. The Reduced Height Alternative would not avoid any of the significant and unavoidable impacts of the Proposed Project and would not achieve VMT and GHG emissions reductions to the same extent as the project. It would also greatly reduce the number of student beds compared to the project, and.

**Alternative Site Location.** This alternative proposed that the proposed project's student residential halls and the same number of beds would instead be located on various sites across the San Diego State campus. Because of the limited number of sites planned or suitable for student housing, this alternative would necessarily redevelop sites planned for other uses, such

as academic, student support and administrative functions, pre-emptively displacing those planned facilities to facilitate their use for student housing. By locating student residential halls in dispersed locations around the campus, this alternative would not meet the project objectives of expanding the west campus or providing a student housing neighborhood with a distinct identity and supportive amenities such as a dining facility, community spaces, and study areas.

**Evolve Student Housing, Phase 1A and 1B**  
**\$310,000,000**

**PWCE<sup>2</sup>**

*Project Architect: Gensler*

*Collaborative Design-Build Contractor: Swinerton*

**Amendment of the 2024-2025 Capital Outlay Program**

San Diego State wishes to amend the 2024-2025 capital outlay program to include \$310,000,000 for the design and construction of the Evolve Student Housing, Phase 1A and 1B project. The project will include approximately 1,370 student beds in addition to four live-in units for on-site property managers, communal laundry and kitchen spaces, social and study spaces, outdoor spaces, and an amenity building containing dining options, conference space, mail services, and a convenience store.

**Schematic Design**

Evolve Student Housing Phase 1A and 1B is the first phase of the six-phase Evolve Student Housing project. Phase 1A and 1B of the project will construct three new buildings, totaling 187,900 assignable square feet (ASF)/292,500 gross square feet (GSF) to house approximately 1,370 students.

Phase 1A of the Evolve Student Housing project will involve demolishing the existing old housing building (#773) and replacing it with a nine-story 95,300 ASF/142,500 GSF suite-style Student Housing Building 1 (#917). This new building will feature approximately 325 double rooms with ensuite bathrooms, accommodating approximately 650 first- or second-year students. The ground floor will include student housing, two live-in units for on-site property managers, social spaces, study areas, and shared kitchen and laundry facilities, while the upper floors will provide student housing suites and social/study spaces. The building is a non-high-rise, flat-roof design with a concrete-framed structure. It will consist of two residential wings rotated 24 degrees from each other to align with the site geometry, creating a strong edge to the Peninsula site from the campus view and maximizing views for residents. The exterior design will feature cementitious finishes, exposed concrete, and glazing assemblies, visually connecting the new residences to the campus architecture and responding to the building's vertical nature.

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<sup>2</sup> Project phases: P – Preliminary Plans, W – Working Drawings, C – Construction, E – Equipment

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As part of Phase 1A, the existing International Student Center (#74, #74A, #74B, #74T) will be demolished to make the site available for a new two-story Student Housing Amenities Building (#916). This 14,100 ASF/18,500 GSF building will offer food services, a convenience store, mail and package services, and meeting space for residential life programming for the entire resident population of the future Peninsula site buildout. Delivering this amenity building in the first phase is crucial to provide meal service for students staying in the new Student Housing Building 1 (#917), which does not provide ensuite kitchen facilities. Designed in the Mission Revival style of the historic core of San Diego State University, the amenity building will be steel framed with exposed timber trusses in key locations. It will feature a mix of flat and pitched roofs, cement plaster finishes, glazing assemblies, and clay tile sloped roofs, visually connecting the new building to the campus architecture while complementing the modern residences around it.

Phase 1B will involve demolishing the existing parking lot adjacent to University Towers (#932) and constructing a nine-story 78,500 ASF/131,500 GSF University Towers East (#933), a traditional-style residence hall for first-year students accommodating approximately 720 beds. The ground floor will provide student housing, two live-in units for on-site property managers, communal kitchen and laundry spaces, study areas, a lounge, and a shared social space. Upper floors will accommodate student housing, communal restrooms, and a shared social space with a kitchen on each floor. The building is a non-high-rise, flat-roof with a concrete-framed structure. It will fit into its site by creating two wings that wrap around a central courtyard at 90-degree angles, offering a communal space for students to gather. The exterior design will consist of cementitious finishes, exposed concrete, and glazing assemblies, visually connecting the new residences to the campus architecture while complementing the building's vertical nature.

The scope of Phase 1A and 1B will also include sitework to support the addition of future phases of the Evolve Student Housing project on the Peninsula site. Utilities and infrastructure will be replaced or upgraded as needed to support the buildout of all phases of the Project.

Phase 1A and 1B of the Project will meet the CSU Sustainability Policy by using site planning and building massing orientation to optimize outdoor space, mitigating solar heat gain, and optimizing energy performance, as well as the inclusion of water reduction strategies, operable windows, drought tolerant landscaping, and energy-efficient insulation and fixtures. Increasing on-campus housing will significantly reduce vehicle miles traveled and lower greenhouse gas emissions.

**Timing (Estimated)**

Preliminary Plans Completed	May 2025
Working Drawings Completed (Phase 1A)	May 2025
Working Drawings Completed (Phase 1B)	October 2025
Construction Start (Phase 1A)	May 2025
Construction Start (Phase 1B)	November 2025
Occupancy (Phase 1A)	August 2026

Occupancy (Phase 1B)

July 2027

**Basic Statistics**

Gross Building Area	292,500 square feet
Assignable Building Area (CSU <sup>3</sup> )	187,900 square feet
Net Useable Building Area (FICM <sup>4</sup> )	240,000 square feet
Efficiency (CSU)	64%
Efficiency (FICM)	82%

**Cost Estimate – California Construction Cost Index (CCCI) 9994<sup>5</sup>**

Building Cost (\$757 per GSF)		\$221,278,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 25.68	
b. Shell (Structure and Enclosure)	\$ 167.35	
c. Interiors (Partitions and Finishes)	\$ 119.33	
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 279.60	
e. Built-in Equipment and Furnishings	\$ 11.48	
f. Special Construction and Demolition	\$ 8.09	
g. General Requirements/Conditions and Insurance	\$ 144.98	
 Site Development		 <u>\$19,495,000</u>
 Construction Cost		 \$240,773,000
Campus Project Contingency (CSU)		\$7,249,000
Fees and Services		<u>\$53,569,000</u>
 Total Project Cost (\$1,031 per GSF)		 \$301,591,000
Fixtures, Furniture and Movable Equipment		<u>\$8,409,000</u>
 Grand Total		 <u>\$310,000,000</u>

**Cost Comparison**

The building cost of \$757 per GSF or \$701 per GSF for the housing buildings alone is lower than the \$802 per GSF for the Student Housing, Phase 5 at Cal State Fullerton approved in November

<sup>3</sup> Assignable building area is based on CSU policy.

<sup>4</sup> 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).

<sup>5</sup> 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.

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2023, the \$826 per GSF for the Hillside North Student Housing at Cal State Long Beach approved in September 2023, and aligned with the \$692 per GSF for the Cal Poly Student Housing, Phase 1 project approved in July 2024, all adjusted to CCCI 9994. The lower cost per GSF, in comparison to the Cal State Fullerton and Cal State Long Beach projects, is primarily driven by the larger scale of this development, which is similar in size to the Cal Poly project.

The project cost includes the demolition of five existing buildings and significant infrastructure work required for the development of the Peninsula site. The infrastructure work, along with the amenity building sized to support future phases, will serve the entire development and ultimately help reduce the overall cost of the Evolve Student Housing project.

San Diego State University's collaborative design-build pursuit process for the Evolve Student Housing project Phase 1 through Phase 4 resulted in over \$200 million in projected savings by selecting a team offering the lowest cost per bed through durable Type I concrete construction. This approach enabled a two-year schedule acceleration, saving an additional \$51 million through reduced general conditions and escalation costs, while preserving two future building sites. ~~Early construction recommendations from design teams are expected to generate \$41.3 million in added revenue by opening the first residential tower one academic year early. Additionally, the~~ selected team will deliver 3,460 beds—440 more than originally planned—at no extra cost, **representing additional value of \$61 million over the first four phases of the Project.** ~~bringing in over \$20 million in annual revenue.~~

### **Project Funding and Financing**

The financing approval requested is for Phases 1A and 1B—the San Diego State University—Aztec Shops, Ltd., Evolve Student Housing, Phase IA and IB project (for purposes of the financing documents, the “Phase 1A and 1B Project”) to be undertaken by Aztec Shops, Ltd. (the “Corporation”) on behalf and for the benefit of the university. Subsequent phases of the development will be separately presented to the Board of Trustees for financing approval.

The Corporation will enter into a master lease with the university's Office of Housing Administration who will add the Project to their housing portfolio and remain directly involved in the management of the upper-division student housing operations, including the rental rate setting and collection of rental revenues from the students. The Corporation will provide services and maintain the housing facilities under a management agreement with the university.

The master lease and management agreements provide a structure through which the Corporation's financial debt and cost exposures under the proposed SRB financing and the Project operations will be fully covered and funded by the university.

On December 6, 2024, the Board of Directors of the Corporation adopted a resolution authorizing the development of the Project and related financing through the SRB program.

The not-to-exceed principal amount of the proposed bonds is \$344,425,000, based on a total Phase 1A and 1B Project budget of \$310,000,000. Additional net financing costs, such as capitalized interest and cost of issuance (estimated at \$34,425,000), are expected to be funded from bond proceeds.

The following table summarizes key information about this financing transaction.

Not-to-exceed principal amount	\$344,425,000
Amortization	Approximately level debt service over 30 years
Projected maximum annual debt service	\$23,534,830
Projected debt service coverage <sup>1</sup> :	
Projected campus housing program:	1.38
Aztec Shops, Ltd:	1.14
Campus aggregate:	1.56

<sup>1</sup> Based on campus projections of 2027-2028 operations of the Project with expected full debt service.

The not-to-exceed principal amount for the Phase 1A and 1B Project, the maximum annual debt service, and the financial ratios above are based on estimated all-in true interest cost of 5.67%, which includes a cushion for changing financial market conditions that could occur before the permanent financing bonds are sold. The financial plan assumes level amortization of debt service, which is the CSU program standard. The financial plan projects a housing program debt service coverage of 1.38 in fiscal year 2027-2028, the first full year of operations, which is better than the CSU benchmark of 1.10 for a program. For the Corporation, the financial plan projects a debt service coverage of 1.14 in the first full year of operations, which is better than the CSU benchmark of 1.10 for an auxiliary. When combining the Phase 1A and 1B Project with information for all university pledged revenue programs, the university's overall net revenue debt service coverage for the first full year of operations is projected to be 1.56, which is better than the CSU benchmark of 1.35.

**Excess Public Right-of-Way – Summary Vacation**

The Evolve Student Housing project site and other portions of the San Diego State University campus are encumbered by an easement and right-of-way for public highway purposes (the "Right-of-Way") that was created by reservation when a large parcel of land was transferred to the State of California. (See Resolution of the San Diego Trust & Savings Bank, recorded July 3, 1929, in Book 1651, page 251 of Deeds, Official Records of San Diego County ("Official Records") and Grant Deed from San Diego Trust & Savings Bank to the State of California, recorded July 3, 1929, in Book 1651, page 252 of Deeds, Official Records; a portion of the Right-of-Way was previously quitclaimed to the State of California pursuant to that certain Quit Claim Deed from Madge Blunt Waring to the State of California, recorded November 25, 1941, under File No. 72891 in Book 1279, page 161, Official Records.)

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The Right-of-Way is not consistent with the San Diego State University Master Plan, including the proposed revisions in connection with the Evolve Student Housing project. It has been and remains impassable for vehicle or pedestrian travel in major sections and is not required for public right-of-way purposes. It is an excess right-of-way that has been superseded by the existing street network on the San Diego State University campus and in the surrounding neighborhood. In addition, the Right-of-Way is encroached upon by several existing improvements (including Building 15, University Police; Building 16, Peterson Gymnasium; Building 60, Chemical Sciences Laboratory; Building 67, Fowler Athletics Center/Hall of Fame; and Building 119, Life Science North Replacement). Relinquishment and vacation of the Right-of-Way would have no impact on existing vehicular and nonvehicular circulation in the affected area. Use of the Right-of-Way is not necessary in any way, as all other streets and public rights-of-way are sufficient for purposes of development of the campus master plan and neighborhood circulation. These actions would support the Evolve Student Housing project and existing and future campus improvements and therefore are consistent with the educational mission of San Diego State University, and are authorized pursuant to Education Code section 66606, which gives the Trustees "full power and responsibility in the construction and development of any state university campus", and pursuant to Education Code section 89048, subsection (c), which authorizes the Trustees to "Quitclaim the right, title, and interest of the California State University in and to easements and rights-of-way owned by the California State University which the trustees determine are no longer needed for California State University purposes".

**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 Evolve Student Housing Project FEIR has been prepared in accordance with the requirements of CEQA.
2. Prior to the certification of the Evolve Student Housing Project 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 Evolve Student Housing Project;

- 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 project, 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.
3. 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).
4. The Board of Trustees hereby adopts the CEQA Findings of Fact 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).
5. The Project will benefit the California State University.
6. The 2024-2025 Capital Outlay Program is amended to include \$310,000,000 for preliminary plans, working drawings, and construction for the San Diego State University Evolve Student Housing, Phase 1A and 1B.
7. The schematic plans for the San Diego State University Evolve Student Housing, Phase 1A and 1B are approved at a project cost of \$310,000,000 at CCCCI 9994.
8. The financing resolutions for the San Diego State University – Aztec Shops, Ltd., Evolve Student Housing Phase 1A and 1B project as described in this Agenda Item 2 of the Joint Committee on Finance and Campus Planning, Buildings and Grounds at the May 19-21, 2025, meeting of the CSU Board of Trustees are approved. In coordination with the CSU’s Office of General Counsel, Orrick, Herrington & Sutcliffe LLP, as bond counsel, has prepared resolutions to be distributed to the Board of Trustees prior to this meeting that authorize interim and permanent financing for the project described in this agenda. The proposed resolutions will achieve the following:

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- a. Authorize the sale and issuance of the Trustees of the California State University Systemwide Revenue Bonds, and/or the sale and issuance of commercial paper notes, and/or the issuance of related debt instruments, including shorter term debt, variable rate debt, floating rate loans placed directly with banks, or fixed rate loans placed directly with banks, in an aggregate principal amount not-to-exceed \$344,425,000 and certain actions relating thereto.
  - b. Provide a delegation to the chancellor; the executive vice chancellor and chief financial officer; the assistant vice chancellor, Financial Services; and the assistant vice chancellor, Financing, Treasury, and Risk Management; and their designees to take all necessary actions to execute documents for the sale and issuance of the commercial paper notes, the revenue bonds, and related debt instruments.
9. The Right-of-Way was created pursuant to the following reservation language, which was included in that certain Resolution of the San Diego Trust & Savings Bank, recorded July 3, 1929, in Book 1651, page 251 of Deeds, Official Records of San Diego County and Grant Deed from San Diego Trust & Savings Bank to the State of California, recorded July 3, 1929, in Book 1651, page 252 of Deeds, Official Records of San Diego County (the "Deeds"):

*There is reserved, however, from the operation of this conveyance an easement and right of way for public highway purposes over and across the West 25 feet of the property hereinbefore described, and over and across the South 40 feet of the property herein described, and over and across the Easterly 40 feet of the property herein described, to a point on said Easterly and Northerly line thereof where said line intersects the end of the curve described in the foregoing description as having a radius of 250 feet and being concave to the South, said point being also the beginning of that certain call in said description which runs South 61°10' West 334.07 feet, and the grantor hereby dedicates to public use for public highway purposes the said respective portions of said property over which said easement and right of way is reserved, as aforesaid, and the grantor also agrees to take what further steps may be necessary to make effective such dedication.*

A portion of the Right-of-Way was previously quitclaimed to the State of California pursuant to that certain Quit Claim Deed from Madge Blunt Waring to the State of California, recorded November 25, 1941, under File No. 72891 in Book 1279, page 161, Official Records of San Diego County.

10. The Right-of-Way (a) is not consistent with the San Diego State University Master Plan, (b) has been and remains impassable for vehicle or pedestrian travel in major sections and is not required for public right-of-way purposes, (c) is an excess right-of-way and not required for street or highway purposes, (d) has been superseded by the existing street network on the San Diego State University campus and in the surrounding neighborhood, (e) is encroached upon by existing improvements, (f) has no impact upon existing vehicular and nonvehicular circulation, and (g) is not necessary in any way, as all other streets and public rights-of-way are sufficient for purposes of development of the campus master plan and neighborhood circulation. Vacating the Right-of-Way would support the Evolve Student Housing project and is therefore consistent with the educational mission of San Diego State University.
11. The Right-of-Way and any road, highway, or right-of-way easement located in the Deeds, is hereby vacated and, from and after the date of this resolution, shall no longer constitute a reserved public right-of-way for any purpose.
12. The executive vice chancellor and chief financial officer and the assistant vice chancellor, Capital Planning, Design and Construction are authorized to take any and all necessary actions to execute and record documents to effectuate these resolutions, including without limitation a deed quitclaiming the instrument that created the Right-of-Way and relinquishing all right, title and interest thereto to the underlying property owners.
13. The foregoing actions are authorized pursuant to Education Code section 66606, which gives the Trustees “full power and responsibility in the construction and development of any state university campus”, and pursuant to Education Code section 89048, subsection (c), which authorizes the Trustees to “Quitclaim the right, title, and interest of the California State University in and to easements and rights-of-way owned by the California State University which the trustees determine are no longer needed for California State University purposes”.

**Main Campus Master Plan Enrollment: 35,000 FTE**

Main Campus Master Plan Approved by the Board of Trustees: May 1963

Main Campus Master Plan Revision approved by the Board of Trustees: June 1967, July 1971, November 1973, July 1975, May 1977, November 1977, September 1978, September 1981, May 1982, July 1983, May 1984, July 1985, January 1987, July 1988, July 1989, May 1990, July 1990, September 1998, May 1999, March 2001, May 2011, May 2015, May 2017, September 2017, May 2018, May 2019

Last Comprehensive Master Plan Revision approved by the Board of Trustees: May 2018

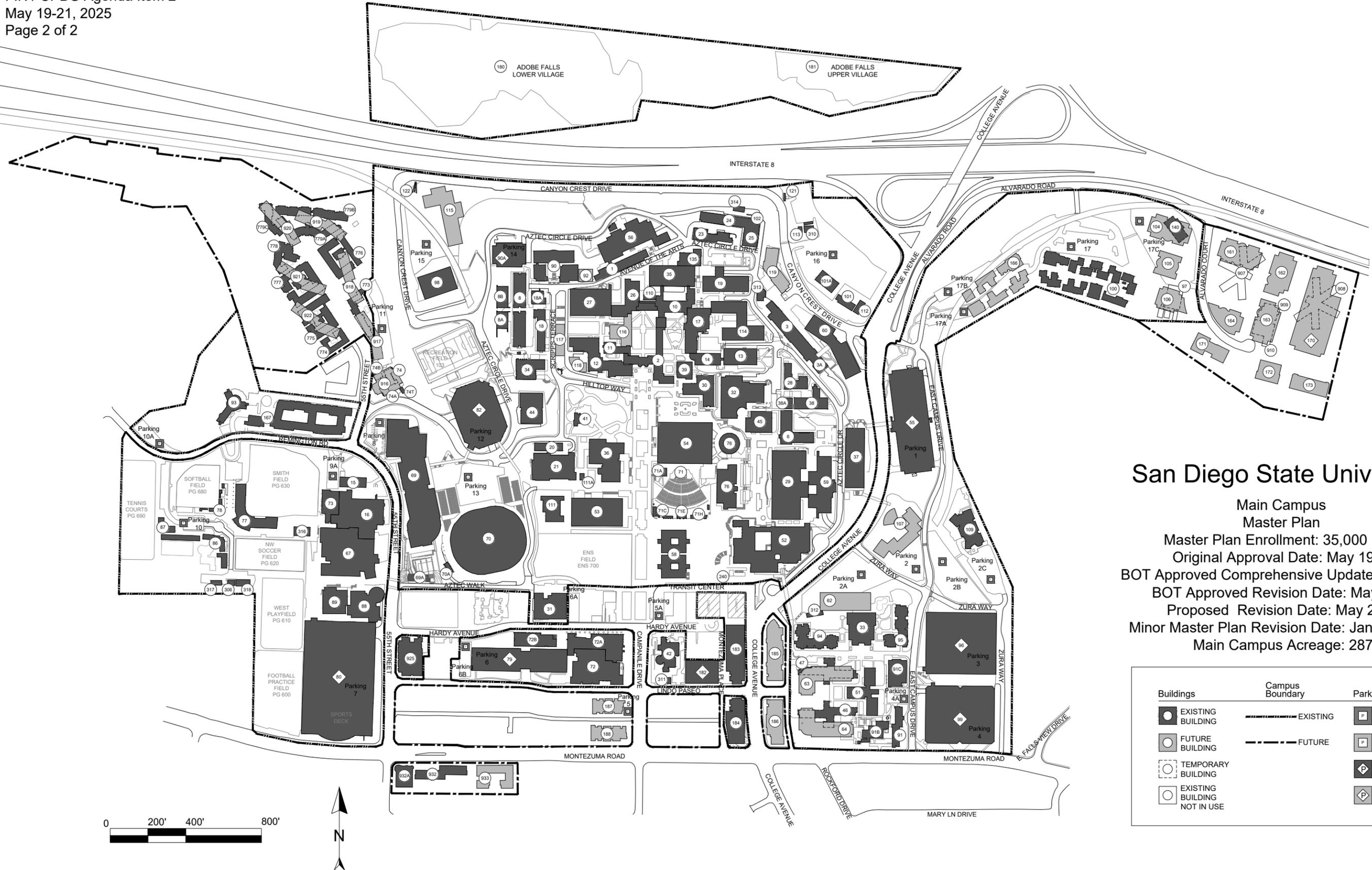
Last Minor Master Plan Revision: January 2025

Proposed Revision: May 2025

1.	Art - South	70.	Viejas Arena at Aztec Bowl	135.	Donald P. Shiley BioScience Center
2.	Hepner Hall	70a.	Arena Ticket Office	140.	Special Events Operations Center
3.	Geology - Mathematics - Computer Science	71.	Open Air Theater	161.	<i>Alvarado Park - Academic Building 1</i>
3a.	Geology - Mathematics - Computer Science Addition	71a.	Open Air Theater Hospitality House	162.	<i>Alvarado Park - Academic Building 2</i>
6.	Education	71c.	Open Air Theater Upper Restrooms	163.	<i>Alvarado Park - Academic Building 3</i>
8.	Storm Hall	71e.	Open Air Theater Concessions	164.	<i>Alvarado Park - Academic Building 4</i>
8a.	Storm Hall West	71h.	Open Air Theater Office	166.	<i>Villa Alvarado Expansion</i>
8b.	Charles Hostler Hall	72.	The KPBS Conrad Prebys Media Complex at Copley Center	167.	Huaxyacac Residence Hall
10.	Life Science - South	72a.	Gateway Center	170.	<i>Alvarado Park - Parking Structure</i>
11.	Little Theatre	72b.	Extended Studies Center	171.	<i>Alvarado Park - Research Building 1</i>
12.	Communication	73.	Racquetball Courts	172.	<i>Alvarado Park - Research Building 2</i>
13.	Physics	74.	International Student Center	173.	<i>Alvarado Park - Research Building 3</i>
14.	Physics - Astronomy	74a.	Global Education Office	180.	<i>Adobe Falls Lower Village</i>
15.	University Police	74b.	Faculty International Engagement Office	181.	<i>Adobe Falls Upper Village</i>
16.	Peterson Gymnasium	74t.	SDSU Passport Office	182.	South Campus Plaza Parking Building 3
17.	Physical Sciences	76.	Love Library Addition/Manchester Hall	183.	South Campus Plaza Building 1
18.	Nasatir Hall	77.	Tony Gwynn Stadium	184.	South Campus Plaza Building 2
18a.	Aztec Shops Terrace	78.	Softball Stadium	185.	<i>South Campus Plaza Building 5</i>
19.	Engineering	79.	Parking 6	186.	<i>South Campus Plaza Building 4</i>
20.	Exercise and Nutritional Sciences Annex	80.	Parking Structure 7/Sports Deck	187.	<i>South Campus Plaza Building 6</i>
21.	Exercise and Nutritional Sciences	82.	Parking 12	188.	<i>South Campus Plaza Building 7</i>
23.	Facilities Services Boiler Shop	86.	Aztec Aquaplex	240.	Transit Center
24.	Facilities Services	87.	Aztec Tennis Center	306.	Facilities Services Grounds Storage
25.	Cogeneration Plant	88.	Parma Payne Goodall Alumni Center	310.	EHS Storage Shed
26.	Hardy Memorial Tower	89.	Jeff Jacobs JAM Center	311.	Substation D
27.	Professional Studies and Fine Arts	90.	Arts and Letters	312.	Substation B
28.	Atkinson Hall	90a.	Parking 14	313.	Substation A
29.	Student Services - West	91.	Tenochca Hall (Coed. Residence)	314.	(New) Substation A
30.	Administration	91b.	Tenochca Community Space	316.	Stadium Annex (Facilities Services Storage #5)
31.	Calpulli (Counseling, Disabled and Student Health Services)	91c.	Tula Community Center	317.	Landscape Services
32.	Charles B. Bell Jr. Pavilion	92.	<i>Art Gallery</i>	318.	Landscape Services Equipment
33.	Cuicacalli (Dining)	93.	Chapultepec Hall (Coed. Residence)	318.	Tarastec
34.	Ellen Ochoa Pavilion	94.	Tepeyac (Coed. Residence)	774.	Metepc
35.	Life Science - North	95.	Tacuba (Coed. Residence)	775.	Zapotec
36.	Dramatic Arts	96.	Parking 3	776.	Huaxtepec
37.	Lamden Hall	97.	Rehabilitation Center	777.	Toltec
38.	North Education	98.	Logistical Services	778.	Mixquic
38a.	North Education 60	99.	Parking 4	779a.	Zacatepec Building 1
39.	Faculty/Staff Club	100.	Villa Alvarado Hall (Coed. Residence)	779b.	Zacatepec Building 2
41.	Scripps Cottage	101.	Maintenance Garage	779c.	Zacatepec Building 3
42.	Speech, Language and Hearing Sciences	101a.	Building A	907.	6475 Alvarado Road
44.	Facilities Services Chill Plant	102.	Cogeneration/Chill Plant	908.	6505 Alvarado Road
45.	Aztec Shops Bookstore	103.	Recreation Field	909.	6495 Alvarado Road
46.	Maya Hall	104.	<i>Academic Building A</i>	910.	6330 Alvarado Road
47.	Olmecca Hall (Coed. Residence)	105.	<i>Academic Building B</i>	916.	<i>Student Housing Amenities Building</i>
51.	Zura Hall (Coed. Residence)	106.	<i>Academic Building C - Education</i>	917.	<i>Student Housing Building 1</i>
52.	Conrad Prebys Aztec Student Union	107.	<i>College of Business</i>	918.	<i>Student Housing Building 2</i>
53.	Music	109.	University Children's Center	919.	<i>Student Housing Building 3</i>
54.	Love Library	110.	Growth Chamber	920.	<i>Student Housing Building 4</i>
55.	Parking 1	111.	<i>Prebys Stage</i>	921.	<i>Student Housing Building 5</i>
56.	Art - North	111a.	<i>Amenities Building</i>	922.	<i>Student Housing Building 6</i>
58.	Adams Humanities	112.	Resource Conservation	925.	Granada Apartments
59.	Student Services - East	113.	Waste Facility	932.	University Towers
60.	Chemical Sciences Laboratory	114.	Engineering and Interdisciplinary Sciences	932a.	University Towers Kitchen (Dining)
62.	<i>Student Housing, Phase I (600 beds)</i>	115.	<i>Physical Plant/Corporation Yard</i>	933.	<i>University Towers East</i>
63.	<i>Student Housing, Phase II (700 beds)</i>	116.	<i>School of Communication Addition A</i>		
64.	<i>Student Housing, Phase II (700 beds)</i>	117.	<i>School of Communication Addition B</i>		
67.	Fowler Athletics Center/Hall of Fame	118.	<i>School of Communication Addition C</i>		
69.	Aztec Recreation Center	119.	<i>Duran Sciences Building</i>		
69a.	Arena Meeting Center	121.	East Freeway Sign		
		122.	<i>West Freeway Sign</i>		

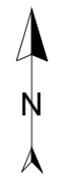
LEGEND: Existing Facility / Proposed Facility

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



**San Diego State University**  
 Main Campus  
 Master Plan  
 Master Plan Enrollment: 35,000 FTE  
 Original Approval Date: May 1963  
 BOT Approved Comprehensive Update: May 2018  
 BOT Approved Revision Date: May 2019  
 Proposed Revision Date: May 2025  
 Minor Master Plan Revision Date: January 2025  
 Main Campus Acreage: 287

Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		EXISTING STRUCTURE
EXISTING BUILDING NOT IN USE		FUTURE STRUCTURE



# San Diego State University

## Main Campus Master Plan Enrollment: 35,000 FTE

Main Campus Master Plan Approved by the Board of Trustees: May 1963

Main Campus Master Plan Revision approved by the Board of Trustees: June 1967, July 1971, November 1973, July 1975, May 1977, November 1977, September 1978, September 1981, May 1982, July 1983, May 1984, July 1985, January 1987, July 1988, July 1989, May 1990, July 1990, September 1998, May 1999, March 2001, May 2011, May 2015, May 2017, September 2017, May 2018, May 2019

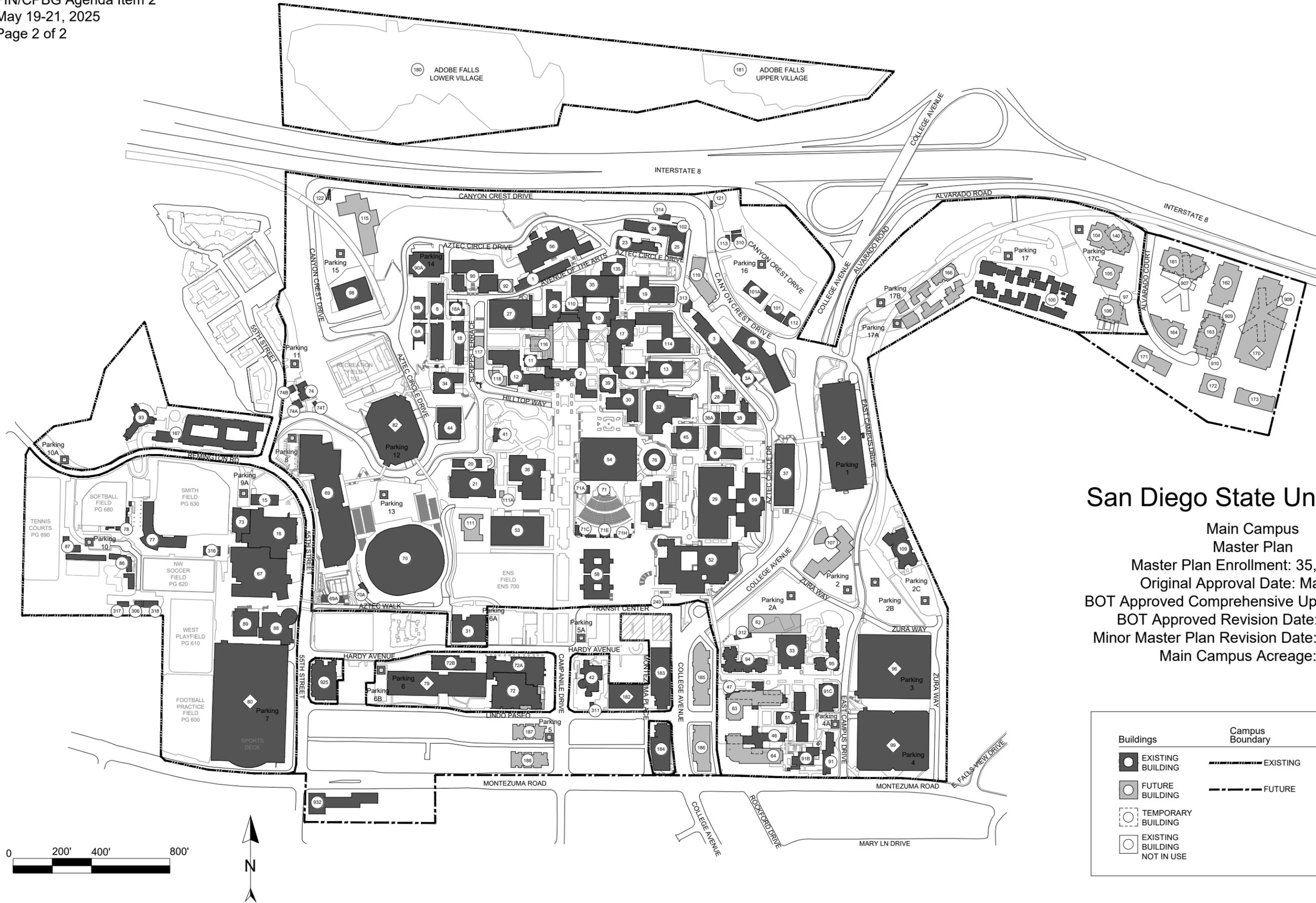
Last Comprehensive Master Plan Revision approved by the Board of Trustees: May 2018

Last Minor Master Plan Revision: January 2025

1.	Art - South	86.	Aztec Aquaplex
2.	Hepner Hall	87.	Aztec Tennis Center
3.	Geology - Mathematics - Computer Science	88.	Parma Payne Goodall Alumni Center
3a.	Geology - Mathematics - Computer Science Addition	89.	Jeff Jacobs JAM Center
6.	Education	90.	Arts and Letters
8.	Storm Hall	90a.	Parking 14
8a.	Storm Hall West	91.	Tenochca Hall (Coed. Residence)
8b.	Charles Hostler Hall	91b.	Tenochca Community Space
10.	Life Science - South	91c.	Tula Community Center
11.	Little Theatre	92.	Art Gallery
12.	Communication	93.	Chapultepec Hall (Coed. Residence)
13.	Physics	94.	Tepeyac (Coed. Residence)
14.	Physics - Astronomy	95.	Tacuba (Coed. Residence)
15.	University Police	96.	Parking 3
16.	Peterson Gymnasium	97.	Rehabilitation Center
17.	Physical Sciences	98.	Logistical Services
18.	Nasatir Hall	99.	Parking 4
18a.	Aztec Shops Terrace	100.	Villa Alvarado Hall (Coed. Residence)
19.	Engineering	101.	Maintenance Garage
20.	Exercise and Nutritional Sciences Annex	101a.	Building A
21.	Exercise and Nutritional Sciences	102.	Cogeneration/Chill Plant
23.	Facilities Services Boiler Shop	103.	Recreation Field
24.	Facilities Services	104.	Academic Building A
25.	Cogeneration Plant	105.	Academic Building B
26.	Hardy Memorial Tower	106.	Academic Building C - Education
27.	Professional Studies and Fine Arts	107.	College of Business
28.	Atkinson Hall	109.	University Children's Center
29.	Student Services - West	110.	Growth Chamber
30.	Administration	111.	Prebys Stage
31.	Calpulli (Counseling, Disabled and Student Health Services)	111a.	Amenities Building
32.	Charles B. Bell Jr. Pavilion	112.	Resource Conservation
33.	Cuicacalli (Dining)	113.	Waste Facility
34.	Ellen Ochoa Pavilion	114.	Engineering and Interdisciplinary Sciences
35.	Life Science - North	115.	Physical Plant/Corporation Yard
36.	Dramatic Arts	116.	School of Communication Addition A
37.	Lamden Hall	117.	School of Communication Addition B
38.	North Education	118.	School of Communication Addition C
38a.	North Education 60	119.	Duran Sciences Building
39.	Faculty/Staff Club	121.	East Freeway Sign
41.	Scripps Cottage	122.	West Freeway Sign
42.	Speech, Language and Hearing Sciences	135.	Donald P. Shiley BioScience Center
44.	Facilities Services Chill Plant	140.	Special Events Operations Center
45.	Aztec Shops Bookstore	161.	Alvarado Park - Academic Building 1
46.	Maya Hall	162.	Alvarado Park - Academic Building 2
47.	Olmecca Hall (Coed. Residence)	163.	Alvarado Park - Academic Building 3
51.	Zura Hall (Coed. Residence)	164.	Alvarado Park - Academic Building 4
52.	Conrad Prebys Aztec Student Union	166.	Villa Alvarado Expansion
53.	Music	167.	Huaxyacac Residence Hall
54.	Love Library	170.	Alvarado Park - Parking Structure
55.	Parking 1	171.	Alvarado Park - Research Building 1
56.	Art - North	172.	Alvarado Park - Research Building 2
58.	Adams Humanities	173.	Alvarado Park - Research Building 3
59.	Student Services - East	180.	Adobe Falls Lower Village
60.	Chemical Sciences Laboratory	181.	Adobe Falls Upper Village
62.	Student Housing, Phase I (600 beds)	182.	South Campus Plaza Parking Building 3
63.	Student Housing, Phase II (700 beds)	183.	South Campus Plaza Building 1
64.	Student Housing, Phase II (700 beds)	184.	South Campus Plaza Building 2
67.	Fowler Athletics Center/Hall of Fame	185.	South Campus Plaza Building 5
69.	Aztec Recreation Center	186.	South Campus Plaza Building 4
69a.	Arena Meeting Center	187.	South Campus Plaza Building 6
70.	Viejas Arena at Aztec Bowl	188.	South Campus Plaza Building 7
70a.	Arena Ticket Office	240.	Transit Center
71.	Open Air Theater	306.	Facilities Services Grounds Storage
71a.	Open Air Theater Hospitality House	310.	EHS Storage Shed
71c.	Open Air Theater Upper Restrooms	311.	Substation D
71e.	Open Air Theater Concessions	312.	Substation B
71h.	Open Air Theater Office	313.	Substation A
72.	The KPBS Conrad Prebys Media Complex at Copley Center	314.	(New) Substation A
72a.	Gateway Center	316.	Stadium Annex (Facilities Services Storage #5)
72b.	Extended Studies Center	317.	Landscape Services
73.	Racquetball Courts	318.	Landscape Services Equipment
74.	International Student Center	907.	6475 Alvarado Road
74a.	Global Education Office	908.	6505 Alvarado Road
74b.	Faculty International Engagement Office	909.	6495 Alvarado Road
74t.	SDSU Passport Office	910.	6330 Alvarado Road
76.	Love Library Addition/Manchester Hall	925.	Granada Apartments
77.	Tony Gwynn Stadium	932.	University Towers
78.	Softball Stadium		
79.	Parking 6		
80.	Parking Structure 7/Sports Deck		
82.	Parking 12		

LEGEND: Existing Facility / Proposed Facility

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



# San Diego State University

Main Campus  
 Master Plan

Master Plan Enrollment: 35,000 FTE

Original Approval Date: May 1963

BOT Approved Comprehensive Update: May 2018

BOT Approved Revision Date: May 2019

Minor Master Plan Revision Date: January 2025

Main Campus Acreage: 287

Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		EXISTING STRUCTURE
EXISTING BUILDING NOT IN USE		FUTURE STRUCTURE