

SDSU 2007 CAMPUS MASTER PLAN

President Weber's opening remarks for

CSU Board of Trustees Hearing

Good afternoon, Chair Linscheid and members of the Campus Planning, Building and Grounds Committee.

I am pleased to present San Diego State University's proposed Campus Master Plan Revision.

As you know, the CSU Board of Trustees voted unanimously to approve SDSU's Campus Master Plan Revision in 2005. We are before you again because of the July 2006 *City of Marina* decision by the California Supreme Court. That decision necessitated that we start the EIR process over.

Since 2005, the need for a new Master Plan at San Diego State has not changed; indeed, it has grown more acute. Addressing SDSU's future growth through this Campus Master Plan remains critical if SDSU is to fulfill its CSU mandate to provide access to higher education for future generations of Californians.

As you know, the need for higher education is growing throughout our state. Not surprisingly, demand for admission to SDSU is at an all-time high. We received more than 58,000 undergraduate applications for 9,300 openings this fall.

San Diego State ranks third in the nation in undergraduate applications. Indeed, nine of the top

ten universities for undergraduate applications are in California.

As Trustees of the California State University, this is not news to you. You have been faced with this growing demand for some time, and have charged your 23 campuses to develop plans to meet this critical need on existing campuses. SDSU's proposed Campus Master Plan is our response to that challenge.

Numerous studies have projected that California's population will increase from 38 million to 48 million by 2025 with an accompanying job growth to 20 million by 2020. There is significant concern that California's economy will require a more educated

workforce than will be available. The Department of Finance is estimating future enrollment growth for the CSU to be 2.5%. However, to meet projected California workforce needs in the year 2025, the CSU would need to grow its annual undergraduate enrollment at 6% and its graduate enrollment at 8%.

If San Diego State is to adequately respond to California's and the San Diego region's future workforce needs, it must increase its main campus enrollment from 25,000 FTES to 35,000 FTES. It is not just a case of SDSU carrying its fair share of the CSU's future enrollment growth; it is a California and San Diego regional imperative that we do so.

By increasing San Diego State's enrollment capacity from its present 25,000 full time equivalent students, to 35,000 by 2025, SDSU will provide access for thousands of CSU eligible students who seek the opportunity to learn, grow and become more productive members of our society. Unfortunately, due to enrollment constraints, we are presently forced to deny admission to many CSU-eligible applicants. For Fall 2007, SDSU was unable to admit more than 12,000 CSU-eligible applicants. Without the increased enrollment capacity requested in our Campus Master Plan, we will be forced to turn away thousands more each year.

The Campus Master Plan allows SDSU to grow in a smart, sustainable manner over the next two

decades. We are presenting to you a comprehensive plan that enables SDSU to meet California's growing demand for higher education by providing increased academic space, student housing and services, and badly needed faculty and staff housing.

As you heard earlier during the staff presentation, SDSU's plan has been modified since the Board of Trustees approved it in 2005. SDSU has diligently sought (and been informed by) community and stakeholder input. During the last year, we have participated in more than 85 meetings to share plans and solicit comments from neighbors, community groups, elected officials and regional stakeholders. We have reached out to approximately 20,000 neighbors in the surrounding communities with letters

updating them on the Campus Master Plan and seeking their input.

Two of our most significant changes address community concerns about student housing and the proposed Adobe Falls Faculty/Staff housing.

SDSU has become a more residential campus in recent years. Nearly one-third of our students live either on campus or in surrounding neighborhoods.

In meetings with neighbors, the most frequent request we received was for SDSU to provide more student housing to reduce the impact of students living in nearby single family neighborhoods. While we do not control local ordinances that oversee home conversions or the choices people make as to where

they wish to live, we are proposing to increase the availability of appropriate student housing on and near campus.

The Campus Master Plan proposes 2,976 new student beds on campus -- nearly ten times the amount you approved in 2005. This increase will almost double the current number of beds available on campus. In addition, we are seeking to increase the number of privately developed student beds within walking distance of campus and along the trolley route. While SDSU would not own this housing, it is possible (depending on the wishes of the developer) that it could be managed by the university. In the next several years, our goal is to have the capacity to house 100% of our freshmen and 94% of our

sophomores in SDSU-managed housing both on and off campus. Currently, nearly 60% of SDSU's freshmen are accommodated in university housing.

As in 2005, our 2007 plan includes high quality, affordable housing for SDSU faculty and staff.

If we are to provide access for more students we must hire additional faculty and staff. San Diego County is one of the most expensive housing markets in the nation. Providing affordable housing close to campus will help SDSU attract and retain top quality faculty and staff ... and it makes good environmental sense.

As you may remember, the Adobe Falls Faculty and Staff Housing proposal was the most controversial

component of our 2005 plan. Neighbors objected to the traffic analysis and the impact they feared the development would have on their residential streets.

Based on further study and input from the community, the number of homes proposed for Adobe Falls has been substantially reduced. Our new traffic analysis has used very conservative assumptions – consistent with the request of community members that the street classifications used be based on a lower published City of San Diego standard. Also at the request of the community, we conducted an analysis of alternate access routes to the property. The project was re-designed based on these studies to ensure that there will be no significant traffic impacts on the surrounding residential streets.

The plan you approved in 2005 called for 540 faculty/staff housing units at Adobe Falls. We are now proposing no more than 348 homes; if we are unable to secure an alternative access to the property, no more than 172 homes will be developed.

While there are some in the community who are still opposed to development on the site, the plan we have proposed is a reasonable, responsible and beneficial use of property that the university has owned for more than 65 years. It will allow SDSU to offer high quality, affordable housing for our faculty and staff, while keeping neighborhood impacts to a minimum. It will also reduce the environmental impact of faculty and

staff commuting from as far away as Temecula and the Imperial Valley.

One of the most significant differences between the 2005 plan and the 2007 plan is that San Diego State is now proposing to address off-site traffic impacts.

The *City of Marina* decision requires all CSU campuses to work with their local jurisdictions regarding a “fair share” contribution toward mitigation for off-site impacts. I’d like to ask General Counsel Christine Helwick to provide further information about how this decision impacts the CSU and SDSU’s proposed Master Plan Revision:

CSU General Counsel, Christine Helwick remarks:

When the San Diego Master Plan revision came before the Board the last time, we were awaiting the decision of the California Supreme Court in the City of Marina case. That matter has now been decided, and it has been determined that CSU campuses have a responsibility to contribute their “fair share” to cover the cost of local infrastructure improvements necessitated by CSU expansion. San Diego State has been meeting with City officials for sometime to negotiate a mutual understanding of what constitutes our appropriate “fair share.” The Supreme Court made clear, however, that where agreement cannot be reached after good faith negotiation, CSU has the ultimate power to determine what is its “fair share,” subject to challenge only on the basis of the decision

being arbitrary or capricious. The Supreme Court also obligated CSU to seek from the Legislature whatever is necessary to fund its fair share. Where that funding is not forthcoming, then the “infeasibility” exception kicks in, and CSU is empowered to proceed with the project even without making a “fair share” contribution. Therefore, you will find in the resolution before you a direction to the Chancellor to make a funding request of the Legislature, and a simultaneous authorization in the event that the Legislature does not fund the CSU’s “fair share” for the project to proceed.

SLW resumes:

Thank you, Christine.

Following direction from the *City of Marina* decision and from the CSU, we have worked in good faith with affected local jurisdictions, as well as Caltrans, to discuss proposed mitigations and SDSU's fair share obligation toward implementing them. After substantial study and discussion, SDSU proposes the following package of mitigations for the proposed project:

- Consistent with the process outlined in the *City of Marina* decision, SDSU will request \$45,686 through the State budget process for roadway improvements at two intersections located within the City of La Mesa that would be significantly impacted by the revised Master Plan.

- For impacts to freeway interchanges, we have agreed with Caltrans that a total of \$10.1 million is appropriate as mitigation for seven interchange improvement projects. SDSU will support Caltrans in its efforts to obtain this funding through the State budget process.
- SDSU and the City of San Diego have been engaged in “fair share” negotiations since December 2006, but an agreement on a proposed mitigation package could not be reached. Despite the absence of an agreement, based on formulae and methodology routinely used by the City of San Diego, SDSU proposes to request a total of \$6.4 million through the State budget process for improvements to mitigate the

project's impacts to sixteen roadway segments and intersections located within the city's jurisdiction.

San Diego State has worked diligently to meet the educational needs of Californians while addressing community concerns about growth at SDSU and meeting our obligations under the *City of Marina* decision. These efforts gained a number of endorsements for the Campus Master Plan from organizations and individuals, including:

- State Senator Denise Ducheny
- State Assemblymember George Plescia
- Former CSU Trustees Ralph Pesqueira and Murray Galinson

- The San Diego Union-Tribune
- San Diego Regional Economic Development Corporation
- San Diego Regional Chamber of Commerce
- Biocom
- The MAAC Project
- San Diego Workforce Partnership

and more than 300 individuals from the communities surrounding campus.

Those who have endorsed the plan understand that SDSU's Campus Master Plan is about more than buildings and facilities – it is about increasing access to higher education for our state's increasingly diverse

population and continuing to produce the qualified graduates who will fuel California's economy.

For more than 110 years, SDSU has played a critical role in preparing today's students to become tomorrow's workforce. We have produced the teachers, engineers, researchers, nurses, civic leaders and others needed for our community and state to prosper.

As the largest importer of bright minds to San Diego, SDSU has a significant impact on regional and state economies. A recent study has shown that SDSU has an annual economic impact of \$2.4 billion on the San Diego region. With your approval of the Campus Master Plan, this impact will eventually grow (in constant dollars) to \$4.5 billion annually.

But SDSU's contributions to our region and state can't be measured in dollars alone. San Diego State's impact is felt in its ability to educate the leaders of tomorrow, to thrive as a center for innovation and research, to serve as a center for arts and culture, and continue its tradition of community service. Your approval of this Campus Master Plan is the key to ensuring that SDSU can continue to carry out your policy directives and meet the needs of San Diego and California.

Thank you for your consideration.