

November 4, 2005

To: **Campus Planning Committee:**

Dr. Eduardo Ochoa, Chief Academic Officer  
Mr. Laurence Furukawa-Schlereth, Chief Financial Officer  
Dr. Nate Johnson, Director for Public Safety  
Mr. Bruce Walker, Senior Director of Capital Planning, Design and Construction  
Mr. Rick Ludmerer, Senior Director for Risk Management  
Ms. Stephanie Giordano, Chancellor's Office Planner (*absent*)  
Mr. Bill Fusco, Director of Athletics  
Dr. Elizabeth Stanny, Chair, Academic Senate  
Dr. Linda Nowak, Faculty Representative  
Dr. William Poe, Faculty Representative (*absent*)  
Mr. Christopher Dinno, Staff Representative  
Ms. Jaime Russell, Staff Representative  
Mr. Nadir Vissanjy, Student Representative (ASI) (*absent*)  
Ms. Mailea Miller-Rhoads, Student Representative (ASI)  
Ms. Deborah DuVall, Community Representative  
Mr. Steve Kwok, Campus Consulting Architect

From: Ruben Armiñana,  
President

Subject: Campus Planning Committee Meeting  
Notes from the November 4, 2005, 2:00 p.m. to 4:00 p.m.  
Sue Jameson Room

### **Introduction of Management Trainee to CPC**

Dr. Nate Johnson, Director for Public Safety introduced Tyson Hill – Physical Security Specialist for Police and Parking Services as Management Trainee serving on the Campus Planning Committee.

Informational Item - no committee action taken.

### **University Faculty and Staff Housing Master Plan Review**

Christopher Dinno, CPDC Director of Planning, presented as an informational item an update and overview of the conceptual Master Plan for the non-state funded Faculty and Staff Housing Project. Since the last Campus Planning Committee meeting, (November 9, 2004) 88.82 acres of land has been purchased just outside the City of Rohnert Park's Urban Growth Boundary (UGB). The property is located approximately one mile north of the main campus fronting and is accessed

from Petaluma Hill Road. The Faculty and Staff Housing Committees' vision for the development is to create a unique residential village that will be available to and affordable by members of the University Community. The conceptual Master Plan is for a total build-out of 432 housing units, (32 attached Townhomes, 205 detached "Conventional" unit types and 195 detached "Paseo" rear loaded unit types all detached units are planned with "granny unit studios". All units include front yard landscaping and fencing for each unit. The conceptual Master Plan is layed out in a traditional grid design format with all units interconnected by a network of roads and pedestrian pathways surrounded by common area landscaping, linear parks and village green that will include a Community Building and recreational amenities. The average density of the site is 4.9 units per acre. The architecture of the community is planned to be built in a compatible type, size and style. University housing project will be phased and constructed over a five to ten year period.

Informational Item - no committee action taken.

### **Minor Master Plan Revision**

Christopher Dinno, CPDC Director of Planning presented and asked the committee to consider, a. Minor Master Plan Revision to the Sonoma State University Master Plan. An 8-1/2" x 11" handout of the Minor Master Plan Revision was provided to the Campus Planning Committee. The purpose of this revision is to:

1. Move the footprint for the permanent Building No. 31 from the southeast area adjacent to Building No. 27 to the north side site of the central campus quad area. This is the site of the Student Commons - (Building No. 16) and the Bookstore Temporary Modulars - (Building No. 17) that are existing facilities that are to be removed in there entirety and their program space requirements are to be moved over to the proposed new University Center Building No.35B.
2. Move the footprint for the small, but permanent Parking Information Booth (Building No. 34) to the main campus entry. Building No. 34: The south campus entrance off East Cotati Avenue is experiencing a large traffic volume off East Cotati Avenue. As part of the minor master plan revision the footprint for Building No. 34 - (Parking and Information Booth) is to be relocated from the southwest edge of the lawn area in front of Person Hall Building No. 27 to the campus entry lawn area just off East Cotati Avenue. The relocation is to facilitate traffic movement onto campus with out creating a back at the existing master plan location. The current location is in an area that has a heavy traffic back up at the signed intersection and egress/ingress at Parking Lot – E.

The informational Item was considered as an action item - the committee unanimously approved.

### **New Multidiscipline Academic Building**

Christopher Dinno, Director of Planning presented an overview of the proposed new state funded Multidiscipline Academic Building - (#31) project and Feasibility Study submitted to the Chancellor's Office. The proposed new 59,194 gross square foot Multidiscipline Academic Building - (#31) on the north side, site of the central campus quad area, where the Student Commons Building - (#16) and Bookstore Temporary Modulars - (#17) are to be removed, reference Minor Master Plan Revision above. The scope of the project includes 499 FTE in lecture, and graduate research labs, space for 100 faculty offices and related clerical support space. As part

of the proposed scope of work, the Student Commons Building - (#16) and Bookstore Temporary Modularity - (#17) are to be removed in their entirety and their program space requirements are to be moved over to the new University Center when constructed.

The proposed project would enable the School of Education, Business Administration, English, Social Science and School of Science (Health Professional) the opportunity to alleviate the space shortages in lecture as well as addressing the clinical and technological needs of the post-baccalaureate and graduate programs. The new classrooms proposed would contain a total of 214 student stations for a campus increase of 499 FTE capacity in lecture, would be programmed as: one 60-student station, one 50-student station one 40-student station and two 32-student station classrooms. This will bring the campus physical capacity, in Target Year 2011/12 from 6,531 to 7,310 in lecture. The campus has a faculty office/faculty administrative space deficit of -6,220 assignable square feet. A total deficit in campus instructional space deficit of -19,016 assignable square feet, thereby eliminating the possibility of converting other existing space uses to faculty offices. There is no space in the existing facilities to relieve existing space uses to instructional space and faculty/administrative offices.

Vice President Ochoa stated the Provost Office and Institutional Research would like the opportunity to review the Research Lab space date further.

Vice President Furukawa-Schlereth stated the Provost Office should look into and reviewing any Donor component possibilities that could support the proposal for the new Multidiscipline Academic Building. This would be a benefit when justifying a new building to the Chancellor's Office.

Informational Item - no committee action taken.

### **South Campus Improvements Review**

Bruce Walker, Senior Director of CPDC presented as an informational item to remove the existing Parking Information Booth (#34) at the south main campus entry. Install temporarily the new Parking Information Booth (#34) in the same location, to be completed by January 2006. Over the summer 2006 the new Parking Information Booth (#34) will be relocated to the permanent location as outlined above in Minor Master Plan Revision.

Bruce indicated the old Parking Information Booth site will be cleaned up as part of the University Center improvements.

Informational Item - no committee action taken.

### **University Center**

Bruce Walker, Senior Director of CPDC presented as an informational item to review the program for the University Center Building - (#35B) on the approved Master Plan. This is a non-state building that will service student-programming needs for the residential community. The University Center would be a two-story, multi-building complex programmed at 101,900 gross square feet with the first floor programmed for: Retail - (bookstore, copy center, post office, commercial space and related support spaces), Food Services - (University Club, food court, pub/pizza, seating area and production kitchen), Events and Conference Space - (cinema/lecture

and related support spaces). The second floor is programmed for: events and conference space – (ballroom; breakout rooms for: Conferences, Events and Catering - (CEC) offices, housing offices, pre-function/restrooms and related support spaces): Associated Students, Incorporated - (ASI) offices and Student Union offices. Funding for the project will be provided from a systemwide revenue bond based on revenues from the Sonoma University Enterprise Auxiliary, Student Union and Associated Students Incorporated. The University Center will provide the necessary retail, food services, office space and meeting rooms for student activities, clubs, conferences and instructional support venues. It will fulfill the University’s strategic plan by creating centers of active student life in support of the residential community.

The projected completion and opening of the University Center would coincide with the opening of the new campus Student Housing proposed – 2009. The University Center will need to be reviewed and approved by the Campus Re-engineering Committee (CRC).

Informational Item - no committee action taken.

### **University’s Response to the City of Rohnert Park-University District Draft EIR**

Bruce Walker, Senior Director of CPDC presented as an informational item the response by the University to the City of Rohnert Park-University District Draft EIR. A copy of the University’s response letter, dated September 7, 2005 was provided to the Campus Planning Committee.

Informational Item - no committee action taken.

### **Campus Signage (Animals on Campus)**

Dr. Nate Johnson, Director for Public Safety presented and asked the committee to consider the posting of new animals on campus signage, per Notice: 42353.1(b) Title 5, CCR. A copy of Notice: 42353.1(b) Title 5, CCR was provided to the Campus Planning Committee along with a photo of the old signage that was removed from campus.

The committee approved the project unanimously with the direction from President Armiñana that Dr. Johnson assures review of aesthetic compatibility with the campus signage and standards. Dr. Johnson shall work with CPDC to develop signage graphics for review and approval prior to ordering and installation around campus.

### **Campus Update on Athletic Fields**

Mr. Bill Fusco, Director of Athletics presented as an informational item, the Department of Athletics outdoor facilities Master Plan summary, all would be Non-State Funded. Special Note: All athletic fields proposed with outdoor night lighting are subject to the Environmental Impact Report for the campus. A copy of the Department of Athletics outdoor facilities Master Plan, dated November 29, 2005 was provided to the Campus Planning Committee.

1. New Soccer/Lacrosse Stadium Facility (Phase I):  
Is proposed to be located next to the south tennis courts, this facility will accommodate intercollegiate, club, semi-pro and youth soccer matches. It will also include club lacrosse and youth lacrosse games. The field surface is proposed to be “all-weather” synthetic type measuring 120 yards by 80 yards. The stadium configuration is proposed to include seating

- for 2,500 on the west side of the stadium and berm seating on the east side. This facility is proposing to have lighting for night games and a permanent scoreboard located on the east side of the stadium. The stadium is proposed to have a press box and be enclosed by fencing. A restroom/concession/storage building is proposed to be located near the main entrance of the stadium. A Minor Master Plan Revision is not required for this stadium, it is shown on the Master Plan as Building No. 44. Mr. Fusco assures review of aesthetic compatibility with the campus and shall work with CPDC for review and coordination with the CPC, CRC and the Chancellor's Office, as required prior moving forward with planning. Mr. Fusco mentioned the approximate construction cost is \$3,000,000. He would like to see the stadium open in Summer - 2007.
2. New Soccer / Tennis Building (Phase II):  
Is proposed to be located between the tennis courts and the new soccer/tennis facility - Building No. 44, this building is proposed to house locker rooms for the soccer/tennis facility, ticket office and coaches offices. A Minor Master Plan Revision is not required for this new soccer/tennis building, it is shown on the Master Plan as Building No. 44. Mr. Fusco assures review of aesthetic compatibility with the campus and shall work with CPDC for review and coordination with the CPC, CRC and the Chancellor's Office, as required prior moving forward with planning. Mr. Fusco mentioned the approximate construction cost is \$3,000,000. He would like to see the building open in Summer - 2008.
  3. New Soccer Stadium Seating Expansion (Phase III):  
An addition of permanent seats is proposed on the east side of the new soccer/lacrosse stadium – Building No. 44 and will bring the total capacity to 5,000 seats. A Minor Master Plan Revision is not required for this new seating, it is shown on the Master Plan as Building No. 44. Mr. Fusco assures review of aesthetic compatibility with the campus and shall work with CPDC for review and coordination with the CPC, CRC and the Chancellor's Office, as required prior moving forward with planning. Mr. Fusco mentioned the approximate construction cost is \$2,000,000. He would like to see the seating expansion complete in Summer - 2010.
  4. New Baseball Facility Building and Seating:  
Remaining in its current location, the baseball facility No. 43 on the Master Plan Mr. Fusco is proposing to add 500 permanent chair back seats, a press box, field lighting, a restroom/concessions/storage building. Also included is a building next to the field housing an indoor batting cage, office space, a team room and locker room space. A Minor Master Plan Revision is not required for this new restroom/concessions/storage building and seating, it is shown on the Master Plan as No. 43 and 48. Mr. Fusco assures review of aesthetic compatibility with the campus and shall work with CPDC for review and coordination with the CPC, CRC and the Chancellor's Office, as required prior moving forward with planning. Mr. Fusco mentioned the approximate construction cost is \$2,000,000. He would like to see the restroom/concessions/storage building and seating installed in Fall - 2008.
  5. Tennis Facility:  
Located in current location. The Athletics Department is proposing a complete re-surfacing of all 12 tennis courts, including the creation of a "stadium court" with seating for 500. Lights included on all courts. A Minor Master Plan Revision is not required, it is shown on the Master Plan. Mr. Fusco assures review of aesthetic compatibility with the campus and

shall work with CPDC for review and coordination with the CPC, CRC and the Chancellor's Office, as required prior moving forward with planning. Mr. Fusco mentioned the approximate construction cost is \$2,000,000. He would like to see the work complete by Summer - 2008.

6. New Track and Field Stadium:

The existing new facility is proposed to be reconfigured in the same location No. 42 on the Master Plan, but on the diagonal. A new, "all-weather" track, lighting, 500 seats for spectators, a natural turf field inside the track and facilities for track events - (pole vault, runways, hammer throw) are proposed. The new facility stadium proposed will also have a building for coach's offices, training center and locker room for team members. A Minor Master Plan Revision is required for the track and field stadium reconfiguration. Mr. Fusco assures review of aesthetic compatibility with the campus and shall work with CPDC for review and coordination with the CPC, CRC and the Chancellor's Office, as required prior moving forward with planning. Mr. Fusco mentioned the approximate construction cost is \$3,000,000. He would like to see the work complete by Summer - 2010.

7. New Aquatic Center:

Located behind the current pool, No. 28 on the Master Plan this facility is proposed to add a new 50-meter by 25-yard competition pool with lighting. There is proposed seating for 500 spectators. A Minor Master Plan Revision is required for the new aquatic center - (new pool and lighting). Mr. Fusco assures review of aesthetic compatibility with the campus and shall work with CPDC for review and coordination with the CPC, CRC and the Chancellor's Office, as required prior moving forward with planning. Mr. Fusco mentioned the approximate construction cost is \$3,000,000. He would like to see the work complete by Summer - 2007.

8. New Softball Stadium:

The proposed new softball stadium facility will be re-located to the practice field area across the street from its current location. The proposed facility will feature an "all-weather" surface, lights, seating for 500 spectators and a press box. A Minor Master Plan Revision is required for the softball stadium re-location. Mr. Fusco assures review of aesthetic compatibility with the campus and shall work with CPDC for review and coordination with the CPC, CRC and the Chancellor's Office, as required prior moving forward with planning. Mr. Fusco mentioned the approximate construction cost is \$2,000,000. He would like to see the softball stadium complete by Summer - 2012 after planned move from current location.

9. Two New Practice Fields:

Located where the current practice fields are, one field is proposed as an "all-weather" surface and the other is proposed with a natural turf surface. Both fields are proposed to have lights. A Minor Master Plan Revision is not required for the two new practice field re-locations. Mr. Fusco assures review of aesthetic compatibility with the campus and shall work with CPDC for review and coordination with the CPC, CRC and the Chancellor's Office, as required prior moving forward with planning. Mr. Fusco mentioned the approximate construction cost is \$2,000,000. He would like to see the two practice fields complete by Summer - 2012 after planned move from current location.

Informational Item - no committee action taken.

### **Naming of Campus Residential Parking**

Bruce Walker, Senior Director of CPDC presented and asked the committee to consider the new naming of the residential parking lots, (alphanumeric system) for Sauvignon Village, Verdot Village, Zinfandel Village, Cabernet Village and Beaujolais Village. A copy of the proposed signage naming for each lot was provided to the Campus Planning Committee. Dr. Nate Johnson, mentioned as part of the new signage naming for the residential parking lots the main campus signage would need to be updated to reflect the new naming of the residential parking lots.

The committee approved unanimously.

### **New Business/Questions and/or Comments**

None.