

## UNIVERSITY SPACE AND FACILITIES COMMITTEE

### MINUTES #2 February 14, 2007

The first meeting of the University Space and Facilities Committee was held on Wednesday, February 14, 2007, in Nelson Hall East Room 106 at 3:00 p.m.

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**MEMBERS PRESENT:** Saeed Mortazavi, Gary Krietsch, Grace Kerr, Anna Kircher, Jena Burges, Carl Coffey, Burt Nordstrom, Robert Gunsalus, Dorothyann Guido, Joan Tyson, Patrick Wiley, Tim Moxon

**OTHERS PRESENT:** Steve Butler, John Capaccio

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#### CALL TO ORDER

The meeting was convened at 3:05 p.m.

#### INTRODUCTIONS

Gary asked that all those present introduce themselves for the record.

#### APPROVAL OF MEETING MINUTES

The minutes for Meeting #1 (September 18, 2006) were approved.

#### REPLACEMENT STUDENT HOUSING PROJECT

Gary and John Capaccio have been working on a proposal to locate new student housing in an area that was not previously on the Master Plan. This is being brought before the committee in order to approve the new site location. Carl provided a brief summary of the other sites previously identified as potential locations for student housing, and why they were not economically or practically feasible. The President identified a need for student housing. A consultant was brought on campus to evaluate the demand for student housing and what the campus could afford to build. The study showed that currently the campus is 800 beds short of the demand. Ira Fink, the consultant, confirmed that 400 beds was the minimum the campus could afford to build. Gary and John worked on a financial pro forma for what the University could afford to build in terms of student housing, which was approved by the Department of Finance and Treasury. Potential sites were then located on the Master Plan and discussed. The Master Plan Architect, RSK Associates, looked at the feasibility of these potential sites and provided the following summary for each site:

Site 1-West of Redwood & Sunset Halls: This site is located on a hillside, which increased the expense of building there.

Site 2-Between Spring & Bayview Streets: The Sponsored Programs Foundation recently purchased the private house located in this area to complete the University's ownership of the block. The Redwood Sciences Lab, a part of the US Forest Service, has a 30-year lease on the property just east of Bay View, and part of the building site complicated the use of this site

for the housing project. Discussions with their office in altering the lease will take time and will not allow enough time for this project to be completed by 2010. Given the timeline, it was decided to put this on hold for now. Approximately 200 beds could have been built in the area but that is not a cost-effective option.

Site 3-North of Granite Avenue: This property is not currently owned by the University. Imminent domain is not a desirable option.

Site 4-South end of St. Louis Road: This property holds about 10 acres and is not currently owned by the University. Factoring the cost of buying the property is not a practical option.

The most practical option was recognized by the Master Plan Architect as the lower southwest corner of campus where the soccer field is currently located. The soccer field will be re-aligned to a north/south orientation. Presently, the field is only usable certain times of the year as a result of the wet weather. The new field will be redone with all-weather turf, similar to that used in Redwood Bowl, in order to provide year-round recreational access. The proposed student housing site is to the west side of the field, bordering LK Wood. Another option is to place the newly configured soccer field bordering LK Wood and place the housing to the right side of the field. The Willows Walkway will not be touched during the project and the tree line will be preserved, most likely enhanced. The proposed three-story housing will be masked by the trees along the outside borders.

The current buildings along Harpst Street are scheduled for demolition as a result of the BSS Replacement Building project. The restrooms that are currently located next to the soccer field will be removed and replaced within the newly constructed community center, a part of the Student Housing project.

Grace Kerr brought up a comment made by a community member regarding the historical significance of the buildings along Harpst Street and their removal from campus, if it would be opened up to the community to purchase the houses. Carl said they would prefer to move the buildings off-campus, but asbestos and lead issues are a potential liability as a result of the University's ownership. This is currently being discussed with HSU's Legal Counsel.

The Student Housing complex will hold a facility for those athletes and individuals using the soccer field, including restrooms and locker rooms. The site is also not far from the marketplace within the SBS Building, as there will be no dining services on the Student Housing premises. The project will construct 105 apartments that will include a living room, four single bedrooms, a kitchen facility and two full baths. The majority of those students using these new facilities will be upper division students. The question remains on what will be done next year if the freshmen class continues to grow. The displacement issue becomes much more pronounced.

Joan Tyson asked if anything was being done about parking. Carl said nothing will be done until the Manor is torn down. Those students displaced from the Manor will be able to move into the new housing. A proposal is currently being put together for a parking structure where the Library lot is. The Campus Apartments will remain in place until the Educational Services Building Project is started. This project is not the final solution to the housing problem, as the total of needed beds remains at 800 and is increasing. There have been discussions with local developers about obtaining and purchasing off-campus housing.

Saeed Mortazavi asked who the borrower was for the bond. The University is the borrower and the CSU floats the bond through the Systemwide Revenue Bond Program. The current debt capacity ratio to meet is 1.35. The project needs to be self supporting, bringing in \$1 of net operating income for every \$1 of debt service. It is the debt capacity that is limiting the project to 400 beds. Anna Kircher asked if there was anything the University might regret about taking away the flexibility of the debt capacity. The Parking Structure will have the same issues as this project and debt capacity will be an issue. John Capaccio said that the debt capacity will be increasing within the next two years. Housing and Parking have been working on several options for alternative transportation.

Saeed Mortazavi questioned whether the parking lot location at 14<sup>th</sup> and Union Streets had been considered as a location for the housing project. Carl said that until one of the parking structures is built, it would take away a considerable amount of existing parking. In addition, a new Child Care Center listed in the Master Plan will be built within the vicinity.

Carl asked the committee to approve the whole area of the identified southwest corner of campus for flexibility with maneuvering the soccer field and housing complexes. The area identified falls between LK Wood Boulevard, Rossow Street, 14<sup>th</sup> Street and Harpst Street. The Chancellor's Office suggested the whole site be approved in order to ensure flexibility for the design build contractor. A motion was made by Saeed Mortazavi and seconded by Rob Gunsalus. The motion carried unanimously.

Steve Butler suggested that the new soccer field maintain its multipurpose use for students and athletes. Carl said the idea was to make it similar in nature to the accessibility of Redwood Bowl to students.

Saeed asked Gary to present this material at the next Academic Senate meeting. John Capaccio and Steve Butler will be there to help present the project.

## **GENERAL QUESTIONS**

At this time, the floor was opened up for any general questions the members had about ongoing projects. Steve Butler asked for confirmation of the approval process for the Housing Project. The next step is a presentation to the CSU Housing Proposal Review Committee and the Board of Trustees. The Board of Trustees will approve the project and bond. John said the doors

will open in Fall 2010, and depending upon construction, they might even open earlier. Anna Kircher mentioned that the current trend among students is that they prefer housing over dormitory-type accommodations. Jena Burges asked whether the buildings would be LEED certified. Carl responded that they will be pursuing the CSU equivalent to LEED, which has recently been mandated as a CSU standard.

Robert Gunsalus commented that these new facilities and the improvements and construction on campus are good news for HSU. He said it is remarkable among the CSU campuses to have these projects going on and the amount of capital that has been acquired. He said that Gary and Carl should be commended for their work.

## **ADJOURNMENT**

The meeting adjourned at 3:40pm.