

Evolve Student Housing

Scoping Meetings
September 4-5, 2024



Outline of Presentation

- Overview of CEQA Process
- Scoping Phase
- Project Purpose, Goals, and Benefits
- Project Overview and Phasing
- Potential Impacts
- Next Steps
- Providing Input



CEQA Process

1. Notice of Preparation (NOP) and Scoping;
2. Draft Environmental Impact Report (EIR) circulated for public review and comment;
3. Final EIR with opportunity for comment at Board of Trustees meeting;
4. Approval/Certification by California State University.

Important Characteristics of this CEQA process:

- Lead Agency: The California State University
- Responsible Agencies: State agencies with potential permitting authority over resources affected by the project (California Department of Fish and Wildlife, Regional Water Quality Control Board, etc.)



NOP/Scoping Phase

- What potential impacts will this project have?
- Which potential impacts are likely to be significant?
- Ensure that we do not miss any potential impacts that need to be studied
- All scoping comments will be included in Draft EIR
- We will consider all written comments in analyzing impacts



Project Purpose and Goals

Creates Financially Competitive Housing

Rent rates in San Diego have outpaced most other U.S. cities in recent years, making student housing increasingly unaffordable. This project will aim to provide more financially competitive rates for on-campus housing options for SDSU students.

Expanded On-Campus Housing Options

The project will allow for an increased mix of double, and triple occupancy rooms to better accommodate diverse student housing preferences and needs.

Supports a Growing Demand

For years, increasing numbers of junior, senior, and graduate students have indicated to SDSU that they would prefer to live on campus, and housing is an important determinant of college choice. The project will be designed to meet the existing and projected demand of students for the coming years.

Phased Construction Plan

The project will be strategically designed to generally allow the creation of new beds before dismantling existing beds, ensuring a stable housing capacity is carried throughout the multi-phase construction process.



Project Benefits

Enhancing Student Success



Research shows that students who live in on-campus housing during their first year have higher graduation rates and other positive student success indicators compared to those who live off campus. Providing more on-campus housing aligns with SDSU's mission to foster a stronger sense of community and belonging, leading to an overall increase in student engagement and success.

Strengthening Community Relations



Expanding on-campus housing, with integrated support and resources fosters a positive environment that benefits students, faculty and staff. This development strengthens the connections within the SDSU community and deepens our ties with the local community, encouraging responsible behavior, and collaborative relationships across all levels of the university.

Supporting a Sustainable Environment



Expanding on-campus housing reduces the need for students to commute, which supports reduced vehicle miles traveled (VMT) and lower carbon emissions, one of SDSU's overall sustainability goals.

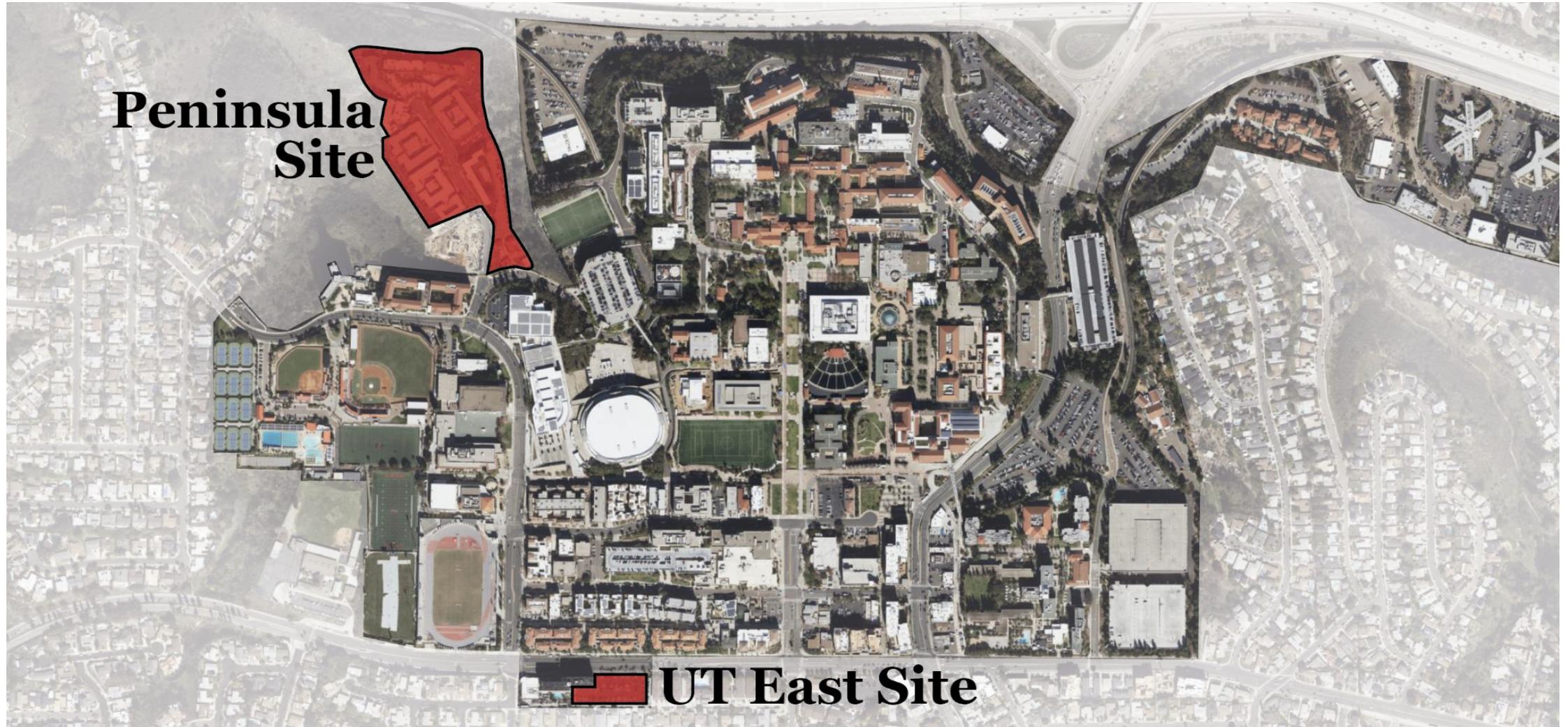
Expanded Room Type Options



Additional on-campus housing allows for a variety of room types, including a mix of single, double, triple and quad occupancy rooms. A wider variety of room types allows for better accommodations for our diverse student housing preferences and needs.



Project Overview





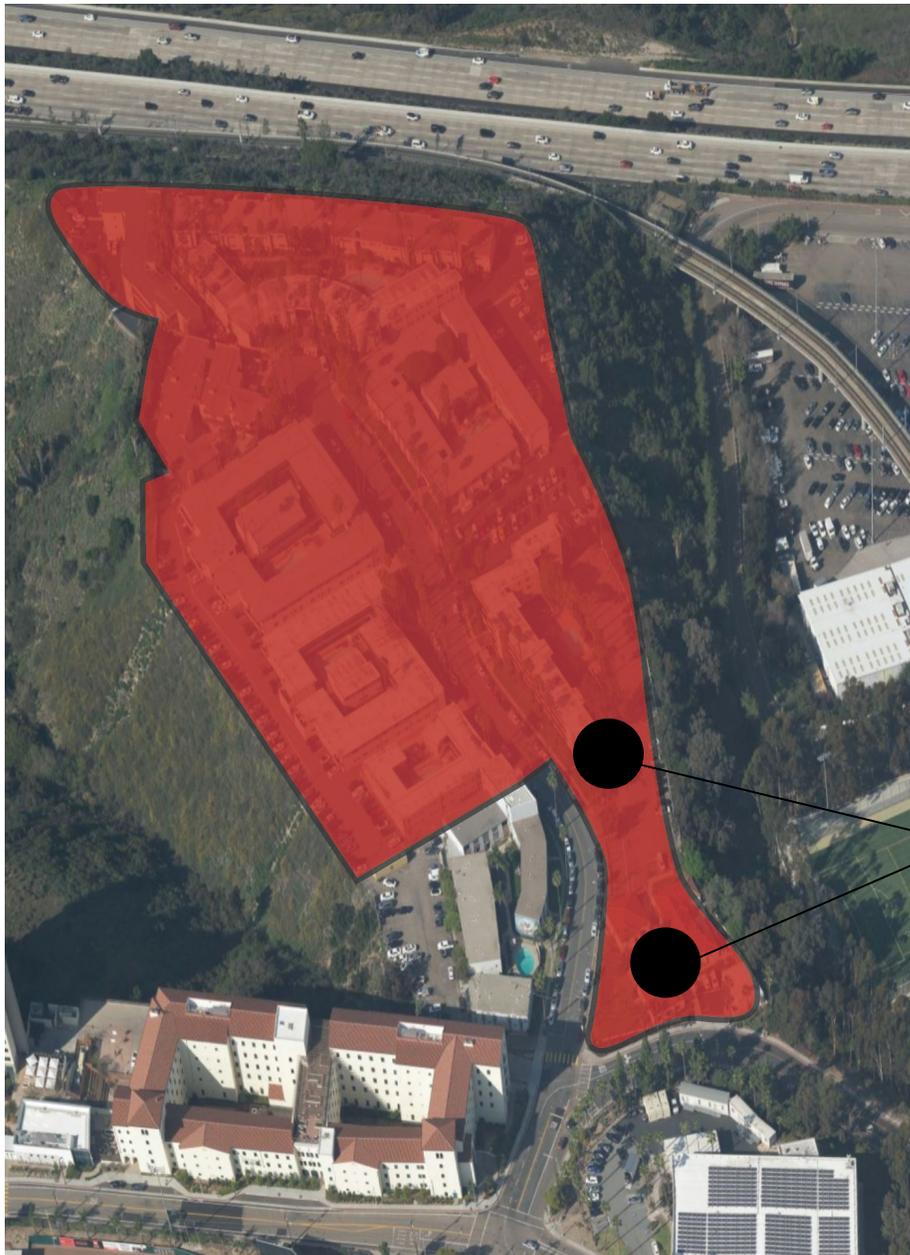
Phased Construction

Phase 1A:
May 2025 (projected start)
Peninsula site
approximately 650 beds
and amenity building

Phase 1B:
November 2025 (projected start)
University Towers East site
approximately 720 beds

Phases 2 - 6:
(projected phased starts 2026 - 2035)
Peninsula site
phased construction of remaining beds at Peninsula





Projected Phase 1A: Peninsula

**Phase 1A:
May 2025 Construction Start
(projected)**

Peninsula site
approximately 650 beds
amenity building



Projected Phase 1B: University Towers East



**Phase 1B:
November 2025 Construction Start
(projected)**

University Towers East site
approximately 720 beds



Projected Phases 2-6: Peninsula

**Phases 2 - 6:
Construction Starts 2026 - 2035
(projected)**

Peninsula site
approximately 760 beds
in each new building





Potential Impacts





Next Steps: Draft EIR

- **Draft EIR (January 2025)**
 - Draft EIR will include:
 - Consideration of written scoping comments
 - Fuller description of the project
 - Description and analysis of alternatives
 - Analysis of impacts
 - Identification of significant impacts
 - Mitigation measures for significant and potentially significant impacts
 - Web and hard copies
 - 60 day comment period



Next Steps: Final EIR

- **Final EIR**

- FEIR will include:
 - Response to written comments
 - Changes will be highlighted

- **Approval: May 2025**

- CSU Board of Trustees
- Open meeting
- Speaker opportunities
- Materials posted 10 days prior



Opportunities for Input:

Scoping Phase (now through September 25, 2024)

all comments must be provided
in writing, via:

email:
evolvecomments@sdsu.edu

US Mail:
Kara Peterson, Director of Planning
SDSU Planning, Design & Construction
5500 Campanile Drive
San Diego, CA 92182-1624

Draft EIR Phase: January 2025

written comments can be provided
during the 60-day comment period,
once the draft EIR is released
(January 2025)

Final EIR/ Board of Trustees Meeting: May 2025

in-person comments can be
provided at the Final EIR
presentation during the CSU Board
of Trustees Meeting
(May 2025)



Providing Scoping Input: By September 25, 2024

Email:

evolvecomments@sdsu.edu

U.S. Mail:

Kara Peterson, Director of Planning
San Diego State University
Planning, Design & Construction
5500 Campanile Drive
San Diego, CA 92182-1624

**For More Information and
Updates, please visit:**

sdsu.edu/evolestudenthousing

bfa.sdsu.edu/campus/facilities/planning/eir

sdsu.edu/evolve-interest



Evolve Student Housing

The primary purpose of this Scoping Meeting is to introduce listeners to the proposed Evolve Student Housing project; and to outline the process to submit comments regarding the scope of environmental topics and issues attendees would like to see addressed in the Draft EIR for the project.

The Draft EIR will be released in January 2025.

This meeting is not being recorded, and comments received through the meeting chat function will NOT be recorded as part of the CEQA scoping process.

If you have a comment to be reviewed, documented, and considered as part of the CEQA scoping process, your comment must be made in writing and sent to SDSU via one of the following methods:

via email to: evolvecomments@sdsu.edu;

or via US Mail to:

Kara Peterson, Director of Planning
SDSU Planning, Design and Construction
5500 Campanile Drive
San Diego, CA 92182-1624