

New Student Housing Draft EIR Public Meeting

May 8, 2017

Meeting Overview

- Purpose of Meeting
- Sophomore Success
- Project Objectives
- Alternatives
- Project Site/Design Overview
- Biological Resource Impacts/Mitigation
- Traffic/Transportation Impacts/Mitigation
- Next Steps

Purpose of Meeting

- Inform the public about the environmental document and review process
- Explain how the public can participate in the decision-making process
- Provide the public with another opportunity to submit comments on the Draft EIR

Sophomore Success

- Academic and student life support initiative
- Non-local sophomores live on campus
- Improves academic success, connection to peers and the university and graduation rates
- Positive outcomes among current SDSU on campus sophomores
- Past priority has been to house non local freshmen
- SDSU needs to build Freshmen housing to allow sufficient space for Sophomores

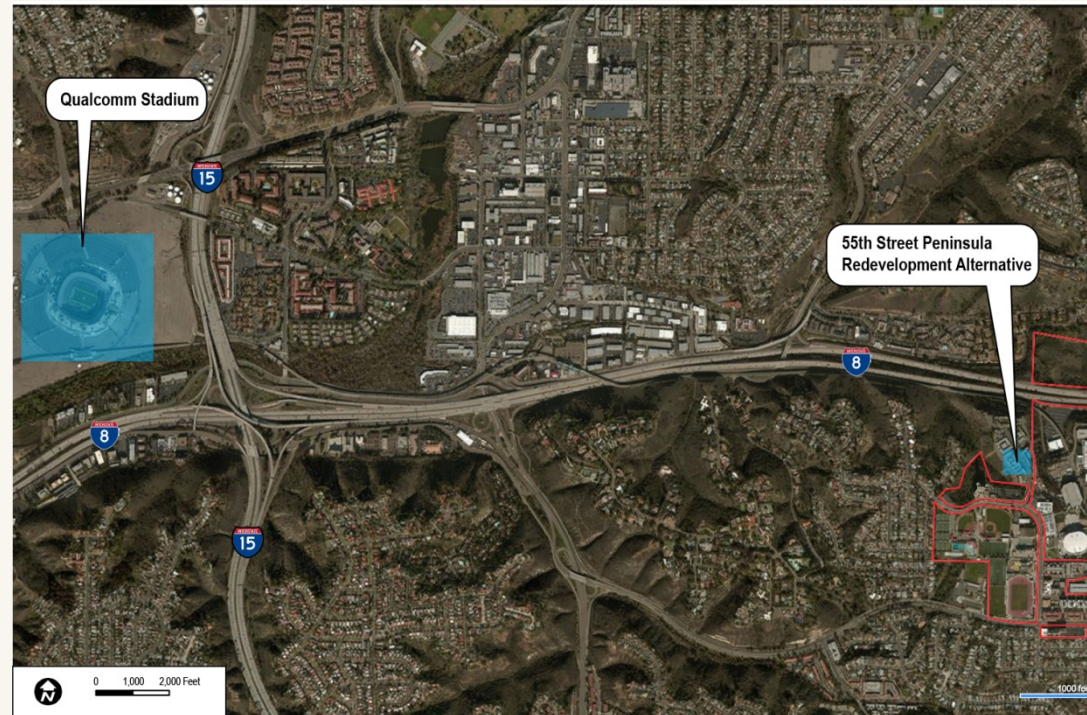
Project Objectives Include:

1. Create distinct west campus neighborhood
2. Alleviate isolation of Chapultepec
3. Provide additional freshmen housing
4. Provide amenities for entire community in underserved area
5. Add a large number of campus beds
6. Avoid losing beds when most needed
7. Utilize land owned by SDSU and unencumbered by other uses
8. Increase walkability to existing academic, athletic and social centers of campus



Alternatives – Off Campus

- Qualcomm Stadium Site
- 55th Street Site
- Reasons for Rejection:
 - SDSU does not own these sites
 - Qualcomm Stadium does not provide necessary proximity to campus
 - 55th Street requires demolition of housing



Alternatives - On-Campus

- Parking lots and undeveloped parcels throughout campus
- Numeric ranking - ten criteria
- Reasons for Rejection:
 - Inability to improve the Chapultepec living experience
 - Isolation from other housing
 - Insufficient size of sites
 - Development constraints which increase costs.



Why did we choose this site?

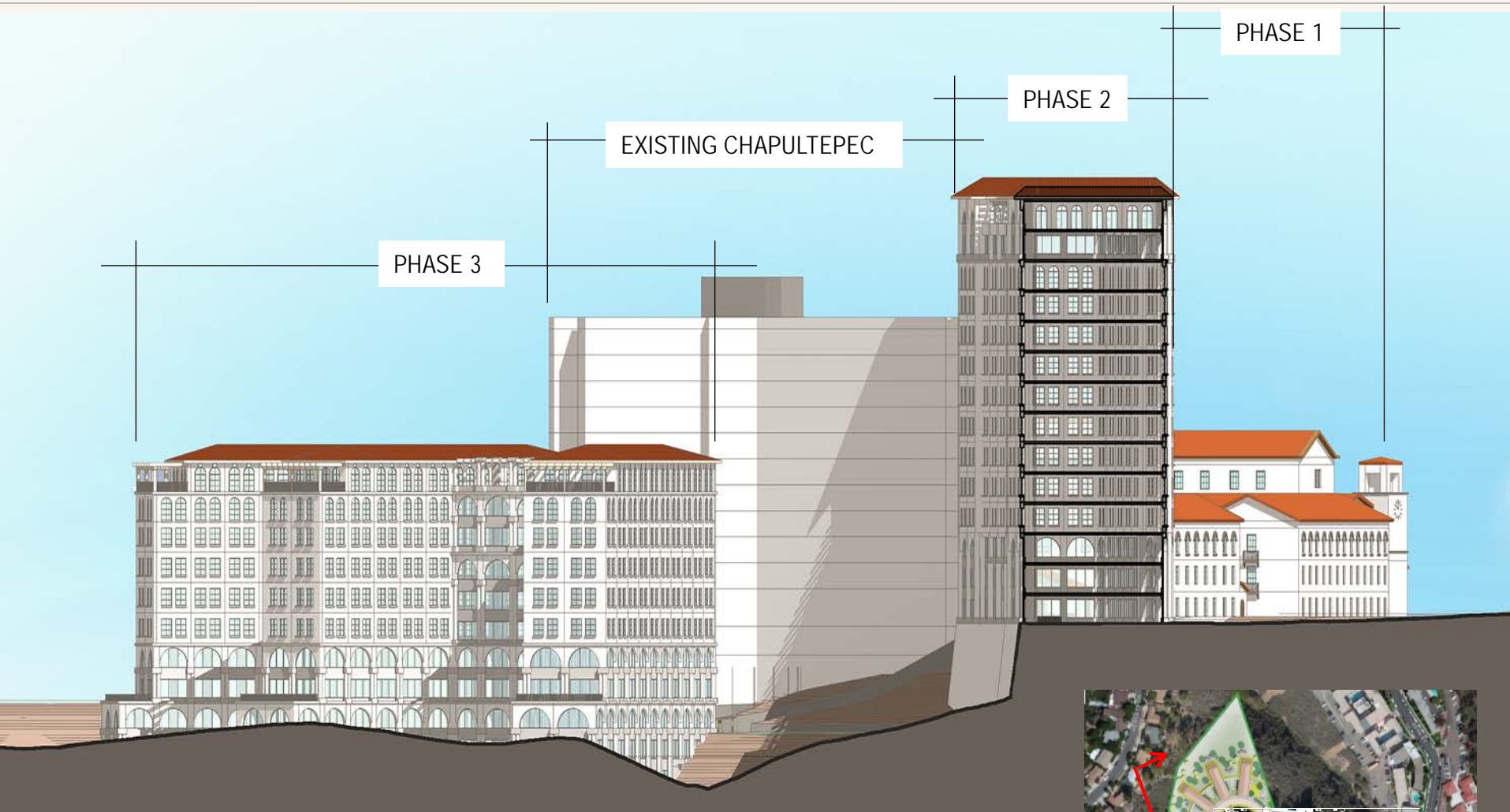
- Enhances the Chapultepec living experience
- Improved dining serving west campus
- Fiscal responsibility: state owned land & builds on existing assets
- Lack of costly engineering constraints
- Accommodates a large number of beds



How did we come up with this design?

- Create a desirable, livable, enriching community around an isolated tower
- Provide improved amenities for west campus community:
 - Dining options
 - Quality outdoor gathering spaces (light, air)
- Dormitory room design for freshmen
- Accommodate large number of beds





Site Section – Looking East





Phase 1 – Remington Level Plan



Looking East along Remington Rd.



Looking West along Remington Rd.

Biological Resources

Existing Conditions Assessed and Cataloged;
Rare Plant Survey, California Gnatcatcher
Survey (not present)

- Phase I:
 - No direct impacts;
 - Indirect impacts to nesting birds, wildlife
- Phase II:
 - Direct impacts to 0.59 acre coastal sage scrub habitat;
 - Indirect impacts to nesting birds, reptiles, plants, other wildlife
- Phase III:
 - Direct impacts to 1.92 acre coastal sage scrub habitat
 - Remainder of impacts/mitigation measures same as Phase II

All biological resource impacts can be fully mitigated



Relationship to MSCP

SDSU is not a permittee/participant in the San Diego MSCP

However.....

- Property is designated as “Multiple-Habitat Preserve Area”
- Property is shown as “habitat gain” on City’s MSCP “Habitrak” database

Current designation of land is incorrect

- Meeting with City MSCP Staff on March 23, 2017
- Follow-up email from City MSCP Staff on April 25, 2017 – MSCP designations are errors and will be corrected.

The site is not within the MSCP and has not been previously preserved. Project would not be inconsistent with the MSCP



During project planning, City of San Diego Environmentally Sensitive Lands Guidelines were reviewed and project design features (fencing of habitat areas, etc.) added to protect adjacent habitat.

Aesthetics

- Scenic vistas & scenic resources
 - Less than significant
- Visual character and quality
 - Significant and unavoidable impacts in Phase II (portions) & Phase III
- Lighting
 - Less than significant
- Shade and Shadow
 - Less than significant

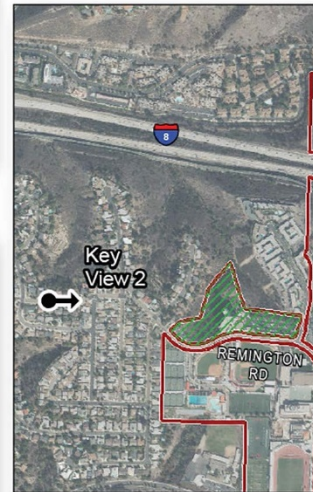
Aesthetics



Existing Conditions - view looking east from Remington Road towards Chapultepec Residence Hall (approximately 0.3 mile away)



Visual Simulation of Proposed Project



Key map

Aesthetics



Existing Conditions - view looking southeast from Hewlett Drive to Chapultepec Residence Hall (approximately 500 feet away)



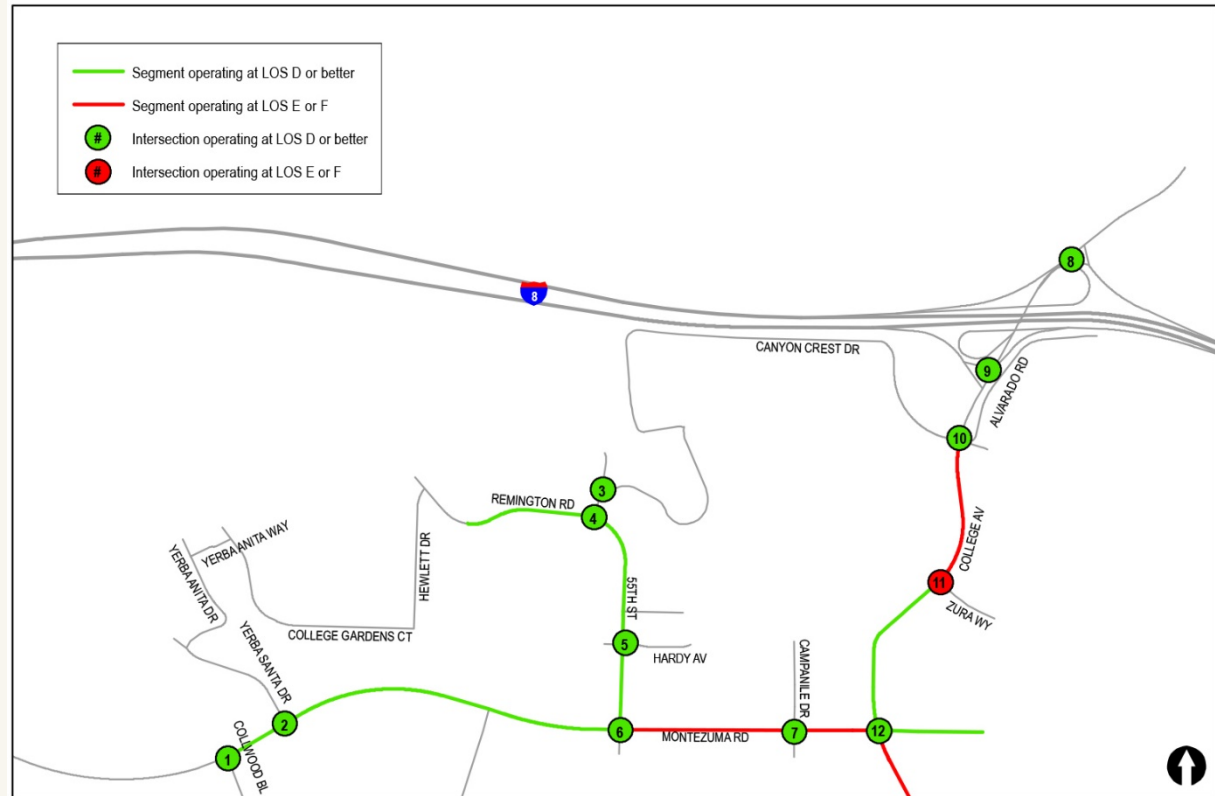
Visual Simulation of Proposed Project



Key map

Traffic – Existing Conditions

- Analyzed intersections and street segments
- Followed City of San Diego and CSU standards and procedures
- Analyzed near term and long term conditions



Traffic – Project Features

- New loading/unloading zone on Remington Road
- Repainting curbs, adding “No Parking” signage along Remington Road
- Improved signage at entrance to College View Estates
- Remington Road lighting enhancement
- Synchronization of traffic signals along 55th Street between Montezuma Road and Remington Road



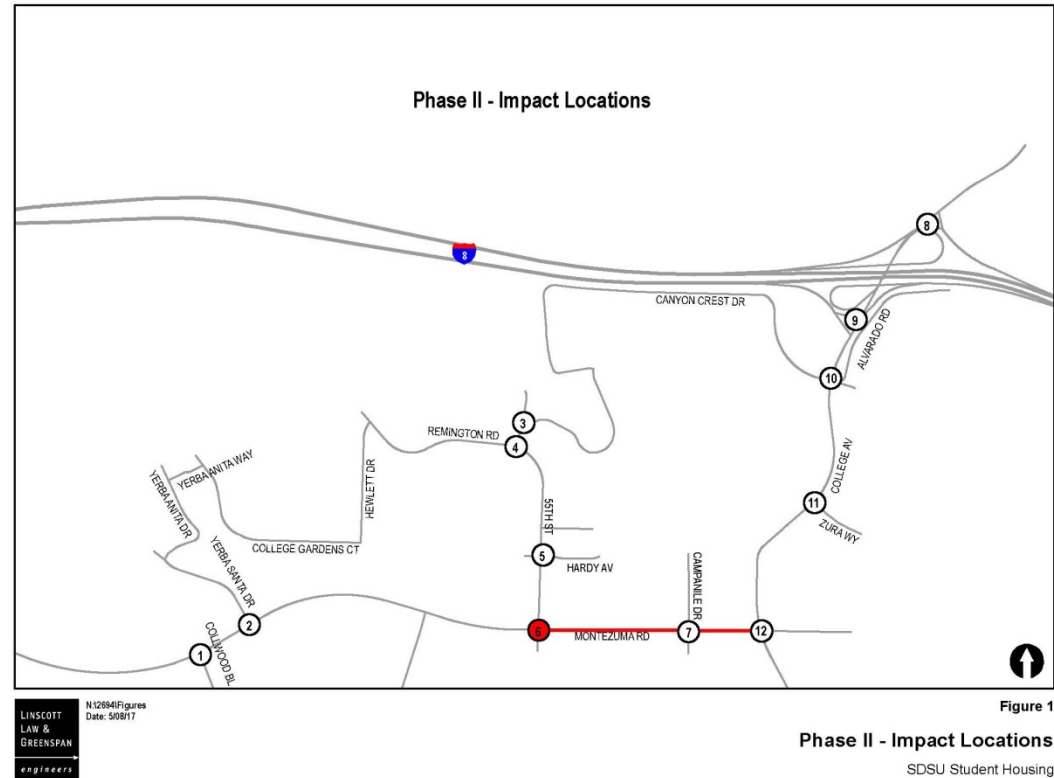
Traffic – Phase II Significant Impacts

Intersection Impacts

- Phase II:
55th/Montezuma
Mitigation reduces
impacts to less than
significant.

Street Segment Impacts

- Phase II: Montezuma:
55th to College
Mitigation reduces
impacts to less than
significant



Traffic – Phase III Significant Impacts

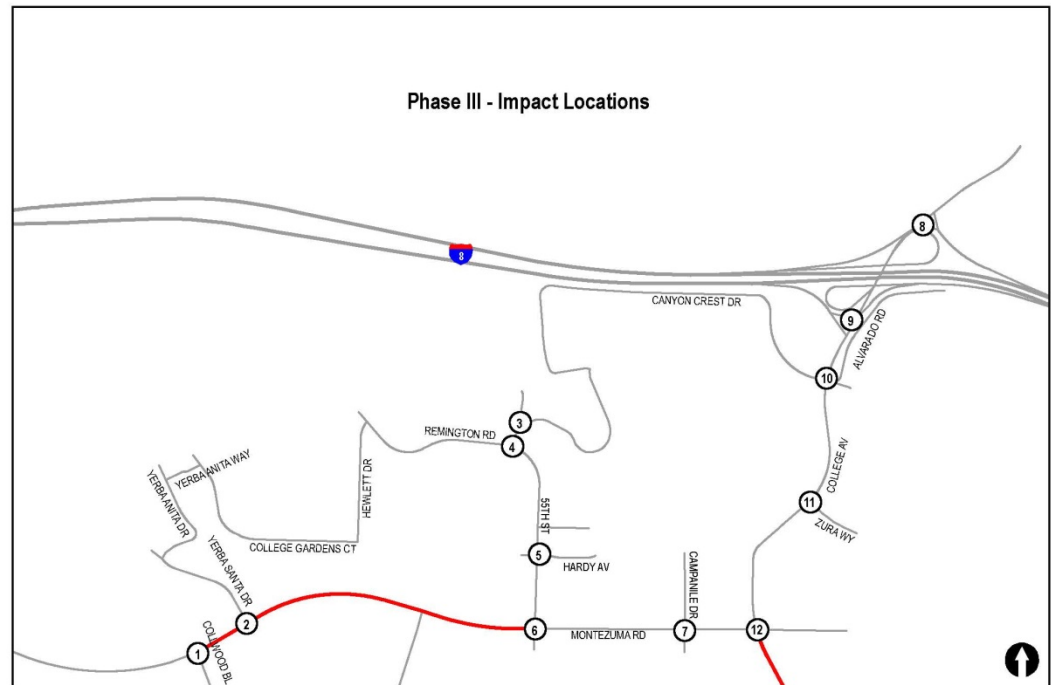
Street Segment Impacts

- Phase III: Montezuma Rd. – Collwood Blvd. to 55th St.

Necessary mitigation is not feasible; therefore impacts are significant/unavoidable

- Phase III: College Ave. – Montezuma Rd. to Arosa St.

Necessary mitigation is not feasible; therefore impacts are significant/unavoidable



LINSCOTT
LAW &
GREENSPAN
engineers

N128946 Figures
Date: 5/8/017

Figure 2

Phase III - Impact Locations
SDSU Student Housing

Parking

- The Project would result in a shift from students who drive to school and need a parking space to students who would live on campus and need a parking space;
- A smaller percentage of students who live on campus bring a car to campus than students who live off-campus:

With project, demand = 822 parking spaces

Without project, demand = 1,180 parking spaces

- Therefore, project results in a net decrease in demand of 358 parking spaces

A Message from President Hirshman:

In response to concerns expressed by the community and our local elected officials, I have directed our team to move forward with a project that does not include significant and unavoidable impacts. The development of Phase III and portions of Phase II would result in significant and unavoidable impacts. Over the next few months we will be modifying the project in response to these concerns.

EIR Process

- Draft EIR released April 21, 2017
 - Posted on website www.sdsu.edu/chapultepec
 - Hard copies available (College-Rolando Library, Love Library & SDSU Facilities Planning Office)
- Comment period ends June 5, 2017
- Verbal comments tonight will be transcribed and written comments compiled
- Written responses to all comments will be included in the Final EIR
- Email comments: lshinn@mail.sdsu.edu
- Mail comments: Laura Shinn, 5500 Campanile Drive, San Diego, CA 92182

