13

MASTER PLAN GUIDELINES MEASURES

MASTER PLAN GUIDELINES IMPLEMENTING MEASURES

This chapter summarizes actionable measures that will help the campus implement the vision and goals outlined in this Guidelines document. They are categorized by chapter heading category and include associated goals.

Living Community Challenge (LCC) and 2007 Master Plan measures are denoted in the following text and in table

Master Plan Guidelines Implementing Measures Table Key

LCC Petals and imperatives :

PL = Place

- I-1 = Limits to Growth
- I-2 = Urban Agriculture
- I-3 = Habitat Exchange

WA = Water

- I-4 = Human Powered Living
- I-5 = Net Positive Water

EN = Energy

- I-6 = Net Positive Energy

HH = Health and Happiness

- I-7 = Civilized Environment Beauty
- I-8 = Healthy Neighborhood Design
- I-9 = Biophilic Environment
- I-10 = Resilient Community Connections

MT = Materials

- I-11 = Living Materials Plan
- I-12 = Embodied Carbon Footprint
- I-13 = Net Positive Waste

EQ = Equity

- I-14 = Human Scale + Humane Places
- I-15 = Universal Access to Nature and Place
- I-16 = Universal Access to Community Services
- I-17 = Equitable Investment
- I-18 = JUST Organizations
- I-19 = Beauty + Spirit
- I-20 = Inspiration + Education

2020 Master Plan Guideline measures:

LU = Land Use

OS = Open Space

MO = Mobility

WS = Water System

ES = Energy System

DT = Design Theme

IS = Implementing Strategy

Table 13.1 *Master Plan Guidelines Implementing Measures*

Land Use: Cluster and Densify Activity			
Measures	**Policy**	**LCC**	**2007 Master Plan**
Goal LU 1:	Accommodate growth to 12,700 students		No.
LU 1.1	Infill development on previously disturbed sites, before building on greenfield sites.	I-1	
LU 1.2	Maintain a floor area ratio (FAR) of 1.0 for the aggregate non-residential program, typically three to five occupied stories tall, and .75 for the residential program, typically three to four occupied stories tall. This is consistent with other CSU and University of California campuses.	I-14	CD 4.4
LU 1.3	Cluster academic buildings within the Campus Core, according to program or college.		
LU 1.4	Develop the Athletics and Recreation District to meet future Campus needs and host regional conference tournaments; and consider shared-use agreements with the surrounding community.		
Goal LU 2:	House 60 percent of FTE students and 65 percent of FTE staff and faculty.		
LU 2.1	Concentrate near-term student housing into neighborhoods that connect with existing housing locations. Avoid siting residence halls more than one quarter mile from the edge of the Main Quad.	PL	
LU 2.2	Integrate a mix of uses into residence halls; in addition to housing, for example, include staff offices, gathering areas, convenience stores, dining halls, mail services, classrooms, and study spaces.	I-16	
LU 2.3	Integrate cultural, natural, and academic outdoor spaces within residential areas to encourage living-learning opportunities.	I-9	CD 4.6
LU 2.4	Provide a mixture of bedroom and suite types within new residence halls and in various neighborhoods to accommodate unique populations such as freshmen, returning, and non-traditional residents; this mixture could include, for example, traditional doubles, suites, family apartments, accessible rooms,and live-in staff and faculty apartments.		
LU 2.5	Relocate student housing in East Campus Housing onto the Main Campus as new housing becomes available.	I-1	
LU 2.6	Convert East Campus Housing to exclusive use by faculty, staff, students with families, and if space permits, Community Housing Partners.		
LU 2.8	Create internal courtyards and recreational space between residences to support student activity.	I-8	CD 4.5
Goal LU 3:	Create a compact Campus with increased density in the Campus Core		
LU 3.1	Consolidate existing academic and student life programs now located on the Campus periphery, and relocate them within the Campus Core. Move administrative, facilities, services, and operations to the periphery.		
LU 3.2	Allow a mix of uses within academic buildings including non-academic support services and interdisciplinary programs.		

LU 3.3	Repurpose parking lots in the Campus Core for future development sites or formal open space.	I-1	
LU 3.4	Design landscapes and circulation to be shared by multiple adjacent buildings.	I-1, I-9	
Goal LU 4:	Support opportunities to develop partnerships		
LU 4.1	Embrace partnerships to help provide amenities that support the academic and research mission of the University.		
LU 4.2	Locate partnership land uses on the Campus periphery, where they interface most effectively with the surrounding community.		
LU 4.3	Require institutional partnership facilities located on Campus to adhere with the FORA RUDG and Campus planning design guidelines.		
LU 4.4	Consider establishing a facilities use agreement within the Athletics and Recreation District between Campus programs and the broader Monterey Bay community.		
LU 4.5	Establish partnerships with academic programs, local agencies, nonprofits, and developers to manage open space and regional pathways connecting to the Campus.		
Goal LU 5:	Establish a long-term framework for growth beyond 12,700 students		
LU 5.1	Preserve contiguous blocks of vacant and underutilized sites outside the Campus Core for future development or conservation.	I-1	
LU 5.2	Maintain the natural state of the East Campus Open Space, while allowing for minimally intrusive trail development and the future development site.	I-1	CF 1.6
LU 5.3	Locate support facilities, yards, and storage outside of the Campus Core.		

Open Space Framework: Connect and Enhance Open Space			
Measure	**Policy**	**LCC**	**2007 Master Plan**
Goal OS 1:	Protect, enhance, and connect the natural environment		
OS 1.1	Protect and preserve native habitats and trees. Development shall avoid or minimize impacts to native habitats and trees.	I-15	
OS 1.2	Protect special-status plant and animal species from development impacts, and design development to avoid and integrate with nature.		
OS 1.3	Document existing natural site conditions prior to the start of project. Identify project reference habitats to support movement, mitigation or expansion of native habitat.	I-1	

OS 1.4	Expand construction-related best management practices for habitat protection and the protection of special status species.	I-1	
OS 1.5	Remove invasive species whenever possible, especially during new construction projects.		
OS 1.6	Plant a ,inimum of two trees for every one tree that dies, is damaged, or is removed from the Campus.		
OS 1.7	Eliminate the use of petrochemical fertilizers or pesticides used for the operations and maintenance of on-site landscaping.		
OS 1.8	Landscape with a native and drought-tolerant plant palette informed by the Campus landscape maintenance plan and FORA RUDG palettes.		
OS 1.9	Limit the use of turf to select athletic and recreational fields.		
OS 1.10	Incorporate interpretive signage to inform the Campus community about the variety of species present in the Campus open spaces.	I-20	
OS 1.11	Align utility infrastructure and stormwater percolation areas near or adjacent to existing and future streets, trails, pedestrian malls, and formal open spaces where possible to provide habitat.		CF 1.4
OS 1.12	Conserve large areas of natural open spaces, including the Northern and Southern Oak Woodlands, the East Campus Open Space, and the natural areas at East Campus Housing. Avoid further development in these areas with the exception of minimally intrusive trail development.	I-1	CF 1.7
OS 1.13	Maintain and reintroduce open space that respects the natural ecology prevalent in the region, and foster habitat connectivity across ecological corridors.	I-1	CF 1.8
OS 1.14	Coordinate with the County of Monterey and UC Natural Reserve System (UCNRS) to minimize impact to special-status species in the habitat conservation and corridor areas adjacent to CSUMB land. Consult with the County and UCNRS regarding pedestrian, bicycle, and vehicle access to adjacent habitat conservation and corridor areas, and develop methods for access control.	I-9	CF 1.10
OS 1.15	Continue participation in the development of the Fort Ord Habitat Conservation Plan, Monterey County Oak Woodland Stewardship Guidelines, and other regional conservation plans.	I-3	
OS 1.16	Implement Fort Ord Habitat Management Plan requirements as identified in Campus deeds.	I-1	
Goal OS 2:	Create a strong sense of place.		
OS 2.1	Visually unify the Campus through consistent landscaping strategies.		
OS 2.2	Design Campus gateways to be clear and attractive arrival statements, with special monument signage and landscape treatments.		
OS 2.3	Use landscaping, trees, signage, and architectural landmarks to establish clear pathways and roads that connect to off-campus facilities.	HH, EQ	
OS 2.4	Link all student housing and the Main Quad with pathways and connecting open space.	I-8	

OS 2.5	Preserve and incorporate natural open spaces throughout residence hall areas.	HH	CD 5.3
OS 2.6	Use a consistent palette of materials and site furnishings across Campus in accordance with Campus design guidelines and biophilic design.	HH	
OS 2.7	Use context-sensitive design and visual linkages to create a symbiotic relationship between the natural habitats and the built environment.	HH	CF 1.5
OS 2.8	Integrate some edible vegetation within landscaping surrounding outdoor gathering spaces and seating areas.	I-2	
OS 2.9	Provide frequent seating and lounging options in open spaces.	I-15	
OS 2.10	Maintain views on Campus to the Monterey Bay, Salinas Valley, Fort Ord National Monument, and surrounding Oak Woodlands.		
OS 2.11	Reinforce Campus view corridors to and from key Campus destinations such as the Campus gateways, the Library, and the Student Union.		CF 1.2
OS 2.12	Implement streetscape improvements on all Campus roadways that increase safety and improve the Campus landscaping aesthetic.		
Goal OS 3:	Integrate learning opportunities into open spaces.		
OS 3.1	Develop the Sustainability Commons into a model space to support sustainability-related programs and learning opportunities.	I-20, HH, I-2	
OS 3.2	Integrate opportunities for urban agriculture appropriate to the scale and density of the community using floor area ratio (FAR) as a basis for calculation. Urban agriculture can be aggregated in a central area or dispersed throughout the community. Twelve to fifteen acres should be dedicated to foodproduction for consistency with the Living Community Challenge guidelines.	I-2	
OS 3.3	Redesign existing formal open spaces to expand the mix of uses and create a functional, attractive, and engaging space for both large and small gatherings.	HH	
OS 3.4	Design open spaces in residential courtyards and along Inter-Garrison Road, the Divarty Mall, and Sixth Avenue Mall to accommodate small casual gatherings (two to ten people).	HH	
OS 3.5	Create a variety of formal and natural outdoor spaces within the Campus Core intended for events or informal gatherings. These spaces may range from small, intimate gardens to expansive ceremonial spaces. Consider spaces for graduation, performances, outdoor classrooms, small meetings, study space,sports, and relaxation.		
OS 3.6	Build an amphitheater in the Crescent for outdoor performances, outdoor classes, student meetings, socializing, and studying.	I-15	
OS 3.7	Maintain and expand space for passive recreation such as disc golf, across all open space types.	I-8	

Mobility: Prioritize Active Transportation Modes			
Measure	**Policy**	**LCC**	**2007 Master Plan**
Goal MO 1:	Create a transportation system that fosters health and wellness.		
MO 1.1	Prioritize pedestrian travel as the primary mode of travel on Campus.	I-4	T-PB 1.1
MO 1.2	Reduce Campus commuter dependency on single-occupancy vehicle travel.	I-4	
MO 1.3	Build a multi-modal Campus transportation system linking all existing and proposed buildings and Campus destinations.	I-4, PL	
MO 1.4	Develop and maintain a pedestrian-friendly Campus Core, and locate circulation for vehicles outside the Campus Core.	I-4	
MO 1.5	Follow the CSU Transportation Demand Management (TDM) Manual (2012) as a guide for program development. Adhere to its six goals: 1) encourage non-automobile modes; 2) maintain financial sustainability; 3) ensure equitable access; 4) preserve valuable land; 5) promote environmental sustainability; and 6) build partnerships. The manual identifies CSUMB as an 'Exurban' Campus, for which it prioritizes TDM strategies as such: housing, carpool, ride-matching, parking pricing and shuttle services.	PL	
MO 1.6	Plan and manage transportation services in tandem with parking services.		
MO 1.7	Establish staff positions/duties such as a TDM Coordinator, to expand programs that support the measures and plan goals.		
MO 1.8	Identify and secure annual funding for non-capital transportation facilities maintenance and upgrades, planning, and programming. Use parking revenue as one source of funding for transportation programs.		T-PT 1.4
MO 1.9	Coordinate with state and local officials to develop a comprehensive signage sequence to clarify and enhance the two primary Campus approaches from the Monterey Peninsula and Salinas Valley, consistent with the wayfinding plan.		
MO 1.10	Design the four Campus entries to Campus to be intuitive and attractive, with special monument signage and landscape treatments. Campus entries are located at: Divarty Street and General Jim Moore Boulevard on the west side of campus, and Inter-Garrison Road and Sixth Avenue on the east side.		
MO 1.11	Build two multimodal hubs to provide a sense of arrival on Campus from the four Campus entries.		
MO 1.12	Provide transit service within one quarter mile of existing and new development.		
MO 1.13	Locate a Campus shuttle stop at all Campus periphery parking lots.		T-P 5.3
MO 1.14	Design restricted-access roadways and malls to be safely shared by pedestrians, bicyclists, transit, and the few service and emergency vehicles that require direct access to adjacent buildings.	I-4	T-P 2.2
MO 1.15	Designate safe pathways for equestrian travel on regional trails connecting with Campus.		

Goal MO 2:	Improve the safety of active transportation networks		
MO 2.1	Restrict automobile traffic and parking from the Campus Core to separate vehicles from pedestrians and bicyclists.	I-4	CD 1.7
MO 2.2	Design intersections and transportation routes to give pedestrians and bicyclists the right-of-way at conflict points.	I-4	T-PB 1.4
MO 2.3	Consider all roadway and path users in wayfinding improvements.		
MO 2.4	Provide accessible pedestrian pathways at every parking lot, bus stop, and bicycle storage facility, both internal to the lot or facility, as well as connecting to the closest appropriate building.	I-4	
MO 2.5	Incorporate bike lanes and shared use designations on streets where appropriate.	I-4	T-VTAC 1.5
MO 2.6	Separate bicycle lanes from travel lanes, with a buffer on roadways over 25 mph.	I-4	
MO 2.7	Limit permitted traffic speeds to 15 mph within the Campus Core, 25 mph on all other internal Campus streets and within East Campus Housing, and 35 mph on Inter- Garrison Road between Eighth Avenue and Abrams Drive; and work with local jurisdictions to develop periphery roadway speed limits.	I-4	T-VTAC 1.6
MO 2.8	Consolidate service and program support vehicle approach and access to each building, and include safety measures where these vehicles cross pedestrian pathways.		T-VTAC 1.7
MO 2.9	Provide adequate pedestrian-scale lighting along all bicycle and pedestrian pathways.		
MO 2.10	Provide a lighted shelter, or sheltered area with seating and posted service information, at or within 100 feet of all transit stops.	I-4	
MO 2.11	Adhere to the roadway design guidelines developed by Monterey Salinas Transit (MST) on roadways with existing or potential MST transit service.		
MO 2.12	Direct bicyclists and pedestrians to clearly signed crosswalks at the following locations: roadways with unrestricted vehicle use; transit-served malls with frequent transit and service vehicle traffic; and any locations with heavy pedestrian use.	I-4	
MO 2.13	Implement bicycle and skateboard dismount zones in areas experiencing significant bicycle-pedestrian conflict.		
MO 2.14	Indicate shared usage on pathways shared by bicycles and pedestrians.		
Goal MO 3:	Expand access within the Campus and to neighboring communities		
MO 3.1	Design the Campus Core to be universally accessible and safely shared among non-motorized modes of travel.		T-PB 1.5
MO 3.2	Integrate wayfinding cues for sight-impaired pedestrians, such as braille/tactile maps and ground texture sequencing.	EQ	

MO 3.3	Extend and add amenities and design features to the the Divarty Street and Sixth Avenue malls with new Campus core development.		
MO 3.4	Improve pedestrian and non-motorized linkages between the Main Campus and East Campus Housing.		CD 5.1
MO 3.5	Develop cleared, signed, and unpaved trails in the Southern Oak Woodland and other natural open space areas.		
MO 3.6	Expand Campus trail and pathway networks to surrounding destinations, including Marina, Seaside, regional transportation hubs, FORTAG, Fort Ord Dunes State Park, Fort Ord National Monument, the Presidio of Monterey, and Monterey County lands. Provide informational and clear directional signage.	PL	
MO 3.7	Meet all local jurisdictional and regional on-street bicycle facilities connecting onto Campus with similar or enhanced Campus on-street bicycle facilities.		
MO 3.8	Improve bicycle facilities on Inter-Garrison Road as automobile traffic is restricted between General Jim Moore Boulevard and the Sixth Avenue multimodal hub.		
MO 3.9	Ensure bicycle and pedestrian connections to nearby commercial uses from residence halls near the Campus periphery.		
MO 3.10	Provide secure or covered Class I and Class II bicycle parking at every occupied building, and Class II bicycle parking at every outdoor event space, athletic venue, bus stop, and parking lot (refer to SF Planning Dept. for definitions).	I-4	
MO 3.11	Apply for and maintain a Bicycle Friendly University status from the League of American Bicyclists[SM].		
MO 3.12	Evaluate feasibility of implementing a Campus bicycle sharing program.	I-7	
Goal MO 4:	Reduce greenhouse gas emissions		
MO 4.1	Prioritize Campus development strategies to promote transit, bicycling, and walking.	I-4	
MO 4.2	Use data from regularly updated Campus travel surveys to determine the transportation mode access and amenities necessary and appropriate for new development.	I-4	
MO 4.3	Ensure continued access to off-campus transit service to surrounding cities, as well as to the East Campus Housing.	I-4	
MO 4.4	Maintain unlimited free access to regional transit at the time of boarding.	I-4	T-PT 1.2
MO 4.5	Develop a new Campus shuttle route.	I-4	
MO 4.6	Upgrade Campus service and program support vehicle fleets to low-emission or alternative fuel vehicles, when vehicle type allows, for used vehicles that are phased out, and new vehicles acquisitions.		
Goal MO 5:	Minimize vehicular traffic		
MO 5.1	Divert regional through traffic around the periphery of Campus in coordination with local jurisdictions.		
MO 5.2	Enforce a ‘Park Once’ policy.		

MO 5.3	Meet the Ambitious Transportation Scenario Horizon I goal mode split: 28% drive alone, 22% shared ride, 25% transit, 13% walk, 10% bicycle, 2% other.	I-4	
MO 5.4	Remove small interior parking lots within the Campus Core; instead provide consolidated parking on the periphery of the Campus.		T-P 1.2
MO 5.5	Incorporate enhanced alternative transportation options into new development before considering adding any new general parking.	I-4	
MO 5.6	Restrict through-traffic access at the intersection of Eighth Street and General Jim Moore Boulevard.	PL	
MO 5.7	Restrict through-traffic access on Inter-Garrison Road between General Jim Moore Boulevard and the Sixth Avenue multi-modal hub. Consider timing with Eighth Street reopening to Second Avenue.	PL	
MO 5.8	Create a one-way northbound segment on Seventh Avenue between Colonel Durham Street and Butler Street to protect Monterey Bay Charter School drop-off traffic, and to prohibit regional traffic from taking Seventh Avenue southbound.		
MO 5.9	Restrict on Campus first and second year residents from buying Campus parking permits.	I-4	
MO 5.10	Restrict all Campus residents from buying a Campus parking permit once sufficient alternatives are available, as indicated by a 70 percent combined alternative mode share split.	I-4	
MO 5.11	Restrict East Campus Housing parking permit holders from buying a Main Campus parking permit.	I-4	
MO 5.12	Consider restrictions on Campus permit purchase to students, staff, and faculty residing within a one-mile radius of the Main Campus's borders. Expand this radius as regional travel options expand.	I-4	
MO 5.13	Create incentives to encourage students, faculty and staff commuters to take alternative modes of travel to Campus.	I-4	
MO 5.14	Promote carpooling and low-emission vehicles by providing preferential parking stalls.	I-4	
MO 5.15	Host or encourage ride-sharing platforms for University community members to carpool and share rides.	I-7	
MO 5.16	Consider Level of Service D to be an acceptable standard for operating conditions on roadways, segments, and intersections within the CSUMB boundaries.	I-4	T-VTAC 1.15
MO 5.17	Provide a dedicated Campus-only para-transportation service to provide point to point service for qualified riders.	EQ	

Water System: Develop Responsibly			
Measure	**Policy**	**LCC**	**2007 Master Plan**
Goal WS 1:	Pursue net zero water (exempt) status, defined as using non-potable water supply for all non-potable water demands. Explore options for achieving net positive water.		
WS 1.1	Pursue new development in conjunction with water supply.	WA	
WS 1.2	Utilize a district-scale approach to water management for reducing the Campus's water footprint while implementing sustainable growth.		
WS 1.3	Establish outdoor water use thresholds for new development site water demands.	WA	
WS 1.4	Establish landscaping and irrigation operation protocols that assist in reducing future potable water use, and lowering level of total water demands.	WA	
WS 1.5	Prioritize areas with particularly high water demands, such as residential housing and sports facilities, for potable water conservation projects.	WA	
WS 1.6	Reduce potable water use to levels below CalGreen standards in all new construction projects.	WA	
WS 1.7	Develop an onsite non-potable water supply and distribution system that anticipates future growth and allows the University to achieve net zero water status for the entire Campus at a time beyond the current planning horizon. Begin now by providing the infrastructure backbone that can be utilized during future capital improvement projects; for example, dual-plumb new buildings to accept recycled water for non-potable uses.	WA	
WS 1.8	Conduct an internal water audit for each capital project during the design phase, before construction commences.	WA	UI 4.9
WS 1.9	Use non-potable water supply for all non-potable water demands in any new improvement on Campus, such as landscaping, toilet flushing, and industrial uses.		
WS 1.10	Pursue ambitious water conservation goals for all buildings.	WA	
WS 1.11	Avoid relocation of existing sewer mains, if possible, in new development.		
WS 1.12	Expand the Campus greywater system with each new development.	WA	UI 4.2
WS 1.13	Minimize cooling demand or implement a district scale heat recovery chilling system to reduce the water needs of cooling towers.	WA	UI 4.6
WS 1.14	Remain an active partner in discussions and agreements regarding regional, domestic, and reclaimed water supply.	WA	UI 4.12
WS 1.15	Continue to work with partner agencies, such as MCWD, to achieve fiscally responsible water conservation measures.	WA	
WS 1.16	Match source water quality with end-use requirements.	WA	

WS 1.17	Identify and consolidate existing and aged infrastructure and smaller loops as areas are developed.		
WS 1.18	Ensure special handling, removal, and disposal of hazardous materials to an approved location during any improvements to water supply and distribution systems when undertaken by the University, or by others on University Property.	MA	
WS 1.19	Coordinate with MCWD to increase water storage capacity to meet maximum daily demand and fire storage capacity, especially in Zone D and Zone B.		
WS 1.20	If and when determined feasible, construct an on-site water recycling facility, with a corresponding CSUMB-owned sewer collection network.	WA	
Goal WS 2:	Integrate low impact design into all landscaping and outdoor areas		
WS 2.1	Use low-maintenance xeriscaping with native species to minimize or eliminate irrigation water demand.	WA	UI 4.7
WS 2.2	Irrigate with reclaimed water supplies, including greywater, stormwater, and recycled water.	WA	UI 4.8
WS 2.3	Design Campus open space percolation landscapes to maximize evapotranspiration and infiltration.		
	Maximize infiltration at existing large swaths of impervious surfaces by removing pavement and returning to open space until development occurs.	WA	
WS 2.4	Incorporate Campus-scale LID strategies, such as integrated percolation landscapes, green streets, recreation fields, stormwater swales, and naturalized channels.	WA	
WS 2.5	Incorporate site-scale landscaping LID strategies, such as native species selection, building within topography slopes, minimizing impervious surfaces, and avoiding soil compaction.	WA	
WS 2.6	Collect stormwater runoff throughout the site and transport, preferably through surface conveyance, to LID water-quality treatment areas.	WA	
WS 2.7	Integrate landscape features to serve not only as conveyance, but also as placemaking and stormwater treatment elements.	WA	
WS 2.8	Incorporate building-scale LID tools, such as bioretention infiltration trenches, green roofs, self-retaining areas, pervious paving, and vegetated swales.	WA	
Goal WS 3:	Percolate all stormwater within the Campus footprint		
WS 3.1	Design both the site-based and campus-based systems to retain stormwater for infiltration or reuse.	WA	
WS 3.2	Minimize impervious surfaces by reducing excess surfacing on streets, driveways, sidewalks; and by using permeable paving and landscaping wherever possible.	WA	
WS 3.3	Integrate landscape and hardscape in order to funnel stormwater runoff into landscaped areas and minimize reliance on existing and future storm drain systems.	WA	
WS 3.4	Avoid unnatural looking, deep, or fenced infiltration basins that diminish the site aesthetics and create safety issues.		
WS 3.5	Design all landscapes as self-retaining areas to reduce the volume of stormwater runoff.	WA	

OS 3.6	Consider using recreation and athletic fields for stormwater percolation.		
WS 3.7	Connect localized building-scale drainage networks into the larger campus-scale drainage network to handle overflows from larger storm events.	WA	
WS 3.8	Locate stormwater storage and reuse facilities near locations with high-irrigation water demand, such as athletic facilities.	WA	

Energy System: Develop Responsibly			
Measure	**Policy**	**LCC**	**2007 Master Plan**
Goal ES 1:	Achieve carbon neutrality and pursue net positive energy		
ES 1.1	Utilize a district-scale approach to on-site energy production, rather than building by building.	EN	
ES 1.2	Expand district-scale chilled and hot water distribution, and use this to serve building heating and cooling needs.	EN	
ES 1.3	Strive to limit natural gas usage to lab space and necessary food preparation areas, sourcing heating needs from renewable, electric sources.	EN	
Goal ES 2:	Meet future demand for energy in a safe, reliable, and cost effective manner.		
ES 2.1	Identify purchasing strategies for greenhouse gas emission offsets to close any remaining gaps at the end of the time-line to reach the 2030 carbon neutrality goal. Consider the following strategies: • Participate in a CSU/UC system or local Community Choice Aggregation (CCA) program • Purchase renewable energy offsets from a certified green-e source		
ES 2.2	Target a minimum 15 percent energy performance improvement over current Title 24 code in new construction.	EN	
ES 2.3	Target a minimum 5 percent energy performance improvement over current usage in existing facilities.		
ES 2.4	Invest in non-capital-intensive alternative energy sources that best meet the Campus's needs.		UI 2.6
ES 2.5	Evaluate campus-scale systems for cost, performance, and the extent to which they can meet the Campus goals: • District scale heat-pump-provided heating energy strategy • Ultra-clean natural gas-fired cogeneration as an interim step	EN	
ES 2.6	Identify the embodied carbon footprint of new development at the project level during the design phase, and develop strategies for reducing this footprint.	I-12	

Goal ES 3:	Design and retrofit infrastructure and buildings to minimize energy use		
ES 3.1	Develop financing strategies for infrastructure and building improvements, such as: • Group solar solicitations • Power purchase agreements • Public-private partnerships		
ES 3.2	Regularly upgrade and maintain Campus energy systems to ensure capacity and reliability.		UI 2.2
ES 3.3	Recommission existing buildings where lighting or HVAC commissioning has not been performed in the past five years.	EN	
ES 3.4	Implement lighting and other energy retrofits and other incentive programs as indicated by energy audits. To do this, consider the assistance of the UC CSU Energy Efficiency Partnership and programs like Savings by Design.		
ES 3.5	Use photovoltaic panel arrays as shade structures over parking lots and walkways.	EN	UI 2.7
ES 3.6	Reduce building energy use through low-energy heating standards, natural ventilation, daylighting strategies and lighting technologies, domestic hot water systems, and plug load management.	EN	
Goal ES 4	Design systems to be resilient to extreme weather or natural disasters and provide undisrupted service		
ES 4.1	Move overhead power lines underground.		UI 2.1
ES 4.2	Develop additional loop systems to provide redundancy and reliability.		UI 2.8
ES 4.3	Replace or rehabilitate existing systems as they near the end of their usable life.		UI 3.2
Goal ES 5:	Engage the Campus community, particularly students, in living-learning opportunities		
ES 5.1	Partner with classes and academic programs to perform energy audits, develop energy conservation programs, and explore scaling of new energy-supply technologies.		

Design Themes: Enhance Campus Identity			
Measure	**Policy**	**LCC**	**2007 Master Plan**
Goal DT 1:	Enhance Campus identity: campus scale		
DT 1.1	Adhere to Campus planning and development design guidelines as they are developed, for new development guidance and specifications.		
DT 1.2	Develop a clear Campus identity through consistent architectural style that integrates state-of-the-art technologies and design engaged with the natural environment.	I-9	CD 1.3
DT 1.3	Integrate distinct architectural landmark features into select buildings in order to support the unique Campus aesthetic and provide orientation for pedestrian wayfinding.		WF 4.1
DT 1.4	Preserve the Native American and Fort Ord military history and regional Monterey Bay culture through new landmark art, architecture, and landscape features.	I-9	CD 1.4 / 1.5
DT 1.5	Follow the guiding principles and strategies identified in the special area plans to redesign the Main Quad, Divarty Street Mall, Inter-Garrison Road, and the Athletics and Recreation District.		
DT 1.6	Increase the quantity and distribution of public art throughout the Campus by adding a major art installation (visible and relatable from sixty meters) for every five hundred residents, and a minor art installation (visible and relatable from ten meters) for every one hundred residents.	I-19	
DT 1.7	Cluster and orient buildings to define travel corridors, open spaces, and inviting gathering spaces that are protected from the prevailing winds while maximizing sun exposure.	HH, PL	
DT 1.8	Provide frequent pedestrian access between building clusters.		
DT 1.9	All future improvements on the Campus periphery edges should aim to comply with the FORA RUDG.		
DT 1.10	Restrict large advertising signs on Campus.	I-19	
DT 1.11	Maintain lines of sight along pathways and throughout landscaping features for ease of surveillance.		
DT 1.12	Develop a noise level threshold for mechanical equipment and facilities.	I-16	

DT 1.13	Utilize the Principles of Universal Design when developing all pedestrian pathways: • Equitable use: design and build a network within the Campus Core that is accessible for all users; implement identical means of use when possible and equivalent means when not • Flexibility in use: accommodate a wide range of individual preferences and abilities • Simple and intuitive use: eliminate unnecessary complexity; be consistent with user expectations • Perceptible information: communicate necessary information regardless of the ambient conditions or user's sensory abilities • Tolerance for error: minimize hazards and adverse consequences of unintended actions • Low physical effort: design for efficient and comfortable use • Size and space for approach and use: provide adequate space and clear lines of sight for any seated or standing user	EQ	
DT 1.14	Maintain a width of at least ten feet on all roadside sidewalks and primary pedestrian paths connecting buildings or sports fields.	I-14	
DT 1.15	Design primary regional trails through Campus to be paved, twelve feet wide, and routed to limit roadway crossings.	PL	
DT 1.16	Develop pervious pavement standards as alternatives to concrete for pathways and outdoor gathering spaces.		
DT 1.17	Provide a landscape buffer separation between the sidewalk and roadway.	I-14	
DT 1.18	Formalize short-cut pedestrian pathways when appropriate.		
DT 1.19	Plant trees as windrows along major pathways and within Campus open spaces to block prevailing winds.	I-14	P-PB 2.4
DT 1.20	Provide hydration stations near outdoor gathering spaces and outside popular Campus destinations.		
Goal DT 2:	Enhance Campus identity: site and building scale		
DT 2.1	Within the Campus Core, new buildings shall not exceed the existing Library's elevation above mean sea level (approximately 310 feet above sea level). Outside of the Campus Core, new buildings shall not exceed 5 stories.		CF 1.9
DT 2.2	Apply predominantly horizontal massing in building designs.		
DT 2.3	Ensure that building facades maintain a human scale at ground level through architectural or landscape transitions.		WF 5.1
DT 2.4	Massing and architectural style details of academic, support facilities, student life, landmark, and residential buildings should be differentiated by type to express their distinct identity and uses.		
DT 2.5	Incorporate the strategies listed in the Shared Characteristics section of the architectural design themes into building designs.		
DT 2.6	Orient all new buildings to take advantage of existing Campus sightlines.		WF 4.2

DT 2.7	Orient and design new building entrances to be visible from a distance, intuitive to find from all pedestrian approaches, and located directly off popular pedestrian routes, plazas, and open spaces.		WF 3.1
DT 2.8	Avoid the creation of secluded alleys between buildings, and under-designed building side or rear facades.		
DT 2.9	Avoid large contiguous floor plate building designs that inhibit daylighting and natural ventilation.	I-9	
DT 2.10	Provide access to natural light in all occupiable spaces, with the exception of spaces where natural light conflicts with the program, such as auditoria.	I-9	
DT 2.11	Make visible all interior occupiable spaces from interior circulation routes.	EQ	
DT 2.12	Account for southern sun exposure in design of buildings and site layouts to provide solar control and opportunities for outdoor social spaces.	I-9	
DT 2.13	Design western building and site exposures to protect from prevailing winds while taking advantage of ocean views.	I-9	
DT 2.14	Prefer regional design themes for façade and interior building materials.		
DT 2.15	Use materials that weather well in the coastal climate, particularly considering wet conditions, strong winds, and salt intrusion.	I-9	
DT 2.16	Develop a list of prohibited construction materials specific to CSUMB, that achieves a level of scrutiny similar to the LCC's Red List, which classifies chemicals commnly used in the building industry according to their impact on environmental pollution, bio-accumulation in the food chain, and harm to construction and factory workers.	I-11	
DT 2.17	Continue and increase the integration of recycled-content products into construction and finish materials.	I-13	
DT 2.18	Consider new technological applications in materials to enhance longevity, weathering, and flexible use.		
DT 2.19	Where appropriate, design for flexible floor plans, adjustable room configurations, and indoor-outdoor connections.	I-9	
DT 2.20	Provide multiple accessible entrances and routes through the ground floors of new buildings. Install automatic door opener push plates throughout academic, community, and student life buildings.	EQ	
DT 2.21	Design primary circulation corridors to have unobstructed air flow.		CD 2.2
DT 2.22	Minimize solar gain from windows and reflective surfaces.	EN	
DT 2.23	Implement passive heating and cooling strategies and thermal-mass building designs to reduce reliance on HVAC.	EN	
DT 2.24	Minimize utility footprint on rooftops to accommodate other uses.	EN	
DT 2.25	Incorporate noise dampening measures to reduce the impact of noise-generating equipment at grade.	I-16	
DT 2.26	Incorporate acoustically sealed individual study rooms in student housing.		
DT 2.27	Design building infrastructure to respond to a lower acceptable temperature for heat distribution.	EN	

DT 2.28	Provide wayfinding and live information for transit services at buildings with high pedestrian volumes adjacent to transit stops.		
DT 2.29	Design buildings with high non-potable water use to be recycled-water ready.	WA	
DT 2.30	Design residential laundry facilities to be adjacent to an exterior wall, allowing laundry-to-landscape projects.	WA	
DT 2.31	Adhere to CSU policy to include gender-neutral restrooms in new development. Consider expansion of the policy based on Campus community input.	EQ	
DT 2.32	Install low-flow industry-standard water fixtures and toilets in all new buildings.	WA	UI 4.3
DT 2.33	Install low-flow industry-standard urinals in all new buildings except residential.	WA	UI 4.5
DT 2.34	Design bicycle facilities and parking at all occupied building sites and field areas to meet LEED and LCC minimum standards. (Provide bicycle storage for at least 15 percent of campus occupants (LCC); LEED outlines 30 percent for residential, 10 percent for retail, and 10 percent for non-residential uses other than retail.)	I-4	
DT 2.35	Incorporate indoor and outdoor human-scale gathering spaces in student life buildings.		
DT 2.36	Outdoor event spaces should facilitate configurations suitable for gatherings of various sizes, include space for tables, as well as seating, lighting, and outlets integrated into the landscape.	I-15	
DT 2.37	Develop spaces around mature native trees.	I-14	WF 5.2
DT 2.38	Develop a strategy to centralize waste collection across several buildings, or a few large buildings, in order to reduce the accumulation of waste requiring on-site truck pick-up at each building.		
DT 2.39	Incorporate waste dumpsters into the building envelope, and out of sight and smell of non-service pedestrian entrances.	I-13	

Implementation Strategy			
Policy Identifier	**Policy**	**LCC**	**2007 Master Plan**
IS 1.1	Accept input on the Guidelines from Campus and community stakeholders to refine the implementation of the plan as needed, and also to record lessons learned in preparation for the next master plan update.	ALL	I 2
IS 1.2	Prioritize and create a timeframe strategy for the follow-up plans listed in the Implementation Chapter.		
IS 1.3	Regularly review and measure implementation efforts and progress made toward the Guidelines goals.	ALL	
IS 1.4	Determine the need for a master plan update when approaching the tenth year after this plan has been adopted.		
IS 1.5	Plan development in the sequence and within the timeframes outlined in these Guidelines.		I 4

IS 1.6	Develop a structured planning process to be followed by all projects; this process will include a comprehensive series of steps that ensure all procedures are exercised, plans checked for consistency, interested parties are included, and deliberate reviews performed before a project proceeds.	ALL	
IS 1.7	Form an Architecture Advisory Board (AAB). The board will review architectural and stylistic consistency and contribution to the Campus.	HH, MA	I 1
IS 1.8	Ensure compliance with design and construction standards of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and Title 24 of the California Building Standards Code of Regulations.	EQ, EN	I 5
IS 1.9	Strengthen the capital programming process. Focus the capital programming process on CSUMB's long-term campus-wide goals of CSUMB rather than on short-term solutions and funds immediately available: · Use available funds to determine how much of the plan can be built in a given budget cycle and then prioritize projects to produce the short term (five year) capital improvement plan · Improve utilization of existing facilities through active management of space · Use sustainable practices to reduce a project's long-term lifecycle costs	ALL	I 6
IS 1.10	Provide transparent information regarding Campus social justice and equity efforts.	I-18	
IS 1.11	Certify capital building projects at least to the LEED Gold level; aim for LEED Platinum certification from initial schematic design phases.	ALL	
IS 1.12	Select one capital building project in the next five years to strive for compliance with Living Building Challenge (LBC) certification. Evaluate this experience for establishing a future Campus policy for achieving LBC certification for capital buildings projects.	ALL	
IS 1.13	Integrate biophilic design principles into the requests for proposals for all projects.	I-9	
IS 1.14	Conduct an eco-charrette that includes biophilic design principles during the initial scoping phase of new development.	I-9	
IS 1.15	Include in the Request for Proposal process transparency of social justice and equity practices and performances of Campus contractors.	EQ, I-18	
IS 1.16	New building designs should incorporate the costs to construct associated open space, amenities, and supporting infrastructure identified in the Guidelines.	ALL	I 3


California State University
Monterey Bay