



OPEN SPACE FRAMEWORK
CONNECT AND ENHANCE CAMPUS
OPEN SPACE

INTRODUCTION

The University continues to value its connection to the natural environment, and accordingly, the Guidelines' open space framework preserves and enhances natural open space (stewardship). It defines and connects open spaces to facilitate activity and social interaction (placemaking), and furthers the Campus as a learning laboratory through the development of collaborative learning spaces (partnership). This chapter examines the current conditions of the various types of open space and establishes a network of formal and natural outdoor spaces that seeks to implement the following goals..

"Open space. Open minds." represents the shared CSUMB value that celebrates the long-standing connection to the natural environment and the regional setting.



GOALS

Protect, enhance, and connect the natural environment

Protect, enhance, and provide connections to and among the natural open space areas. Avoid development in areas with sensitive species, by instead redeveloping on previously disturbed land.

Create a strong sense of place

Intentionally create places, linkages, and opportunities for interaction between people and the natural environment.

Integrate learning opportunities into open spaces

Use open spaces as learning laboratories that contribute to the Campus learning environment, and develop educational opportunities that expand the knowledge of local habitats and Fort Ord history.

OPEN SPACE PLAN

Open Space Framework

The areas of natural open space designated earlier in the chapter will remain largely undeveloped for the outlook of these Guidelines. Pathways, safety and educational treatments may enhance access to these natural spaces, but most of the new building development will avoid these areas. The natural habitats in these areas will be preserved and protected as an important part of the Campus landscape.

BACKGROUND

Existing Campus Open Spaces

Natural Open Spaces

The Main Campus includes approximately 260 acres of natural open space, which include the Northern and Southern Oak Woodlands, Cypress Grove, East Campus Open Space, and natural areas around East Campus Housing, as well as the newer drought-tolerant landscape improvements in the Campus Core. These iconic, mostly native and natural Monterey Bay landscapes contribute to the beauty and unique character of the Campus and provide habitat. They are used for educational purposes and passive recreation.

The plant communities found on Campus include the coastal live oak woodland, maritime chaparral, and coastal scrub with groves of Monterey cypress and pine. Monterey Cypress and Monterey Pines are well-suited to the local climate and soils, and there are many mature specimens on Campus, both growing in groves and planted as street trees. These distinctive trees contribute greatly to the Campus landscape character.

- The Southern Oak Woodland consists of rugged windblown oak trees with long strands of lichen draped over their branches. This area functions well for passive recreation, such as walking, jogging, bicycling, and disc golf; it is also home to the Campus' challenge course operated by outdoor recreation.
- The Northern Oak Woodland is a smaller area north of Inter-Garrison Road and east of the North Quad Housing. Campus pedestrian circulation will extend through this area as it connects the Campus Core to existing and planned future residential neighborhoods.
- The Cypress Grove is an open area between Inter-Garrison Road and Fifth Street, west of North Quad Housing. Until demolition in 2014, this area contained nine military dormitories and four auxiliary buildings. Care was taken to maintain the cypress trees during building removal. This site offers an opportunity for development that preserves these trees.

- The East Campus Open Space consists of 322 acres of undeveloped open space east of Eighth Avenue. It is dominated by oak woodland and is currently off limits to the public until munitions cleanup work is complete and it is transferred from FORA to the Campus. Fifty acres of this area has been remediated to residential standards, and is considered developable if needed in the future. Proposed bicycle facilities through the East Campus Open Space connect to existing and proposed trail networks throughout Fort Ord.
- The natural areas within the East Campus Housing neighborhood (not shown in this plan) create an attractive setting for East Campus residents. Several pedestrian and bicycle trails have been implemented that connect to the Fort Ord trail network.

Formal Campus Open Spaces

The Main Quad is the central formal open space in the Campus Core. It is a large space defined by a collection of three-story residential buildings to the south and one-story academic and support buildings to the north. A relaxed set of paths, undulating topography, and some plantings populate the space. There are few outdoor amenities such as seating, art, and dedicated areas for students. A redesign of the Main Quad to create more usable and comfortable spaces would contribute greatly to this important open space.

The 2007 Campus Master Plan proposed a crescent-shaped walkway lined with academic buildings arcing around an adjoining meadow open space on the south side of Divarty Street. A portion of the Crescent and Meadow has been realized and marks the beginning of an interesting feature fronting the Southern Oak Woodlands. This area is currently underutilized due to its location outside the Campus Core, the large scale of the space, lack of wind protection, and lack of seating options. As the Campus grows and develops, additional buildings and amenities will enliven the Crescent and provide a unique outdoor space that connects to the Southern Oak Woodlands.

The University has implemented landscape improvements using native and drought-tolerant species in several high traffic areas, including at the Alumni & Visitors Center, the three administration buildings in the Campus

core, Chapman Science Academic Center, and along Fifth Street between Inter-Garrison Road and Divarty Street. These landscaped areas are good models for future planting, incorporating native and drought-tolerant plants, as well as stormwater management functions. Expanding this type of landscaping, and providing interpretive signage and displays, will help realize the goal of using the Campus as a learning laboratory.

Academic Open Spaces

Smaller academic courtyards and quads are found adjacent to several academic and student life buildings, providing more intimate outdoor gathering areas. The scale of these spaces makes for successful, inviting places for students, faculty and staff.

Residential Open Spaces

North Quad Housing's residential open spaces are defined by three four-story residence halls. These spaces incorporate outdoor recreation amenities such as sand volleyball, basketball, barbecues, and seating areas. If redesigned to better consider scale and climate, these spaces offer great potential to be more comfortable and attractive to residents.

Campus Entries

The Campus has a very porous and undefined border with eleven points of entry from the neighboring communities, and there is no single clear entry or main gateway. This makes the point of arrival on Campus unclear and confusing. The most prominent entry feature is the CSUMB monument sign on General Jim Moore Boulevard at Lightfighter Drive. Other major entries lack signage. The Campus would benefit from a stronger entry sequence and sense of arrival on Campus.

Athletics

The Guidelines build on and expands the existing Athletics and Recreation District, located at the southwest quadrant of the Campus. A new stadium is located at the Campus Gateway on Second Avenue at Divarty Street. An adjacent ceremonial plaza and space for potential retail abuts Second Avenue, activating both the gateway and the street edge. A stadium plaza on the east side of the stadium along Divarty Street provides space for pre-game and other events. An additional plaza west of the baseball field organizes the tennis, soccer and ball fields. A multi-use playing field south of the parking lot is available for pick-up games or other events. Pedestrian connections link the facilities with minimal road crossings. These facilities will serve both CSUMB and community partners.

Recreation

Recreation facilities are co-located with athletic facilities but are also interspersed throughout the Campus. A student-funded recreation center is proposed on the Divarty Mall, and a recreation field currently exists to the north of the Campus Core on Eighth Street. Other spaces for sports and general recreation are located in a variety of strategic locations and in student residential neighborhoods.

Topography and Climate

Much of the Main Campus topography slopes gently downward and north-west towards the bay, and is interspersed with low, undulating dune landforms. (See Figure 6.1). Portions of the Central Campus core has been graded to be relatively flat; however, several adjoining roadways are steep in some areas, such as Fifth Avenue between Inter-Garrison Road and Divarty Street, and Sixth Avenue between Inter-Garrison Road and A Street. These can hinder access for individuals with special mobility needs. This condition also exists at the East Campus Open Space and East Campus Housing.

The Monterey Peninsula has a year-round temperate Mediterranean climate, with an average daily temperature of 56 degrees Fahrenheit. Seasonal rainfall comes mostly in the winter months, with half the year averaging less than one inch a month. Strong winds and fog come off the ocean from the northwest. The open, relatively flat areas of the Campus provide little protection from these winds, which often create a cold, windy, and uncomfortable outdoor environment. Wind, salty air, and lack of rainfall inhibit the growth of tall deciduous canopy trees and ornamental flowering trees.

Given the mild but windy climate, protected sunny outdoor spaces are needed to accommodate year-round outdoor gathering. Buildings provide some wind protection, but existing landscape elements currently provide little to none.

Habitat Conservation

Since 2004, CSUMB staff and faculty have assisted in the development of the draft Fort Ord Habitat Conservation Plan (HCP) which provides the framework for ensuring conservation of nineteen special status plant and animal species and the natural communities that support them on former Fort Ord land. Although all Campus property is considered Designated Development or Borderlands (there are no designated Habitat Management Areas on Campus), the Campus has designated its own natural open space areas in this plan.

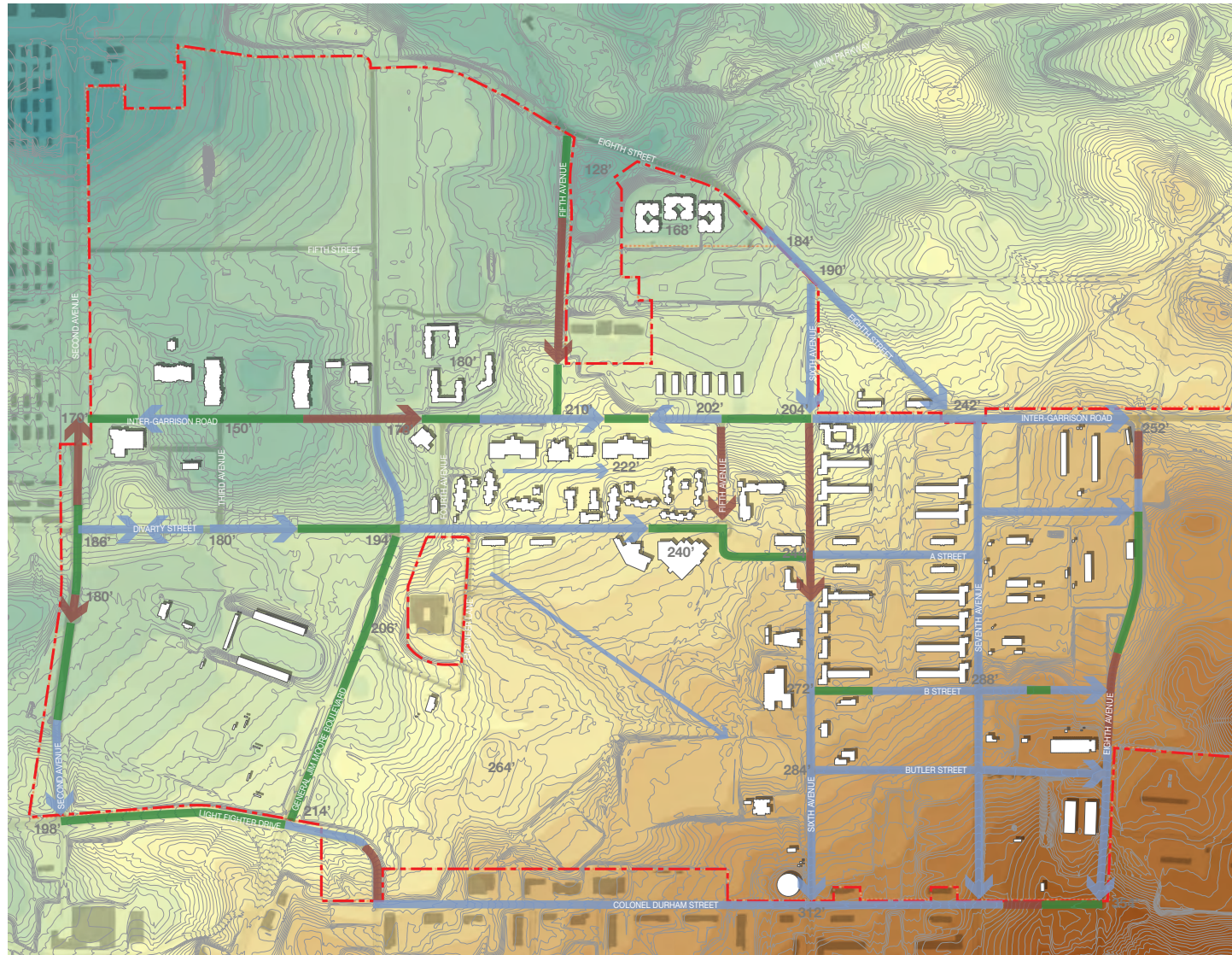
The selection of development areas for this plan is based on the 2007 Master Plan Environmental Impact Report (EIR) biological resources analysis, as well as on graduate student research and faculty plant surveys that have identified several sensitive plant, wildlife, and habitat areas in the Southern Oak Woodland, the Northern Oak Woodland, East Campus Housing, and the East Campus Open Space. Development should avoid or minimize impact on rare plant and wildlife populations.

Since 2009, the Campus Planning and Development staff have worked with a former CSUMB graduate student and the Watershed institute on the restoration of 3.9 acres at the intersection of Lightfighter Drive and General Jim Moore Boulevard. This work, which is ongoing, provides a trail with signs detailing the community-based restoration efforts.

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Figure 6.1: Existing 2017 Elevation Map

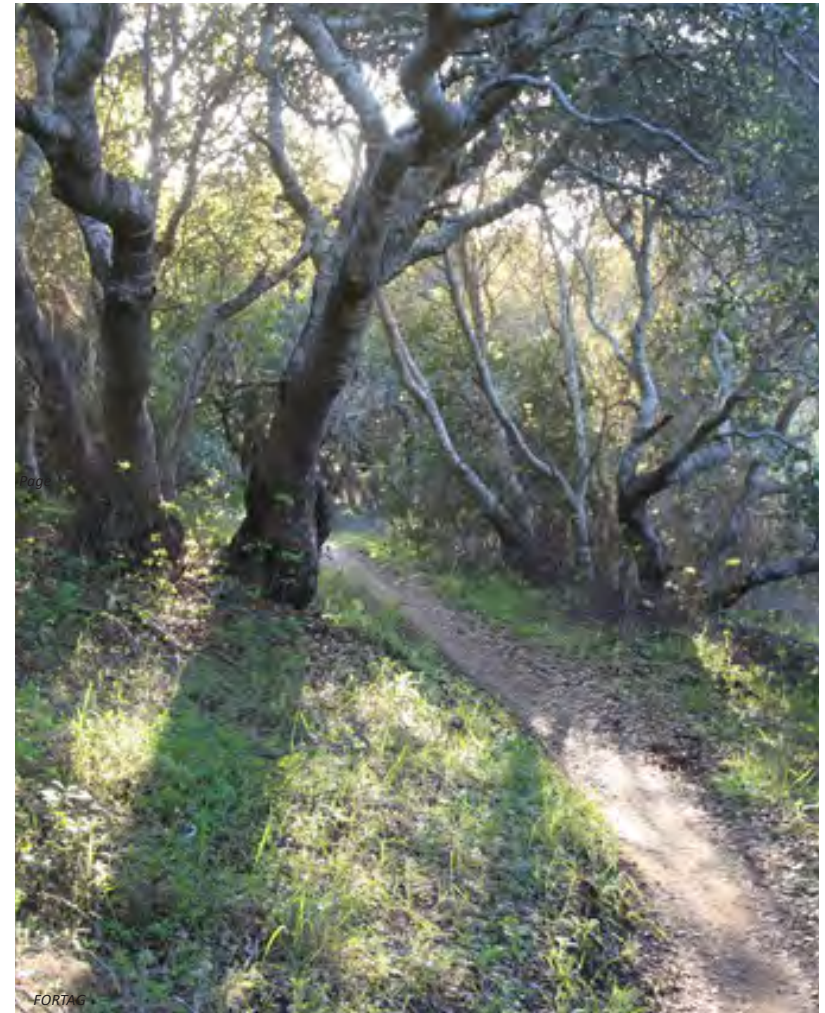
- - - Campus Boundary
- Contour Line (2 ft)
- █ Elevation - Low to High
- █ Slope - Flat (< 2%)
- █ Slope - Moderate (2-5%)
- █ Slope - Steep (> 5%)
- # Spot Elevation
- ➔ Upward Slope Direction



Campus and Community Comments

The following is a summary of the key themes shared by members of the campus community concerning the campus open space setting:

- Celebrate the unique campus identity and sense of place, including the Monterey Bay landscape and natural environment
- Make the landscape setting more coherent
- Use the campus landscape as a teaching tool and learning laboratory, including elements such as natural open spaces, newly landscaped areas, and stormwater management areas
- Brand CSUMB as an outdoor campus with natural areas, access to miles of hiking and bicycle biking trails, and the ocean
- Provide clear entries with a sense of arrival to the campus
- Improve the wayfinding around campus and to destinations off campus, such as the FORTAG trail and the ocean
- Increase and improve outdoor gathering places, with additional seating options in both formal open spaces and natural areas
- Add more art to the campus
- Transform the Main Quad into the iconic center of campus, creating a more comfortable scale and providing places for students to sit and socialize



CSUMB should continue to brand itself as an outdoor campus, with access to beautiful natural areas and the Pacific Ocean .

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RECOMMENDATIONS

Existing open spaces will be improved and new spaces added to enhance Campus community interaction and connection with the natural environment. Usable outdoor spaces should take into account comfort from the elements, water conservation, stormwater management, habitat creation and restoration, sense of place, mobility, and entertainment. The open space framework and strategies detailed below define a connected open space system that will both tie the Campus together and create a stronger sense of place. The Guidelines open space recommendations follow.

Enhance Natural Open Spaces

The unique landscape heritage, including the natural open spaces and abundant mature native trees, are among the greatest assets of the Campus. Protect and conserve special-status species and reduce invasive species. Develop low-impact recreation opportunities for Campus and community users. Foster the learning laboratory concept by providing educational signage.

Create a Variety of Formal and Natural Outdoor Spaces

Develop an interwoven series of spaces that range from small, intimate gardens to expansive ceremonial spaces. Consider spaces for graduation, performances, outdoor classrooms, small meetings, study space, habitat restoration, sports, and relaxation.

Support Use of the Campus as a Learning Laboratory

Support land uses and interventions and that allow the Campus to be utilized as a learning laboratory, incorporating opportunities for research and facilitation of a deeper understanding of systems, including ecological systems, food productions systems, and mobility systems.

Visually Unify the Campus

Use consistent plantings and a similar palette of materials and site furnishings to unify the Campus. Specifying a regionally appropriate planting palette will also reinforce the Campus image and identity.

Establish Strong Campus Entry Sequences

Well-defined gateways support a sense of arrival to the Campus. Reduce the number of entry points onto Campus, and provide signage and landscaping to create a clearer, more attractive and impressive arrival onto Campus.

Link Stormwater Management Practices and Open Space Systems

Utilize low impact design and best management practices to infiltrate all stormwater runoff within the Campus boundary. Locate these stormwater management areas within the Campus open spaces to provide educational opportunities and to contribute to the character of the Campus setting.

Establish Partnerships to Manage Open Space

Expand partnerships with academic programs, local agencies, nonprofits, and developers to effectively manage open space and regional pathways to and through the Campus.

Open Spaces Types

The areas of natural open space designated earlier in the chapter will remain largely undeveloped for the outlook of these Guidelines. Pathways, safety and educational treatments may enhance access to these natural spaces, but most of the new building development will avoid these areas. The natural habitats in these areas will be preserved and protected as an important part of the Campus landscape.

Figure 6.2 illustrates the variety of open spaces proposed for the CSUMB Campus.

Connecting Landscape

The connecting landscapes are the interstitial landscapes that tie the Campus together. These landscapes provide the connections among Campus destinations and between the Campus and surrounding community. Visually, the connecting landscapes reinforce areas between the Campus Core and other parts of Campus. As CSUMB adopts the Monterey native landscape vocabulary throughout Campus, these connecting landscapes will enhance the distinct character of the Campus.

The Campus pedestrian and bicycle circulation systems employ the connecting landscapes, providing linkages among Campus locations and local and regional destinations.

Stormwater management areas are also located within the connecting landscapes. These areas utilize low-impact design best management practices that are effective at managing stormwater runoff, and also contribute to the character of the Campus setting. Stormwater management areas also provide educational opportunities to learn first-hand about stormwater processes.

Further detail on the Campus stormwater management system is provided in **Chapter 08: Water Systems** and in **Chapter 10: Design Themes**.

Formal Open Space

The formal open spaces are centrally located high-quality spaces that help to define and organize the Campus. They are iconic and special places that serve as destinations for the Campus community, as well as visitors to the Campus. These spaces are ideal locations for public art installations. A general definition of these spaces is outlined below, and more detailed design strategies are provided in **Chapter 10: Design Themes**.

Main Quad

The Main Quad remains the core of the Campus and is bounded by Inter-Garrison Road, Fourth Avenue, Divarty Mall, and Fifth Avenue. The Main Quad contains a mix of academic, residential, and student life buildings. The Guidelines propose to redesign the Main Quad to build on this central location and mix of uses to create a space that is more welcoming, functional, and attractive. The redesign will focus on creating a series of spaces that accommodate both large and small gatherings. The Main Quad will continue to be the primary formal open space on Campus, where student events are held and where students socialize and study.

Divarty Pedestrian Mall

Positioned between the academic uses along the south side of Divarty Street and the mix of uses within the Main Quad to the north, Divarty Mall from General Jim Moore Boulevard to Sixth Avenue becomes the central spine of the Campus, a primary Campus gathering place and movement corridor. The proposed Divarty Mall limits vehicular access to shuttle, service, and emergency vehicles, to create a safe and comfortable corridor for pedestrians and bicyclists. Divarty Mall extends past the Fifth Avenue traffic circle, transitioning to a pedestrian and bicycle-only mall, and terminating at a new academic building. All vehicular traffic (shuttle, service, and emergency only) is directed south at the Fifth Avenue traffic circle, where it curves east to connect to A Street and continues to Seventh Avenue.

Figure 6.2: Open Space Types

- Natural
- Connecting Landscape
- Formal
- Residential Neighborhood
- Sustainability Commons
- Athletics and Recreation
- Academic
- Campus Entry



Inter-Garrison Road

Inter-Garrison Road also becomes a pedestrian- and bicycle-oriented east-west corridor between General Jim Moore Boulevard and Fifth Avenue to improve the safety of students navigating the Campus, and to prevent regional cut-through traffic. Vehicular access is limited to regional buses, Campus shuttles, and service and emergency vehicles. Streetscape and landscape improvements will soften the corridor and contribute to a stronger sense of place. These improvements will help to integrate the residential neighborhoods to the north with the Campus Core.

Crescent and Amphitheater

The Crescent and Meadow form an open space between the academic buildings along Divarty Mall and the Southern Oak Woodland natural area. The Crescent consists of a paved walkway with pedestrian lighting and a row of trees on either side. The Meadow is enhanced with additional planting and seating options. A new amphitheater for outdoor performances is added to the Meadow for performances, outdoor classrooms, student meetings, socializing and studying.

Academic Open Space

Academic open spaces typically consist of the entry plazas and courtyards adjacent to academic buildings. These are important Campus spaces which create opportunities for student and faculty interaction, and where students can study, socialize, and rest between classes. These spaces are smaller, protected, and furnished with ample seating options. Opportunities for integrating outdoor classrooms, including interpretive signage and visible stormwater management infrastructure should be explored.

Residential Neighborhood Open Space

Residential open spaces contribute to the quality and character of the Campus residential neighborhoods, and provide areas for socialization and the informal interactions for students. These vary in size from large spaces for recreation and events to more intimate spaces for small group gathering and studying.



Divarty Mall will become a pedestrian mall, with some similar traits, such as special paving, as the closed portion of Sixth Avenue (above).



Student residential neighborhoods should have a variety of open spaces, including smaller, intimate spaces with seating (upper), and larger open spaces for informal recreation (lower).

Sustainability Commons

The Sustainability Commons is envisioned as an art, education, and community-building center focused on healthy living, nutrition, sustainable and ecological design, art, and community service. The Sustainability Commons landscape may include garden-based demonstration areas, community gardens, sustainable agriculture plots, watershed management demonstration areas, outdoor kitchen and dining areas, locations to conduct research, and places for gathering.

Campus Entries

The Guidelines identify four major entries which lead to two key arrival areas: Divarty Street and General Jim Moore Boulevard on the west side of Campus, and Inter-Garrison Road and Sixth Avenue on the east side. These key arrival areas serve as multimodal hubs which contribute to a notable transition between surrounding communities and the Campus. The plan proposes special signage and landscape treatment at these entries, which is further described in the Landscape Design Themes section of this report.

Certain elements of the Campus environment contribute to the sense of arrival. For example, existing stone building foundations along Divarty Street create an interesting cultural resource on the north side of the street. Construction of the proposed FORTAG on the south side of Divarty Street will provide an attractive landscaped edge, and will emphasize the Campus's commitment to bicyclists and pedestrians. Entering from the south on General Jim Moore Boulevard, mature trees line the road, and future improvements to the Athletics and Recreation facilities create visual interest.

Athletics and Recreation District

The plan accommodates potential expansion of Athletics and Recreation fields on the east side of General Jim Moore Boulevard and identifies additional potential fields to the north. The plan is adaptable to accommodate future facilities, such as additional events venues, athletic, recreation and performance spaces, and other related uses. The plan also encourages a clear and inviting connection to the regional existing and proposed FORTAG trail network.

The Athletics and Recreation facilities are organized around a central plaza, or event space. This new plaza is adjacent to the new stadium, providing a space for pre-game and other events. A multi-use space just south of the plaza is available for pick-up games or other events, and can be used in conjunction with the plaza for large events.

Table 6.1: Proposed Athletic Facilities

OUTDOOR ATHLETICS AND RECREATION PROGRAM FOR GROWTH	Existing	Addition	Total Buildout
Stadium Field and Track ¹	1	1	1
Multi-purpose Field	1	1	2
Soccer Field ²	2	1	3
Baseball Field	1	0	1
Softball Field	1	0	1
Tennis Courts	0	10	10
Swimming Pool	1	0	1
Olympic Pool	0	2	2
Subtotal³	7	15	21

1. A new 10,000-seat stadium, including field and track, will replace the existing 6,000-seat stadium. See Table 3-2 and Table 3-3 for a description of the space associated with the new Stadium House and demolition of the existing Stadium House.
2. Soccer fields are located in the Athletics and Recreation District, with the exception of one field located north of the campus core near Eighth Street.
3. Additional basketball, sand volleyball and other recreational courts are and would continue to be provided in campus residential areas.



The Athletics and Recreation District will become a cohesive district, with upgrades to existing and additional new facilities for both the Athletics and Recreation programs.

