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Appendix A2: Paving Specifications

no exhibits

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Appendix A3: Site Furnishings Specifications

no exhibits
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Appendix A4: Lighting Specifications
no exhibits

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Appendix A5: Irrigation Specifications
no exhibits
The purpose of the 2003 Cal State Fullerton Master Development Plan (MDP) is to support and further the educational mission of the University by guiding the physical development of the University’s main campus to accommodate growth and change over the next ten to twenty years. The MDP provides a way for the university to characterize its growth trajectory, identify the needs associated with that growth, and create ways for the University to address the issues that arise from anticipated growth and change through gradual modification of the built and natural environment that makes up the campus. The MDP seeks to maintain and enhance the campus as an attractive, accessible and functional environment for learning, living, culture and recreation that serves students, faculty, staff and the community.

EXISTING CONDITIONS

At 237 acres, Cal State Fullerton is one of the largest of the California State University campuses in both its physical facilities and its large academic community. As of Fall 2002, 22,488 full-time equivalent students (FTES) were registered for classes on the main Fullerton campus; in total 30,900 students registered for classes during that quarter.

Cal State Fullerton is located in Orange County, the State’s third largest county with a population of 2.9 million; 50% of the University’s students are from Orange County, while another 25% are from Los Angeles County. Based on ongoing increases in enrollment demand, and the fact that enrollment has reached the 20,000 FTES cap set at the time the campus was established, the University anticipates growth to 25,000 FTES over the next ten years on its main Fullerton campus.

The University has developed the 2003 MDP to provide a land-use strategy for increasing and upgrading its facilities to meet the expected demand. The 2003 MDP takes into account projects from the existing 1993 Master Plan that are currently under development and the current campus conditions with regard to parking and vehicle circulation, open space and pedestrian circulation, building and facilities life-cycle conditions, campus space allocation, and campus landscape.

Needs assessment studies identified enrollment-driven facilities required for growth accommodation as well as the preliminary programs developed for non-state-funded facilities including parking, housing and student recreational facilities. The MDP study took into account campus analyses of strengths, weaknesses, opportunities and threats, and other needs assessment exercises. An analysis of the opportunities and constraints presented by the physical campus formed the basis of MDP development proposals.
MASTER PLANNING CRITERIA

The criteria developed for the 2003 MDP are based upon observations and analysis of current campus conditions made at the start of the MDP process and planning objectives tailored to the Cal State Fullerton mission, culture and campus. The six master planning principles which underlie the MDP are based on the philosophy that the physical campus plays a significant role in the education process by providing the setting for both planned and informal contact among students, staff, faculty and campus visitors in the classroom, at meals and in the course of recreational activities.

The six sets of linked observations, planning principles and planning objectives are grounded in the traditional approach to campus planning in which open spaces are used as the primary organizing tool, making open space, rather than structures, the building blocks for the campus. Each of the six principles was developed as a response to specific observations of the Cal State Fullerton campus, and each generates a series of planning objectives which serve to guide the specific provisions of the Master Development Plan:

- **Campus functional organization** shall reinforce and enhance existing functional organization, reinforce campus identity and emphasize a sense of arrival at campus entries. Planning objectives include increasing student residential capacity and distributing food service facilities throughout campus.
- The University will preserve and protect **campus open space** to the extent possible, enhance and integrate campus “outdoor rooms” with landscape, hardscape, site furnishings, food services and gathering places. Campus open spaces will be connected through a well-defined pedestrian circulation system.
  - The University will use **building mass and placement** to establish efficient use of land by creating new multi-story buildings. New buildings will be placed to define open space and have entries that are readily visible and connected to campus open space and circulation. New buildings will have appropriate set-backs from existing buildings and campus open spaces.
  - Enhancements to the **campus landscape** will reinforce the existing mature landscape by establishing a consistent theme, using consistent plant materials, hardscape materials, site furnishing, signage and lighting, and using landscape to create visual and connective elements between open space areas to soften public edges. Landscape screening will be used at campus edges.
  - The University will expand its **parking** capacity while preserving open space by concentrating parking in four- to five-level structures. The MDP will modify the campus **vehicle and circulation** system to increase safety by re-aligning roadways and closing some campus loop road segments to all but service and emergency vehicles.
  - Campus planning and development initiatives will maintain and enhance the University’s positive **relationships with the community** by employing appropriate set-
KEY
A Ruby Gerontology Expansion
B Housing
C Residential Parking Structures (3)
D Meeting/Dining Facility
E Child Care Center
F Corp Yd. Replacement Bldg.
G Parking Structure 2 (1,400 spaces)
H Police/Facilities Maintenance
I Student Recreation Center
J Bookstore Expansion
K Parking Structure 1 (2,500 spaces)
L Expanded Central Utilities Plant
M Retail Services Office
N Engineering Expansion (Optional site*)
O Academic Building (Optional site*)
P Faculty/Staff Center (Ground floor Library South)
Q Academic Building (Optional site*)
R Parking Structure 3 (2,000 spaces)
S College of Business & Economics
T Academic Building (Optional site*)
U Campanile
V Parking Structure 4 (1200 spaces)
X Faculty Staff Housing
Y Retail/Office Development @ Nutwood
Z Visitor Kiosk and Parking Lot
* Building sites identified may be developed according to future campus needs and priorities.

Legend
- Existing
- Under Development
- Proposed
- Campus Boundary

Master Development Plan
EXECUTIVE SUMMARY

backs, heights and land uses, and enhancing public access to the campus through re-designed campus entries, visitor parking and information facilities. The campus will seek the cooperation and support of the City of Fullerton in accomplishing the closure or re-alignment of a segment of Nutwood Avenue.

MASTER DEVELOPMENT PLAN

The Master Development Plan is a phased plan that focuses on preserving and enhancing campus open space while identifying building sites for a wide range of state-funded and non-state-funded facilities. The Plan further provides an approach to the development of pedestrian pathways, open-space landscape areas, vehicle circulation systems and parking facilities that will further integrate the campus and reinforce its pedestrian scale.

The facilities targeted in the MDP comprise 365,000 gsf of new enrollment-driven academic and administrative facilities, along with 259,000 gross square feet (gsf) of new, non-state-funded facilities; a net increase of up to 2,477 new parking spaces in four commuter and three residential parking structures to bring the campus total to up to 12,340 spaces at the end of the final phase; and new campus housing for up to 1,590 students and 250 units of faculty and staff housing to increase campus housing capacity to up to 2,426 beds. These figures do not include the Performing Arts addition, currently under construction as part of the 1993 campus Master Plan.

The 2003 MDP builds upon the existing 1963 campus Master Plan and subsequent amendments by reinforcing a strong academic core, strengthening the pedestrian circulation system, supporting the student residential area in the northeast precinct with additional residential units and a dining facility, establishing a strong student support and recreational precinct in the northwest, and confining vehicle traffic and parking to the campus perimeter. The MDP preserves the Arboretum and other natural areas, as well as heritage buildings and sports and recreation facilities. These contribute to the University’s ability to serve as an important regional center for intellectual, cultural and athletic activities and for life-long learning. The MDP acknowledges the planned development of housing, parking and retail/office facilities on the College Park property and provides strategies for more firmly integrating College Park with the main campus.

The Master Development Plan presented in Chapter 4 represents a possible and appropriate way that the targeted facilities can be constructed on the Cal State Fullerton campus, in fulfillment of the needs analysis conducted during and prior to the MDP and detailed in Chapter 2, and in accordance with the master planning principles described in Chapter 3 and the design guidelines delineated in Chapter 6.

Twenty-six specific development sites are identified that preserve campus open space by concentrating development on existing surface parking lots and intensifying parking in parking structures. The MDP builds upon and reinforces the existing campus functional organization. The twenty-six development projects, along
with a series of enhanced campus open spaces and a re-configured pedestrian pathway system, will accommodate the anticipated increase in student enrollments to 25,000 FTES and the concomitant increases in faculty and staff.

LANDSCAPE MASTER PLAN

The Landscape Master Plan (LMP) is focused upon enhancing and improving the campus open space areas and pedestrian pathway system by unifying the appearance of the campus, using landscape to draw attention to important buildings and campus open-space areas, and enhancing existing campus open spaces with new landscape concepts and attractive plant and hardscape materials. The LMP is based on seven planning principles that specify the manner in which campus landscape shall address campus edges; campus identity at entries; the establishment of a hierarchy of campus open spaces; the interconnecting pedestrian pathway system; safety and security features; and maintenance, affordability and sustainable design.

The Landscape Master Plan serves to establish human scale on a very large campus by reinforcing the pedestrian pathway system with specific proposals for seven tree-lined walkways that inter-connect the four major open space areas (the Quad, Memorial Lawn, Commons, the Nutwood Esplanade) and a newly established Sports Plaza adjacent to the Student Recreation Center. Under the LMP, the Arboretum and Memorial Grove are preserved as important campus heritage spaces. The Landscape Master Plan provides specific recommendations for plant materials and planting patterns, including trees, shrubs and groundcovers; hardscape materials and specific hardscape patterns for pathways that contribute to the campus wayfinding system; site furnishings; lighting; and irrigation systems.

DESIGN GUIDELINES

Campus design guidelines, integral to the Master Development Plan, provide guidance over the long term of campus development to ensure that new projects contribute to the University’s over-arching view of the campus. By encouraging a high level of aesthetic quality and supporting a climate of technological and aesthetic innovation, the design guidelines are meant to guide decisions rather than regulate future actions, and they thereby lay the groundwork for creativity.

Design guidelines address building design, including choice of building site and the relationship of buildings to open space and to the pedestrian circulation system; building form, including the role of ‘foreground’ and ‘background’ buildings on the campus, building massing and articulation; and building façade materials and colors. Additional guidelines provide guidance on the building envelope, including height limitations, set-backs and ‘build-to’
lines. Design guidelines also address campus circulation and parking, including structured and surface parking facilities; campus roadways and service areas; loading docks and mechanical equipment.

PHASING AND IMPLEMENTATION

The Master Development Plan provides a 5-phase implementation program which integrates the development of capital projects with the impacts of those projects upon campus parking facilities and vehicle circulation. Also provided is a phasing program for parking facilities to keep pace with enrollment increases and coordinate with campus construction. Landscape projects are phased in conjunction with specific capital plan projects, along with two large-scale, stand-alone landscape projects to revitalize the Quad and to create a pedestrian open-space link between the Main Campus and the College Park property along Nutwood Avenue. The implementation and phasing plan provides the University with the flexibility to make development decisions on the basis of pedagogic, administrative, or student support needs and requirements as they arise over the time frame of the MDP.
INTRODUCTION AND PURPOSE
INTRODUCTION AND PURPOSE

Cal State Fullerton is one of the largest of the California State University campuses in both its physical facilities and its population. The 2003 Master Development Plan (MDP) is a strategy for modifying the physical campus to accommodate growth and change over the next ten to twenty years. The MDP addresses only the main campus in Fullerton, not its affiliated branches, locations, facilities or students.

1.1 CONTEXT OF THE MASTER DEVELOPMENT PLAN

The context for these anticipated changes is both local and wide-ranging. Cal State Fullerton has reached its main campus growth cap of 20,000 FTES. Enrollments have increased by an average of about 4 percent each year for the past six years, and are projected to continue at this rate if unconstrained by budget limitations. Academic programs, student life, health and career programs and campus facilities are over-burdened by the surge in enrollment. Providing adequate instructional facilities, hiring faculty and staff, expanding student housing, recreation and child care programs, and increasing the University’s parking inventory are among the immediate needs addressed by the Master Development Plan.

Many campus facilities, including academic facilities, parking, faculty offices and student support facilities, are reaching their capacity. The University anticipates a need to increase its housing capacity beyond the new residences opened in the Fall of 2002. Other projects, including a new student recreation center, new parking facilities, and a new children’s center, under consideration when the MDP process began in 2000, required appropriate building sites. The necessary planning for these facilities, the construction of additions to the Physical Education and Health Services buildings, and anticipation of the addition to the Performing Arts facility call for a reconsideration of significant areas of the campus outdoor space. The new College Park facilities provide area for expansion and must be incorporated into the campus Master Plan. Finally, a series of strategic planning exercises undertaken by the University in recent years have identified aspects of the physical campus that can be improved.

1.1.1 STATE OF CALIFORNIA MASTER PLAN FOR HIGHER EDUCATION

At the core of the Cal State Fullerton MDP is the issue of growth. In 1954 there were two University of California campuses and 10 California state colleges. Anticipating a population boom, State leaders envisioned a new system of public higher education to match both the burgeoning population and the people’s optimism and ambition to have the best in public education. The State of California adopted a Master
Plan for Higher Education which defined three tiers of public higher education that guaranteed access to higher education opportunities for all Californians.

The University of California (UC) would be the top tier, doctoral degree-granting university with a full research program, mandated to accept the top one-eighth of graduating high school seniors. The state colleges, later to be consolidated and called the California State University (CSU), would be the “teaching” university, granting undergraduate and masters degrees. Under the Master Plan for Higher Education, CSU is mandated to accept the top one-third of high-school graduates. The junior colleges, later to be called community colleges, would be open to all. Remarkably, the plan was embraced and faithfully implemented statewide, and it continues to guide public higher education almost 50 years later. From a start of 12 campuses in 1954, there are now 10 UC campuses and 23 CSU campuses. It is not an exaggeration to say that the 1954 Master Plan for Higher Education has produced a public higher education system that is the envy of the world, both in its quality and in the degree of access it offers to Californians.

The 1954 Master Plan for Higher Education represents a pact between the government of California and its citizens. Under this pact, if the citizens support higher education with their taxes, the State, through its three-tiered system, commits to provide access to public higher education, according to the respective missions of the three tiers. In a remarkable achievement, the State of California has kept its higher education pact with the citizens since 1954, despite a staggering rate of State population growth and changing political climates. At the UC and CSU levels, it has done so by expanding enrollment roughly in proportion to population, despite the challenge of developing 21 complete new campuses and dramatically expanding 12 existing ones in a period of only 48 years.

From the vantage point of 2003, it is clear that the pressure is building to accommodate a bulge in the population of college-age students (the so-called ‘Tidal Wave 2’, children of the baby-boomers), as well as an increase in demand for higher education for older students. Nowhere is this demand more apparent, more concentrated, and potentially more under-served than in the Orange County region. With this strong demand for higher education and the commitment made by the state to educate the top one-third of its high school graduates in the State College system, Cal State Fullerton must plan to expand to serve this need. The alternative, to cap enrollment, is contrary to the mission of the CSU system since 1954 and contrary to its solid record of success.

1.1.2 HISTORY OF THE CAMPUS

In 1957, Cal State Fullerton (then called Orange County State College) became the twelfth state college to be authorized by the California Legislature. It was conceived from its inception as a liberal arts institution with a full complement of academic, athletic and extra-curricular activities. The current site of the campus was purchased in 1959, when Dr. William B. Langsdorf was appointed as the founding president. Classes began on the campus in the Fall of 1960 in 12
temporary buildings on what had been an extensive 237-acre orange grove. The first permanent building, the six-story Letters and Science Building (now known as McCarthy Hall), was occupied in 1963, and the college was designated a state university in June of 1972.

Even at the beginning of its history, Cal State Fullerton enjoyed vigorous growth; in the 4 academic years from 1957-58, when classes were held in local high school facilities, to academic year 1960-61, student headcount rose quickly from 349 to 1129. From the start, the University’s academic planners deliberately scheduled class offerings to create opportunities for students already in the work force; the age of the average student in the first year of classes was 35.

The University has continued on its rapid growth trajectory until the present. The curriculum has expanded to include 54 undergraduate and 45 graduate programs, as well as numerous credential and certificate programs, all within seven academic colleges. Dr. Milton A. Gordon, the fourth president appointed in August 1990, currently presides over a 237-acre campus of more than 31,000 undergraduate and graduate enrollments, more than 660 full-time faculty and staff, and more than 1050 part-time faculty. During 1999-2000, the University graduated 4,522 undergraduate and 889 graduate students. Over the course of its history, Cal State Fullerton has awarded over 140,000 degrees.

1.1.3 MISSION OF THE UNIVERSITY

The physical campus is a potent instrument of the educational process. The physical campus provides the setting for formal learning experiences and for the informal encounters between students, faculty, staff and visitors that are the hallmark of the university experience. The physical campus can also express the University’s status in the educational and surrounding communities, embody its values, and serve as the symbol of excellence for its students, faculty, staff and visitors. The MDP will advance the mission of the University by providing a strategy for development of the physical campus in ways that will further its principles and reinforce its goals.

Cal State Fullerton Mission Statement

Learning is preeminent at California State University, Fullerton. We aspire to combine the best qualities of teaching and research universities where actively engaged students, faculty, and staff work in close collaboration to expand knowledge.

Our affordable undergraduate and graduate programs provide students the best of current practice, theory, and research and integrate professional studies with preparation in the arts and sciences. Through experiences in and out of the classroom, students develop the habit of intellectual inquiry, prepare for challenging professions, strengthen relationships to their communities and contribute productively to society.

We are a comprehensive, regional university with a global outlook, located in Orange County, a technologically rich and culturally vibrant area of metropolitan Los Angeles. Our expertise and diversity serve as a distinctive resource and catalyst
for partnerships with public and private organizations. We strive to be a center of activity essential to the intellectual, cultural, and economic development of our region.

The University Planning Committee, as the result of a collaborative planning process, developed a University Mission, Goals and Strategies plan, which was approved by the University President in 1994. The University’s mission statement recognizes that the essential and integrative university experiences take place not only in classrooms, but in residential settings, through informal encounters, at meals, and in the course of extra-curricular and recreational activities. As such, the physical campus is an active participant in the educational process. In addition, two of the Goals statements directly influence the development of Cal State Fullerton learning environments:

To ensure the preeminence of learning, we will develop and maintain attractive, accessible, and functional facilities that support learning (Goal I: Strategy F).

To create an environment where all students have the opportunity to succeed, we will provide an accessible, attractive and safe environment, and a welcoming campus climate (Goal V, Strategy G).

The 2003 Master Development Plan has been created to carry out these goals and strategies.

1.1.4 ENROLLMENT GROWTH

As indicated, one of the principal forces behind the Master Development Plan is the need to accommodate current and anticipated growth. The initial stages of the MDP study included a capacity analysis of the campus to examine the balance between significant enrollment increases and the quality of campus life. On the basis of this analysis and in response to the CSU system’s need to respond to the increasing demand for both part-time and full-time enrollments, it was determined that Cal State Fullerton would increase its enrollment cap to 28,000 FTES, with 3,000 FTES being accommodated on the El Toro satellite campus. Accordingly, the 2003 Master Development Plan for the Cal State Fullerton main campus will accommodate 25,000 FTES. Depending on future needs and circumstances, these enrollment targets could be further increased after 2010.

1.2 PURPOSE OF THE 2003 MASTER DEVELOPMENT PLAN

The 2003 MDP will allow the University to develop a common vision that will guide land and building use and serve as a tool to guide decisions on program planning and implementation, resource allocation, setting priorities and other university administrative matters which influence the student educational experience at Cal State Fullerton. These daily decisions collectively set a course for the long-term future of the University. The MDP will help ensure that such decisions are consistent with the University’s central mission.

Studies conducted within the context of the MDP investigated the capacity of the Fullerton campus in order to determine a suitable level of enrollment growth. The MDP evaluates the impact of anticipated new facilities, and develops an appropriate plan for the campus physical facilities to accommodate the growth and change to the campus that will take place in the coming decade.
1.3 GOALS OF THE 2003 MASTER DEVELOPMENT PLAN

The intent of the Master Development Plan is to map out a trajectory for growth and change that will enhance the physical campus, reinforce the University’s strengths, ameliorate its weaknesses and support the University’s mandate to provide high quality education to a large student body. Specifically, the MDP facilitates the University’s ability to:

- Support the faculty and staff with appropriate teaching, research and administrative facilities;
- Reinforce the sense of campus community by providing in-class and out-of-class opportunities for faculty, student and staff collaboration;
- Make available the appropriate facilities for informal recreation and intercollegiate athletics;
- Serve as an accessible, attractive, safe and welcoming campus for students, staff, faculty and the community;
- Serve as a regional center for intellectual, athletic, cultural and life-long learning;
- Adequately manage and maintain all campus facilities;
- Preserve a balance between open space and built structures;
- Maintain its stewardship of campus landscape and natural resources; and
- Continue its good relations with the City of Fullerton and the surrounding community.

To achieve these goals, the Master Development Plan provides the University with a framework for development that updates the 1993 Master Plan. The 2003 Master Development Plan is a strategic approach to the development of the physical campus that provides support for both immediate and long-term decision-making by:

- Documenting and evaluating existing campus conditions;
- Assessing the implications of enrollment growth for expansion of campus facilities;
- Assembling and records documentation of future campus needs and requirements;
- Identifying appropriate sites for development of new facilities;
- Specifying safe and functional pedestrian and vehicle circulation patterns;
- Quantifying parking requirements and identify sites for adequate parking facilities;
- Incorporating facilities currently under construction into the campus fabric;
- Incorporating landscape concepts into the campus facilities master plan;
- Specifying design guidelines to govern height limits, setbacks, building area and connection with campus open space, pedestrian pathways and vehicle access roads for new structures; and
• Recommending a phasing strategy for new facilities that preserves campus functions and recognizes funding cycles.

The specific objectives of the MDP are detailed in Chapter 3, Master Planning Criteria.

1.4 PLANNING PROCESS

The University contracted with a professional planning group, AC Martin Partners, to assist in the development of the 2003 Master Development Plan. The process of gathering information and developing the Cal State Fullerton Master Development Plan extended over a 24-month period. The work involved full collaboration with the University community and comprised four phases: Phase I: Data Collection & Planning Analysis; Phase II: Visioning; Phase III: Master Plan Alternatives; Phase IV: Master Plan Development.

1.4.1 PARTICIPATION IN THE PLANNING PROCESS

The planning team collaborated with the University Planning Committee, the University Project Management team headed by the Associate Vice President for Facilities Management, the President’s Administrative Board, and a wide range of Policy Teams, Technical Advisory Committees, and stakeholder groups, including both campus and community groups. A full list of committees and stakeholder groups participating in the process is included in Appendix B.

The planning process was designed to encourage broad participation by campus groups. Students, faculty, staff and community groups took part in a total of five campus-wide forums distributed throughout all phases of the planning process. Each forum consisted of a series of meetings and other information-gathering exercises to which campus groups and individuals were specifically invited. Campus participation ensured that the planning team received information and opinions from all stakeholder groups throughout the process. Input from the campus community was actively sought in Phase III, during the development of Master Plan Alternatives and in Phase IV, at the Draft Master Plan stage. Committees, groups and individuals participated in workshops, received periodic updates and briefings by the project team, participated in interviews and attended open house forum meetings to review progress on the Master Plan. In order to spread information widely among the campus community, all materials developed in the Master Planning process were made available on the campus web site. In addition, the process was covered by the Daily Titan newspaper, and members of the Planning team made presentations to specific groups during the 24-month planning time-frame.

During the Data Collection Phase, students participated in a campus photographic survey organized by the Office of the Vice President for Student Affairs to gather information on students’ perceptions of the campus. Twenty-seven student volunteers submitted over 400 photos along with their comments about the best, the most memorable, and the most problematic places on campus. The information from the survey was incorporated into the Data Collection phase of the planning process.
1.4.2 PHASES OF THE PLANNING PROCESS

Phase I: Review Of Documentation And Data Gathering

During Phase I, the Planning team reviewed all available studies, reports, publications, data and other documents in order to develop an appropriate scope for the Master Development Plan, comprehensively document current conditions, and identify needs and requirements for future campus development. Materials from a series of previously-completed strategic planning exercises, including the University SWOT Analysis (Strengths, Weaknesses, Opportunities and Threats) and a design charrette for the Campus Quad added further information to the planning process. During the Data Collection Phase, the first of a series of Campus Forum workshops was held to gather information from the campus community.

Phase II: Vision of the Cal State Fullerton Campus

A series of Visioning Workshops conducted in Phase II were designed to articulate the University’s Mission and its vision for future development. Representatives of the Academic Senate provided input to the Planning team with regard to the University’s expressed goals and strategies.

Phase III: Master Plan Alternatives

In the third phase of the MDP process, the Planning team designed a series of Master Development Plan Alternatives and created three-dimensional computer models of the campus to illustrate them. These models formed the basis for discussion at campus forum workshops and at other meetings with constituent stakeholder groups. Each of the alternatives accommodated the 25,000 FTES enrollment level that was the basis for the planning process, and each illustrated a distinct way that the facilities required to serve this enrollment level could be achieved on the campus.

Phase IV: Master Plan

The final Master Development Plan is the product of input from many sources and takes into account the university’s long-range vision as well as the phasing priorities necessary for long-term fiscal planning and integration with the Chancellor's office requirements. The final version of the Plan has been presented to the Trustees of the California State University, and was approved in November 2003.

1.5 SCOPE OF THE MASTER DEVELOPMENT PLAN

The scope of the MDP comprises three specific areas of concern: growth accommodation; functional modification; and aesthetic enhancements to the campus.

1.5.1 GROWTH ACCOMMODATION

Cal State Fullerton student enrollments have increased steadily over the past 10-year period,
and the planned enrollment capacity of 20,000 FTES has been reached. In anticipation of increasing the campus enrollment capacity to 25,000 FTES, the University has a number of opportunities both within and beyond the existing campus. The University’s options related to distance learning, year-round operations and satellite campuses are expected to play significant roles in growth accommodation. In addition to these operational and off-campus alternatives, the main Fullerton campus will need modifications to incorporate increased capacity in its academic, administrative, and student support sectors.

The Master Development Plan accommodates anticipated increases in instructional facilities, and in the administrative and office space needed to accommodate increased faculty and staff. Similarly, expansion of the campus central utilities plant and maintenance facilities will be required to accommodate increased numbers of students, faculty and staff. The impact of increased enrollments on traffic, both within and adjacent to the campus, and upon currently strained parking facilities is significant, and will require increased parking capacity as well as alterations to the campus vehicle circulation system. Even without future enrollment increases, the needs and expectations of students would require new student housing and recreation facilities. The anticipation of enrollment increases, however, makes that need all the more acute.

1.5.2 FUNCTIONAL MODIFICATION

Significant functional modifications are currently needed or are anticipated for the smooth operation of the campus. These functional changes involve the construction of new buildings, removal of existing temporary structures, modifications to the vehicle circulation system, and reconfiguration of campus outdoor open spaces.

Building programs

A significant portion of the functional modifications to the campus are precipitated by new or anticipated building programs. Although the majority of campus buildings are in good condition, some temporary facilities have reached their expected life cycles and will be replaced (see Chapter 2, Existing Conditions). Current and anticipated construction of new facilities will change the patterns of circulation and access and will have an impact upon key outdoor spaces:

- The Northeast precinct of the campus has been reconfigured by the construction of new housing, the recently-completed addition to the Health Center, and the addition to the Physical Education building, currently completing construction.
- The Northwest precinct, chosen as the site of the new Student Recreation building and adjacent parking structure in early stages of the MDP process, will need modification of adjacent outdoor spaces to serve new needs generated by these facilities and to integrate the changes in pedestrian circulation brought about by the Physical Education building addition.
• In the Southwest precinct, an addition to the Performing Arts building, previously approved as part of the 1993 Master Plan, will be constructed on the site of the large lawn area currently used for a variety of programmed and informal activities. This addition to the campus precipitates the need to identify a new outdoor area to accommodate large audiences and other university and public gatherings. Also in this precinct, a new parking structure whose site, at the corner of State College Boulevard and Nutwood Avenue, was identified in the early stages of the MDP process is currently under construction. This large parking facility will have an impact upon automobile and pedestrian traffic patterns entering the campus which must be integrated with the campus vehicle circulation system.

• Other anticipated facilities, including a re-located and enlarged Children’s Center a re-located Campus Parking facility, a new facility for Campus Police, as well as new academic buildings and additional future parking structures, require appropriate building sites. In addition, the new College Park building needs to be integrated with the rest of the campus in a manner that accomplishes functional, aesthetic and safety purposes. Expansion and/or upgrades for some campus utility systems and campus utility plant facilities are due; these are to be integrated with the new Master Development Plan.

Parking And Vehicle Circulation

Existing parking facilities are inadequate to accommodate current needs at time of peak demand. In the southeast and southwest precincts, vehicle access routes from freeways and local streets contribute to traffic congestion, while within the campus, vehicle circulation routes cross pedestrian pathways, endangering pedestrian safety. There is one visitor information kiosk for the entire campus. Neither its current location, its appearance, nor its functional utility are satisfactory.

Outdoor open space

The construction of new facilities will create and define new open space area. Similarly, reconfiguration and re-programming of key outdoor spaces, including the Quad, pedestrian pathways and the county bicycle path that runs north/south through the campus are needed to enhance both the functional and aesthetic qualities of the campus opens space system.

1.5.3 AESTHETIC ENHANCEMENT

Cal State Fullerton enjoys a large and aesthetically landscaped campus that needs attention to maintain its high quality. The functional changes to the campus outlined above will result in
alterations to the campus open-space network. Design Guidelines (Chapter 6) will allow the University to direct the design of new structures on the campus and integrate their form, materials and orientation with existing buildings and outdoor spaces. Similarly, as the campus undergoes significant change to its outdoor areas, conceptual landscape designs (Chapter 5) will provide direction for guiding the development of new outdoor program areas and pedestrian pathways, for preserving and interpreting campus historic element, and for enhancing artistic expression on the campus. The Master Development Plan also provides the opportunity to more fully connect the Arboretum, a unique and highly prized feature of the University, to the main areas of the campus.
**EXISTING CONDITIONS**

### 2.1 REGIONAL AND COMMUNITY SETTING

The Cal State Fullerton campus is located between California State Route 57 and State College Boulevard in north Orange County, California, about 40 miles southeast of central Los Angeles (Exhibit 2A). Previously an agricultural area, Orange County has experienced very rapid population growth during the last four decades. With a population of 2.9 million, it is the third largest of California’s 58 counties.

Over its history, the land surrounding the Cal State Fullerton campus has evolved from orange groves on the fringe of a small agricultural town, to a patchwork of suburban development, to its current fully built-out environment. Over the same period, the City of Fullerton has grown to a population of more than 128,000, and has merged with the urban expansion of the Los Angeles metropolitan region.

Cal State Fullerton offers classes at four off-campus sites. At the most recently established satellite campus at the former Marine Corps Air Station in El Toro (relocated from Saddleback College in Mission Viejo), a total of 2,255 upper division and graduate students enrolled for classes beginning in the 2002-2003 academic year; this figure represents 862 full-time-equivalent students (FTES). The El Toro campus, which offers courses leading to degrees in fifteen academic programs, is expected to grow to serve 3,000 students, providing higher educational opportunities to the underserved communities of south Orange County. The University also holds academic classes at their Garden Grove facility and specialized arts programs at the Grand Central Arts Center in Santa Ana. Specialized MBA classes are held at the Spectrum in Irvine. The Desert Studies Center in the Mojave Desert is a field station that provides specialized classes; the Tucker Wildlife Center is a Cal State Fullerton research site. Cal State Fullerton also participates in the University alliance that operates the Southern California Marine Institute, on Terminal Island. While Cal State Fullerton is a diverse educational institution spread over several sites, this Master Development Plan addresses the main campus only.

The 237-acre main campus is directly accessible from California State Route 57, which forms the eastern campus boundary. To the south, Hope International University occupies a significant portion of the land south of Nutwood Avenue, along with residential and some commercial development. A number of students from Hope International cross-register for Cal State Fullerton courses. Other institutions adjacent to the campus are the Southern California College of
2.2 ENROLLMENT

2.2.1 CAL STATE FULLERTON SERVICE AREAS

Exhibit 2B shows the Cal State Fullerton service area in the center of other Cal State campuses. The University draws just over 50% of its students from Orange County, and just over 25% from Los Angeles County. Students also come to Cal State Fullerton from San Bernardino County (7%), Riverside County (5%), and San Diego (1%) counties; 3% of the students originate from outside California, while 2% are international students. These statistics, the most recent available, are based on an analysis of 1999 enrollments conducted by the Student Affairs Research Center.

2.2.2 ENROLLMENT GROWTH AND CURRENT CAPACITIES

Cal State Fullerton enrolls students in courses during the Fall, Spring and Summer semesters. As of Fall 2002, 22,488 full-time equivalent students (FTES) were registered for classes on the main Fullerton campus; the total number of students registered for classes on the main Fullerton campus was 30,900 (headcount).

Enrollments on the main Fullerton campus have somewhat exceeded the existing enrollment cap of 20,000, set at the time the campus was established (Exhibit 2C). Current levels of enroll-
2.3.2 CAMPUS BOUNDARIES AND EDGE CONDITIONS (Exhibit 2F)

The campus is surrounded by residential, institutional and commercial land uses and by the

CAMPUS BENCHMARKS: Baseline for the 2003 Master Development Plan

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<table>
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<td>Current Master Plan Capacity</td>
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<tr>
<td>Total Campus Parking Spaces</td>
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2.3 EXISTING CONDITIONS ANALYSIS

2.3.1 EXISTING 1993 CAMPUS MASTER PLAN (Exhibit 2E)

The existing Master Plan, approved in 1993, shows proposals for thirteen projects (Exhibit 2E). These include two parking structures; expansion of the Performing Arts, Physical Education and Health Center buildings; expansion of the Sports Complex; addition to the bookstore; development of student housing; faculty housing, the Arboretum Visitors’ Center; and the Corporation Yard; new sites for academic facilities for Social Sciences and the College of Business. Of these, the following projects have been completed: Student Housing (440 residential beds); Health Center Expansion (8,344-gsf); and Physical Education Expansion (now Kinesiology and Health Sciences: 70,000-gsf). In addition, a 101,857-gsf expansion of the Performing Arts Center is under construction. Parking Structure 1 is under construction in a different location than approved in 1993. Parking Structure 2 and the Arboretum Visitors’ Center are in development on their approved sites. It is worth noting that two projects from the 1993 Master Plan have been omitted from the 2003 MDP: faculty housing on the site north of Yorba Linda Boulevard, and the stadium expansion.
California State Route 57 freeway on the east. The Fullerton Marriott, adjacent to the campus on the east, is a full-service hotel developed in a joint venture by the Marriott Corp., the University and the City of Fullerton.

To the north, the campus is bounded by Yorba Linda Boulevard, north of which is a largely residential area that also includes the Southern California College of Optometry. The University owns a 1.08-acre piece of property north of Yorba Linda Boulevard, which is currently used for overflow parking.

West of State College Boulevard, to the west of the campus, is a primarily residential area that incorporates some institutional land uses: Western State University College of Law on the western side of State College Boulevard, and Troy High School, on Dorothy Lane. La Vista High School is also located on State College Boulevard, near to the campus. Residential development to the west of the campus consists mainly of single-family homes.

Nutwood Avenue served as the southern campus boundary until the year 2000 when the College Park property was purchased by the Cal State Fullerton Foundation. This 8.2-acre parcel of land is bounded by Langsdorf Drive to the East, College Avenue to the South, Commonwealth Avenue to the West and Nutwood Avenue to the north. To the east of the College Park property is commercial development. Directly west of Commonwealth Avenue is Hope International University, and further to the west is a multi-family residential area which also serves students.

2.3.3 LAND USE & FUNCTIONAL ORGANIZATION (Exhibit 2G)

The campus is organized with its main academic and administrative functions in the center and surface parking lots around the periphery of the site. The southern half of the site comprises a strong academic core, with academic buildings and associated administrative functions centered around Pollak Library; most facilities are within a 4-5 minute walk of the Campus Quad, a central gathering area south of the Library. Sports fields and surface parking lots occupy the north of the site, along with the 26-acre Fullerton Arboretum, dedicated in the fall of 1979 as a joint venture by the University and the City of Fullerton. Student housing has been constructed in the northwest precinct, with dedicated residential parking. Student support services, including the Health Center, the Titan Student Union and the Titan Shops Bookstore are located to the north and west of the academic core. Facilities maintenance, campus infrastructure and campus support services are located along the western boundary at State College Boulevard, and in the southwest precinct to the west of the academic core. The 8.2-acre College Park site
south of Nutwood Avenue contains a 10-story office building and surface parking. Although a fraction of the space in this building is currently leased to non-University tenants, the remainder of the building serves academic and administrative functions. It is planned that, as leases run out, additional University administrative functions will be transferred to the remaining space in the College Park building. The small parcel north of Yorba Linda Boulevard is currently used for campus overflow parking at the beginning of each semester, and is leased on weekends to an adjacent church for parking.

2.3.4 ACCESS, PARKING AND VEHICLE CIRCULATION
(Exhibit 2H)

Campus Entries

Vehicle entries into the campus (shown in Exhibit 2H) are distributed around the campus perimeter, leading from the main access routes to the campus: State Route 57, State College Boulevard and Yorba Linda Boulevard. Nutwood Avenue serves as one of the primary entries to the campus, routing commuters along South Campus and East Campus Drives to parking facilities along the eastern perimeter. This southern entry, also serving as the main visitor access, is somewhat indirect and a potentially confusing route to campus facilities for those unfamiliar with the campus.

Parking

In 2002 there were 9,183 parking spaces on the campus in surface lots. Of these, 6,286 are student spaces. Parking facilities accommodate general student, general faculty/staff, disabled, visitor, motorcycle, maintenance/service and state vehicle parking. Especially designated parking facilities for student carpool vehicles encourage carpooling. Included in the total are a number of short-term parking spaces (15- and 30-minute zones) distributed throughout the campus. All parking is by semester or daily parking permit.

An analysis of parking facilities conducted in the year 2000 by consultants Wilbur Smith Associates determined that, at that time, there was an unmet peak hour demand for 700 parking spaces. Since that time, new student housing has been constructed on the site of former surface Lot E, in the northeast, further reducing available parking and increasing the estimated unmet peak hour demand to 1,500 spaces. This deficit was based on year 2000 enrollment level (headcount 27,167), and it continues to worsen as enrollment increases. The Office of Parking and Transportation currently estimates the parking deficit in spring 2003 at approximately 2000 spaces. Two parking structures to relieve
the parking shortage are under development at the time of this report (see additional information in Section 4.2.2 and Chapter 6)

Vehicle Circulation

Within the campus, the majority of vehicle circulation is confined to the perimeter, with campus roadways leading from the main access routes to parking lots on the east, north and west of the campus. Vehicle and pedestrian circulation routes cross at points on the campus, creating potential hazards in at least three places. Gymnasium Drive cuts through the campus on an east-west axis, dividing the athletic fields and northwest surface parking lots from the academic core and student support functions to the south. East Campus Drive separates surface Parking Lot E in the northeast, on the eastern perimeter of the campus from the academic core; as one of three main student parking areas, this creates a hazard as students cross East Campus Drive en route to the campus core. West Campus Drive also intersects a pedestrian area, dividing the Visual Arts facilities from the rest of the campus.

The county bicycle path passes through the campus on a north-south axis, running along the perimeter of the Arboretum, through the Academic Core area and joining Nutwood Avenue as it leaves the campus and connects with the main bicycle pathway system.

2.3.5 OPEN SPACE AND PEDESTRIAN CIRCULATION
(Exhibit 2I)

The Cal State Fullerton campus incorporates a generous component of open space. In addition to the Arboretum and the recreation fields and athletic facilities to the north of the academic core, there are significant open space areas within the academic core (Exhibit 2I). These open space areas form the framework for the pedestrian circulation system and serve a variety of programmed and informal uses, functioning as destination points for students, faculty, staff and campus visitors.

Pedestrian Pathway System

The main north-south pedestrian spine, Titan Walk, traverses the academic core and provides access to the buildings in the central and eastern portions of that core. Beginning at the Langsdorf Hall fountain plaza, it continues through the Campus Quad and the Library to end at Memorial Grove. Titan Walk intersects several east-west pedestrian circulation routes. At the north of the academic core, an east-west pathway leads from the Engineering buildings, past the Student Health Center, the Memorial Green and Memorial Grove, and continues under and
through the new Kinesiology and Health Sciences addition, terminating at parking Lot B. This pathway will become an important east-west axis, linking the expanded student housing complex with the Student Recreation Center, scheduled for development in 2004-2006 on the site of parking Lot B.

A second important pathway goes through the Library atrium and connects the eastern and western sections of the academic core. A third major east-west pathway brings pedestrians from parking Lots C and D on the west side of the campus, past the Performing Arts area and into the Campus Quad, while a series of paths connect parking lots E and F on the east side of the campus to Titan Walk. A major northwest-southeast diagonal path cuts through the Campus Quad, bringing pedestrians from Titan Walk to Becker Amphitheater, the Bookstore and the Titan Student Union. Other pathways lead from this area to the northwestern parking areas.

The connection between the main campus and the College Park property has been facilitated by the City of Fullerton’s installation of a diagonal crosswalk at the intersection of Nutwood and Commonwealth Avenues.

**Campus Core Open Space Areas** (Exhibit 2J)

The Performing Arts lawn, to the west of the Performing Arts building, is the site of many scheduled and informal outdoor events ceremonies in which the public participates, including festivals, performances, and annual commencement. The Performing Arts building addition, when constructed, will displace this lawn. As a result, a replacement open space area of sufficient proportions must be identified for the functions currently held there. The Memorial Lawn, south of the Health Center, will take on greater importance as the northeast precinct is populated with more residential students and with the completion of additions to the Student Health Center and the Kinesiology and Health Sciences building.

The Campus Quad serves as a central seating area and an important node for the campus, with pathways leading through it to other destinations. A design and planning exercise held in July 2000 identified enhancements to the Quad which would enhance campus life, including improvement of pedestrian circulation through the Quad. Details of the recommendations are given in Section 2.4.4.

The Becker Amphitheater incorporates seating and lawn areas and, with the paved areas to the south of the Titan Shops Bookstore serves as a significant campus gathering area. This area also provides flexible space for club and orga-
nization recruitment, informal “market”-type retail booths, concerts and music events, and other campus activities.

Campus Food Services

Food service is an important factor in the activation of open space areas (Exhibit 2J). In addition to the Titan Student Union in the northwest precinct, the Carl’s Jr. outlet in the southeast precinct behind University Hall, and the Brief Stop outlet in Langsdorf Hall, some of the smaller open space areas between academic buildings in the southeastern areas of the academic core incorporate informal food and coffee service. The northeast edge of the academic core, at the College of Engineering and Computer Science buildings, the Health center and Ruby Gerontology Center, lacks a viable food service venue, and as a result, an opportunity to activate that area of the campus is lost.

2.3.6 BUILDING CONDITIONS AND LIFE CYCLE (Exhibit 2K)

The majority of campus buildings are in good to excellent condition despite there being significant deferred maintenance needs. In addition to three heritage buildings that will be retained on the campus indefinitely (Titan House, Golliecher House and Heritage House at the Arboretum), Exhibit 2K shows that the majority of campus buildings are categorized as “new/recently upgraded” or “in need of minor rehabilitation.” Faculty Terrace South and the Extended Education buildings are the only remaining campus structures identified as being beyond their useful life cycle, making the southeast corner of the campus a potential site for development. Seismic upgrades have been completed for the Pollak Library, Langsdorf Hall and the Humanities/Social Sciences Building.
2.3.7 CAMPUS SPACE ALLOCATION
(Exhibit 2L)

Campus space comprises a total of 2,743,471 gross square feet (1,816,418-asf, or .66 efficiency). This space includes the College Park 10-story building, as well as the recently completed Physical Education Building Addition and Health Center Addition. Of this capacity, 388,500-asf is utilized as instructional space, including classrooms, lecture halls and laboratories; Pollak Library comprises 229,860-asf. University office and administrative space occupies 279,220-asf, while plant operations and campus support facilities occupy 196,200-asf. A small amount of research space (31,020-asf) is also allocated.

The University currently provides housing facilities for 836 residents. The Cobb Residence Halls, opened in 1988, accommodate 396 students in suites shared by four to six students. Four new residences, occupied for the first time in Fall 2002, provide similar suite-type housing for 440 students. A four-level parking structure to the east of the Cobb Residence Halls provides parking for residents. Informal outdoor space includes picnic/barbecue and volleyball/basketball areas.

2.3.8 LANDSCAPE

The hallmark of a university campus is the harmonious interconnection among buildings, open space and landscape. Cal State Fullerton enjoys a mature campus landscape with many large trees and broad lawn areas. Specialized landscape areas, such as Memorial Grove, Beckner Amphitheater, and the Arboretum, enhance the distinctive character of the campus.

The Fullerton Arboretum, operated under a joint powers agreement with the City of Fullerton, is a cherished campus feature that distinguishes Cal State Fullerton from most other university campuses. The 26-acre botanical garden is a living museum of rare plants from around the world, with ecologically arranged botanical collections depicting a range of habitats from desert to tropics. With its ponds, streams and wildlife, the Arboretum is used for both educational purposes and informal leisure activities by the public as well as students, faculty and staff.
The campus landscape has many strong features, and is among the University's most valued physical assets. The growth opportunities described in this MDP report do not displace the campus landscape -- rather, they preserve and enhance it. As the campus has developed, the landscape has evolved to accommodate new facilities and new uses for outdoor space. Most landscape development has been carried out in conjunction with new construction, and as a result, there is no unifying plan for the University's outdoor space system. In addition, portions of the landscape are showing their age, and some areas are less appropriate to current uses. The campus landscape stands in need of improvement so that it can serve to unify and reinforce the quality of the Cal State Fullerton campus.

2.4 NEEDS ASSESSMENT

2.4.1 IDENTIFIED FACILITIES NEEDS

On the basis of current needs assessment studies and analyses, administrative, faculty and student groups have identified a series of facilities that are to be incorporated into the 2003 Master Development Plan. [See Sections 2.4.2 and 2.4.3 below for details of the needs assessment exercises.] These identified needs include state-funded/enrollment-driven facilities, non-state-funded facilities, and campus improvements. All projected facilities described below are based upon an enrollment increase to 25,000 FTES.

Facilities for Growth Accommodation

Academic facilities for growth accommodation will be state-funded. At the CSU system average of 115,000-gsf per 1,000 students, an increase of 5,000 FTES over the existing 20,000 FTES enrollment cap represents a need for 575,000-gsf of new instructional and administrative facilities.

These facilities will include a new building for the College of Business and Economics and other academic facilities as driven by increased enrollments in specific academic programs. The projected program for the new School of Business and Economics indicates a requirement for a building of 86,000-gsf. At present the campus estimates the need for two or possibly three additional academic buildings to accommodate the projected increase of 5,000 FTES.

In addition to the new academic buildings, the campus anticipates expanding the Central Utilities Plant in the southwest precinct, including a possible co-generation plant. New facilities for the Parking/Transportation office and the campus police will also be required because the temporary buildings in which these offices are housed have reached their effective life-cycle and will be demolished.

Non-state Funded Facilities

The increase in enrollment to 25,000 FTES also requires facilities which are not state-funded. Analyses of current facilities and needs assessments indicate that, at the CSU system average of 450-500 parking spaces per 1000 FTES, 2,500 -3,000 new parking spaces will be required; these will be financed by the parking fund. The requirements for the first parking structure were analyzed in a preliminary stage of the MDP process and a site was identified for this facility. This project is currently under construction in the southwest precinct of the campus on the site of Parking Lots C and D.

In addition to the 440 new residential spaces occupied in September of 2002, the campus desires to increase student residential facilities to provide 1,100 – 1,200 more residential spaces, bringing the campus total to 1,900 – 2,100 beds.
These facilities, financed by the housing fund, will include a dining facility to accommodate residential students.

The Associated Students have approved a 90,000-gsf Student Recreation Center for which a building site was identified in the early stages of the MDP process. This project is currently under development in the northwest precinct of the campus on the site of Parking Lot B.

A second project funded by the Associated Students is a Children’s Center to accommodate 250 children; the site for this project was also identified in a preliminary planning exercise, and is under development to the north of the academic core. This project includes dedicated parking adjacent to the building and an outdoor play area.

The campus also desires a faculty/staff center of 8-10,000-gsf, to be located centrally on the campus. In addition, the increase in student enrollments will create the necessity to increase the capacity of the Titan Shops bookstore. Finally, the Master Development Plan will identify a site for the future expansion of the Ruby Gerontology Center.

Campus Functional and Aesthetic Improvements

A series of improvements to the campus have been projected that will have both functional and aesthetic impacts. As indicated in Section 2.3.4 above, improvements to campus entry and the vehicle circulation system will improve access and safety. At present, campus through-roads make it possible for vehicles to move within the pedestrian zone, creating a hazard for pedestrians who must cross campus roadways to get from parking areas to the campus core. Observations of the campus during the initial stages of the MDP process indicated a need to separate vehicle and pedestrian circulation and, in addition, to make campus entries more legible for visitors.

With the addition of new buildings, the outdoor open space system will be affected. The MDP will identify opportunities to restructure the campus open space system and to reconfigure individual open space areas to accommodate both programmed and informal activities. A conceptual Landscape Master Plan will provide direction for decision-making about reorganizing and enhancing the Campus Quad, Titan Walk and other components of the campus open-space and pedestrian circulation systems.

In addition to these improvements that will have an impact upon aesthetic qualities, the campus anticipates the need for upgrading the campus utilities infrastructures, which is most efficiently accomplished in conjunction with construction and landscape projects.

2.4.2 SWOT ANALYSIS

The outcome of a SWOT Analysis (Strengths, Weaknesses, Opportunities and Threats) undertaken by the University Planning Committee and reported in 2001 identified certain qualities of the Cal State Fullerton campus that reflect characteristics of the physical campus. The Master Development Plan should support campus strengths and help to ameliorate its weaknesses.
Strengths

The following identified strengths serve as strong supports for the University mission and should be upheld and reinforced in the 2003 Master Development Plan for the physical campus:

Cal State Fullerton provides:

- an accessible, community-based campus with good freeway access that accommodates one-stop day students and mature evening students;
- a manageable size campus with large open spaces and mature landscape;
- multiple interactions between students and faculty;
- a well-equipped, safe and secure campus;
- growing expertise in educational technology and communication;
- arts and performance opportunities; and
- the educational and aesthetic contribution of the Fullerton Arboretum.

To support these strengths, the campus plan should incorporate:

- adequate and accessible parking facilities;
- a pedestrian-scale campus with academic, administrative and support facilities directly accessible from a well-planned pedestrian pathway system that facilitates informal encounters among students, faculty and staff;
- a campus plan that anticipates developments in educational technology and communication;
- adequate facilities for arts and performance that accommodate campus and community audiences; and
- re-affirmed connections between the campus and the Arboretum.

Weaknesses

The weaknesses identified in the SWOT exercise can help to focus priorities for development:

The SWOT analysis indicates that the Cal State Fullerton campus lacks:

- a “focused, distinctive image”;
- support services for students;
- gathering places that have unique identity; and
- places where students, faculty and staff can go for relief from stress.

To ameliorate these perceived weaknesses, the campus plan should incorporate:

- landscape and elements of the built environment that support a memorable image;
- identified sites for specific student support services;
- a range of gathering places accessed from a strong pedestrian pathway system; and
- well-landscaped campus open space areas that vary in size and function.
2.4.3 OTHER CAMPUS NEEDS ASSESSMENT EXERCISES

Campus Quad Design Charrette

The July 2000 design charrette that explored alternatives for re-designing and improving the Campus Quad focused on the current condition of paving, seating and landscape in the central plaza area and the opportunities presented by its prime central location on the campus. Planning goals developed in the context of the charrette can guide the Master Development Plan in its plan for this significant campus outdoor space:

A new design for the Campus Quad should:

- develop a memorable, informal, safe place in the heart of the campus;
- support Pollak Library as the strong visual centerpiece for the campus;
- improve pedestrian circulation through the Quad and enhance the secondary open spaces that surround it; and
- provide opportunities for food service adjacent to the Quad to support informal gathering.

Goals for other aspects of the campus were also developed during the Quad Re-design exercise:

- Improve the visual qualities of the pedestrian pathway system;
- make building entries visible and functional; and
- provide recognizable gateway plazas at campus entries.

Student Photographic Survey

In the summer of 2001, in conjunction with the MDP study, the office of the Vice President for Student Affairs conducted a student survey to gather information about student’s perceptions of the campus. Twenty-seven student volunteers were provided with disposable cameras and a series of questions about the campus. Students were asked to take photographs and make comments about the areas of the campus that they perceived as being the best places, the worst places and the places that presented problems and/or needed improvement. The student submitted over 400 photographs with comments about each image. The data were analyzed by the Office for the Vice President for Facilities Management and Planning and AC Martin Partners.

Although there was a wide range of student response, data analyses showed strong points of consensus. Students acknowledged the Campus Quad, the Performing Arts Lawn, the informal activities area in front of the Bookstore and informal food service venues as outdoor gathering spaces, and recognized the lawn to the south of the Health Center, Memorial Grove and the Arboretum as areas of the campus to be preserved. Student participants identified areas of the campus underserved by food service venues, including the northeast precinct, the Nutwood Avenue area and the northwest precinct. Students identified problems with parking, pedestrian safety, and hazards where pedestrians must cross the vehicle circulation system. Students also identified buildings that need aesthetic improvement, including the temporary buildings housing faculty offices west of the Library, which have since been demolished to make way for the Kinesiology and Health Sciences building addition.

2.5 OPPORTUNITIES AND CONSTRAINTS (Exhibit 2P)

The Cal State Fullerton campus provides a broad range of opportunities for developing
the facilities identified in needs assessment studies. Similarly, current conditions on the campus pose constraints that can be used to guide the pattern of development.

2.5.1 OPPORTUNITIES

Development Sites

Capacity studies conducted early in the MDP process show that land currently owned by the University is adequate for the development of facilities required for the next increment of enrollment growth. The 2003 Master Development Plan strategy focused upon identifying areas for development that had the least impact upon campus open space. Land currently used for surface parking can serve as building sites for new facilities if the density of parking facilities on the remaining parking lots can be increased (see below). Exhibit 2P shows that three surface lots provide these opportunities: those nearest to the academic core are most appropriate for development of academic buildings (Lot F); the northern portion of Lot E, adjacent to existing student housing, would be most suitable for new residential facilities; and Lot B, near existing student support facilities, provide the opportunity for new facilities of a similar nature. The site of several temporary buildings that have reached the end of their useful life-cycle (Exhibit 2K) in the southeast of the campus is also a potential building site for new academic facilities, with the caveat that the functions and programs housed in these buildings must be re-located to other campus facilities.

Parking

Parking capacity can be efficiently increased through the development of several parking structures on land currently used for surface parking. Accessibility to campus facilities will be maximized if parking structures are developed on lots that are near to the academic core. Surface Lots B, C/D, and E/F provide these opportunities. As mentioned above, a parking structure on Lots C and D is under development at the time of this report; when it has been constructed, some surface parking will remain in Lot C.

Student Residences

The University continues to endorse the concept that significant learning takes place in non-classroom settings. Student residences have a substantial role to play in the integration of university students into the campus community and the support of students’ academic achievement and their social and personal growth. In order to develop a strong campus residential community, new housing facilities should be sited near existing ones, and new development should include dining facilities. Increased housing capacity can be developed in the northeast precinct in the northern portion of parking Lot E, gener-
ally following the pattern of the student housing completed in 2002, which expanded directly adjacent to the original 1988 Cobb Residences.

**College Park**

As the University increases its occupation of the College Park building, a strong and safe connection between College Park and the rest of the campus must be established to extend the campus pedestrian network across Nutwood Avenue and further incorporate the College Park site into the campus. This process has been begun with a signalized, diagonal crosswalk installed by the City of Fullerton at the intersection of Nutwood and Commonwealth Avenues. The needs assessment process conducted as part of the MDP process also identified the potential for closing, narrowing or grade separation of a section of Nutwood Avenue to create a pedestrian mall linking the two areas of the campus.

**Facilities Maintenance and Campus Utilities Infrastructure**

The existing Corporation Yard is to be maintained on its existing site in the northwest precinct. Assuming demolition and replacement of some small temporary buildings with larger, new ones, land is available within the Corporation Yard area for needed expansion and redevelopment of this area. The existing Central Utilities Plant Complex in the southwest precinct also contains sufficient space for necessary expansion of those facilities, assuming the proposed closure of the adjacent segment of West Campus Drive.

### 2.5.2 CONSTRAINTS

Significant areas of the existing campus are to be maintained in order to support the functionality and efficiency of the campus plan. The academic core will be maintained, with new academic facilities sited within or adjacent to this precinct. The sports and athletic complex to the north of the campus core will be maintained as existing. The area of the Arboretum will also remain as existing; an improved pedestrian pathway system will better interconnect the Arboretum with the remainder of the campus. The existing historic structures will also be maintained.
Master Development Plan Concept
MASTER PLANNING CRITERIA

The physical campus is a potent instrument of the educational process. The educational experience in its fullest sense takes place not only in classrooms, but at meals, in residential areas, through informal and chance encounters, and in the course of recreational activities. The physical campus provides the setting for these experiences to be shared by students, faculty, staff and campus visitors. The design of the Cal State Fullerton campus shall support the full expression of these experiences.

The planning principles underlying the Cal State Fullerton Master Development Plan are based on the traditional approach to campus planning: the use of open spaces as a primary organizing tool. This approach is both a philosophy and a methodology, and is grounded in the original derivation of the term ‘campus,’ which comes from the Latin for ‘field’. The idea of built structures set within a framework of natural elements has been the basis for the design of such traditional U.S. campuses as the University of Virginia, and is grounded in the classical style of Oxford and Cambridge universities. This organizing device makes open spaces, rather than buildings, the basic building block of the campus. Buildings are used to define and delimit the open spaces, and create interest and complexity by varying the size and style of the open spaces throughout the campus.

The current campus design bears a striking resemblance to the original 1963 campus Master Plan vision, with a strong academic core, vehicle traffic confined to exterior ring roads and student residences concentrated in the northeast sector. That the campus has substantially followed its original Master Plan is a credit both to the Plan’s original vision, and to those who have implemented it over the years. The 2003 Master Development Plan acknowledges and reinforces the original campus plan, while adapting it to an expanding campus population larger than originally envisioned.

3.1 PLANNING PRINCIPLES AND OBJECTIVES

At the start of the MDP process, the planning team developed a series of planning principles and planning objectives tailored to the Cal State Fullerton mission, culture and campus. These principles and their related objectives are based upon observation and analysis of current campus conditions, and serve two functions: 1) they provide a philosophical and practical framework for preparation of the campus Master Development Plan; and 2) they provide benchmarks that allow for an evaluation of whether the final MDP fulfills its goals.
PRINCIPLE I:
Campus Functional Organization

Observation

The existing functional organization of the campus serves the University’s mission and purposes well. Academic/administrative, student support, athletic and housing areas are well-defined and are organized to support one another.

Planning Principle

The 2003 Master Development Plan shall reinforce and enhance the existing functional organization of the campus through placement of buildings and development of pedestrian circulation and open space areas.

Planning Objectives for Campus Functional Organization

- Functional precincts (areas of the campus primarily occupied by specific functions) shall be reinforced by new buildings of similar function, such that academic functions shall be located within the same area of the campus as existing academic functions, new housing shall be located in areas currently occupied by housing, and sports and recreational functions shall be located in areas of the campus currently devoted to these activities.
- Focal points and gathering places shall support functional precincts and pedestrian circulation.
- Facilities for food service shall be distributed throughout the campus to activate functional precincts and reinforce the pedestrian circulation system.
- Increased student residential capacity shall include facilities for dining, and shall be located near existing student residences in order to consolidate a strong campus residential community.
- Campus entries shall be clearly defined to reinforce the campus’ identity and shall convey a sense of arrival.

PRINCIPLE II:
Open Space & Pedestrian Circulation

Observation

Open space is as integral and essential a component of the Cal State Fullerton campus as are the buildings. The designation and articulation of open space is the primary framework that determines land use on the campus. Open space areas, through their landscape and hardscape elements and their site furnishings, provide visual continuity and unity within the campus. Open space also serves to orient users and visitors to the campus, and, in conjunction with identification monuments and markers demarcates clear
entry points and gateways to the University. Open space is declining under pressure to expand other campus uses.

Planning Principles

To the extent possible, the Master Development Plan shall preserve and protect open space from development for other campus uses, with limited exceptions.

The Master Development Plan shall incorporate a series of “outdoor rooms” linked through a pedestrian circulation system which support the University’s Mission by providing spaces for academic, recreational, social and other campus activities, and which serve everyday life on the campus.

Planning Objectives for the Design of Open Space

Open spaces shall:

• Have well-defined edges or boundaries;
• Provide a variety of spatial experiences through variations in size, programmed uses, architectural character of surrounding buildings, and landscape;
• Include areas of lawn, landscape and hard-scape, and shall include plantings and site furnishings (seating, lighting, signage) to reinforce their programmed uses;
• Incorporate food service and gathering areas to encourage and provide for informal interaction among students, faculty and staff;
• Highlight adjacent building entries;
• Be preserved from development for non-open space uses, with limited exceptions
• Be enhanced with selected improvements as outlined in this Plan
• Create and define vistas within the campus; and
• Provide for an integrated pedestrian circulation system which is mutually supportive of open space objectives.

PRINCIPLE III:

Building Mass and Placement

Observation

Buildings are significant campus design building blocks whose scale, siting and orientation are deliberately deployed to complement and strengthen the campus open space system. Buildings support the University mission by providing the setting for programmed and informal campus activities.

Planning Principle

The placement, scale and massing of buildings shall reinforce the campus open space and pedestrian circulation systems and shall support the University’s mission by providing appropriate facilities for academic, social and recreational pursuits.

Planning Objectives for Building Mass and Placement

• Buildings shall not exceed six stories in height.
• The placement of new buildings shall not detract from the library as the center of the campus.
• New buildings shall be placed and configured to define campus open spaces.
• The campus shall continue to respect the University’s residential neighbors with appropriate set-backs consistent with those of existing building and landscaping to create screening and modulate scale.
• Building entries shall be readily visible and inviting and shall relate to campus open space and pedestrian circulation.
• In light of scarce developable campus land, future buildings shall reflect efficient land use; that is, small single-story buildings shall be avoided in favor of larger, multi-story ones.
• In the particular case of student housing, parking structures shall be positioned to serve as a sound barrier, providing a measure of protection from adjacent freeway noise.

**PRINCIPLE IV:**

**Landscape**

**Observation**

The Cal State Fullerton campus character is distinguished by mature landscape. The quality of the landscape and its component parts contribute significantly to the aesthetic character of the campus by reinforcing the integrative role of open space, creating connections between landscape and structures, and producing a comfortable and human-scaled setting for educational activities.

**Planning Principle**

The Master Development Plan shall reinforce and enhance the existing mature campus landscape through a broad conceptual landscape plan that provides significant open space focal points, strengthens the pedestrian circulation system, and contributes to the harmonious interconnection among buildings and open space.

**Planning Objectives for the Design and Development of Landscape**

• Landscaping shall be used as visual and connective elements that serve to modulate building scale, create a continuous sequence of outdoor rooms, and provide summer shade.
• Landscaping shall be used to support an aesthetically pleasing and functional pedestrian environment through the use of well-chosen paving and hardscape materials; an effective signage and “wayfinding” system including signs and other visual clues; and plant materials, focal points, and building features.
• Landscaping shall make use of consistent theme and characters (plant palette, paving materials, light fixtures, site furniture) to emphasize the design of open-space areas and to reinforce key pedestrian connections and gathering areas.
• Landscaping shall be used to soften the public edges of the campus through the use of plantings in the space between the surrounding public streets and freeway and the buildings facing these roads.
PRINCIPLE V: Parking and Vehicular Circulation

Observation

Cal State Fullerton students are primarily commuters rather than residents. Notwithstanding the goal of this plan to significantly increase the number of residential students, commuters will remain predominant. A large portion of faculty and staff are part-time employees, whose comings and goings compound the campus’ parking and vehicular circulation challenges. By the sheer volume of vehicular traffic within the campus and the space required to park vehicles, parking and vehicular circulation constitutes a major impact on the campus plan.

Planning Principle

The design of campus vehicle circulation systems shall focus on safety, accessibility and support of service and maintenance functions, and shall reinforce campus functional organization.

Planning Objectives for the Design of Parking Facilities and Vehicle Circulation Systems

- Parking capacity shall expand approximately in proportion to campus population growth.
- Notwithstanding the compelling need for increased parking and circulation capacity, these needs shall remain balanced and guided by other campus planning objectives.
- Given the lack of campus land available for increased surface parking capacity, growth shall be accommodated by providing parking structures from four to five levels high.
- Future campus housing development shall include adjacent parking structures sufficient to accommodate the needs of residents, so as to mitigate the loss of surface parking that would otherwise result from housing development.
- Segments of the existing internal campus loop road shall be realigned to allow the campus’ “pedestrian core” to enlarge, in response to ongoing campus development and population growth.
- Service/emergency access shall be maintained throughout the campus; however it shall be necessary in some cases for such access to coexist with pedestrian paths.
- Pedestrian and vehicle conflicts shall be minimized.
- To moderate the expansion of parking demand, programs to encourage the campus community to use public transportation rather than personal vehicles shall be maintained and expanded.
- The bicycle pathway and its connection with the regional bike paths shall be maintained.

PRINCIPLE VI: The Campus and the Community

Observation

Cal State Fullerton enjoys an excellent and mutually supportive relationship with the City of Fullerton and the Fullerton community. The University serves as both a resource and a part-
ner to the community in developing opportunities for social, recreational and life-long learning activities.

Planning Principle

Campus planning and development initiatives shall maintain and enhance the campus’ positive relationships with the community.

Planning Objectives

• Campus edges shall respect the University’s neighbors by employing appropriate building set-backs, building heights, land uses and landscaping.
• The impacts of campus growth on vehicular traffic on surrounding streets shall be mitigated to the extent possible by designing efficient campus parking and vehicular circulation systems.
• Public access to the campus shall be maintained and improved. The campus will continue to host major public events, and the plan shall support and enhance this aspect of campus life.
• Visitor entries shall be well-marked and visitor parking shall be accessible.
• Visitor information facilities shall be relocated and added to improve service.
• Campus parking improvements shall mitigate the use by some in the campus community of on-street parking in the surrounding neighborhoods.
• The campus shall seek the cooperation and support of the City of Fullerton in accomplishing the closure or realignment of a segment of Nutwood Ave.
Quad With Campanile
4 MASTER DEVELOPMENT PLAN

4.1 MASTER DEVELOPMENT PLAN: ILLUSTRATIVE PLAN

The 2003 Master Development Plan (MDP) is a comprehensive and coordinated series of proposals that configure and guide the physical development of the Cal State Fullerton campus over a period of ten or more years on land now owned by the University. The 2003 Master Development Plan, shown in the Illustrative Plan presented in Exhibit 4A and described in detail below, accommodates all the facilities identified in the needs assessment studies and other analyses undertaken in the Master Development Plan study (see Section 2.4: Needs Assessment).

The Illustrative Plan and the accompanying diagrams and illustrations (Exhibits 4A through 4M) represent a possible and appropriate way in which buildings, open spaces, pedestrian pathways, roadways, parking and other facilities could be built on the Cal State Fullerton campus as a fulfillment of the needs analyses described in Chapter 2, and in accordance with the Planning Principles and Objectives discussed in Chapter 3 and the Design Guidelines presented in Chapter 6.

This Illustrative Plan represents one of a number of possible scenarios for implementing the Master Development Plan. Variations on this conceptual Illustrative Plan that respond to emerging needs and specific programs include alternative configurations for building footprints and alternative arrangements of buildings, open space and other campus facilities; these variations are acceptable if the Planning Principles, Planning Objectives and Design Guidelines described in this report are observed. For the remainder of this report, this Illustrative Plan will be referred to as the Master Development Plan or MDP.

The Master Development Plan is shown in detail for each precinct of the campus in Exhibits 4H through 4M and discussed in Section 4.3. The MDP shows sites for academic/administrative facilities, student support and recreation facilities, parking facilities, housing and campus support facilities, along with the campus vehicle and pedestrian circulation systems that serve as the planning framework for these facilities. Phasing for the proposals of the Master Development Plan is described in Chapter 7. At the time of this report, development had begun on five projects whose sites were identified in early phases of the MDP study. These are: 1) an addition to the Performing Arts facilities; 2) Parking Structure 1, in the southwest precinct of the campus; 3) the new Student Recreation Center, adjacent to other student support facilities in the northwest precinct; 4) Parking Structure 2, adjoining the Student Recreation Center; and 5) a new Children’s Center in the northern area of the campus. In addition, the Arboretum Visitors’ Center is also under development. The remaining facilities of the MDP will be brought on line as enrollment increases warrant and as funding is made available.

4.1.1 MASTER DEVELOPMENT PLAN SUMMARY

(Exhibit 4A; Tables 4-1 and 4-2)

The Master Development Plan represents land uses and facilities required to accommodate the University as it seeks to accommodate increased enrollments, evolving pedagogic needs and the desires and plans of individual academic, student-support and campus-support departments.
and programs. Exhibit 4A illustrates the MDP proposals described in greater detail in subsequent sections of this report: Vehicle Circulation, Campus Entries and Parking (Section 4.2.2); Open Space and Pedestrian Circulation (4.3.2); and the existing and proposed structures and facilities in five campus precincts (Section 4.3). All features of the MDP are described in this chapter.

Table 4-1 provides details of the new academic, administrative, housing, student support, parking and campus support facilities proposed in the 2003 MDP. These are listed by campus precinct and are described in greater detail in Section 4.3. Table 4-2 shows that these proposed facilities comprise a total of 365,000-gsf of new enrollment-driven academic and administrative facilities, along with 245,000-gsf of new, non-state-funded facilities; 6,650 new commuter parking spaces and 1,050 new residential parking spaces in four new parking structures; and new housing for 1,590 students and 250 faculty and staff. These figures do not include the Performing Arts addition, which is part of the 1993 campus Master Plan and is currently under development; nor are the recently-completed Physical Education Building addition and Health Center addition included. These figures do include the five projects listed in Section 4-1 that are part of the 2003 MDP and are currently under development.

The MDP shows six sites for academic/administrative buildings including: a new building for the College of Business and Economics (Building S); a proposal for the future expansion of the College of Engineering (N); a site for a future expansion of the Ruby Gerontology Center (A); and three additional sites for other new academic buildings (O, Q and T).

Four new buildings dedicated to student support functions are proposed; these, comprising 144,000-gsf, include a new Student Recreation Center (I) and a Children’s Center (E), both currently under development; an expansion of the Titan Shops bookstore (J); and a new meeting/dining facility located near to student housing (D).

New or remodeled campus support facilities comprising 42,500-gsf are proposed; these include a faculty/staff center located in the ground floor of Library South (P); expansion of and renovations to the University Corporation Yard (F); and expansion of and Central Utilities Plant (L).

Six new buildings for administrative/office functions are proposed; four of these incorporate retail functions on the ground floor: three at College Park (Y) and one at the new Arts Center Drive entry off State College Boulevard (M), which is expected to provide offices for Parking and Transportation staff and other office functions to be determined by the University as needs are identified. In addition to these buildings, a new building to house the campus Police offices and facilities is located off State College Boulevard (H).

The MDP shows residential facilities to accommodate 1,590 students (B, W) and 250 units of faculty and staff housing to accommodate about 250 persons (X), along with 1,050 residential parking spaces (C, V).

Finally, the MDP proposals include 6,650 new commuter parking spaces in four new parking structures (G, K, R, V); these, along with three structures associated with student housing, existing and reconfigured surface parking lots, provide the campus with a total of about 12,000 total parking spaces. MDP proposals represent 3,158 net new spaces.
KEY
A Ruby Gerontology Expansion
B Housing
C Residential Parking Structures 5, 6, and 7 (600 spaces)
D Meeting/Dining Facility
E Child Care Center
F Corp Yd. Replacement Bldg.
G Parking Structure 2 (1,400 spaces)
H Police/Facilities Maintenance
I Student Recreation Center
J Bookstore Expansion
K Parking Structure 1 (2,500 spaces)
L Expanded Central Utilities Plant
M Retail Services
N Engineering Expansion (Optional site*)
O Academic Building (Optional site*)
P Faculty/Staff Center
[Ground floor Library South]
Q Academic Building (Optional site*)
R Parking Structure 3 (2,000 spaces)
S College of Business & Economics
T Academic Building (Optional site*)
U Campanile
V Parking Structure 4 (1200 spaces)
W Student Housing
X Faculty Staff Housing
Y Retail/Office Development @ Nutwood
Z Visitor Kiosk and Parking Lot
AA Arboretum Visitors’ Center

Legend
- Existing
- Under Development
- Proposed
------------------
- Campus Boundary

ILLUSTRATIVE MASTER DEVELOPMENT PLAN

CHAPTER FOUR: MASTER DEVELOPMENT PLAN
## Facility Type

<table>
<thead>
<tr>
<th>Precinct Type</th>
<th>Type</th>
<th>FACILITY TYPE</th>
<th>Building Characteristics</th>
<th>Max. Height†</th>
<th>NOTES</th>
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<tr>
<td>Northeast</td>
<td></td>
<td></td>
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<tr>
<td>A</td>
<td></td>
<td>Ruby Gerontology Expansion</td>
<td>Academic</td>
<td>2</td>
<td>5,000</td>
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<tr>
<td>B</td>
<td></td>
<td>Housing*</td>
<td>Residential</td>
<td>4</td>
<td>d</td>
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<tr>
<td>C</td>
<td></td>
<td>Residential Parking (3)**</td>
<td>Parking</td>
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<td>195,000</td>
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<td>D</td>
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<td>Meeting/Dining Facility</td>
<td>Student Support</td>
<td>1</td>
<td>25,000</td>
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<tr>
<td>Northwest</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>E</td>
<td></td>
<td>Children's Center</td>
<td>Student Support</td>
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<tr>
<td>F</td>
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<td>Corp Yd. Replacement Bldg.</td>
<td>Campus Support</td>
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<td>G</td>
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</tr>
<tr>
<td>H</td>
<td></td>
<td>Police/Facilities Maintenance</td>
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<td>2</td>
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<tr>
<td>I</td>
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<td>Student Recreation Center</td>
<td>Student Support</td>
<td>2+</td>
<td>d</td>
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<tr>
<td>J</td>
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<td>Bookstore Expansion</td>
<td>Student Support</td>
<td>1.5</td>
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<td>Southwest</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
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<td>Parking</td>
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<td>d</td>
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<tr>
<td>L</td>
<td></td>
<td>Expanded Central Utilities Plant</td>
<td>Campus Support</td>
<td>per function</td>
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<tr>
<td>M</td>
<td></td>
<td>Parking/Transportation Office/ Ground Floor Retail</td>
<td>Admin. / Retail</td>
<td>3</td>
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<td>Academic Core</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>N</td>
<td></td>
<td>Engineering Expansion (Optional site*)</td>
<td>Academic</td>
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<td>4</td>
<td>19,750</td>
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<td>Campus Support</td>
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<td>Academic</td>
<td>4</td>
<td>19,750</td>
</tr>
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<td>R</td>
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<td>Parking Structure 3 (2,000 spaces)**</td>
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<td>4</td>
<td>d</td>
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<tr>
<td>S</td>
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<td>College of Business &amp; Economics</td>
<td>Academic</td>
<td>4</td>
<td>50,000</td>
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<td>Academic</td>
<td>4</td>
<td>17,500</td>
</tr>
<tr>
<td>U</td>
<td></td>
<td>Campanile</td>
<td>Special</td>
<td>--</td>
<td>d</td>
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<tr>
<td>Z</td>
<td></td>
<td>Visitor Kiosk and Parking Lot</td>
<td>Special Project</td>
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<td>200</td>
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<td>College Park/Campus Entry</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>V</td>
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<td>Parking Structure 4 (1200 spaces)**</td>
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<td>W</td>
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<td>Staff Faculty Housing*</td>
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<td>Y</td>
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<td>Nutwood Avenue Office Development/ Ground floor retail</td>
<td>Admin. / Retail</td>
<td>2</td>
<td>12,500</td>
</tr>
</tbody>
</table>

### Notes
- Buildings shown in italics are under development at the time of this report
- Residential buildings are shown as projected total beds; building footprints and total gsf to be determined
- Parking structures are shown as projected total parking spaces
- Building height maximum based on standards:
  - Parking Structure: 11’3” floor-to-floor excluding roof-top structure for stair/elevator
  - Housing building: 13’ floor-to-floor
  - Academic building: 14’ floor-to-floor
- a Subject to programming
- b Based upon projected 156 children
- c Development subject to enrollment increases
- d Subject to programming and design
### SUMMARY OF DEVELOPMENT

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<thead>
<tr>
<th>Sub-Total</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Academic/Administrative Buildings (Enrollment-driven gsf)</strong> [N,O,Q,S,T]</td>
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</tr>
<tr>
<td><strong>Other Buildings (Non-enrollment-driven)</strong></td>
<td>249,500</td>
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<tr>
<td>Student Support: Student Recreation Center [I], Dining [D], Bookstore Addition [J], Child Care [E]</td>
<td>144,000</td>
</tr>
<tr>
<td>Campus Support: Corporation Yard [F], Central Utilities Expansion [L], Faculty/Staff Center [P]</td>
<td>42,500</td>
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<tr>
<td>Office/retail: Police/Facilities Maintenance [H], Parking/Office [M], Nutwood Office/Retail [Y]</td>
<td>58,000</td>
</tr>
<tr>
<td><strong>TOTAL new gsf excluding housing and parking structures</strong></td>
<td>609,500</td>
</tr>
<tr>
<td><strong>Housing</strong></td>
<td><strong>BEDS</strong></td>
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<tr>
<td>Student Residential [B, W]</td>
<td>1,590</td>
</tr>
<tr>
<td>Faculty/Staff Residential [X] for 250 persons</td>
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</tr>
<tr>
<td><strong>TOTAL new beds/residential units</strong></td>
<td>1,840</td>
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<tr>
<td><strong>Parking Structures</strong></td>
<td><strong>PARKING SPACES</strong></td>
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<tr>
<td>Commuter Parking [G, K, R, V (partial)]</td>
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<tr>
<td>Residential Parking [C, V (partial)]</td>
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<tr>
<td><strong>TOTAL new parking spaces in parking structures</strong></td>
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</tr>
<tr>
<td><strong>NET campus increase (parking spaces)</strong> **</td>
<td>3,158</td>
</tr>
</tbody>
</table>

### NOTES
- includes optional sites for academic buildings
- ** refers to Table 7-2
The new facilities under development and those proposed in the MDP are integrated into the campus through recommendations for new pedestrian pathways, plazas, and open space areas that create links within the academic core and connections to campus parking facilities. These proposals, along with proposals for the refinement of the existing landscape, are discussed in detail in Chapter 5.

4.2 MASTER DEVELOPMENT PLAN FINAL PHASE

4.2.1 LAND USE (Exhibit 4B)

Exhibit 4B is a land-use diagram of the 2003 Master Development Plan. This land-use diagram was developed to observe the MDP Planning Goals and Objectives detailed in Chapter 3, which indicate that the MDP proposals will:

- Reinforce functional precincts by locating new buildings with those of similar function;
- Increase campus safety and efficiency by keeping on-campus vehicle circulation to the periphery of the site and distributing parking facilities for better access; and
- Maintain the campus academic core as a pedestrian zone by restricting campus through-roads to service and emergency vehicles.

All facilities introduced in this section are discussed in greater detail in Section 4.3 below.

2003 MDP Approach to Land Use

The fundamental approach of the 2003 Master Development Plan is to develop needed facilities while preserving campus open space and reinforcing existing land uses. To achieve this, the MDP avoids locating new buildings on campus open space sites. Instead, it makes use of new building sites that are currently used as surface parking lots or are areas currently occupied by facilities that have reached the end of their useful life. This approach safeguards and conserves open space areas within the campus core. The majority of new facilities proposed in the MDP maintain existing land uses. These are described briefly below.

Academic/Administrative Facilities (Detailed Description in Section 4.3.2)

The MDP proposes to functionally expand the academic core by reconfiguring campus roadways. By closing West Campus Drive to all but service and emergency vehicles, the MDP brings the Visual Arts facilities within the campus core and, by creating a well-functioning pedestrian connection between these facilities and the Performing Arts facilities, establishing an Arts sector on the campus. The proposed closure or realignment of Nutwood Avenue (Section 4.3.1) similarly expands the academic core within the University’s existing land holdings and provides sites for two new academic buildings.

The MDP shows that new academic/administrative buildings are located within the existing academic core. Building sites are identified at the perimeter of the academic core for these facilities, on the south and east sides of the academic precinct (see Section 4.3.2 for details). The MDP identifies six potential buildings sites: the new College of Business and Economics is shown on a site at the Nutwood Avenue East entry which was identified for this facility in the 1993 Master Plan; a second building site is proposed south of the Science Laboratory Center. These two building sites would be made effectively larger and more usable by the establishment of the new Campus Esplanade open space (see Sections 4.3.1 and Chapter 5). Two new building sites are located on the east side of the campus, on the site of existing Parking Lots I
Proposed Land Use
and F; the College of Engineering expansion is proposed as a taller building on its existing site near the northeast precinct; finally, a site for the Ruby Gerontology expansion is shown adjacent to its existing building.

Subject to final programming of individual building facilities, these sites may not all be developed within the 10-year planning horizon of the MDP. By identifying a range of building sites, the MDP allows the University flexibility in the final choice of sites for new academic/administrative facilities. The MDP provides a strong framework for campus development while permitting alterations to the campus to reflect the needs of changing pedagogy and University priorities over the long term.

Parking and Vehicle Circulation (Exhibit 4C, Detailed Description in Section 4.2.2)

The MDP proposes to locate parking facilities and vehicle circulation at the perimeter of the campus, consistent with current land use. The MDP recommends siting new parking structures on existing surface lots. These will permit the University to conserve campus open space by intensifying parking on existing sites. These structures are proposed to occupy part or all of the sites of existing Lots D and C (Structure 1); Lots B and K (Structure 2); Lots E and F (Structure 3); and the College Park lot and Lot S (Structure 4). Dedicated residential parking structures (Structures 5, 6 and 7) are located in the northeast precinct, adjacent to existing and new student residential development, and at College Park, as part of the parking Structure 4 there. Other surface parking lots will remain, with minor changes. A new surface parking lot near Parking Structure 4 and the revised Nutwood Avenue Campus Entrance will accommodate campus visitors. An analysis of the existing and new parking facilities to be found in Table 4.3.

The MDP shows campus through-roadways closed to commuter traffic in order to maintain a safe pedestrian zone in the campus core; the MDP proposes that certain internal campus roadways be restricted to service and emergency vehicle access (see Section 4.2.2). Service and emergency vehicle routes and service parking areas adjacent to each building are shown in Exhibit 4D.

Housing and Dining (Detailed Description in Sections 4.3.1 & 4.3.3)

Future student housing and related parking structures are sited next to existing student housing in the northeast precinct of the campus. Other student housing, along with faculty/staff housing and a parking structure are proposed for the College Park site. A new dining/meeting facility is proposed for the student housing area and others in the northeast precinct, near new and existing student housing. This facility is expected to provide food service for the northeast precinct of the campus.

Student Recreational and Support Facilities (Detailed Description in Section 4.3.4)

The majority of student recreation functions are located in the northwest precinct, near the existing Titan Student Union and Bookstore. The new Student Recreation Center, currently under development, and the adjacent Sports Plaza recreational area are shown on the west side of the campus near existing the student recreation and support facilities. The MDP also identifies a site for the expansion of the Titan Shops Bookstore. Dumbo Downs, the existing recreational playfield, is shown as shifted to the east of its existing site to accommodate the West Campus Drive realignment.
A new Children's Center is located in the northwest precinct of the campus, adjacent to the athletic fields and sports facilities; this facility incorporates both indoor and outdoor program space as well as a dedicated drop-off parking area. Its relocation and the realignment of West Campus Drive will allow the Children's Center to be within the pedestrian zone of the campus.

Campus Support (Detailed Description in Sections 4.3.2, 4.3.4 and 4.3.5)

The MDP identifies a site for a new Faculty/Staff Center in the ground floor of Library South, on the northern edge of the Campus Quad. Other recommended expansions of campus support functions are located in proximity to like uses. Additions to the existing Corporation Yard and new Campus Police facilities, including surface parking for police vehicles, are proposed for the northwest precinct, with direct access from State College Boulevard. Expansion of the existing Central Utilities Plant is proposed for the southwest precinct, along with a reconfiguration of this area permitted by re-aligning the southwest portion of West Campus Drive.

Other Existing Land Uses to be maintained

Some areas of the plan are significant for the intentionally minimal impact of new development. The sports fields and recreation facilities on the northern half of the campus are preserved, maintaining these open space areas. With the minor exception of new recreational facilities at the Dumbo Downs play fields, no new buildings are proposed in this area of the campus.

Similarly, with the exception of the Arboretum Visitors’ Center and associated greenhouse expansion, the Arboretum is preserved as existing; no development is envisioned within Arboretum boundaries. The Arboretum Master Plan is independent of the 2003 MDP, and is available under separate cover.

Proposed Changes to Existing Land Uses

Significant changes to existing land use are confined to the southern portion of the campus. Nutwood Avenue may be closed or realigned to become a pedestrian esplanade, with new campus entries to the east and west. This change allows the College Park property to be better linked to the remainder of the campus. Proposals to develop the College Park property along Nutwood Avenue include ground-floor retail and upper-story office uses in low-rise buildings. Additional development on the College Park site that represents a change in land use includes housing for international students and housing for faculty and staff; this development will be accompanied by a parking structure to provide both residential and commuter parking. The projects proposed on the College Park site are under the auspices of the Cal State Fullerton Foundation.

4.2.2 VEHICLE CIRCULATION, CAMPUS ENTRIES AND PARKING (Exhibit 4C)

The MDP proposals for vehicle circulation, campus entries and parking are based on the Planning Principles and Objectives discussed in Chapter 3:

- Increased parking capacity and most efficient use of land devoted to parking;
- Improved pedestrian safety;
- Clarified and simplified vehicle circulation patterns; and
- More prominent and significant campus entries.
Campus parking capacity will be increased without expanding land needed for parking by the addition of parking structures on existing surface lots. The MDP recommendations include: intensifying parking on land currently allocated to parking facilities; reinforcing the strategy of locating parking facilities at the periphery of the campus and distributing parking facilities around the campus perimeter; and closing some campus roads to through-traffic. The MDP proposals incorporate information provided in the Parking and Traffic Analysis conducted for the MDP study by Meyer Mohaddes; this report is available under separate cover.

Exhibit C is a diagram of the campus vehicle circulation system, including campus entry points and parking facilities. Table 2 summarizes the parking facilities shown in the MDP. Specific parking facilities are described in detail in Section 4.3: Precinct Plans).

**Campus Entry**

Significant changes are proposed to campus entries in order to increase their visibility and make entering the campus easier for visitors as well as the campus community. The main campus entries will remain at Nutwood Avenue from the southeast and southwest, at Yorba Linda Boulevard to the north, and at several places along State College Boulevard on the western edge of the campus. The Landscape Master Plan proposals for campus gateways at Nutwood Avenue, at the Arts Center Drive entry off State College Boulevard and at Yorba Linda Avenue, will make these entries more prominent and provide opportunities for campus entrance signs (Chapter 5).

At the Nutwood Avenue gateway, the Master Development Plan proposes closing or realigning a portion of the street and adding a new open space/pedestrian zone in order to establish a clear connection between the main campus and the College Park property. (This new Campus Esplanade, its landscape and its pedestrian pathways are described in detail in Section 4.3.1 and Chapter 5). Two vehicle turn-around/drop-off points are incorporated into the new Esplanade; the turn-around at the western Nutwood Avenue entry accommodates city buses and emergency vehicles. The re-aligned East Campus Drive entry road channels traffic from the 57 Freeway into the campus. This new east side entry road makes the entry sequence more legible and leads to commuter parking (surface lots and, in the future, Parking Structure 3) and to a Visitor Information booth and dedicated visitor parking located to the west of the main entry road, adjacent to University Hall in the campus core.

A new campus gateway, Arts Center Drive, is proposed for State College Boulevard, at Parking Structure 1 in the southwest precinct. A vehicle turn-around/drop-off point at the terminus of Art Centre Drive provides access to the Performing Arts Center, campus pedestrian malls, Arts Walk, and the Promenade (Sections 4.2.3 and 4.3.5). Visitor information and parking are also incorporated into the new west side entry gateway.

The Yorba Linda entry gateway provides access for visitors to the Arboretum and the athletics facilities in the north, and for commuters. Other entries along State College Boulevard provide access to the Parking Lot A, the Children’s Center, the Corporation Yard, Campus Police, Parking Structure 2, Student Recreation Center, Titan Student Union, Bookstore and the Visual Arts facilities.
CHAPTER FOUR: MASTER DEVELOPMENT PLAN

exhibit 4C Proposed Vehicle Circulation & Parking

Legend
- Service/Emergency Vehicles Only
- Campus Roadway
- Bike Path
- City Street System Freeway
- Surface Parking
- Parking Structure
- Vehicle Turn-around
- Campus Entry
- Campus Boundary

north
## Parking Facility Number of Spaces Phase Comment

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<th>Number of Spaces MDP</th>
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<td>1,869</td>
<td>1,761</td>
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<td>A Yorba Linda</td>
<td>26</td>
<td>26</td>
<td></td>
<td></td>
</tr>
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<td>B</td>
<td>755</td>
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<td>568</td>
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<td>2,432</td>
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<td>15</td>
<td>32</td>
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<td>West Campus Drive</td>
<td>27</td>
<td>--</td>
<td>1</td>
<td>replaced by roadway closure</td>
</tr>
<tr>
<td>South Campus Drive</td>
<td>127</td>
<td>--</td>
<td>5</td>
<td>replaced by Nutwood realignment</td>
</tr>
<tr>
<td>Student Housing Structure</td>
<td>199</td>
<td>199</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corp. Road</td>
<td>42</td>
<td>42</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gym Drive</td>
<td>60</td>
<td>60</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Titan House</td>
<td>15</td>
<td>15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Student Health Center</td>
<td>11</td>
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<td></td>
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<tr>
<td>Alumni House</td>
<td>19</td>
<td>19</td>
<td></td>
<td></td>
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<tr>
<td>Other spaces</td>
<td>27</td>
<td>27</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Loading Areas</td>
<td>55</td>
<td>55</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Subtotal: Existing Spaces**  
9,183

**Subtotal: Remaining Surface Lots + Res. Structure**  
4,414

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**Notes**

1. Analysis does not include parking at Arboretum
2. Parking space counts in new parking structures and surface lots are estimates

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Table 43 | Master Development Plan Net Parking Analysis

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Chapter Four: Master Development Plan
## Parking Facility Net Parking Analysis

<table>
<thead>
<tr>
<th>Parking Facility</th>
<th>Number of Spaces</th>
<th>Phase</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NEW LOTS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Visitor lot [Z]</td>
<td>125</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Campus Police Lot</td>
<td>62</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Retail/Office @ College Park</td>
<td>40</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal: New Surface Lots</strong></td>
<td>227</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>NEW PARKING STRUCTURES [Building] (levels)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structure 1: Arts Center Dr. [K], (5)</td>
<td>2,500</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Structure 2: Student Recreation Center [G], (5)</td>
<td>1,400</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Structure 3: Nutwood Entry [R], (4)</td>
<td>2,000</td>
<td>5</td>
<td>Commuter spaces</td>
</tr>
<tr>
<td>Structure 4: College Park [V], (5)</td>
<td>750</td>
<td>3</td>
<td>Residential spaces</td>
</tr>
<tr>
<td>Structure 4: College Park [V], (5)</td>
<td>450</td>
<td>3</td>
<td>Residential spaces</td>
</tr>
<tr>
<td>Structures 5, 6 and 7: Student Housing [C], (3)</td>
<td>600</td>
<td>4</td>
<td>Residential spaces</td>
</tr>
<tr>
<td><strong>Subtotal: Parking Structures</strong></td>
<td>7,700</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL PARKING SPACES IN MDP</strong></td>
<td>12,341</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commuter Spaces (Students, Faculty, Staff)</td>
<td>10,604</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Spaces</td>
<td>1,249</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Loading &amp; Other</td>
<td>488</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>2003 MASTER DEVELOPMENT PLAN NET INCREASE</strong></td>
<td>3,158</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Parking

The MDP strategy for providing parking is consistent throughout the campus: parking structures are placed on the sites of certain existing surface parking lots to yield greater efficiency and greater capacity (see Table 4-3). Parking structures described below will provide parking in four or five above-grade levels including the roof level. Furthermore, a new parking management system should be considered that assigns commuters to parking zones throughout the campus rather than the current system of open assignments. This would reduce on-campus circulation between parking facilities and more evenly distribute incoming vehicles to a larger number of campus entries.

The MDP proposals, taken together, will yield a campus total of up to 12,341 spaces in parking structures and surface parking lots; this total represents an increase of up to 3,158 net new parking spaces. Four new commuter structures are proposed in the MDP; these will comprise approximately 6,600 spaces. Two of these new parking structures are under development at the time of this report [K, G]; the other two will be developed as enrollment increases or other considerations require [R, V]. A total of 1,250 dedicated residential parking spaces for both student and faculty/staff residents are provided in parking structures in the northeast precinct [C] and on the College Park site [V]. The parking ratio of FTES to total spaces under the 2003 Master Development Plan will be about 2.1:1, a slight improvement over the year 1999, when development started to impact campus parking.

New commuter parking structures currently under development are in the southwest precinct and on the west side of the campus, near to the sites of other new development (the Performing Arts addition, the Student Recreation Center, the Children’s Center). Parking Structure 1 [K] will provide 2,500 parking spaces in 5 levels (4 above grade plus the roof level) on the site of former surface Lots C, D and L. This structure includes two entries, one off State College Boulevard at the new Arts Center Drive (see below), and a secondary entrance through surface Lot C, accessed from Nutwood Avenue West. Parking Structure 2 [G], associated with the new Student Recreation Center and accessed from State College Boulevard, will provide 1,400 spaces in 5 levels (4 above grade plus the roof level) on the site of former Lots B and K.

The MDP also proposes a future Parking Structure 3 [R] on the east side, adjacent to the academic core, with 2,000 spaces on 4 levels (3 above grade plus roof level), sited on portions of existing Lots F and E. The remainder of these two surface lots will continue to provide surface parking after the structure is built (see
Net Parking Analysis, Table 4.3). Proposed Parking Structure 4 [V] is a component of the new development on the College Park property that is under the aegis of the Cal State Fullerton Foundation. This development will provide approximately 750 commuter spaces, 200 student residential parking spaces, and 250 faculty/staff residential parking spaces. Proposed development on the College Park site also includes 40 surface parking spaces to support the proposed office/retail development along the Nutwood Avenue closure.

Existing and new surface lots supply the remainder of campus parking (see Table 4-3). A new Visitor Parking lot [Z] east of University Hall will replace existing short-term and visitor spaces along West Campus Drive and South Campus Drive. A new surface lot adjacent to the Ruby Gerontology Center will replace existing Lots H and J. A drive-through/drop-off area at the new Children's Center in the Northwest quadrant includes 32 spaces to replace those at the existing Children's Center. Unchanged spaces in existing surface lots include all A lots; Lot G; surface lots at Titan Student Union, Golleher House, Titan House, Health Center; and those associated with the Corporation Yard, those on Gym Drive, and other small dedicated lots comprising fewer than 20 spaces each.

Automobile Circulation

In order to create a safer and more appealing campus for pedestrians and to reduce traffic congestion within and at the boundaries of the campus, the MDP proposes significant changes to existing vehicle circulation patterns within the campus. It is recommended that, with the exception of service and emergency vehicles, vehicle circulation through the center of the campus be eliminated. These proposals will serve to reduce the number of conflict points between vehicles and pedestrians.

Campus roadways affected by these proposed changes are shown in Exhibits 4C and 4D. These roadways, described below, would remain open to service and emergency vehicles:

1) The central portion of Nutwood Avenue is closed or realigned to through traffic, becoming a pedestrian esplanade with enhanced vehicle entries to the east and the west;
2) Gymnasium Drive east of West Campus Drive and west of the Student Health Center is closed to commuter vehicles;
3) West Campus Drive south of Gymnasium Drive is realigned to the west;
4) West Campus Drive between Gymnasium Drive and the stadium has been shifted to the west so that the Dumbo Downs playfield and the new Children’s Center are within the pedestrian zone;
5) The southern portion of West Campus Drive is reserved for service and emergency vehicles;
6) On the east side of the campus, vehicle circulation through the eastern parking facilities and to the student residential area in the northeast precinct has been realigned to the eastern perimeter of the campus.

Emergency Vehicle and Service Vehicle Access (Exhibit 4D)

Roadways that are closed to commuter traffic remain open for service and emergency vehicles; these are illustrated in Exhibit 4D. These roadways will retain their curb-and-gutter configuration as a clear signal to pedestrians that they may encounter vehicles on these routes. Service areas adjacent to University buildings are shown in Exhibit 4D. For the most part, existing service areas have been retained; wherever possible, proposed new service areas as located so as to serve more than one new or existing building.
As with current practice, the major pedestrian pathways through the campus will be configured and constructed to accommodate emergency vehicles; these routes will not have curb-and-gutter configuration.

**Campus Shuttle and Public Transportation**

The Campus shuttle will continue its existing function of bringing individuals from the furthest parking facilities into the central part of the campus. The Nutwood Avenue West drop-off/turn-around would remain a city bus stop location on the State College Boulevard route, and would also serve the campus shuttle.

**Bicycle Path (Exhibits 4C and 4E)**

A designated county bicycle route crosses through the campus from north to south, entering at Yorba Linda Boulevard and running along the west side of the Arboretum, continuing to the west of the College of Engineering. In order to accommodate the expanding pedestrian core of the campus, the MDP proposes re-routing the bike path from this point, as indicated in Exhibit 4E. The bike path would cross the Campus Esplanade at the closed Nutwood Avenue and re-join the existing route at Commonwealth Avenue.

**4.2.3 OPEN SPACE AND PEDESTRIAN CIRCULATION (Exhibits 4E and 4F)**

As described in Chapter 3, the Planning Principles underlying the 2003 Master Development Plan are derived from a philosophy that emphasizes the role of the open space in creating a gracious and functional campus. The Planning Objectives of the MDP regarding the campus open space and pedestrian circulation system are:

- To support a well-defined open-space system that creates and define vistas within the campus and that provides a variety of spatial experiences by way of variations in size, programmed uses, architectural treatment of building facades, and landscape;
- To integrate the open space system with a pedestrian circulation plan that incorporates a hierarchy to reinforce campus legibility;
- To create focal points and gathering places that support functional precincts and pedestrian circulation, and that are well-connected to compatible adjacent indoor spaces;
- To design open spaces to include areas of lawn, landscape and hardscape, and site furnishings (seating, lighting, signage) to reinforce their programmed uses; and
- To create and reinforce open spaces that incorporate food service and gathering areas to encourage and provide the setting for informal interaction among students, faculty and staff.

The 2003 Master Development Plan builds upon the existing campus open space system and proposes changes that 1) provide greater definition to existing campus open spaces; and 2) reinforce a pedestrian circulation system to incorporate more effective linkages among pathways and between paths and open space areas. These two systems connect the academic core of the campus with the primary campus gateways and, as such, form the framework of the physical campus. Detailed proposals for the major components of the open space system, including the most significant features of the enhanced pedestrian pathway system are described in detail in Chapter 5, the Landscape Master Plan. These proposals are summarized below.
Proposed Service Facilities

Legend
- Campus Support/Service Area
- Major Emergency/Service Route
- Minor Service Route
- Existing Building Service Areas
- Proposed Building Service Areas
Campus Open Space System (Exhibits 4E and 4F)

Exhibit 4E is a diagram showing the major campus open space areas that are proposed to be free of development; Exhibit 4F is a key to the proposed open space system. The proposed open space system focuses upon four significant open space areas: the campus Quad, the Commons, Memorial Lawn adjacent to Memorial Grove, and the new pedestrian Esplanade at Nutwood Avenue. Memorial Grove and the Arboretum are to be preserved as they currently exist. These important cultural and natural resources are significant icons on the campus, and the MDP does not alter or changes these spaces in any way. Rather, the MDP proposals work to more fully integrate these spaces into the fabric of the campus to increase their contribution to campus life.

The Campus Quad, at the center of the academic core, has been redesigned as an open lawn area surrounded by trees and incorporating seat walls and other seating to serve as the central campus meeting place. A new bell tower, or campanile, marks the Quad area and serves as a landmark visible from more distant areas of the campus. The Quad is meant to be a contemplative, quiet space and a focal point for the campus, connected directly to Titan Walk, the major north-south pedestrian spine, and to east-west pathways. (Refer to Chapter 5 for details.)

In contrast, the campus Commons is an active area of long-standing tradition on the campus and home to a wide variety of activities and campus gatherings. The food services at the TSU and informal food and beverage carts make this a natural gathering area and campus hub where campus organizations set up temporary information booths and where a variety of informal retail venues find a ready audience. New landscape proposals include both shaded lawn areas for individual and small-group gatherings as well as open plazas, and the elimination of most of the berms and rock-walled seating areas in the Commons area. Proposals for a reformulation of the Becker Amphitheater, reinforcement of the existing forecourts of the Titan Student Union and the Titan Shops bookstore, and a new shaded outdoor ‘reading room’ adjacent to the Library are detailed in Chapter 5.

With the development of the new Student Recreation Center, the Commons provides an important link to this new facility, to the adjacent Sports Plaza and to the athletic facilities and parking areas to the north. New pedestrian pathways connect this area to the new Physical Education building addition and to the Performing Arts facilities to the southwest. (Refer to Chapter 5 for details.)

Memorial Lawn, the large lawn area east of Memorial Grove, will increase in its importance to the campus with the development of more student residential and dining facilities to the northeast (Section 4.3.3) and future development of academic facilities in the eastern sector of the academic core (Section 4.3.2). The Memorial Lawn will serve as the site for some of the campus and community activities formerly held on the Performing Arts lawn, to be displaced by the Performing Arts Addition (Section 4.3.5). Memorial Lawn will be well-connected with the southern and western areas of the campus through the re-designed pedestrian pathway system (see below and Chapter 5). It will form the forecourt for the proposed new dining/meeting facility and dining terrace, which will be a lively venue, serving student residences and Arboretum visitors and providing much-needed food service for those attending classes and campus events in the northeast precinct. The dining/
Proposed Open Space & Pedestrian Circulation

Legend
- Open Space
- Arboretum
- Primary Pedestrian Circulation
- Secondary Pedestrian Circulation
- Campus Boundary
- Bike Path

CHAPTER FOUR: MASTER DEVELOPMENT PLAN
meeting facility is expected to support Memorial Lawn as an informal gathering area and as a place for scheduled campus events.

The proposed closure or realignment of a segment of Nutwood Avenue and development of an enhanced southern campus gateway provides the opportunity for the new open-space Campus Esplanade, incorporating lawn, landscape and the existing fountain area south of Langsdorf Hall. This plaza will function as a new campus focal point, serving as the southern anchor for Titan Walk and the link to the College Park area housing, office, retail and parking facilities.

The Master Development Plan shows a series of secondary open spaces that are important supports to the campus Open Space system and help to create a campus framework built on the University’s considerable natural resource assets. These areas, smaller in size than the Quad, the Commons, Memorial Lawn and the Campus Esplanade, contribute a significant measure of variety to campus outdoor areas, help modulate the scale of the campus, serve as forecourts to academic and administrative buildings, and provide additional venues for informal food service. These are discussed in more detail in Chapter 5.

**Pedestrian Pathway System**

Chapter 5 describes proposals for a reformulated pedestrian pathway system in which landscape and hardscape materials contribute to a campus wayfinding system that differentiates north-south from east-west pedestrian corridors. This pathway system consists of eight significant broad walkways plus a ninth major diagonal pathway that link campus precincts, interlace campus open space areas and focus the energy of pedestrian traffic. Secondary pathways and walkways to individual buildings are integrated into the pathway system. Exhibit 4F shows the major proposed pedestrian pathways. The proposed plan gives names to the major pathways. The campus’ simple existing pathway system has not needed names in the past, but as the number of pathways increases, as shown in the plan, the need for names to differentiate areas of the campus will become apparent.

**North-South Pathways**

**Titan Walk** is reinforced as the central campus spine, linking the Campus Esplanade and Langsdorf Plaza in the south with the Quad, the Library and Memorial Lawn to the north. The open space areas in front of the Humanities building are incorporated to increase the width and importance of this major pathway. An extension of Titan Walk continues to the east around the Memorial Lawn and north to the new dining/meeting facility, eventually ending at the student residential complex in the northeast precinct.

**Arts Walk** forms a significant new north-south pedestrian spine on the west side of the campus. At its southern end, Arts Walk and the Arts Plaza unite the Visual Arts complex with the Performing Arts facilities, replacing West Campus Drive with pedestrian-oriented open space. Arts Walk brings pedestrians north from Parking Structure 1 and, shifting slightly to the east, south from Parking Structure 2. Arts Walk incorporates the new Sports Plaza and Student Recreation Center as a significant destination point, and, leading north, connects with secondary pedestrian pathways to the Dumbo Downs recreation field, the new Children’s Center and surface parking facilities to the north. Arts Walk invigorates the Commons area by providing a much-needed legible passageway on the west side of the campus.
Proposed Campus Open Space & Pedestrian Pathway Key

- Dumbo Downs Playfields
- Sports Plaza
- Memorial Walk
- Memorial Grove
- Memorial Lawn
- Arts Walk
- Commons
- Campanile Walk
- Campus Quad/Campanile
- Promenade
- Arts Plaza
- Eastside Walk
- Titan Walk
- Campus Esplanade
Library Walk, running north-south along the west side of the Library, connects Memorial Walk at the north with the Commons and the Quad. Library Walk continues along the west side of the Quad, providing access to the ticket booth and lobby areas of the Performing Arts facilities. Library Walk leads to the south though McCarthy Hall and the Science Laboratory Center and, past a proposed new academic building, to the Nutwood West campus gateway at the Campus Esplanade.

Eastside Walk connects Memorial Lawn and the northeast precinct to the Campus Esplanade and College Park property in the south via a reinforced campus pathway. Eastside Walk will form an important link between the housing and dining facilities in the northeast and those in the College Park housing complex, working to unite these two residential communities. As proposed, Eastside Walk leaves the Memorial Lawn area and passes to the west of two proposed academic buildings and east of the Humanities Building and University Hall. It enters the courtyard at the proposed College of Business and Economics and, passing through that building, crosses Nutwood Walkway to enter College Park at the corner of Commonwealth Avenue and Nutwood. Although segments of this Walk currently exist as informal paths, the Landscape Master Plan uses paving treatment and landscape consistent with the other three major north-south pedestrian spines to unify and reinforce the pathway as a whole (refer to Chapter 5 for details).

East-West Pathways

Memorial Walk reinforces the connection between the northeast student residential areas and the west side of the campus. Leading from the proposed new dining/meeting facility southeast of the new student residences and continuing north of Memorial Lawn and Memorial Grove, this walkway passes the Kinesiology and Health Science Building to end at the Sports Plaza in front of the Student Recreation Center.

Campanile Walk formalizes a series of existing informal pathways by connecting the parking facilities in the east with the west side of the campus. Beginning at the future Parking Structure 3, Campanile Walk continues north of the Humanities building and shifts slightly north at the proposed Campanile, sited at the intersection of Campanile and Titan Walks and marking the center of the campus. It forms the northern edge of the Quad and then shifts north again to form the southern portion of the Commons, ending at Arts Walk.

The Promenade is the primary east-west link from the new Performing Arts Addition into the central and eastern portions of the campus. Beginning as a secondary pathway in the Visual Arts complex on the west side, the Promenade passes south of the Performing Arts facilities and forms the southern edge of the Quad. After crossing Titan Walk, it continues to the north of University Hall and provides access to the parking facilities on the east side of the campus.

The Esplanade is the east-west pedestrian link created by the proposed closure of Nutwood Avenue as well as for the adjacent greenspace. This pathway connects the Nutwood West and Nutwood East vehicle entry/drop-off areas, and is the terminus for Titan Walk, Library Walk and Eastside Walk, as described above. Eastside Walk continues across the Esplanade to connect the College Park property with the main campus.

Diagonal Pathway

The southeast and northwest areas of the campus are linked by a major diagonal pathway that
leads from the Courtyard in front of University Hall through the Quad and into the Commons area, offsetting to the north and terminating at the Sports Plaza.

4.3 PRECINCT PLANS

In order to provide greater detail about the 2003 Master Development Plan, the campus has been conceptually divided into five specific precincts. Exhibit 4G is a key map for the campus precincts. Sections 4.3.1 – 4.3.5 and Exhibits 4H-4M describe the details of the proposed new facilities in each of these campus precincts.

4.3.1 CAMPUS ENTRY: NUTWOOD AVENUE CLOSURE, CAMPUS ESPLANADE, AND COLLEGE PARK DEVELOPMENT (Exhibits 4H and 4H1)

The Nutwood Avenue campus entry is the most prominent of the three proposed campus gateways (landscape concepts described in Chapter 5). This key entry will receive the majority of incoming campus traffic, particularly commuters arriving at the campus from the 57 Freeway. The MDP proposals are aimed at developing the Nutwood area as a gracious and visually striking campus entry-point, developing this area as a new component of the open-space system, making an important link between the main campus and the College Park property, and creating a village-like setting for the southern end of the University site.

For the campus entry area at Nutwood Avenue, the Master Development Plan recommends six significant new developments, listed here and described in detail below:

- Closure or realignment of a portion of Nutwood Avenue and creation of new Campus Esplanade open space;

- Re-configured Nutwood East Entry with vehicle drop-off/turn-around
- Re-configured East Campus Drive access to surface and structured parking and new visitor parking facilities;
- Re-configured Nutwood West Entry with vehicle drop-off/turn-around and City bus stop;
- Retail/office development [Y] along Nutwood Avenue with surface parking behind the College Park high-rise building;
- New College Park housing for 390 students [W] and 250 units of faculty/staff rental housing [X];
- 5-level College Park parking structure (PS4) comprising 1,200 parking spaces [V].

These proposals are illustrated in Exhibits 4H and 4H1.
Nutwood Closure and Campus Esplanade

The proposed closure or realignment of a portion of Nutwood Avenue will contribute several important features to both the functional and aesthetic aspects of the campus. First, it will help to unify the campus by joining the main campus to College Park with a safe and inviting pedestrian connection. As development proceeds on the College Park property, and as the College Park office building is gradually converted to University uses, this connection will become vital to campus cohesion and will facilitate the expansion of the campus core. Second, the landscaped Esplanade created in the closed street will provide a visually pleasing entrance to the campus, enhancing the University’s image and creating a positive first impression. Third, the Esplanade will be a new open space in the most densely developed southern area of the campus and will serve as the terminus or connector-point for three of the four main north-south pedestrian spines: Titan Walk, Library Walk and Eastside Walk (see Section 4.3.2 and Chapter 5); the City bicycle path will also emerge from the campus at this area to join Commonwealth Avenue. This new open-space area will also create a pleasing landscape connection with the campus of Hope International University, reinforcing the presence of a strong University district within the City of Fullerton. Finally, it is anticipated that the lawn/hardscape areas of the Esplanade will provide space for occasional ceremonial gatherings such as Commencement.

Landscape proposals for the Esplanade include the new east-west Nutwood Walk pathway, lined with skyline palms and more informally planted groupings of shade trees; lawn and hardscape areas, incorporating the Langsdorf fountain plaza; and the landscaped extension of Eastside
Walk into College Park. Special paving patterns, as described in Section 5.2.7 will also be used in this area. Chapter 5 describes the landscape concepts for the campus Esplanade in detail.

Reconfigured Nutwood East and Nutwood West Vehicle Entries

The MDP proposals for new Nutwood East and Nutwood West vehicle access points will create a more legible entry sequence for commuters and visitors. With the proposed closure of the central portion of Nutwood Avenue to create the campus Esplanade, Nutwood Avenue East will be open to vehicle traffic from the 57 Freeway to the new Nutwood East drop-off/turn-around; Nutwood Avenue West will be open to vehicles from State College Boulevard to the new Nutwood West vehicle drop-off/turn-around. These two drop-off points, on either end of the proposed Esplanade, have been placed outside the flow of incoming campus traffic; the Nutwood West turn-around also accommodates the existing City of Fullerton bus stop.

The Landscape Master Plan (Chapter 5) proposes that these two vehicle entries be treated with the pattern of plant and hardscape materials recommended for all campus gateways. This landscape concept has been developed to set the tone for the campus and to further signal and identify these important entry areas for campus visitors. The Nutwood East and Nutwood West entries will also be the location for campus identification monuments, roadway and pedestrian directional signage and information kiosks. (The proposed campus signage package is available under separate cover.)

The Nutwood East vehicle entry includes the re-aligned East Campus Drive, which leads to surface parking Lot E and the future Parking Structure 3 [R] on the east side of the campus; this parking structure, when developed, will comprise 2,000 spaces on four levels above grade plus the roof. Also at this entry is a Visitor Information booth and dedicated Visitor Parking [Z], both accessed from a left-turn pocket on East Campus Drive. The Nutwood East entry will also provide a secondary access
to the student housing and parking facilities in the northeast precinct (see Section 4.3.3).

The Nutwood West vehicle entry gives access to facilities in the southwest precinct (see Section 4.3.5). The entry to Parking Lot C will be from Nutwood Avenue West, and, at the northern edge of this lot are two secondary entrances to Parking Structure 1 [K]. This parking structure incorporates visitor parking, accessed from State College Boulevard. In addition to these facilities, the Central Utilities Plant is accessed though a service road just to the west of the Nutwood West turn-around/drop-off.

College Park Office/Retail Development [Y]

To further develop the pedestrian environment of the University community, three 2-story buildings are proposed for the northern and western perimeters of the College Park property. These structures, likely to be developed by the Cal State Fullerton Foundation, will provide up to 25,000-gsf of space for retail and office functions. The MDP envisions a small retail district with such outlets as food venues, coffee shops and other retail operations suited to the University district such as photocopy and mail services, dry-cleaning establishments, small convenience stores, and computer stores. These outlets will also serve the new residential community at College Park (see below) and the Hope International University community. Office space may be leased to University or non-University groups or individuals.

The MDP suggests a configuration of these buildings that will give further definition to the Campus Esplanade open space and provide an edge to the portion of Nutwood Avenue East that is still open to vehicle circulation. The precise footprints of these buildings will be determined at the time of their development; however, their siting should acknowledge the following pedestrian pathways: the southern end of Eastside Walk, the north-south pathway planned for the west side of the College Park property, and the diagonal path leading into College Park from the Nutwood Walkway. These pathways will be treated with signature paving patterns and landscape as described in Chapter 5 and the area will be landscaped with informal shade and ornamental tree groups, under-story planting and lawn.

College Park Housing and Parking Structure [W, X, V]

As an initiative of the Cal State Fullerton Foundation, the area south of the College Park high-rise building will be developed with housing and parking. The housing model proposed for this site is that of housing ‘laminated’ to parking facilities, which makes efficient use of space and serves to camouflage the 5-story, 1,200-space parking structure from view. The preliminary plan for this development, shown in the MDP, provides sufficient open space between housing buildings to maintain a pleasant community.

The Foundation envisions 390 student residential spaces to serve as an incentive to international students’ enrollment, and to provide those students with a strong community structure to help socialize them and support their academic pursuits. As discussed in Section 4.2.3, the Eastside Walk will create a link between this residential community and the new and existing student housing and dining in the northeast precinct.

The MDP also shows staff/faculty housing in the College Park residential Development. The 250 units of staff and faculty rental housing provided on this site will help support the
University’s ability to recruit junior teaching and administrative staff, for whom the high cost of housing in the Orange County area may be an obstacle to accepting a position at Cal State Fullerton. This problem is shared by many California institutions of higher learning, and the University’s ability to provide short-term housing will give it a significant advantage.

4.3.2 ACADEMIC CORE (Exhibits 4I and 4II)

The Master Development Plan proposes six sites for new academic facilities, all within the existing academic core. Six sites have been identified to give the University flexibility in matching sites to functions as new facilities are built to accommodate increasing enrollments. These sites are unlikely to all be used during the planning horizon represented by this Master Development Plan, but the University will be able to select the appropriate site for each new expansion of academic facilities.

Consistent with the Planning Principles and Objectives described in Chapter 2, the proposed sites are located along the outer edges of the academic core, effectively expanding the academic precinct while maintaining and concentrating its functions in the south and east of the campus. These sites have been chosen to achieve four goals: 1) to avoid using campus open space for building site; 2) to efficiently make use of University-owned land currently used for surface parking facilities or occupied by facilities that are scheduled to be demolished; 3) to reinforce the campus open space system by using building edges to create new open-space areas or delimit the boundaries to existing open spaces; and 4) to reinforce the pedestrian pathway system by placing buildings such that building entrances are oriented to campus walkways.

The MDP shows a building footprint on each development site and accurately depicts the sizes of the buildings shown in Table 4-1. Assuming a four-story building, the precise massing, height and orientation of each building is to be determined during the pre-design phase for each project. The building footprints depicted in the MDP demonstrate each building’s recommended orientation to the pedestrian system and to the adjoining open space.

In the Academic Core, the Master Development Plan recommends the facilities listed below and described in the following paragraphs:

- New College of Business and Economics building at the Nutwood East campus gateway;
- New academic building site south of the Science Laboratory Center;
- Two sites for new academic buildings east of the Humanities building;
- Expansion of the College of Engineering and Computer Sciences facilities;
- Future 4-level Parking Structure 3, with 2,000 commuter parking spaces;
- New campanile/clock tower at intersection of Titan Walk and Campanile Walk, marking the center of the campus;
- Faculty/Staff Center in ground floor of Library South.

These proposals are illustrated in Exhibits 4I and 4II.

College of Business and Economics

The new College of Business and Economics (CBE) is anticipated to be first new academic building developed under the 2003 MDP (see Chapter 7: Phasing). At the time of this report, a preliminary program for this building has been developed, initially indicating 186,000-gsf of space in 4 floors.
Sited at the Nutwood East entry, this structure will be a landmark building for the campus in both its size and its location, and as such, its massing and elevations should acknowledge several important factors. A significant building element that addresses the Nutwood East Entry vehicle should be placed in the southeast corner of the building to serve as a campus landmark and gateway marker; this element may or may not incorporate a building entrance. The building’s south elevation should serve as a lively edge to the campus Esplanade, and will form an important face to the public. Its articulation, including the choice of surface materials and textures, the quantity and placement of glazing and other details of the facade will contribute significantly to the ambience of this south campus open space. The courtyard of the building should face north and should be located such that the Eastside Walk can enter it and pass through or under a portion of the building, in order to join Nutwood Walkway and continue on to College Park. The west side of the building will form an important edge to the Langsdorf fountain plaza, where both casual and ceremonial events will take place.

**New Academic Building South of Science Laboratory Center [T]**

The MDP identifies a second building site along the northern edge of the campus Esplanade. This site, adjacent to the Science Laboratory Center, would be an appropriate site for a science program or another program whose location at the south of the campus is important. As with the College of Business and Economics, the south elevation of this building will form an important edge to the campus Esplanade, and its eastern facade will enclose the Langsdorf fountain plaza. This building, sized in the MDP as 70,000-gsf (4 stories), should be sited to align with the eastern edge of the SLC and the southern edge of the CBE. Its loca-
tion is meant to accommodate the southern end of Library Walk, which runs through McCarthy Hall and the SLC, and to allow Library Walk to smoothly join Nutwood Walkway in the Esplanade. It is shown in the MDP with its courtyard facing northwest to enclose a lawn area that can be used for formal and informal gatherings, including Commencement ceremonies.

Two Academic Buildings East of the Humanities/Social Sciences Building [O, Q]

The MDP proposes two academic buildings in the area currently occupied by Parking Lots I and F; each 4-story building comprises 79,000-gsf. These new academic buildings would enclose and thereby reinforce the open spaces to the north and south of the Humanities/Social Sciences building that are currently used for informal gathering and casual food venues. As shown on the MDP, these buildings flank Campanile Walk, an important new east-west pathway that leads from the future Parking Structure 3 to the proposed Campanile and the Quad. The proposed academic buildings are sited to create a secondary open space between them, to allow another open space west of Parking Structure 3, and to contribute to the Eastside Walk’s substantial landscaped corridor.

College of Engineering Expansion [N]

A proposed expansion of facilities for the College of Engineering (CE) would take the form of a new building up to 3 stories in height (approximately 51,000-gsf) to replace the existing southern-most single-story building. This method of adding space for Engineering programs would make the best use of University land by creating greater density on an existing building site rather than developing a new building site on campus open space. The MDP recommends that the northern-most single-story CE building be converted to a dining/meeting facility (see Section 4.3.3).
Parking Structure 3 [R]

As described in Section 4.2.2, a 4-level, 2,000-space parking structure is proposed for the east side of the campus in portions of surface Parking Lots E and F. If enrollment increases warrant this new structure, it will provide for a substantial proportion of commuter parking on the east side of the campus. The main stair/escalator core at the northwestern corner of the structure is aligned with the new Campanile and opens directly to the proposed new Campanile Walk to link pedestrians with the center of the campus. This parking structure serves as a pedestrian threshold, to be landscaped as described in Chapter 5 (Landscape Master Plan).

Campanile [U]

The MDP proposes a campanile, or bell tower, at the intersection of Titan Walk and Campanile Walk to mark the center of the campus. This new campus landmark is meant to be tall enough to be visible from most parts of the site, providing both a wayfinding tool and a focal point for Titan Walk and the Quad. As part of the proposed Landscape Master Plan, the Campanile and its surrounding landscape/hardscape is described in greater detail in Chapter 5.

Faculty Staff Center in Library South [P]

In response to a need expressed during the MDP study, a new Faculty/Staff Center comprising 7,500-gsf is proposed for the ground floor of Library South, incorporating the existing exterior space behind the large columns at the north edge of the Quad. This facility would provide a food venue and meeting place for faculty and staff, functions that do not currently exist on the campus, and would thus contribute to the cohesion of these two very important University groups. Current uses in the ground floor of Library South which are not essential to the library function would be consolidated and/or moved to another location to provide the space for this facility.

4.3.3 NORTHEAST PRECINCT: ARBORETUM, STUDENT HOUSING, DINING AND PARKING (Exhibits 4J and 4J1)

The northeast precinct of the campus is the site of a proposed expanded student residential community including a new dining/meeting facility and dedicated residential parking. The purpose of these proposals is to increase the size of the campus residential community and to provide for it the amenities needed to sustain it.

The Arboretum, a quasi-independent entity on University land, was established through a joint-powers agreement with the City of Fullerton and is currently supported through public and private funds. The Arboretum will be developed according to its own Master Plan (available as a separate document) on a time frame separate from the 2003 Master Development Plan. Similarly, the MDP identifies a site for an expansion of the Ruby Gerontology Center, which will, when developed, be funded from private sources.

Master Development Plan proposals for northeast precinct include these housing, dining, parking and other facilities described below:

- Facilities for 1,200 new residents in cluster-type housing
- 600 new residential parking spaces in three 4-level parking structures;
- New dining/meeting facility with outdoor dining patio;
- Future expansion of Ruby Gerontology Center with dedicated surface parking.
These proposals are illustrated in Exhibits 4J and 4J1.

**Northeast Precinct Student Housing [B]**

The University’s plan to increase campus housing for students will strengthen campus spirit and create a base for campus activities by putting a larger 24-hour population on the campus. The objectives of the MDP with regard to student residential development are:

- To identify sites for increased student residential capacity;
- To develop a residential dining facility adjacent to student residences; and
- To encourage the continued development of a strong campus residential community.

In addition to the 390 units of student housing that are part of the College Park development (Section 4.3.1), the MDP shows 1,200 new student residential spaces in thirteen 4-story residential buildings adjacent to existing Residence Halls. The proposed housing uses a different model from the Cobb Residence Halls and the New Residence Halls, completed in 2002, and from the proposed College Park housing. Existing student housing is configured as self-contained suites shared by four to six students; each suite includes a shared common area consisting of living room, dining area and kitchen, along with one or more toilet facilities. No dining facilities are proposed for this student residential community, making nearby dining services a necessity.

The new residences shown in the 2003 MDP use a cluster-type model (Exhibit 4K), which has specific benefits that contribute to a strong residential community. As described in greater detail below, the cluster model best achieves the goal of breaking down the institutional scale of a university residence by creating small living groups. These small groups encourage the development of strong social networks and help to integrate the individual student with the campus community as a whole. Cluster-type housing also supports the development of shared dining facilities which increases student interaction, encourages formation of informal social groups and helps foster the students’ identification with the University.

A prototype for cluster housing is shown in Exhibit 4K. Each cluster, consisting of 21-23 students and a residence advisor (usually an upper-division student), occupies one floor of a housing building. Each cluster is self-contained, with vertical access through stairwells and elevators. A 4-story building (the tallest recommended for the Cal State Fullerton campus) would thus comprise 4 clusters, one per floor. Within each cluster, the 21-23 students occupy single and double bedrooms and share a common lounge area and small adjacent kitchen. The cluster is further broken down into three small social units of 7-9 students who share bathroom facilities. The small social units give the individual student a ‘home base,’ while the cluster of three small units provides a larger base for group identity and friendship formation. Vertical or ‘staircase’ access encourages the development of ‘houses’ that provide a good base for the individual to identify with a larger group of 75 to 100 students, thus providing a support to campus spirit. This housing configuration provides an appropriate mix of independence and supervision that makes it suitable for both lower and upper division students. It is particularly effective for lower division students and international students who will benefit from a more structured residential experience and the closer supervision afforded by living in small groups with a resident assistant.
As shown in the MDP, the thirteen new cluster-style residential buildings are grouped together such that large and small parcels of open space are created. Although the design of these buildings will respond to the specific program created for new campus housing in this precinct, it is recommended that open space needs be included in this program to provide space for informal activities that will serve to strengthen the campus residential community as a whole.

Similarly, the MDP shows a deliberate attempt to relate the new housing to existing housing, again reinforcing the northeast residential community, which will consist of over 2,000 students in total when fully developed.

Residential Parking Structures [C]

The Master Development Plan for the northeast residential district includes dedicated parking for 600 cars, accommodated in three 4-story parking structures aligned west of the 57 Freeway. These parking structures can be reached via the Yorba Linda campus gateway or via East Campus Drive, and are expected to be similar in design and function to the existing residential structure. The southernmost structures are shown on the MDP to be separated in order to accommodate an existing oil pipeline.
Dining/Meeting Facility [D]

The MDP recommends a new dining/meeting facility in the northeast precinct to fulfill several purposes. First, an important assumption underlying the master planning principles is that significant aspects of a University education take place in informal settings and through chance social encounters (see Chapters 1 and 3.) A dining facility, especially one frequented by students, faculty and staff, provides an ideal setting for these informal experiences by increasing the opportunities for forming friendships and developing the social and intellectual bonds that are the legacy of the higher education experience. At present, the northeast precinct lacks a food venue that could serve as a destination and provide a focal point for these kinds of encounters. Second, the cluster model of student housing is predicated upon the availability of a dining facility because, unlike the existing suite model, cluster housing does not provide facilities for meal preparation. Group dining can also reinforce the benefits of small-group living provided by the cluster-type housing model by increasing social contacts among house members. Third, a dining facility can be used by campus and community groups for meetings and events, making efficient use of University space. Thus the proposed dining facility is expected to be used by residential students, by students and faculty attending classes in the northeast portion of the campus, by staff working in facilities in the northeast precinct, by those attending programs at the Ruby Gerontology Center, and by visitors to the Arboretum.

The proposed 25,000-gsf dining/meeting facility is shown on the Master Plan as occupying the site of the northern-most single-story College of Engineering building, whose functions would be transferred to the new 3-story building described in Section 4.3.2. The dining facility would include a large patio or plaza for outdoor dining located northeast of Memorial Lawn, and should be furnished with appropriate tables and chairs for informal dining and
casual meetings. The Landscape Master Plan identifies this facility as a pedestrian threshold between the housing area and the campus core (see Chapter 5). Pathways should be laid out to create an identifiable passageway through the residential community and all pedestrian routes should make a definitive connection to the dining patio before they link up with the paths surrounding Memorial Lawn and the core of the campus.

The size of the dining/meeting facility and its design will be based upon a program developed for the specific population and functions it will serve. The building itself may be a single story or taller, again depending upon the specific program developed in the pre-design phase of the project. A 25,000-gsf dining facility has the capacity to serve over 6,000 meals per day as well as coffee service and snacks to more than 2,000 meal-plan participants and additional cash customers. This size facility is suitable for the range of food types and formats currently popular on university campuses, including display cooking, grill/sandwich/soup/deli service, ethnic/food court stations and a small convenience outlet.

Expansion of Ruby Gerontology Facility

In response to information gathered during early stages of the MDP study, space for the expansion of the Ruby Gerontology Center has been included in the Master Development Plan. A site to the west of the existing building has been identified; this site can accommodate a 10,000-gsf, 2-story building to fulfill programmatic needs which will be determined. This facility is directly north of the proposed dining/meeting facility which will encourage shared use of the latter. Space for a surface parking lot accommodating over 80 cars is proposed to replace existing Lot J.

4.3.4 NORTHWEST PRECINCT: STUDENT RECREATION, CHILD CARE, CAMPUS SAFETY, CORPORATION YARD, BOOKSTORE ADDITION AND PARKING (Exhibits 4L and 4L1)

The northwest precinct of the campus will be the site of a significant number of Master Development Plan projects; the majority of these are non-State-funded projects, and are under development at the time of this report. With the new addition to the Physical Education building scheduled for completion in 2003, the development of these new facilities will reinforce a sports/recreation district in the northwest precinct, directly adjacent to the athletic fields and recreation facilities that occupy the northern third of the campus. This area will serve as the pedestrian threshold for visiting athletic teams, for athletic event audiences, and for commuters and visitors who park in surface lots A and G. The Landscape Master Plan (Chapter 5) describes the landscape/hardscape proposals for pedestrian thresholds and explains the manner in which the proposed pedestrian pathway system will tie campus precincts together. The MDP proposals for this very active area of the campus include:

Cluster Housing Prototype

Small groups of 7-9 students share bathroom facilities
Living/Lounge
Glazed façades on all levels

Legend
D Double
S Single
T Toilet
S Stair
E Elevator
K Kitchen
• New Student Recreation Center with redesigned Sports Plaza to the west of the Physical Education building;
• New 5-level Parking Structure 2 comprising 1,400 commuter spaces
• Northern portion of West Campus Drive re-aligned to place Children’s Center and Dumbo Downs playfields within pedestrian zone;
• New Children’s Center north of Dumbo Downs;
• New facilities for University Police and Facilities Department offices with direct access from State College Boulevard;
• Additions to the Corporation Yard;
• Future addition to Titan Shops bookstore;
• Central portion of Gymnasium Drive converted to service/emergency access only; and
• Southern portion of West Campus Drive closed to through-traffic

These proposals are illustrated in Exhibits 4L and 4L1.

Student Recreation Center [I]

A 90,000-gsf Student Recreation Center (SRC) is under development on former parking Lot B, a site identified in the early stages of the MDP study. The 2-story SRC is funded by the Associated Students, Inc. organization through student fees, and is expected to be a key campus destination. It is readily accessible from State College Boulevard with parking provided in Structure 2, which is to be built directly adjacent to the western face of the SRC; Parking Structure 2 will accommodate approximately 1,400 spaces in 5 levels (see below). The program for the SRC comprises both indoor and outdoor recreational facilities including a 3-court gymnasium; basketball, racquetball and volleyball courts; weight-training and cardio-fitness facilities; an elevated jogging track; a sport climbing wall; a fitness assessment testing laboratory including classroom and resource center; three multi-purpose rooms; an outdoor swimming pool; locker rooms; a snack/juice bar; staff office space, storage, and other administrative, maintenance and functional space.

Located adjacent to the Titan Student Union and the Physical Education building, the SRC is anticipated as a new focal point in the Northwest precinct, bringing significantly increased pedestrian traffic from all areas of the campus to create a new campus hub. With the construction of the SRC, a large Sports Plaza will be created between this new building and the western entrance to the existing Physical Education building; this plaza will be programmed with a wide variety of recreational activities and events, including both formal and informal music events, sports activities, parties and other campus- and community-based activities (see Chapter 5 for detailed descriptions of the Sports Plaza and the other landscape features mentioned in this section). It is anticipated that music events will be re-located from Becker Amphitheater to the Sports Plaza area, potentially in an amphitheater-type configuration. The Sports Plaza is the terminus of the new Arts Walk pedestrian pathway on the west side of the campus, and through it, is linked with facilities in the southeast precinct. The Plaza is also directly linked to the Dumbo Downs recreation field across Gymnasium Drive (see below), reinforcing this precinct as a new sports/recreation district.

Parking Structure 2 [G]

This parking structure, the second scheduled for development, will provide event parking, parking for users of the SRC, PE Building, and the Titan Student Union; and some commuter parking to replace capacity in surface Lot B. It
will be accessed via Gymnasium Drive, off State College Boulevard. It is recommended that this 5-level structure (4 levels above grade plus the roof) locate its stair/elevator core at its southeast corner, to bring pedestrians to the new Arts Walk pathway via a short connector sidewalk. Similar to Parking Structure 1 at the southwest corner of the campus, it is recommended that a landscape screen be placed along the western side of the building as a courtesy to residential neighbors across State College Boulevard.

**West Campus Drive Re-alignment, Re-configuration of Gymnasium Drive, and Re-positioning of Dumbo Downs**

Consistent with the Planning Principles outlined in Chapter 3, the MDP proposes changes to campus roadways to create a safe pedestrian-friendly campus core and to effect other changes that will increase campus cohesion. In the Northwest precinct, these recommended changes involve the re-alignment of West Campus Drive and the restriction of vehicle through-traffic on Gymnasium Drive, with the exception of service and emergency vehicles and team buses.

The MDP recommends that the portion of West Campus Drive between Gymnasium Drive and Parking Lot A be moved to the west in order to create a site for the Children’s Center and to place that facility and the Dumbo Downs recreational field within the pedestrian zone; under this proposal, West Campus Drive would intersect Gymnasium Drive west of the Corporation Yard.

The work involved in the West Campus Drive re-alignment will affect the current configura-
tion of the 1.45-acre Dumbo Downs recreation field, which will be re-built in its same dimensions just to the east of its current site. During construction of the Student Recreation Center and Parking Structure 2, the Dumbo Downs site may be utilized as a construction staging area.

The MDP recommends that Gymnasium Drive be closed to through-traffic between West Campus Drive and the parking lot of the Health Center. Buses bringing visiting athletic teams would be permitted to enter the closed section of Gymnasium Drive in order to park and turn around in the parking lot behind the Physical Education Building. Driving restrictions on this road segment may also be relaxed during summer season to facilitate summer sports programs.

Children’s Center [E]

In 1996 the Cal State Fullerton Associated Students, Inc. voted to increase student fees in order to construct a new Children’s Center to replace and expand the existing 80-child capacity facility currently operating on the Corporation Yard site. The new Center would accommodate at least 186 children and be fully equipped to allow for the appropriate division of age-groups. On the basis of a preliminary program developed during the early phases of the MDP study, the proposed site will accommodate a 25,000-gsf center and directly adjacent outdoor play area sufficient to provide exterior playgrounds and courtyards exceeding State-mandated requirements for the infant/toddler/twos groups and the pre-school and school-age groups. The site recommended by the MDP is a new site north of the re-located Dumbo Downs recreational field which has been created by re-aligning West Campus Drive. This re-alignment will allow the Children’s Center to operate within the campus pedestrian zone. A driveway with dedicated short-term parking for drop-off/pick-up is included in the proposal for this site.
University Police/Facilities Maintenance Office building [H]

The Master Development Plan proposes a new 2-story, 15,000-gsf building to house the University Police and provide office space to be allocated as required to the Facilities Department or other University departments. Located directly off Gymnasium Drive, adjacent to State College Boulevard, this site also accommodates 60 cars in a new surface parking lot.

Corporation Yard Additions [F]

Proposed additions to the Corporation Yard comprise 20,000-gsf within the existing site after demolition of seven buildings comprising approximately 12,000-gsf. The MDP shows a new building and additions to an existing building; these are assumed to be single-story buildings, and are illustrative only. The configuration of new facilities, including their size and massing, will be based upon a program developed in a pre-design phase of this project.

Future Addition to Titan Shops Bookstore [J]

Renovation to the Titan Shops Bookstore was completed during the time-frame of the previous master plan. To accommodate the anticipated increased enrollments or to respond to the need for increased merchandising space, the capacity of the Bookstore may need to be increased. The MDP shows a 1-2 story, 9,000-gsf addition to the building which would replace the existing ramps at the rear of the building; these ramps are no longer used. As with other facilities proposed in the MDP, the specific size and massing of the building addition will be based on a program designed to accommodate identified needs.

4.3.5 SOUTHWEST PRECINCT: PERFORMING ARTS, CENTRAL PLANT AND PARKING (Exhibits 4M and 4M1)

The southwest precinct is the first area of the campus to begin development under the 2003 Master Development Plan. The Performing Arts addition, identified in the 1993 Master Plan, was in the design development phase at the time of this report. At this time also, Parking Structure 1, the associated Arts Center Drive entry off State College Boulevard, and the Arts Plaza at the south end of Arts Walk were beginning the construction process. The new developments in the Southwest precinct will set the stage for the implementation of the other proposals of the 2003 MDP.

Development projects in the southwest precinct are expected to revitalize this area of the campus as a campus arts district that welcomes both campus and community audiences and to create links between existing and new southwest precinct facilities and the campus core. The proposals listed here are described below:

• Performing Arts Addition (1993 Master Plan);
• New Arts Plaza;
• New Arts Walk connecting Performing Arts with facilities to the north;
• New Promenade walkway connecting Visual Arts complex with Performing Arts and the campus core;
• Arts Center Drive, a new campus entry off State College Boulevard with turn-around/drop-off at Performing Arts facilities;
• 5-level, 2,500-space Parking Structure 1, including Visitor facilities;
• New 3-story office building with ground-floor retail;
• Conversion of southern portion of West Campus Drive to service/emergency access;
• Expanded Central Utilities complex;
• Reconfigured service access road to McCarthy Hall, Science Laboratory Center and Performing Arts facilities.

These proposals are illustrated in Exhibits 4M and 4M1.

Performing Arts Addition

The proposed new facilities for the southwest precinct center around the new addition to the Performing Arts Center (PAC), a project of the 1993 Master Plan, and currently under development with expected occupancy in 2005. This 2-story, 104,000-gsf structure includes three major performance venues, a 700 seat music hall, a thrust stage theater, and a “black box” experimental theater. The Performing Arts addition is the focal point for the development of Arts Walk, the new north-south pedestrian spine designed to link the southwest and northwest precincts of the campus, and the new Arts Plaza, at the eastern end of the Arts Center Drive campus entry.

Arts Plaza, Arts Walk and Promenade Walkway

The Arts Plaza is planned as a lively, pedestrian-oriented open space that will serve as the point of arrival for the Arts Center Drive turn-around/drop-off and for pedestrians leaving Parking Structure 1 to enter the campus. The plaza is placed on axis with the parking structure’s main stair/elevator core, and is the inauguration point for Arts Walk (see Chapter 5 for detail of the landscape/hardscape proposals for Arts Walk). The Arts Plaza is expected to function as the forecourt to the Performing Arts Center and provide gathering space for PAC audiences before, during and after performances and events. The Arts Plaza also serves to link the Visual Arts complex with the core of the campus, a link reinforced by the Promenade walkway, a revitalized east-west pathway that begins at the Visual Arts complex and continues south of the PAC to join the Quad.

The Arts Plaza and Arts Walk are primarily paved spaces with signature landscaping that includes allées of palm and canopy trees, with under-plantings of shrubs, flowering plants and ground-covers. Landscape and hardscape proposals for campus open spaces and the campus pedestrian pathway system are described in detail in Chapter 5. These pedestrian areas will have important roles to play during evening use of the campus and evening performances at the PAC, and will receive significant nighttime lighting to ensure an aesthetically pleasing and safe environment.

Parking Structure 1 [K] and Arts Center Drive

Parking Structure 1 will occupy existing Parking Lot D and the northern-most portion of existing Parking Lot C. It will provide 2,500 spaces in five levels (one at grade, three above-grade levels and the roof) for commuters and general campus visitors and will be the primary parking place for visitors to the Performing Arts Complex and the Visual Arts Complex. Parking Structure 1, in the construction process at the time of this report, includes a landscape screen to shield the view of cars within and to help blend this large structure with the rest of the campus. It has been designed to have three entry/exit points, a primary entry on the north side and two secondary ones on the south elevation. The secondary entry/exits are accessed through Parking Lot C, which will continue to provide...
approximately 270 surface parking spaces (see Section 4.2.2 and Table 4-3).

The primary entry on the north side of Structure 1 will be accessed from Arts Center Drive, a new campus vehicle gateway off State College Boulevard. This new campus gateway incorporates a bifurcated roadway with landscaped median and characteristic plantings of gateway palms and canopy trees planted along its length (see Chapter 5). This gateway includes a 100’ x 110’ turn-around/drop-off area adjacent to the southwest corner of the Performing Arts addition for the convenience of visitors. This campus entry ends at the new Arts Plaza, and joins Arts Walk to bring pedestrians to the northern areas of the campus and, via east-west pathways, to the campus core. This entry and pedestrian area will be paved with signature paving patterns developed for campus gateways and described in Chapter 5, Landscape Master Plan.

**Administrative/Office Building [M]**

A new 3-story, 18,000-gsf administrative/office building is proposed at the eastern edge of Arts Plaza. This facility is expected to house campus administrative functions such as the Parking and Transportation office on upper floors. On the ground floor will be food services and other retail businesses to serve those entering the campus from Parking Structure 1 and the
Arts Center Drive drop-off, as well as audiences attending events at the Performing Arts Center.

Conversion of West Campus Drive to Service/Emergency Access; Reconfigured Service Access Road to McCarthy Hall, Science Laboratory Center and Performing Arts Facilities

The MDP recommends that West Campus Drive from Dorothy Lane to Nutwood Avenue West be closed to through-traffic and converted to a service/emergency vehicle access only (Exhibits 4C and 4D). Portions of this route have been reconfigured to become the new Arts Walk pedestrian path. As with other campus road closures, the purpose of this proposal is to keep vehicle traffic out of the campus core and enhance pedestrian safety. A separate service drive off Nutwood Avenue West provides the main access to the expanded Central Utilities Complex and to McCarthy Hall, the Science Laboratory Center and the Performing Arts facilities.

Expanded Central Utilities Complex [L]

The proposed reconfiguration of West Campus Drive frees up space in the existing Central Utilities complex by eliminating the need for a diagonal road-way through the complex. The complex is to be fenced for safety and security. A site for a 15,000-gsf building at the south of the complex has been identified; this structure would accommodate future facilities which may be established to provide power or other infrastructure for the campus. Access to the complex as a whole will be primarily through the reconfigured service drive originating at Nutwood Avenue West just west of the vehicle drop/off-turn around.
New Esplanade and Titan Walk
5 LANDSCAPE MASTER PLAN

5.1 INTRODUCTION

The open spaces and landscape of Cal State Fullerton campus significantly contribute to the perception, quality and character of the academic experience. As in many contemporary academic settings, this landscape has evolved as a diverse and often unrelated series of spaces, generally informal in nature, and created over time in conjunction with individual building projects. The landscape associated with these open space areas, while pleasant and well maintained, may nonetheless be significantly improved by establishing a new unifying open space framework and implementing new landscape and hardscape strategies to articulate that framework. The intent of the 2003 Landscape Master Plan (LMP) is to guide the development of open-space facilities and natural resources on the campus in a manner that collectively unifies and reinforces the unique identity and quality of Cal State Fullerton.

Landscaping refers to the natural and paved materials that are located within open space. The objective of the Landscape Master Plan is to provide an integrated approach to the open spaces of the campus and the use of these materials in order to:

- Minimize the visual and acoustic impacts of automobiles and parking facilities and soften and/or screen undesirable features in the environment;
- Create a diverse and attractive assemblage of trees, shrubs and groundcovers on the campus;
- Use trees to provide visual focal points in open space areas, to provide shade and in general as a major source of campus beautification; and
- Conserve human and natural resources.

The 2003 Landscape Master Plan (Exhibits 5A through 5AA) is a description of the outdoor areas of the campus created and reinforced by the 2003 Master Development Plan. The LMP provides conceptual direction for changes to the campus over a period of time as new facilities and new outdoor spaces are developed and built. The Landscape Master Plan is based upon specific guiding principles that are consistent with the master-planning principles underlying the 2003 Master Development Plan, described in detail in Chapter 3 of this report.

An Illustrative Landscape Plan for the campus core is presented in Exhibit 5A. The text and supporting illustrations include concepts for landscape and hardscape at the newly reconfigured campus entries; proposals for the deployment of paving and plant materials for the pedestrian pathway system; and suggestions for the re-development and reformulation of the primary campus open spaces that are so essential to the character and functioning of the campus. These concepts, which include recommendations for plant and hardscape materials
exhibit 5A | Illustrative Landscape Master Plan

CHAPTER FIVE: LANDSCAPE MASTER PLAN
and site furnishings, are intended to provide a guiding framework for specific landscape designs that will be developed over the time frame of the 2003 Master Development Plan. A series of materials palettes for plant and hardscape materials, and specifications for site furnishings, lighting fixtures and irrigation systems are included in Appendix A. A glossary of landscape terms used in these discussions is included in Section 5.4.

5.2 LANDSCAPE MASTER PLANNING PRINCIPLES AND CONCEPTS

As the 2003 Master Development Plan proceeds on the 237-acre California State University Fullerton campus, the need to organize landscape elements and spatial relationships becomes key to creating an effective and organized campus environment. The Landscape Master Plan for Cal State Fullerton seeks to establish clear and consistent guidelines for future landscape and infrastructure improvements. Landscape proposals are derived from a series of underlying principles that are integrated with and elaborate upon the master planning principles articulated in Chapter 3. Recommended plant and hardscape materials referred to in this section are described in detail in Appendix A.

5.2.1 CAMPUS EDGES

**LANDSCAPE PLANNING PRINCIPLE 1:**
The Landscape Master Plan shall differentiate, define and articulate campus edges. (Exhibits 5B-5D)

The Cal State Fullerton campus is bounded by the 57 Freeway and State College Boulevard to the east and west respectively, to the south by Nutwood Avenue which is directly accessed from the 57 Freeway, and to the north by Yorba Linda Avenue. Due to these geographical conditions, the Cal State Fullerton campus becomes a distinct district within the community of Fullerton. As such, each edge of the campus should be clearly defined while still responding to its respective unique surrounding environment. Plant materials and their treatment at each location will support this goal.

**Landscape Master Plan Concepts at Campus Edges**

Landscape at the edges of the campus has two functions: first, to create a congenial edge condition for both the University and its neighbors; and second, to provide visual cues that signal the presence of the University. These functions can be fulfilled by the use of purpose-specific or distinctive plant materials and distinctive patterns of deployment.

**Eastern Campus Edge**

On the eastern edge of the campus, plant materials can help to define the campus boundary and buffer the campus from the freeway. The Landscape Master Plan proposes tall hedge trees planted closely together form a backdrop to this environment and help reduce noise and air pollution (Exhibit 5B). Similarly, understory shrub and ground cover material, planted in massing, reinforce this buffer and lessen the freeway’s impact. Shrubs identified in Appendix A1 have been chosen to require low maintenance, low water usage and little to no pruning.

**Western Campus Edge**

The western campus boundary is a residential community. The Landscape Master Plan responds to this environment by adopting a more
pastoral approach, using large shade street trees to define the campus boundary edge (Exhibit 5C). These street trees should be distinctive with regard to species, color and/or spacing and rhythm along the immediate campus right-of-way in order to clearly demarcate the east side of State College Boulevard from Yorba Linda to Nutwood as the edge of the University community. Low shade-tolerant ground cover planted under trees will create a clean two-plane effect, allowing for vistas into the campus.

Near and around campus buildings, low maintenance shrubs should be planted in massing to soften the edges of the structures (Exhibit 5D). Consistent with current practice, large shade trees should be planted in and around surface parking lots to screen this hardscape area from the residential community.

Northern Campus Edge

For the residential edge at the north of the campus, a similar boundary with more casual, less structured areas is implied. This boundary is formed with large shade trees in massing, again chosen for distinctive species and/or color and planted to signal the University’s presence (Exhibit 5C). Along the eastern half of the Yorba Linda boundary, large massed shade trees can be planted informally, responding to the adjacent Arboretum. Undergrowth will mainly be low-maintenance shade-tolerant groundcover (Appendix A1). Large shade and accent trees should be planted in massings in and around parking lots, screening this hardscaped open space from the outside community and the campus within.

Southern Campus Edge

The Nutwood Gateway, described in more detail in Section 5.2.2 below, defines the southern campus boundary. The establishment of the
5.2.2 CAMPUS ENTRY

LANDSCAPE PLANNING PRINCIPLE 2:
The Landscape Master Plan shall reinforce campus identity at primary gateways and pedestrian thresholds. (Exhibits 5E-5G)

Cal State Fullerton is predominantly a suburban commuter campus. The majority of Cal State Fullerton students arrive via major vehicular arterials each day, and a significant proportion of students and faculty come to the campus for evening classes and activities. Because the campus is mainly accessed via automobile, campus entrances need to be easily identifiable, readily accessible, well-lighted and inviting. These campus gateways establish the character of the campus, set the tone for daily life on the campus, and create the University’s initial impressions on campus visitors, future students and their families.

Campus entrances identified in the 2003 Master Development Plan comprise both primary gateways and pedestrian thresholds, all of which have strong axial relationships to the core of the campus and are important “points of contact” for those arriving at the campus. As such, they require a consistent approach to materials and character. The primary gateways typically connect the campus with the surrounding neighborhoods and context, while the pedestrian thresholds are points of entry to the campus core. Pedestrian thresholds are a subset of the primary gateways; in some areas, a gateway may also serve as a pedestrian threshold.
Landscape Master Plan Concepts at Primary Gateways

The primary gateways serve as the “front doors” to the campus, the points at which the outside world arrives at the University. As principal entrances to the campus, gateways typically engage public streets at the perimeter of the campus. At these points, vehicles, and in some cases, pedestrians, first enter the campus, and the initial impression of the University is made. At campus gateways, vehicles and pedestrians are channeled into the campus where they will connect, via the pedestrian thresholds, to the internal open space and pedestrian pathways systems in the campus core. The deployment of landscape, signage, and lighting are critical for making these primary entryways functional and appealing.

The three primary campus gateways are described below, followed by a description of the proposed landscape and hardscape treatment common to all three. It is the intention of the Landscape Master Plan that the plant materials, hardscape materials and tree spacing at the three primary gateways be as similar as possible in order to further reinforce the campus identity. Specific recommendations for plant and hardscape materials, lighting and site furnishings are described in Appendix A.

Nutwood Avenue Entrance (Exhibit 5E and 5F)

Currently, the main campus entry is on Nutwood Avenue at the south end of the campus. The 2003 Master Development Plan proposes the closure or realignment of a portion of Nutwood Avenue to form the Campus Esplanade, composed of a green space and a pedestrian plaza, bounded by autocourts at either end (see Section 5.2.4). Arriving from the east, vehicular traffic will be directed from Nutwood Avenue through a landscaped entry boulevard which has been realigned to move traffic more swiftly...
onto East Campus Drive; a circular, paved autocourt accommodates drop-off and vehicular turn-around. From the west, Nutwood Avenue is planned to terminate at a large rectangular autocourt which can accommodate passenger cars, city buses and the campus shuttle. This point is anticipated as an important pick-up and drop-off spot for students, staff and faculty each day.

Arts Center Drive at State College Boulevard (Exhibit 5G)

The College of the Arts has historically occupied the southwestern sector of the campus and has been somewhat isolated from the rest of the campus by being located outside the West Campus Drive loop road. With the dramatic expansion of the Performing Arts Center, the construction of the 2,500-car Parking Structure 1 accessed directly from State College Boulevard via Arts Center Drive, and the conversion of a portion of the West Campus Drive loop road into a pedestrian mall, this area will become an integral part of the campus core. The volume of students, faculty and visitor traffic at this entrance will increase exponentially, and the need to establish a primary gateway to access the adjacent facilities is imperative.

Parking Structure 1 will occupy the northernmost portion of existing Parking Lot C and provide an architectural edge against which this new landscaped entry boulevard is aligned. Arts Center Drive will serve as the southwestern campus gateway, bringing campus traffic in from State College Boulevard and terminating at an arrival plaza and vehicular turn-around/drop-off which will accommodate both cars and buses. Similar to the Nutwood gateway,
The Arts Center Drive gateway delivers people to a pedestrian mall that is defined through distinctive paving and allées of skyline palms and canopy trees. A proposed administrative building at the eastern end of the entry plaza will incorporate an informal ground-floor food service facility to serve those entering the campus and audiences attending events at the Performing Arts Center. This entry channels people to the north via the proposed new Arts Walk and to the east along the southern east-west pedestrian spine (Section 5.2.5). With these amenities and connections to the pedestrian pathway system, the Arts Center Drive gateway serves as a critical link in the re-aligned pedestrian framework as well as an extension of the outdoor space associated with the new Performing Arts complex.

Yorba Linda Boulevard Entrance

The Yorba Linda gateway is the most remote relative to the core of the campus but its importance and the need for a common design language with the other campus gateways should not be understated. This entrance serves primarily the north parking lots, sports facilities, and the Arboretum. In addition, it supports access to the student housing complex and surface parking Lot E on the east side of the campus, as well as smaller surface lots and the access to Titan House. As the primary gateway for the northern half of the campus, its visibility and character merit emphasis commensurate with the southern gateways. The Landscape Master Plan proposes a landscaped, divided entry boulevard with distinctive paving and plant materials similar to the Nutwood and State College entries: allée of canopy trees and skyline palms, underplanted with signature shrubs and groundcover.

Recommended Landscape Features at Campus Gateways

To establish the desired campus character and to identify each key point of entry, a consistent landscape design has been developed for all three primary gateways. In addition to distinctive campus identification monuments, the three campus gateways should incorporate a common design language and a shared palette of plant and hardscape materials. Recommendations for specific plant and hardscape materials, lighting and street furniture are described in Appendices A-1 - A-5.

Campus gateways should consistently incorporate the following elements:

- An entry boulevard bifurcated by a 10'-0" wide landscaped median;
• 6’-0” pedestrian sidewalks on one or both sides of the vehicular right-of-way, separated by an 8’-0” landscaped parkway;
• Architectural plantings of gateway palms within one or both parkways, underplanted with groundcover (Appendix A1 for specific tree and groundcover recommendations);
• Linear planting of signature campus canopy trees (Appendix A1) within the median, aligned with the gateway palms and underplanted with Hemmerocallis spp. or Agapanthus africanus;
• Landscaping beyond pedestrian walks to be primarily groundcover with accent shrubs and hedges where screening is necessary;
• 20’-0” high vehicular pole lights located either in the median or in the parkway, equally spaced between the trees and palms;
• Downlights positioned in the palm trees to illuminate the pedestrian walks;
• Bollards to enclose and define the vehicular autocourts and drop-off area; and
• Autocourts (vehicle turn-around/drop-off areas) to be bounded by a 6-inch rolled curb to accommodate both handicap and fire truck access; the remainder of the entry drive to be defined by a 6” concrete curb and gutter.

Landscape Master Plan Concepts at Pedestrian Thresholds

In addition to the primary gateways, which typically connect to the surrounding neighborhood context and surface streets, the 2003 Master Development Plan identifies several key points which can be characterized as “pedestrian thresholds.” These are points of entry into the campus core where those arriving at the campus, typically in vehicles, make the transition from a vehicular zone to a pedestrian zone. These thresholds are critical to the pedestrian experience, providing orientation and way-finding functions and introducing individuals to the campus core.

Pedestrian thresholds may be located at the entrance to parking structures, at the boundary between surface parking lots and the campus core, or at areas where a significant number of students, staff or visitors enter the academic core of the campus. Pedestrian thresholds should be treated with a consistent quality of landscape, hardscape, signage and lighting. Pedestrian scale lighting, accent shrub massings and architectural plantings of trees and palms should reinforce these points as important nodes on the campus, and orient pedestrians to the walk and open space system. Exhibits 5G and 5H show the general landscape concepts for these pedestrian thresholds; more specific landscape concepts are illustrated in Exhibits 5I through 5M.

Threshold at Arts Walk [Parking Structure 1] (Exhibit 5J)

The functions of a pedestrian threshold in this area are assumed by the State College/Performing Arts entry gateway as described above. The hardscape Arts plaza which forms the terminus of the drop-off/turn-around serves at the pedestrian threshold. This area is reinforced by a small food service/retail function on the ground floor of a proposed new building that forms the east edge of that plaza. Visitors entering the campus at State College Boulevard will be accommodated by a visitor facility incorporated in Parking Structure 1. This area should include a campus map and wayfinding signage.
Visitors entering the campus through the Nutwood Avenue gateway are directed to a dedicated surface parking lot and visitor information kiosk. From this lot, the pedestrian system delivers pedestrians directly to key buildings in campus core. This pedestrian entry, accommodating campus guests and potential students and their families, is a critical campus threshold. A consistent level of landscape and hardscape materials, and pedestrian lighting should define this threshold. Signage should include a campus map and should clearly signify this parking facility’s connection to the pedestrian framework and adjacency to the campus core.

The pedestrian threshold at Parking Structure 3 and the eastside surface parking lots will be the campus entry for a significant proportion of students, staff and visitors: the structured and surface parking facilities accessed from the realigned East Campus Drive will accommodate over 3,000 cars. This pedestrian threshold will function as a terminus to Campanile Walk, a major east-west pedestrian spine that effectively links the eastern areas of the campus with the Quad at the ceremonial heart of the campus. The MDP plans the parking structure’s elevator/stair tower to be on axis with the proposed campanile at the boundary of the Quad and Titan Walk, the main north-south pedestrian spine (Sections 5.2.4 and 5.2.5).
Promenade walkway broad pedestrian spine with linear plantings of allée trees and distinctive east-west paving pattern.

Flowering trees reinforce point of threshold.

Eastside Walk

Architectural plantings of accent shrubs with groundcover.

Eastside Walk broad pedestrian spine with linear plantings of allée palms and distinctive north-south paving pattern.

Flowering trees reinforce point of threshold.

Campanile Walk with linear plantings of allée trees.

Architectural plantings of accent shrubs with groundcover.

Bicycle Path

Visitor Parking

New Academic [O]

Education Classrooms

Humanities/Social Sciences

University Hall

Visitor Parking

Parking Structure 3

Parking Structure 3 [R]

Nutwood East Campus Gateway

College of Business & Economics [S]
Threshold at Sports Plaza at Student Recreation Center (Exhibit 5M)

The Sports Plaza in front of the Student Recreation Center provides an important anchor to the northwest corner of the campus and is the entry point for significant pedestrian traffic from the 1,400-space Parking Structure 2. This Plaza also functions as an important entry point for students arriving from the northwestern surface parking lots and the sports fields beyond Gymnasium Drive. Arts Walk, a new north-south pedestrian spine on the western side of the campus, has its terminus at the Sports Plaza and connects this area with the State College/Performing Arts campus gateway and Parking Structure 1. The Sports Plaza is also adjacent to the Campus Commons, the largest and most heavily populated open space on the campus.

As a consequence of these contiguities, the Sports Plaza pedestrian threshold serves as an important boundary between vehicular and pedestrian traffic, functions as a critical node within the campus pedestrian circulation system and is itself a connecting element in the campus open space system. Its landscape and hardscape treatment should establish its links with other thresholds and gateways, and should support the other programmed functions in this significant new public space.
Threshold at Dining Plaza (Exhibit 5N)

The Dining Plaza serves as the pedestrian threshold for students entering the campus core from the 2,000-resident student housing complex and from the northern portions of Parking Lot E. The MDP plans a new dining/meeting facility with a hardscaped outdoor dining patio which will serve as the pedestrian threshold for the northeast corner of the campus. The planned re-alignment of Gymnasium Drive and upgrading of Memorial Lawn (Section 5.2.3) and the adjacent southern entrance to the Arboretum makes this area a significant pedestrian threshold whose landscape treatment should be consistent with its programmed uses.

Recommended Landscape Features at Pedestrian Thresholds

Sensitive selection of hardscape materials and patterns for campus gateways and pedestrian thresholds will create a strong visual relationship between these two entry configurations and reinforce their welcoming and wayfinding functions.

- A major pedestrian spine as a physical connection and central organizing element.
- Architectural plantings of accent shrubs to provide color and seasonal change, underplanted with groundcover to eliminate the need for mowing at these points.
• Linear planting of the allée trees/palms associated with the pedestrian spine (Appendix A1)
• Additional plantings of flowering trees to reinforce the point of threshold with color (Appendix A1)
• Focused site lighting at the point of entry to greater visibility and provide for safety and security needs.

5.2.3 BUILDINGS DEFINE OPEN SPACE

LANDSCAPE PLANNING PRINCIPLE:
3: The Landscape Master Plan shall reinforce the siting of new buildings and structures to shape and define open spaces.

The Master Planning principles articulated in Chapter 3 stress the importance of campus open space. Inherent in this philosophy is the understanding that great buildings and great open spaces rarely occur without one another. Through the sensitive siting of new campus buildings, powerful open spaces are created which add richness to the fabric of the campus. The 2003 Master Development Plan builds upon existing campus open spaces and enhances the campus through their reconfiguration, redevelopment, re-purposing and augmentation (see Section 5.2.4 for descriptions of major and secondary open spaces). The Landscape Master Plan makes recommendations for plant materials, hardscape and site furnishings to enhance their contribution to the campus environment.

The framework of pedestrian spines, walkways and paths proposed in Section 5.2.5 are infrastructure necessary to the success of the campus. The grid that results from the pedestrian circulation system framework defines specific sites or envelopes that can be occupied by either architecture or open space; the MDP specifies how these envelopes are to be developed. Future buildings should be sited based upon their inherent relationship to both the pedestrian framework and the adjacent buildings, whether existing or future. For campus open spaces to be successful, future development should embrace the following criteria:

• The campus open space network is defined by both the pedestrian framework and vital campus buildings.
• Campus open spaces respond to and engage the primary entrances to the adjacent buildings.
• Open spaces function as both destinations and outdoor extensions to the surrounding built spaces.
• Views are enhanced by visual envelopes created by the existence of buildings and structures.

5.2.4 HIERARCHY OF OPEN SPACE

LANDSCAPE PLANNING PRINCIPLE:
4: The Landscape Master Plan shall establish a consistent hierarchy of open spaces.

The Landscape Master Plan establishes a system of primary and secondary open spaces defined by strategic placement of buildings and structures and delimited by the framework of pedestrian spines and pathways. The landscape and hardscape elements within these defined envelopes delineate the character and role that each space plays within the overall Master Development Plan. The Landscape Master Plan details the concepts that will allow the University to develop these open spaces as a linked series of
outdoor rooms that will provide places for academic, recreational, social, meditative, ceremonial and other university activities and to serve everyday life on the campus.

Primary open spaces are the pre-eminent campus building blocks. On this campus, as on many campuses, an open area may rival or even overshadow the buildings that form it. Primary open spaces are deliberately created by master-planning the physical campus and by carefully siting campus buildings; they are readily identifiable, and are the site of specifically programmed functions and activities. Secondary open spaces are created as an artifact of built structures. They are the “places between buildings,” are defined by the pedestrian framework, and are used for a mix of informal activities. Secondary open spaces are the primary spaces, they are necessary components to creating a pleasant campus fabric.

Landscape Master Plan Concepts for Campus Open Spaces

There are four primary open spaces in the core of the Cal State Fullerton campus. The Arboretum, which also constitutes open, unbuilt space and contributes significantly to the campus ambiance and constitutes a unique feature of the University, is outside the scope of this Master Plan. Similarly, the athletic fields and recreational facilities on the northern third of the campus comprise significant open space; with the exception of the Dumbo Downs recreational fields, these have not been altered by the 2003 Master Development Plan.

Primary Campus Open Spaces (Exhibits 5O-5Q)

The four primary campus open spaces fulfill distinct roles. The Campus Quad is traditionally a central gathering area accommodating informal meetings, ceremonial occasions and quiet contemplation and study. The Commons, focused on the Titan Student Union and Titan Shops bookstore, provides space for active and passive recreation, individual study and informal meetings, music and other performance events, outdoor eating areas, and venues for campus organizations and vendors. Memorial Lawn, adjacent to Memorial Grove, provides a large expanse of turf to accommodate informal active and passive recreational activities, ceremonies and campus vistas. The Campus Esplanade, part of the Nutwood Avenue gateway system, creates a connection between the main campus and College Park to the south, and serves occasional ceremonial functions.

Because these open spaces are bordered by primary pedestrian pathways, the ultimate landscape design for these spaces must acknowledge the landscape concepts developed for the campus pedestrian pathway system (Section 5.2.5 below), including their characteristic plant and paving materials and patterns.

Campus Quad (Exhibit 5O)

The symbolic and geographical heart of the University is the Quad, considered the most important public open space on the campus. For many students, faculty and staff, the Quad, more than any campus building, represents the University experience. Bounded on three sides by the existing Library South, the Performing Arts building and McCarthy Hall, the eastern edge is defined by Titan Walk, the campus’ main north-south pedestrian pathway, which links the Nutwood Avenue gateway to the campus core (see Section 5.2.5) and beyond to Memorial Lawn, the northeast Student Housing Precinct and the Arboretum.
The Quad serves a multitude of purposes on the campus. It is the primary campus gathering point, a shaded refuge between classes, and a point of orientation around which the entire campus is organized. Its inherent role is as the hub of the campus-wide pedestrian framework, and consequently it functions as both a destination and as a transitional space for the majority of the school’s foot traffic. As a result, much of its form is driven by the connections it makes at its perimeter.

The Landscape Master Plan recommends a redevelopment of the Quad to allow it to fully embrace the many roles it plays in the life of the campus. The intent of the LMP’s recommendations for this vital open space is to set the framework for a design that will serve equally as a communal gathering space, a functional ceremonial space and a contemplative green space.

As a gathering place, the Quad requires some paved area; however, to accommodate formal ceremonies and large informal groups, the Quad warrants an open lawn area at its center. Turf or lawn can accommodate not only seating and gathering, but some foot traffic, allowing for more modest amounts of hard surface. As a destination for both groups and individuals, the Quad relies heavily on the availability of seating and a variety of seating opportunities including open lawn, fixed seatwalls and benches, and moveable tables and chairs. These seating arrangements should be made available in sunny conditions and beneath groves or bosques of trees around the perimeter.

With regard to the Quad’s edges, it is imperative that the Quad respond to entries of the buildings on its perimeter in order to reinforce and contribute to the uses and activity within each.
structure; similarly, the entrance to each building should be allowed to influence the design for open space and hardscape configuration. The design of the Quad should also respond to the influence of the pedestrian corridors and pathways that adjoin and intersect it. The entrances to McCarthy Hall and the Library, as well as the entry area in front of the Humanities Building, should have landscape treatments that will coordinate with the Quad and reinforce the composition of the Quad and the connections between the Quad and its adjacent buildings. Quad paving materials and patterns should be distinctive but should relate to those of the pedestrian network (Appendix A2).

The Landscape Master Plan includes a proposal for a symbolic clock tower or Campanile strategically placed at the intersection of Titan Walk, the primary north-south axis, and the east-west axis formed by Campanile Walk from Parking Structure 3. As a pivotal point in the organization of the campus-wide open space and pedestrian framework, the Quad is legitimately the site of a physical landmark which is conspicuous, readily identifiable, and serves as a point of orientation (see Section 4.3.2).

The Campanile will provide a visual anchor to the Nutwood Avenue Gateway and will be highly visible from key points on the campus, serving to orient students, faculty and visitors. Within the Quad itself, the landscape and hardscape should be organized around the Campanile, reinforcing it as the symbolic heart and focal point of the campus. The introduction of the Campanile will create an asymmetrical character to the Quad that engages the buildings across Titan Walk (Humanities/Social Sciences, Education Classrooms and University Hall), and embraces the diagonal walk connecting the Quad to the Commons in the northwest. As a focal point and backdrop to Quad functions, a modest water feature is proposed to provide a cooling element, and white noise to mitigate freeway noise and perimeter traffic.

Recommended Landscape Features of the Campus Quad

The Campus Quadrangle should incorporate the following elements to reinforce its role as the spiritual heart of the Campus and to emphasize overall campus character (recommendations for specific plant and paving materials, site furnishings and lighting are included in Appendix A):

- An overall form and orientation derived from the intersection of the major pedestrian spines and the allées of trees which define them;
- An internal organization defined by the Campanile as the primary focal point;
- Strong physical connections to the surrounding building entrances to reinforce their “addresses”;
- Shrub massing and accent shrubs used as a buffer between the perimeter walks and the adjacent building facades;
- A consistent bosque of canopy of trees ringing the western perimeter to provide shade and a green edge to the space, and to reinforce the air of serenity and contemplation;
- A large open lawn to serve as the central organizing element;
- Ample seating, both fixed and moveable, beneath canopy trees;
- A diagonal walk in the northwest-southeast orientation to connect with the Commons to the northeast; and
- A water feature which works in concert with the Campanile should provide a passive backdrop to Campus events.
The Commons (Exhibit 5P)

The Commons is the most heavily populated and widely-used open space area on the campus, located immediately to the northwest of the Quad and bounded by the Titan Student Union to the west, the Bookstore to the north, the Library to the east, and the Performing Arts Complex to the south. Because the buildings around the Commons provide necessary services and amenities such as food venues and academic resources, the synergy between buildings and open space defines the character and energy of the Commons. Similarly to the Quad, the form of the Commons is derived from the building edges and the location of prominent walkways, most notably the pathway that extends westward from the library atrium toward the Student Center. The Commons wraps around the bookstore in an L-shaped configuration, fully engaging the west face of the Library and the north face of the Performing Arts complex.

The Landscape Master Plan recommendations for the Commons constitute a redevelopment of the area to increase its functionality and match the dynamic nature of Commons’ activities. The Commons area incorporates three smaller spaces within the whole; these three spaces provide a potentially broad range of opportunities for use by students, staff, faculty and campus visitors. The northernmost area between the bookstore and the Library currently lacks an edge and consequently bleeds northward to the Kinesiology and Health Sciences building. To more clearly delineate a sense of enclosure for both the Commons and the recently redeveloped open space associated with the Kinesiology and Health Sciences building addition, the Landscape Master Plan...
recommends a large bosque or grove of canopy trees to form a shaded seating court and providing some visual separation between these outdoor rooms.

The existing plaza in front of the bookstore includes paved surfaces, seatwalls and turf areas set beneath canopy trees. This area accommodates kiosks, food vendors, and casual gatherings, making it a critical component of campus vitality that should be embraced. The existing informal amphitheater is moved north of the bookstore to accommodate outdoor entertainment and occasional student assemblies. The plaza’s current configuration owes much of its form to natural desire lines and haphazard placement of walls and sidewalks. The Landscape Master Plan concept addresses the bookstore entrance by radiating landscape and hardscape forms out from its doors. Seatwalls and turfed areas accommodate informal activities beneath a canopy of both deciduous and evergreen trees which, in turn, reinforce the ground plane pattern. Existing berms, swales and walls will be modified to create a more even ground plane. Vendors and community interaction will continue to be the primary focus of this space.

The remaining lawn area to the east of the bookstore plaza and amphitheater area is conceptualized as an outdoor “reading room.” The Landscape Master Plan proposes to expand the space available for this function by removing the majority of the existing internal walks, berms and walls and allowing the space to be on an even ground plane defined by perimeter walkways. The Landscape concepts for this area incorporates loose clusters of flowering and canopy trees to reflect the informal character of a space dedicated to casual meeting, sunbathing and reading on a re-developed lawn area. This area will provide the link between the Quad and the new Sports plaza by formalizing the existing desire line which originates in the Quad and moves diagonally to the northwest.

Recommended Landscape Features of the Campus Commons

The Commons should incorporate the following elements to consistently maintain the campus character and to embrace the activity and energy that has formed this space on Campus (recommendations for specific plant and paving materials, site furnishings and lighting are included in Appendix A):

- A form derived from the intersection of the major pedestrian spines and the allées of trees, which define them (see Section 5.2.5);
- Strong physical connections between the perimeter walks and the surrounding building entrances to reinforce their “addresses” and engage them as part of the space;
- A reduction in the number of redundant and miscellaneous walkways in favor of a cleaner, simpler, more understandable pattern of circulation;
- Accent shrub massing and extensive groundcover planting to soften perimeter edges and building-to-ground relationships, and to reinforce the forms which define the communal amphitheater space;
- A bosque of canopy trees to form a shaded outdoor “reading room” between the Bookstore and the Library;
- Informal lawn areas beneath loose plantings of mixed flowering canopy trees to form casual seating spaces west of the library; and
• Ample seating, both fixed and moveable from the campus standards palette (Appendix A3), placed beneath canopy trees.

Memorial Lawn (Exhibit 5Q)

As indicated in Section 4.2.3, Memorial Grove is considered an important cultural and natural resource of the campus, and is to be preserved as it currently exists. Memorial Lawn, to the east of Memorial Grove, will be the largest undeveloped open space on the campus and will provide a replacement area for some of the activities and events currently held on the Performing Arts lawn when the Performing Arts Addition is constructed. Memorial Lawn will continue to serve as both an informal destination point and an important transitional space: it connects Memorial Grove north of the Library with the College of Engineering and Computer Sciences and is located northeast of the terminus to Titan Walk. In light of the increased development in the northeast precinct of the campus proposed in the 2003 Master Development Plan, this large open space will have four primary functions: it will continue to be a circulation route, connecting the student residential area to the remainder of the campus; it will serve as the forecourt to a new dining/meeting facility located at the northeast corner of the Lawn; it will be a venue for musical and other performance events and for ceremonial occasions such as Commencement; and it will serve the northeast precinct as a high-use site for passive and informal recreation for the 2,000+ student residents planned in the 2003 MDP. Memorial Lawn is the only primary campus open space that does not incorporate hardscape, and is envisioned as an area that responds to the day-to-day need for informal recreation, gatherings and a retreat in the sun. In keeping with this concept, foot traffic will occur mainly around the edges of the Lawn.
The Landscape Master Plan concept for Memorial Lawn focuses on preservation and enhancement. In order to accommodate ceremonial and commencement activities the Lawn should be mainly flat; the day to day casual recreation activities will also benefit from a general flat and open space. However, to provide adequate drainage and some visual relief, minimal mounding and land forming may occur. Campus light fixtures and benches placed in patterned locations will follow the edges of the Lawn. Landscape planting should be more naturalistic and pastoral than in the other primary open space settings. Shade trees should be placed in free-forming drifts and located primarily at the edges of the Lawn to allow for maximum open space. Accent trees should be chosen for fall color, texture and spring flowers in order to maximize the visual contribution of Memorial Lawn during ceremonial occasions. Shrub massings may be located outside the pedestrian path in the northern area of the Lawn.

Recommended Landscape Features of Memorial Lawn

To reinforce its informal pastoral setting and to accommodate its programmed functions, Memorial Lawn should incorporate the following elements:

- Preservation and subtle enhancement of the existing quiet, pastoral character;
- A substantially sized open lawn that has a consistent minor grade;
- An informal pathway system connecting surrounding buildings and enforcing the shape of the Lawn;
- Naturalistic drifts of canopy and accent trees located around the edges of the Lawn;
- Bench seating and lighting following the pathway edge encompassing the Lawn (site furnishings: Appendix A3); and
- Acknowledgement of Memorial Grove as an integral and important component of the local physical environment.

exhibit

Landscape Concept at Campus Esplanade

Titan Walk with allée palm trees and distinctive north-south paving pattern

Langsdorf Fountain Courtyard

Lawn with accent trees and shrubs

Campus Esplanade: wide paved pedestrian pathway with allée shade trees on both sides, bordered by lawn

Diagonal pathway to College Park, bordered by lawn

Southern extension of Eastside Walk with allée palm trees and distinctive north-south paving pattern
Campus Esplanade (Exhibit 5R)

The development of the Campus Esplanade is associated with the realignment of Nutwood Avenue to create a pedestrian zone. Options for the resolution of existing traffic flow to be determined. The vehicular zones at either end of the planned Campus Esplanade define a central pedestrian plaza that is intended as the ceremonial forecourt to the campus and an anchor to the campus pedestrian system. The landscaping for the Esplanade is intended to soften the campus edge. The landscape concepts include the hardscape precedents established at the fountain area in front of Langsdorf Hall, but incorporate significant lawn areas; these open lawn and hardscape areas are intended to be used for occasional ceremonial purposes, such as Commencement.

This important public space is defined by allees of canopy trees and skyline palms along the length of it. Tree-lined pathways serve to connect the main campus to the academic, residential and office/retail functions of the College Park property to the south. Distinctive paving patterns and a boulevarded east-west pedestrian walkway with grass and lush plantings in the median will create a distinguished “front door” to the campus. This gateway is further reinforced by the placement of two proposed academic buildings along the north edge of the closed Nutwood Avenue, and the entry to Titan Walk, the main campus north-south pedestrian spine (see Section 5.2.5 below).

Secondary Campus Open Spaces (Exhibit 5S)

Secondary open spaces are created by the placement of pedestrian walks, buildings and structures. They do not fulfill a premeditated role within the campus, but eventually inherit a level of importance, whether conscious or not, in the minds of students and faculty once they are established and part of the campus fabric. Exhibit 5S illustrates the secondary open spaces anticipated by the 2003 Master Development Plan.

The selection of plant materials plays an important role in the articulation of these secondary open spaces. A consistent palette of plants will enhance the stature of the secondary open space system, while variations in the trees, shrubs and underplanting will give each space a subtle identity of its own. A combination of evergreen and deciduous trees should be chosen to provide a variety of sunny and shady areas. Accent trees and shrubs will strengthen the seasonal importance of these spaces to the University setting. Recommendations for plant materials are provided in Appendix A1.

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5 S

Legend

- Secondary Open Space
5.2.5 PEDESTRIAN PATHWAYS

LANDSCAPE PLANNING PRINCIPLE

5: The Landscape Master Plan shall interconnect open spaces with clearly articulated, landscaped pedestrian spines and pathways, integrating “wayfinding” devices with landscape elements.

The Cal State Fullerton campus has grown over the years through the addition of necessary buildings and by providing pedestrian and vehicular connections for access. Although the adjacencies to existing buildings have been a strong factor in the siting of new buildings, the connective tissue—the walkways and open spaces—have been far more random in their creation, largely driven by natural desire lines and the requirement for vehicle access to each building. As a result, the existing pedestrian network is not only disjointed and lacking clarity, but it also takes a subordinate position to the vehicular system which dominates the campus.

The 2003 Master Development Plan focuses on redeveloping the campus as a protected pedestrian environment formed around a clearly recognizable hierarchy of walkways and paths which unifies the site (see Section 4.2.3 and Exhibit 4E). The new pedestrian pathway system proposed by the Landscape Master Plan builds upon the existing walkways to develop a system that incorporates inherent “wayfinding” characteristics and makes day-to-day travels through the campus meaningful, legible and aesthetically delightful experiences for students, faculty, staff, and visitors. In doing so, the LMP reinforces and makes best use of the campus’ rich natural resources.

The proposed pedestrian system is based on a loose grid incorporating the existing major north-south and east-west axes that are strengthened as primary “pedestrian spines.” Secondary, more modest pedestrian walks and paths break down larger open spaces, occasionally diverging from the grid to reinforce a diagonal desire line, or to circumnavigate an important space such as the Memorial Grove north of the Library. The Landscape Master Plan proposes that the major pedestrian pathways be marked by distinctive plantings and paving patterns to reinforce the campus character and distinguish primary from secondary walkways: allées of canopy trees and skyline palms along their lengths with two specific palettes of trees and concrete paving patterns, one for the four primary north-south spines and a second for the four principal east-west spines.

The Landscape Master Plan has specifically engaged four of the six pedestrian spines directly with the campus Quadrangle. These are critical passages through the campus and must be highly recognizable and easy to identify. Consequently, the north-south and east-west spines incorporate design characteristics to distinguish themselves not only from the secondary walks and paths, but also from each other. The system of grid-like pedestrian spines creates efficient movement through the campus and enriches slower movement through the discovery of uniquely landscaped open spaces.

These defining landscape components include:

• Paving

The paving materials function as directional tools. While the material type is the same for both north-south and east-west walkways, the proposed modulation is different. In the north-south direction, alternating 10’-0” wide bands of concrete will form the walks ranging in width from 25’-0” to 40’-0” feet. In the east-west direction, the modules are smaller, at 5’-0”
wide. Both paving patterns will provide a subtle striping pattern by alternating between light and heavy sandblasted finishes (see Appendix A2 for a more detailed description of materials). These materials are durable, timeless and easily maintained.

- **Planting**
  An important criteria for a legible wayfinding system is the ability to locate the major walks from a distance or from within an open space. To further define how the pedestrian walks are expressed in the vertical dimension, distinct allée plantings provide visual cues to pedestrians. The height, variety and regular spacing will define direction and orientation. The north-south spines will be lined with skyline palms, planted 20'-0” apart, primarily within the walk in 10'-0” x 10'-0” planting pits. The east-west spines will be formed by allées of evergreen and deciduous canopy trees selected for their particular characteristics to enhance the campus environment, and create a pleasant, shaded pedestrian experience. The canopy trees will be planted 30'-0” apart in 10'-0” x 10'-0” planting pits. Recommended tree species are provided in Appendix A1.

**Landscape Master Plan Concepts for Pedestrian Spines and Pathways**

**North-South Pathways**

Landscape Master Plan includes four north-south pedestrian spines: Titan Walk, Arts Walk, Library Walk and Eastside Walk, described in detail below. The primary landscape components that define these pathways include:

- New concrete paving (described in Section 5.3 and Appendix A2) to identify these walkways as primary north-south pedestrian pathways;
- An allée or double row of palms defining the edges of the corridor;
• Bench seating along the length of the walk;
• Pedestrian light standards located between the palms.

Titan Walk (Exhibit 5U)

Titan Walk represents the academic “main street” of the campus, linking the Nutwood Gateway to the core of the campus and the northeast precinct. This historic central axis and backbone of the campus gives access to most academic buildings, connects with key campus open spaces, and intersects the major east-west pathways.

The main portion of Titan Walk extends from the Pollak Library to the Langsdorf Hall fountain plaza. The Landscape Master Plan shows the southern end of Titan Walk engaging the Campus Esplanade at the Nutwood Avenue Gateway, and connecting the College Park academic, retail and housing complex to the campus core via pedestrian pathways offset to the east. The northern terminus of Titan Walk meets the Memorial Lawn and thereby gives access to the College of Engineering and Computer Science and the northern student housing complex. Titan Walk extends, in modified form, north to the student residential area, planned dining facility and College of Engineering and Computer Science, and gives access to the Arboretum.

Major campus buildings, about 160 feet apart, help define the Walk, which is approximately 1,000 feet in length. Visually, this corridor also encompasses the 100-foot wide linear green space to its east that includes open lawn and other plantings associated with University Hall, the Humanities Building, and the Education Classrooms building. It is recommended
that existing berms and planters be eliminated and that landscaping in front of these buildings be redeveloped in order to coordinate with that of Titan Walk.

The Landscape Master Plan proposes a redevelopment of Titan Walk to visually integrate the Walk and respond to the re-design of the Campus Quad including the proposed Campanile. The landscape concepts for Titan Walk include significant changes to the adjacent linear green space, removal of existing berms and above-grade planters. A small grove of orange trees is planned near the Humanities Building entrance as commemoration of the agricultural origins of the campus. The brief interruption of Titan Walk by the proposed Campanile reinforces the significance of this main campus thoroughfare.

Arts Walk (Exhibit 5V)

Intensive development of the west side of the campus, already begun at the time of this report, will dramatically reshape the campus, and will shift significant pedestrian traffic to the west. The Landscape Master Plan proposes a new pedestrian spine, the Arts Walk, as a second north-south pedestrian axis. The impetus for Arts Walk is the construction of Parking Structure 1 in the southwest corner of the campus, and is reinforced by the anticipated development of the Performing Arts Addition as an important destination for campus and community audiences.

When completed, this significant new pedestrian walk will extend from parking Lot C on the south end to Gymnasium Drive at the north end, linking Parking Structure 1, the College of Arts, and the Performing Arts Center, in the southwest campus precinct, with Titan Student Union, Titan Shops bookstore, the new...
Student Recreation Center, the Kinesiology and Health Sciences building and the Dumbo Downs playfields to the north. Secondary extensions of Arts Walk will give access to the Children’s Center and to surface parking lots at the north of the campus. The Arts Walk and the new Performing Arts Addition will unify the long-divided College of the Arts, strengthening and augmenting the campus core.

The Master Development Plan shows Arts Walk engaging the State College/Performing Arts entry gateway with an extension of the hardscaped plaza at the vehicle drop-off/turnaround. Landscape Master Plan concepts for Arts Walk include the characteristic north-south pathway palette of allée palms and paving patterns, extending its length to Gymnasium Drive. The design of plantings and paving patterns for the Commons open space adjacent to Arts Walk should acknowledge and build upon the landscape concepts for Arts Walk, as the Walk forms the western edge of this space. Similarly, the design of the Sports Plaza should coordinate with the plantings and paving materials and patterns of Arts Walk, as the plaza serves as the northern terminus of that pathway.

Arts Walk is offset to the east at several points along its length. The primary landscape and hardscape components that define Arts Walk (see page __) should extend the full length of the pathway:

Library Walk (Exhibit 5W)

Library Walk extends south from the Kinesiology and Health Sciences building, along the west façade of the Library. Further south it defines the western edge of the Quad, and leads to the east entrance of the existing Performing Arts building and the north entrance to Mc-
Carthy Hall. Notably, this walk is an implied extension through and beyond the Kinesiology and Health Sciences building to the sports fields and facilities to the north, and south through McCarthy Hall and Science Laboratory Center (SLC), to the new academic building proposed by the MDP south of the SLC, and to the Campus Esplanade at the Nutwood Avenue Gateway.

The Landscape Master Plan proposals for Library Walk are similar for the other two north-south pedestrian spines: double allées of palms, distinctive paving and site furnishings. The ultimate landscape design for the eastern section of the Commons open space should incorporate the signature plant and paving materials of Library Walk in order to create a well-integrated and congenial space.

Eastside Walk (Exhibit 5X)

Eastside Walk links the student residential complex and the College of Engineering in the northeast precinct with new development along the eastern side of the campus and at College Park. Beginning at Memorial Lawn, it continues past the sites for two new academic buildings, intersecting with Campanile Walk to give access to Parking Structure 3. Eastside Walk continues past the Visitor Parking Lot through the College of Business and Economics courtyard, and crosses the Campus Esplanade to end at the plaza at the northwest corner of College Park.

East-West Pathways

East-west pathways are differentiated by the use of an allée of canopy trees and distinctive paving patterns (see Appendix A).
Memorial Walk (Exhibit 5Y)

Memorial Walk has been created by the development of the Kinesiology and Health Sciences building addition; it joins the new northeast dining/meeting facility and student residential precinct to the Commons and Sports Plaza, running along the north of Memorial Grove. The new Student Recreation Center on the west side of the campus and the addition of approximately 1,100 residential students on the east side will increase foot traffic on this east-west pathway. The east end of Memorial Walk will terminate at the dining plaza, where it will meet a diagonal pathway leading through the student residential areas.

Campanile Walk (Exhibit 5Z)

Campanile Walk connects the Titan Student Union to the Library, defining the south edge of the Commons. It traverses the north façade of the Performing Arts complex, and continues as the northern edge of the Quadrangle, offset after it crosses Titan Walk. Campanile Walk extends north of the Humanities/Social Sciences building to the future Parking Structure 3 on the east side of campus, where it is a critical component of the pedestrian threshold described in section 5.2.2.

The Promenade (Exhibit 5AA)

The Promenade begins at the Visual Arts complex east of the new State College/Performing Arts Center Drive arrival court and extends along the south side of the Performing Arts Center. It connects the Visual Arts complex with the core of the campus and provides a key linkage between the Performing Arts complex, parking facilities, box office and outdoor seating areas. The Promenade defines the southern
edge of the Quad and terminates, as a secondary pathway, at the future Parking Structure 3 on the eastern side of the campus.

Campus Esplanade (Exhibits 5E and 5F)

The Campus Esplanade is a major east-west pedestrian spine that links the Nutwood East and West campus gateways. The pathway landscape includes the characteristic allée trees and paving patterns described in Appendix A. Because this pathway serves as a campus gateway, it is described in detail and illustrated in Section 5.2.2

5.2.6 SAFETY AND SECURITY

LANDSCAPE PLANNING PRINCIPLE 6:

The Landscape Master Plan shall incorporate design features to promote campus security and safety

Hardscape, landscape and site lighting play an important role in providing a cohesive and consistent campus image. These same three palettes are equally important to the establishment of a more safe and secure environment for students, staff, faculty and visitors. These materials and fixtures should be deployed in ways that promote actual as well as perceived safety of campus areas, including parking structures and surface parking lots, pedestrian pathways and campus open spaces, and building entries.

Recommended Landscape Features for Campus Security and Safety

Emergency Call Centers Integrated in the Pedestrian Pathway System

As discussed above, the proposed campus-wide pedestrian network is composed of recognizable gateways and points of entry and egress, as well major spines that connect all campus precincts. The hierarchy of paving materials and allées of palms and trees provide an intuitive sense of direction and wayfinding. The intersections of these corridors represent important, highly visible and easily recognizable nodes on the campus. The grid system of walks provides a systematic approach to security patrolling and allows for regular, predictable placement of blue emergency call centers.

Plant Materials (Appendix A1)

The Landscape Master Plan concepts encourage the use of both deciduous and evergreen canopy trees planted in beds of groundcover. Shrub massings are used more sparingly as accents where appropriate. Where greater shrub massing is needed for screening or privacy, a strategy of layering plant material allows groundcover to form the edge adjacent to walkways, while more substantial plantings are set back. This provides greater opportunity for unobstructed sight lines, and clear view corridors for pedestrian and security patrol; this strategy also facilitates easier maintenance practices (see Section
5.2.7. Plantings adjacent to buildings should be low and placed so as not to provide places of concealment near building edges or building entries.

Lighting (Appendix A4)

The importance of site lighting to campus safety and security can not be overstated. A consistent and limited selection of light fixtures is proposed for outdoor spaces with a minimum illumination level of one foot-candle. The recommended fixtures are metal halide fixtures on 20'-0” poles to illuminate entry drives and vehicular corridors, and a similar fixture on 12'-0” poles flanking both sides of all pedestrian spines greater than 8'-0” wide, and used on one side for narrower walks. Entry courts, specialty plazas, and vehicular arrival areas are defined by illuminated bollards providing foot-level lighting to clearly illuminate changes in grade and edges. For budgetary reasons, accent lighting should be considered prudently but used whenever possible. Metal halide down-lights and up-lights are recommended to highlight entrances, walkways and at pedestrian gateways and thresholds to achieve higher levels of illumination.

5.2.7 MAINTENANCE/ AFFORDABILITY AND SUSTAINABLE DESIGN

LANDSCAPE PLANNING PRINCIPLE

7:
The Landscape Master Plan shall promote ease of maintenance, economical and sustainable design solutions

The efficiency of on-going maintenance and care for the hardscape and landscape systems are critical ingredients for a successful exterior campus environment. These considerations have been built into the landscape and hardscape concepts developed in the Landscape Master Plan, and can be implemented in a phased manner as each new building, open space and pedestrian component is developed on the campus over the course of the 2003 Master Development Plan. Recommended materials, fixtures and furnishings are listed in Appendix K.

Recommended Landscape Features for Promoting Ease of Maintenance, Economical and Sustainable Design Solutions

Paving (Appendix A2)

For the bulk of the pedestrian network, the Landscape Master Plan proposes natural gray concrete with simple finishes such as exposed aggregate, sandblasting and broom finish. The use of this material allows simple repair and patching, reduces the contrast between new and old concrete, and allows contiguous projects, which occur some time apart, to have a consistent look and feel. Integral color and stamped textures are to be used only in special areas because these will show the effects of patching and repair.

Specialty paving is reserved for special situations and areas that are not heavily traveled, such as building envelopes, patios and courtyards associated with specific buildings. Plaza spaces not associated with specific buildings including the Commons, the amphitheater south of the Sports Plaza, the new dining courtyard in the northeast precinct, the Student Recreation Plaza and others are intended to be primarily concrete with brick banding around tree pits or with cobble accents.

The landscape designs for specific buildings and open space areas should be complementary with the landscape concepts detailed in this chapter.
The designs should acknowledge and carefully manage the transition from “private” spaces associated with buildings to public walkways, and interface conditions should be given particular attention in order to maintain a well-integrated campus aesthetic and to avoid incurring maintenance problems such as chipped stone edges.

Parking Lots

The Landscape Master Plan focuses on creating a more sustainable environment in surface parking lots through choice of paving and planting materials, and the development of bio-swales to handle first flush storm run-off and discharge. The use of permeable paving should be considered in order to decrease the amount of storm water runoff from each site, reducing pollutants carried to the ocean, and reducing toxins from vehicles percolating down to the water table.

Landscape for surface parking lots continues the existing pattern of trees planted in groupings and in single locations throughout the lots. The Landscape Master Plan recommends increasing the number of trees in parking lots and incorporating large numbers of heat- and pollution-tolerant trees planted in medians. These trees benefit parking lot environments by providing shade to cool vehicles in the heat of the sun, which reduces the evaporation of vehicle fluids and toxic vapors.

Planting

The primary planting strategy proposed throughout the campus is the use of canopy trees planted in beds of groundcover. The trees recommended in Appendix A1 have been chosen for their low levels of litter and modest pruning needs. Shrubs should be used predominantly for accent plantings. The shrub palette consists of plants selected for their low maintenance characteristics, including those which maintain their form with little or no pruning and those having low water requirements. The use of the recommended shrubs will avoid large shrub massings that require ongoing pruning and care to maintain their form, invariably becoming woody and disfigured, and ceasing to meet their intended purpose.

Lighting (Appendix A4)

The intent of the proposed lighting strategy is to employ a limited palette of light fixtures to be consistently used throughout the campus. This strategy will allow the campus to keep inventories of replacement parts and lamps over long time-frames. Furthermore, low energy light sources with long life, integrated with glare shields should be employed where possible.

Irrigation (Appendix A5)

All irrigation systems to be installed should incorporate the standard equipment list provided in Appendix A5. An emphasis should be placed on updating current systems as maintenance is required, utilizing a consistent list of equipment, consequently limiting the necessary inventories of parts and simplifying service efforts. Furthermore, low flow heads should be used in concert with moisture and flow meters.

Maintenance

Debris from ongoing pruning and maintenance of trees and shrubs should be chipped and used for mulch in planting areas to reduce the need for manual weeding and use of herbicides. Leaves and grass clippings collected by Cal State Fullerton maintenance from trees, shrubs and
groundcover throughout the campus should be composted on site and incorporated into planting beds and tree pits as an alternative to fertilizers and backfill.

**Storm Water Management**

The design for large open areas should include, where possible and appropriate, consideration for use as storm water detention basins and storm water infiltration areas. Any depression created for these purposes should not be abrupt or create a significant change in elevation and should comply with ADA (Americans with Disabilities Act) standards for accessibility.

**5.3 LANDSCAPE PALETTES**

**5.3.1 TREE, SHRUB AND GROUNDCOVER PALETTES**

The Landscape Master Plan includes plant palettes for trees and for shrubs and groundcovers as well as recommended hardscape materials that are intended to serve as guides for the appropriate use of landscape materials on the campus. The intent of the plant and hardscape palettes is to ensure that new landscape development is unified with existing landscape, to create new open-space areas of visual and aesthetic interest, and to contribute to a unique campus visual identity. It is particularly important that campus gateways (Section 5.2.2) receive consistent landscape treatment to establish and sustain a recognizable identity at the edges of the campus. Similarly, the recommended landscape treatment for the main pedestrian spines (Section 5.2.5) makes use of consistent plant species to establish a sense of visual coherence throughout the campus. Exceptions to these palettes can be made on a case-by-case basis for conditions including special-focus gardens where it is desirable to include unique plant specimens or plants with specialized roles.

Tree, shrub and ground cover plant palettes with recommendations for specific uses are included in Appendix A1. Images of selected key plants provide a visual “dictionary.”

**5.3.2 PAVING MATERIALS**

Hardscape materials for the campus are used as paving for pedestrian walks, plazas and entries as well as for vehicular circulation and service areas. Hardscape materials are also used for planters, built-in bench seating, water features, and monuments. It is expected that special paving will be used at campus entries and for important pedestrian open space areas or areas needing visual focus or enhancement.

**Paving for pedestrian spines**

Paving for pedestrian spines will be concrete, with distinctive finish patterns for north-south and east-west pathways. Specific recommendations for paving materials are included in Appendix A2.

**Paving for plazas and courtyards**

Hardscape materials for the plazas and public spaces which fall between the pedestrian walks and within building envelopes will vary from the palette recommended for the walks. Natural gray concrete with sandblasted or broom finishes are recommended for large fields located in plazas not directly associated with specific buildings. This material has greater durability, will reduce contrast between old and new work, and better facilitate patch and repair efforts over the life of the campus.

The plaza and courtyard spaces within building envelopes can be addressed with a more extensive palette. The character of these spaces should relate strongly to the materials of building architecture through color, texture, finish,
pattern, etc. Concrete should be considered the predominant material; however, integral color will be used in special areas. The selection of colors and finishes should recognize and respond to the materials of the pedestrian walks which define the space. Where the interface occurs around the perimeter, the two families of materials should be compatible and mutually complementary.

5.3.3 SITE FURNITURE (Appendix A3)

The use of consistent site furniture, lighting, and signage will help to unify the campus as a whole and enhance architectural and open-space character. Site furniture consists of bicycle racks, loose and fixed seating, tables, benches, and trash receptacles. Site furniture specifications are included in Appendix A3.

Bicycle racks should be located along the pedestrian pathway near building entries, preferably to the side of the building. Care should be taken that these racks do not impede the entry to the building or create a visual blight at the building entrance. Fixed seating includes benches and seating of comfortable height incorporated into planters, low dividing walls, and/or incorporated into the facades of buildings. Appropriate site furniture supports pedestrian activity throughout campus open space, and should be designed, chosen and located to reinforce the programmed uses of the open-space areas: eating, assembly for outdoor events, solitary relaxation, study and meditation, and various sizes of group interaction.

The use of non-fixed seating allows for and encourages the casual interaction among students, faculty and staff that is the hallmark of university life. Non-fixed seating includes movable chairs and tables, and is recommended in many situations including café areas, and, where appropriate, outdoor areas adjacent to indoor gathering areas.

5.3.4 LIGHTING (Appendix A4)

Lighting, like signage and site furniture, is a component of the University’s physical development that contributes to campus identity, safety, and enhances the campus ambiance. Lighting specifications are found in Appendix A4.

Campus lighting systems provide illumination for campus entries, parking areas, and pedestrian areas. Areas of particular attention for lighting design and selection of lighting fixtures include campus entries, vehicle parking and circulation areas, pedestrian pathways, landscape areas and specialty lighting zones. Since athletic fields and sports facilities are not modified in this Master Development Plan, discussion of lighting for sports field is not included in this report.

Outdoor lighting should be designed to minimize light spilling onto adjacent, non-University property, to enhance natural color rendition, and to provide the required illumination for safety in the use of walkways, roadways, parking areas and public open spaces. Lighting in all open areas should create balanced illumination such that both the perception and actuality of safety is assured.

Recommended lighting fixtures are listed in Appendix A4. Choices for lighting fixtures should be made with a view toward developing a “family” of lighting fixtures that will harmonize with campus architecture and help to unify the campus. Existing fixtures that do no coordinate with newly chosen fixtures may be reused at locations with low public exposure before they
are replaced. When exterior lighting fixtures are chosen for new buildings, they should complement or be similar to those used at pedestrian and open space areas.

### 5.4 LANDSCAPE GLOSSARY

- **Spine**: A paved, linear pedestrian walk that serves as one of several key critical linkages within the pedestrian network. Example – Titan Walk
- **Massing**: A group of trees or shrubs of like kind, informally planted in close proximity, to create a volume.
- **Underplanting**: To plant shrubs or groundcover plants beneath the canopy of trees and/or large shrubs.
- **Understory**: The area beneath the canopy of trees and large shrubs typically planted with shrubs or groundcover.
- **Allée**: A vehicular or pedestrian walkway, usually straight, that is primarily defined by matching rows of trees or palms, symmetrically planted about the centerline of the walk.
- **Bosque**: Trees planted on a regular spacing in two horizontal directions at 90 degrees to each other.
- **Wayfinding**: Particular elements of a design, such as directional signage, paving, types of planting, that help to provide a sense of orientation to both pedestrians and motorists.
- **Arterial**: A main pedestrian or vehicular route that connects key areas of the campus.
New Nutwood East Entry
CAMPUS DESIGN GUIDELINES

Campus design guidelines are an integral component of a Master Development Plan. They provide guidance over the long term of campus development to ensure that future capital improvements design guidelines allow the Master Planning Principles articulated in Chapter 3 to inform the design of new buildings, including the way those structures relate to existing buildings, to the campus open space system, and to the circulation system.

Design guidelines are formulated to encourage a high level of aesthetic quality within the campus while simultaneously promoting a stimulating and supportive learning environment. Design guidelines are not meant to dictate the architecture of a building or constrain university planning committees or the architects hired by the University; on the contrary, they are meant to guide decisions rather than regulate future actions, and as such, they lay the groundwork for creativity.

The MDP campus design guidelines provide a framework for future design decisions. Building design guidelines address site, form/massing and façade materials and color; these are addressed as they relate to the campus as a whole. Guidelines concerning building height limitations, set-backs and ‘build-to’ lines are discussed as they relate to specific structures in each campus precinct. Design guidelines for vehicle circulation and parking facilities are also included in this chapter. Design guidelines for landscape and open space development, including guidelines for campus lighting and other site furnishings are incorporated in Chapter 5, Landscape Master Plan. Campus signage is addressed in a separate document.

6.1 BUILDING DESIGN: SITE, FORM AND MATERIALS

The quality of architectural design on the campus is a significant factor in creating a campus environment and image that expresses and serves Cal State Fullerton’s mission. The design of individual campus buildings is inextricably related to the overall fabric and framework of the campus. Building design considerations include the siting of the building vis-à-vis neighboring buildings, campus open space, and the pedestrian pathway system; the overall building form and massing; and the materials used to construct the building. Each of these factors contributes to the quality of the building and, in turn, creates the overall quality of the campus. The goals of the building design guidelines are to assure a high quality of architectural design appropriate to the status of Cal State Fullerton. These guidelines help to ensure that new buildings harmonize with existing campus structures and reinforce a visual unity throughout the campus while supporting appropriate architectural variation. The design guidelines also encourage development that results in a hierarchy of campus buildings.

6.1.1 BUILDING SITE

Choice of Development Site

The Master Development Plan (Exhibit 4A) shows sites for about 25 new buildings on land already owned by the University; some of these projects are currently under development. Given the constraints of limited vacant land and the MDP’s intent to preserve open space, new building sites are mostly located in exist-
Parking lots will be provided. Most of the new buildings shown in the MDP are needed to support the growth of the campus to 25,000 FTES. Some are included to demonstrate the potential to support enrollment expansion above 25,000 FTES. The building sites identified in the MDP provide the University with flexibility to make choices based upon a wide range of circumstances. Consistent with the MDP planning principles (Chapter 3), the identified sites reinforce existing functional districts by supporting the development of new buildings in the vicinity of existing buildings of similar function.

**Relationship to Open Space**

Guidelines for the siting of new buildings are based upon the Master Planning Principles expressed in Chapter 3, and are discussed in more detail in Section 6.2. Future development on the campus should acknowledge the following general viewpoints:

- New buildings should be sited to enclose open space and, in concert with adjacent buildings, form congenially-sized and well-proportioned open space areas throughout the campus.
- Open spaces between buildings should be of varying size and should accommodate a variety of programmed activities.
- Open spaces enclosed by the mass of a building may include courtyards, patios, building entry forecourts, lawn areas, landscape areas, seating areas and areas that provide seating for nearby food services.

Consideration of the uses and quality of open space that adjoins a building should be part of the programming effort that defines the building size and form. Exhibits 4A and 5A define the large public open spaces on campus. Individual building projects, however, must creatively apply site design guidelines to each project as it is developed.

The form, articulation and building materials employed in a structure also have significant impact upon the adjacent open space areas; these are discussed in more detail in Section 6.1.2 and 6.2 below.

**Relationship to Pedestrian Circulation System**

Buildings and their entries function as components of the pedestrian circulation system. New buildings should reinforce the campus pedestrian pathway system by being sited adjacent to the pathway and by having their major entries directly accessible from the pathway. Individuals are more likely to enter a building or join an activity if they can see where they are headed: “If the eyes can see, the feet will follow.” Consideration of natural paths of travel from one building to adjacent buildings via the pedestrian network should also be a factor in decisions about the siting of a new building and the location of building entries.

**Relationship to Food and Beverage Services**

Food services play an important role for a campus that serves a largely commuting constituency. Food services on the campus as a whole (including those within the residential areas) provide the opportunities for informal social interaction among students, faculty and staff and these, in turn, form the basis for the development of social and intellectual ties that create a campus community. Food and beverage servic-
es can also help to activate the open-space areas adjacent to new and existing buildings while at the same time fulfilling basic needs.

Food services should be distributed throughout the campus, and should be located in buildings that are near pedestrian thresholds (Section 5.2.2); Exhibit 4B shows the existing and proposed food service venues on the campus. Particular consideration should be given to the incorporation of informal food and beverage service areas when decisions are made about the sites and massing of proposed buildings, particularly those buildings used by evening students and faculty who need fast access to food on their way to classes. Food services in proposed buildings should include interior and exterior areas adjacent to the pathway system for take-out and/or seated snacks and dining.

6.1.2 BUILDING FORM

A building’s form and level of architectural distinction are related to its functions and its role in the visual development of the campus. Building form—a structure’s massing, articulation and use of architectural features—has as much to do with an individual building’s location on the campus and its position within the campus spatial hierarchy as it does with the program of activities the building is constructed to house.

The 2003 MDP proposals are consistent with the existing campus hierarchy established in the original Cal State Fullerton Master Plan. Academic functions, along with open space and pedestrian pathway systems, occupy the center of the campus. The auxiliary functions of student recreational activities, student housing, campus support and parking form recognizable precincts at the campus periphery.

To further articulate the role buildings play on the campus, the design guidelines make a distinction between ‘foreground’ and ‘background’ buildings. ‘Foreground’ buildings are those meant to serve as a focal point on the campus, and to be architecturally distinctive. Foreground buildings include those located at public or highly visible points on the campus, buildings accommodating a singular use, or buildings whose internal functions require extraordinary facilities or forms. Examples of foreground buildings on the Cal State Fullerton campus are the Performing Arts Center, Langsdorf Hall, and the Library. ‘Background’ buildings are those which are subordinate to the larger campus, those whose features and functions are not showcased; those whose sites are in less visible areas of the campus, or whose function is duplicative rather than singular. An example of a background building on the campus is the classroom building such as the Student Health Center. “Foreground” and “background” buildings may be distinguished by their size, their form and massing, their architectural features, their building materials and, in some cases, their detailing.

Of the MDP proposed buildings, Building S, which is expected to provide facilities for the College of Business, and Building I, the proposed Student Recreation Center, would be the primary foreground buildings. Future classroom buildings may take on a foreground character, depending upon their function on the campus. “Foreground” buildings may be larger than background buildings, depending upon their function. Their massing may be articulated with expressive or architectural features and large public space areas that may be identifiable on the exterior of the building. A foreground building will have one significant entry among potentially multiple entries; the main entry should address an important pedestrian...
path and should give access to important public spaces within the building. Background buildings will tend to be more rectilinear in form, with few or subdued or more subtle architectural features, and will blend in with the general architectural ambience of the campus. These concepts are applied to specific buildings and building types in each of the five campus precincts in Sections 6.2.2 through 6.2.6.

Building Form and Location

Certain considerations with regard to the building form relate specifically to the location of the building.

Buildings in the Academic Core

Buildings in the academic core are generally larger, more visually dominant, and more architecturally distinctive than buildings in other campus precincts. Due to their location on the campus and their importance to the essential purpose of the University, academic buildings are “foreground” buildings whose collective form and relationship to open space are meant to create a pleasing integrative whole in the academic core.

Although proposed building configurations shown on the MDP are for illustrative purposes only, academic buildings are shown as L-shaped for two reasons. First, L-shaped buildings are highly suitable for academic purposes, allowing large laboratories, classrooms or lecture halls to occupy one wing, for example, while smaller classrooms and offices occupy the second wing. Second, L-shaped buildings more fully define the campus open space system and contribute to campus ambiance by enclosing courtyards, patios or forecourts that can serve functional and aesthetic purposes. This is consistent with the planning principles articulated in Chapter 3, and with the principle that buildings should be placed to define open space rather than simply placed within an open space area. Proposed building set-backs and ‘build-to’ lines shown in Section 6.2 are meant to reinforce the open-space system. Building profiles on the MDP suggest the appropriate orientation for individual buildings.

Buildings at Campus Gateways

Buildings located at major campus gateways occupy an important place in the campus hierarchy: they are ‘foreground’ buildings that function as the ‘front door’ to the campus. These buildings serve as the backdrop for the act of entering the campus and project a symbol of the University to both the campus community and visitors, while at the same time having dedicated functions to fulfill. The design of such buildings should incorporate a singular and recognizable architectural feature facing the campus entry to serve as an anchor to the campus gateway and to highlight campus identity. This feature may or may not also serve as a building entry. Buildings at campus gateways should incorporate lighting and landscaping to guide vehicles into the campus and to highlight their role as a welcoming campus feature.

Building Massing and Articulation

Building massing, whether for foreground or background buildings, should be articulated to create a comfortable relationship between the scale of a person and the scale of a building. The articulation of a building elevation may be accomplished through several means, each of which can visually “break up” the façade into several elements or otherwise give the impression of a change in plane. This is particularly important on the Cal State Fullerton campus because the existing campus buildings are pri-
marily Modernist in style, mainly with clean rectilinear or geometric forms and sparing articulation. For the most part, visual effects on existing campus buildings are created from architectural and structural components rather than from architectural massing or applied decoration. For example, building facades shown on Exhibits 6A1, 6A2 and 6A3 incorporate texture that results from fenestration patterns and pre-cast or modular building components. The building elevations are brought into pedestrian scale by the use of more articulated or open ground floor elevations, often with the building entrance recessed from the primary plane of the building (Exhibit 6A7).

New buildings on the campus should employ architectural articulation to create visual interest: horizontal articulation divides the building elevation into two or more zones (Exhibit 6A7 and 6A8); vertical articulation incorporates changes in the vertical plane of the face of the building, such as areas that emerge or recede from the elevation’s main plane (Exhibits 6A4 and 6A6).

New buildings should incorporate surface effects in ways that are consistent with existing adjacent structures. Changes in material, texture, color or applied architectural features on the building facade can be used within a single plane to visually articulate or activate the building elevation (6A5, 6A6, 6A7).

New ‘foreground’ buildings are good candidates for moderately articulated massing, which will help to create a sufficient variety of form while still adhering to the architectural traditions of the campus. ‘Foreground’ buildings may also adopt less rectilinear geometries (Exhibit 6A8) to provide aesthetic interest on the campus and to highlight the importance of these buildings.
‘Background’ buildings are expected to employ more rectilinear, right-angled shapes but avoid a “box”-like appearance. Background buildings would employ more subtle changes in plane than ‘foreground’ buildings, or may rely primarily upon surface effects to create interest (Exhibit 6A2, 6A3, 6A10). “Background” buildings may benefit from the restrained use of dynamic forms for architectural elements such as stair towers, by using architectural features such as sun-shades (Exhibit 6A8) or balconies (Exhibits 6A4 and 6A5) on the façade, or by employing materials that emphasize transparency or texture (Exhibits 6A7 and 6A9).

Buildings in Student Residential Areas

Residential buildings in the Northeast precinct & the College Park area should be well-articulated to foster pedestrian scale in a welcoming appearance. Housing buildings should be more residential in their massing, and although they are duplicative in function, their design should employ architectural features in order to distinguish them from larger-scale academic, administrative or recreational buildings. Fenestration patterns will relate to indoor functional space and should give views over common open-space areas. Residential buildings should be placed on their sites to enclose open space; building set-backs and ‘build-to’ lines shown in Section 6.2 are meant to ensure that the adjacent open space areas are sufficiently large to be usable for informal recreation.

Building Entries

The Master Development Plan locates buildings with reference to the pedestrian circulation system, and directly adjacent to existing or new open space areas. Primary building entries should address or face onto the quadrangle, lawn, courtyard or pedestrian walkway adjacent
Building in order to reinforce the open-space system and to provide a focal point on important building façades. Secondary building entries should also address the pedestrian circulation system. Building entries should employ transparency and/or other distinctive architectural forms and building materials such that they are readily identifiable and welcoming.

Buildings should be designed to allow service and delivery at a point that is shielded from the pedestrian system. Programming for new buildings should take into account the need to share service and delivery access with other buildings whenever possible. Exhibit 4D shows the location of service access area for existing and proposed buildings.

### 6.1.3 BUILDING FAÇADE MATERIALS AND COLORS

**Building Façade Materials**

Building façade materials can be used to provide visual interest and variety throughout the campus. Existing campus buildings are predominately concrete; some buildings employ metal panels. The creative use of façade materials should produce both a level of visual consistency throughout the campus and sufficient variety from building to building. New and existing open-space areas should be unified through the use of a common or related materials palette for the buildings facing the plaza, lawn or courtyard.

The campus standard palette of existing façade materials can be augmented with secondary materials to break up visual expanses. Brick accents can be used to add color, pattern or texture to building façades. Foreground building should employ materials that create a distinct identity and distinguish them from background...
buildings, as is appropriate for their functions. Industrial materials such as concrete masonry units (CMU), ribbed CMU or ‘slump block’ will not be used for buildings with public visibility.

**Building Colors**

Existing campus buildings are primarily white or off-white with primarily blue detailing. Proposed new buildings and facilities should be light in color to harmonize with the existing campus. New buildings can incorporate the white and blue color palette, and may add to it sparingly with a second color for detailing or accent where appropriate. Orange brick accents can be used to add interest to building façades. Residential buildings may use an alternate palette but should use light colors to maintain a consistency within the campus. The New Housing recently completed is a good example of the use of a varied but integrated color palette.

**6.1.4 BUILDING DESIGN AT PUBLIC EDGES**

Special design attention and investment should be made for buildings at the public edges of the campus. Issues to be addressed in the design of buildings at public edges should include:

- The use of articulation and façade modulation to reinforce pedestrian scale;
- Screening through use of architectural elements and/or landscape to respect neighboring uses;
- Privacy of ground floor uses and screening from public view, particularly for student residential buildings;
- Use of landscape in setback areas; and
- The potential need for noise-reducing glass or other sound insulation
- The need for building design to contribute to security and personal safety.

These issues are discussed in greater detail in Section 6.2 as buildings in each precinct are described.

**6.2 BUILDING ENVELOPE: HEIGHT LIMITATIONS, SETBACKS AND “BUILD-TO LINES”**

**6.2.1 PURPOSE OF BUILDING ENVELOPE DESIGN GUIDELINES**

Building height limitations, set-backs and ‘build-to’ lines are developed to respond to the desired characteristics of campus edges and open spaces which, together with the architecture and landscape, create and determine the campus ambiance. These set-backs and ‘build-to’ guidelines play an important role in creating the physical framework of the campus and should serve as a reference for siting buildings when new additions to the campus are developed.

The precise height, siting and massing for each new building will be determined on the basis of the program and will respond to the functions to be housed within. The building envelope guidelines articulated below are based upon the planning principles articulated in Chapter 3 and comprise both generalized principles and specific recommendations for individual buildings and selected building types. Design guidelines for building height limitations, setbacks, and build-to lines are described below in Sections 6.2.1 through 6.2.6 for each of the five MDP precincts.

**Building Envelope Guidelines at Campus Edges and the Campus Interior**

The planning principles that underlie building envelope guidelines for campus edges are differ-
ent from those that influence guidelines for the interior of the campus. As discussed in Chapter 5, the four campus edges are of distinctly different character. The campus is bounded by a freeway to the east, by residential neighborhoods to the north and west, and by mixed uses (residential, institutional and commercial) to the south. Where new development is proposed at campus edges, building envelope design guidelines are formulated to respect neighboring uses, to create distinctive and pleasing campus edges, to articulate campus entries, and to contribute to a gracious campus ambiance.

Building envelope guidelines for the interior of the campus are intended to reinforce the campus open space system and support the existing hierarchy of buildings that reflects buildings’ roles, functions and importance on the campus. Recommended areas for primary and secondary building entrances are included in Exhibits 6A-6E. Building height recommendations have been developed to ensure that new structures properly enclose and delimit the open space areas, as discussed in Chapter 5 and above in Section 6.1. Building set-backs and build-to lines serve to further define specific open space areas by creating distinct boundaries to those spaces and to strengthen the pedestrian circulation system by placing campus functions along the edges of the pathways.

6.2.2 ACADEMIC CORE (Exhibit 6A)

Academic Buildings

A series of sites for new academic buildings are proposed for the Academic Core (see Section 6.1 for discussion of choice of development site). New buildings in the Academic Core should create harmony with existing buildings through their size and relationship to new and existing open space areas. Academic buildings are ‘foreground’ buildings due to their role on the campus, and their architectural features should emphasize their featured position in the campus spatial hierarchy. Buildings are described in Chapter 4; their characteristics are listed in Table 4-1.

Building Height

The height of a building has an impact upon both the interior and exterior environments. Exhibit 6A shows the heights of existing buildings and the recommended height limitations for new structures in the Academic Core. The recommended height for new academic buildings is four stories above grade. This height is optimal because it allows classrooms and other instructional facilities to occupy the first two or three floors of the building, mitigating the need for elevators and increasing opportunities for casual interaction. Offices, or similar less-visited functions, would occupy the uppermost floors, providing a degree of privacy for faculty members. Where appropriate to the program, and depending upon the specific characteristics of the site, academic buildings may incorporate a basement level.

Floor-to-floor heights in existing academic buildings average 14.4 feet. In buildings that incorporate special uses (e.g., laboratories, performing arts space, physical education functions, assembly halls), this may rise to as much as 24 feet. Using the existing average as the basis for height recommendations, a typical 4-story academic buildings would be about 60 feet above grade; under special circumstances or to accommodate the program for a specific building, academic buildings should be no higher than six stories (84 feet).
Building Set-Backs And Build-To Lines

As a guide to the siting of the proposed new academic buildings, Exhibit 6A shows the recommended set-backs from existing buildings and the minimum size standards for new open-space areas defined by these Academic Core buildings. The set-backs, build-to lines and architectural form associated with certain specific buildings will be critical to creating pleasing and functional adjacent open-space areas.

Academic buildings at the Nutwood Avenue East Gateway [S, T]

The site of the new College of Business and Economics (CBE) at the Nutwood Avenue East gateway [Building/s on Exhibit 6A] will make this building a landmark campus feature. This building is planned to form the northern edge of the campus Esplanade (Section 5.2.4), and the building's southern elevation is planned to be aligned with that of proposed academic Building T to create a pleasing axial pedestrian mall and connection with the College Park property. The façade of the CBE should incorporate sufficient articulation and detailing, including pedestrian-scale window-detailing, to create a pleasing edge to the Esplanade.

The College of Business and Economics will also form the eastern edge to the existing fountain plaza south of Langsdorf Hall, with proposed Building T forming the western edge. The recommended architectural form for the CBE will enclose an open space or courtyard to its north. This courtyard will serve as an important passageway for Eastside Walk, which is planned to continue through the building to join the Esplanade. The CBE building’s recommended height limit (60 feet above grade) and the setbacks shown on Exhibit 6A will create new human-scale open-space areas and enhance existing adjacent open spaces. Similarly, the proposed academic Building T, south of the Science Laboratory Center, is planned to enclose a second open space area to its north and west.

Academic buildings at the eastern edge of the Academic Core [O, Q]

Two proposed academic buildings planned for the site of existing Parking Lot F [O, Q] are configured to enclose a series of new secondary open space areas by virtue of their siting in relation to the Education Classrooms building, the Humanities/Social Sciences building, University Hall, and the future Parking Structure 3. The ‘build-to’ lines shown on Exhibit 6A define the minimum standards for the four open-space areas created by these proposed buildings.

College of Engineering Expansion [N]

The College of Engineering expansion [N] is planned for the site of an existing single-story building. This building is proposed to be a minimum of three stories, but should not exceed 60 feet above grade. It is larger than the single-story building it would replace, to compensate for the demolition of space to accommodate the Dining/Meeting Facility (D) and also to support potential expansion of the College of Engineering. Along with the existing 5-story Computer Science building to its north, this new building’s role in the spatial definition of Memorial Lawn will be critical. Care should be taken when the building is designed to ensure that the building mass and height are sufficient to properly enclose this important open space area.

Parking Structure 3 [R]

The future Parking Structure 3 [R] is planned to border the southeastern campus boundary. This structure has a recommended maximum
height of 50’ or 4 levels above grade, excluding any roof top structure for elevator or stair. Exhibit 6A also shows the recommended setback from proposed academic Buildings O and Q to create usable open space and a gracious entry area to the parking structure. Parking structures are considered “background” buildings; design guidelines for façade treatment, screening and landscape are included in Section 6.3.1 below.

**Campanile [U]**

The proposed Campanile [U] at the intersection of Titan Walk and Campanile Walk is meant to serve as the signature feature of the Academic Core, marking the center of the campus and serving as an orientation and way-finding device (Sections 4.3.2 and 5.2.4) As such, the height of this deliberately dramatic structure should be sufficient to be visible from more distant areas of the campus and should match or exceed those of the nearest buildings: the Humanities/Social Sciences (107 feet) and Library South (98 feet). The height for this structure should therefore be 110’ or more above grade. The specific height of the Campanile as well as its design features will be determined during the schematic design phase of the project. See Chapter 5 for the landscape and hardscape recommendations for the Campanile and its immediate surroundings.

**Faculty/Staff Center [P]**

A planned renovation to the first floor of Library South would incorporate a new Faculty/Staff Center [P]. Because this facility will be built within an existing building, height restrictions and set-backs do not apply. However, the form of the facility, particularly at the perimeters, will be crucial to its success. The design of the south façade of the Faculty/Staff Center should incorporate natural light and views of the Quad. The entry to the Faculty/Staff Cen-
ter should face the Quad in order to emphasize the connection of this facility to the campus at large.

6.2.3 CAMPUS ENTRY: NUTWOOD AVENUE REPLACEMENT, CAMPUS ESPLANADE AND COLLEGE PARK (Exhibit 6B)

The southern boundary of the campus at Nutwood Avenue adjoins a mixture of uses: multi-family housing to the west, the campus of Hope International University and commercial development in the central portion, and commercial development to the east, adjacent to the freeway. The nine-story College Park (CP) office building, currently the tallest building along Nutwood Avenue, will be the centerpiece for new development on the College Park property, which is proposed to include low-rise mixed use buildings to the north of the CP building along the proposed Esplanade pedestrian walkway, and parking and residential development to the south (Section 4.3.1). MDP proposals for the landscaped Esplanade (Section 5.2.4) are intended to create a congenial frame for the Nutwood Avenue campus gateway and vehicle turn-arounds located at each end of the closed Nutwood Avenue. The height of buildings fronting Nutwood Avenue, as well as their setbacks and form, will significantly contribute to the establishment of the proper pedestrian scale for this new area of development.

Academic Buildings [S, T]

The 2003 MDP plans two areas of development along the Nutwood Avenue closure. Along the central section of the street, academic buildings on the north of the Nutwood Avenue right-of-way [S, T] are recommended to be no more than 60 feet above grade (4 stories) in order to provide human scale to the campus Esplanade. These buildings should observe a “build-to” line of 75 feet from the centerline of the closed Nutwood Avenue. This building set-back will allow for the existing street trees along the north side of Nutwood Avenue be preserved.

Office/Retail Buildings [Y]

On the south side of the Nutwood Avenue closure and along the northern section of Commonwealth Avenue, the MDP proposes three two-story buildings with retail uses on the ground floor and offices above [Y]. The recommended height limitation for these buildings is 30 feet. In order to encourage a village-like ambiance, these buildings will ideally include informal food service and/or coffee venues and should be sited with a five-foot to ten-foot setback from the property line to accommodate a sidewalk cafe area. The ground-floor retail uses should incorporate display windows, and building entries should open to Nutwood Avenue to encourage pedestrian traffic and support the retail businesses in these buildings. At the corner of Commonwealth and Nutwood Avenues, sidewalks should join a lawn and hardscape plaza to form the gateway into the College Park development. The plaza may incorporate a café and/or seating area.

College Park Residential Development [W, X]

The MDP shows the Cal State Fullerton Foundation’s proposal for student and staff/faculty residences [W, X], laminated around the four sides of a 5-level parking structure [V] on the existing College Park surface parking lot. This proposed residential and retail development on the College Park site is meant to add a university-village environment to the Cal State Fullerton campus.
Special care should be taken to create a pedestrian-scale for this area of development. The residential buildings will form the street edge and, as such, their massing and articulation, heights, set-backs, open-space areas and architectural detailing will be the primary factor in determining the pedestrian experience on Langsdorf Drive, College Place and North Commonwealth Avenue. The design of these buildings should incorporate nature in the form of lawn, trees and areas planted with shrubs and seasonal flowering or foliage plants to soften the edges of the development. The landscape plan for this development should incorporate existing street trees and should add street trees where appropriate to emphasize the residential character of the College Park development and distinguish it from the surrounding institutional and commercial uses.

Residential Building Design

Because the College Park residences will provide housing for students, staff and faculty, it is expected that these residents will access the campus on foot. When the College Park residential buildings are developed, it is essential that they be conceived as oriented primarily to pedestrian entrances, either at the street frontage or within the entry courtyards. The principal residential entries should address the sidewalks or entry courts that surround the site and pedestrian access to the residential buildings should be given visual priority. Care must be taken to ensure that these residential units are not oriented primarily to the parking structure.

Entries to the residential sections of the parking structure itself should not dominate the development’s façade, but should be visually secondary to residence entries, and should be landscaped to soften their edges.
The residential buildings should not turn their backs on the streets, but rather present well-articulated facades to the streets. Their design should incorporate a reasonable level of detail in facade materials, lighting fixtures, door and window assemblies, handrails, moldings and other architectural elements to underscore their residential character. The architecture should emphasize the connection between interior and exterior space by including connector points such as porches, stoops, gates, and entry courtyards. The residential buildings should be designed to include both private and semi-private open-space areas. In addition to private patios or balconies, some open space areas visible to the public should be included along the street frontages. The design of these residential buildings should allow ample light and air to enter the interior spaces. The design of individual units should avoid having windows that give views directly into the windows of neighboring units.

Parking Structure Design

The College Park parking structure [Structure 3: V] will provide parking for 450 residential users and 750 commuters. The structure should be designed with separate residential and commuter entries and parking areas, and residential parking areas should be secure. Visitor Parking should be included in the commuter section of the structure.

Building Heights and Set-Backs

The southern boundary of the College Park property adjoins multi-family residential use, while the eastern boundary faces commercial uses and the western boundary adjoins the Hope International University property. The housing elements are projected to be 3 stories, and have recommended height limitations of 40 feet. The parking structure will be a maximum of 50 feet, excluding rooftop elements such as stairs or elevator.

The appropriate set-backs for these residential buildings should be based upon their final design and the programmed uses for interior spaces. If the ground floor is residential use and is built at street level, a minimum set-back of 15 feet from the property line will be needed to provide privacy and security for ground floor residents. If the ground floor includes a sloped forecourt, or includes a stair/ramp access to the living space, the minimum set-back to the property line can be 10 to 15 feet. Enclosed patios or courtyards at ground level should be used to contribute to articulation of the building facades, and should recognize the requirement for permeable open space between the sidewalk and the building. The upper levels of these buildings should provide facade modulation by varying the facade plane: approximately 50% of the facade should be set back an additional 5 feet from the property line to contribute to pedestrian scale and ambiance. These recommended set-backs will provide a buffer against vehicle traffic on the surrounding streets, and should include planting strips and street trees.

6.2.3 NORTHEAST PRECINCT: STUDENT RESIDENCES, DINING AND PARKING
(Exhibit 6C)

Residential Buildings

A series of residence buildings are planned for the northeast precinct, comprising 1,200 new residential bed-spaces, along with a dining facility and three residential parking structures. The parking structures are a necessary component
of any future housing development. First, to replace existing surface parking lost to development, and second, to serve as a noise barrier to the adjacent freeway. The design of these new buildings should reinforce the campus residential community by emphasizing their interrelationships, their connections with existing housing and the relationship between indoor and outdoor space.

**Building Height, Form and Configuration**

In order to maintain a consistent physical environment in the northeast precinct, it is recommended that new residential buildings [B] be four to five stories, similar to the New Residence Halls. The form of these buildings may differ from existing residences because these new residential buildings are recommended as cluster-style residences that provide opportunities for interaction among groups of 21-23 students (described in detail in Section 4.3.3), rather than self-contained apartments.

Exhibit 4K shows the conceptual model of the proposed residences in which sleeping rooms are grouped around a shared lounge/living area to create small-scale clusters. This concept gives form to specific aspects of the buildings' interior space planning and exterior massing. The living/lounge area in each cluster is focused on a window that provides both daylight and views to the outside; the design of these residential buildings should ensure that these glazed façades do not look directly into one another but instead face the open space areas surrounding the residential buildings. The massing influenced by the interior space planning also creates articulation that helps to shape and define the adjacent open spaces.

The Master Development Plan (Exhibit 4A) shows the northeast precinct residential buildings arranged around open space areas which are meant to serve as informal recreational areas. Exhibit 6C shows the recommended minimum dimensions for these secondary open-space areas; observation of these “build-to” lines will ensure that open-space areas are of sufficient size to be usable contributions to the atmosphere of a thriving residential community. See Chapter 5 for discussion of landscape guidelines that apply to these residential facilities.

**Dining/Meeting Facility [D]**

The Master Development Plan recommends a new dining/meeting facility building [D] on the site of an existing 1-story College of Engineering building to the southwest of the residential precinct. This facility would provide dining for student residents, a food venue for the currently under-served northeast area of the academic core, and a food service/meeting/event facility for the Arboretum and Ruby Gerontology Center.

The ground floor of this facility is recommended to be 25,000-gsf to accommodate the dining, food preparation and food storage requirements of a facility sized to serve a residential community of up to 2,000-bed spaces, along with other daily users. Depending upon the program planned for this building at the time of its development, meetings rooms and food-service administrative offices, housing administrative offices, or other facilities could be accommodated on a second level. This building is planned to have a maximum height of 30 feet (2 stories).

This building will create an important activity node in the northeast precinct. Its entries should be oriented toward the residential community to its north and to the Memorial Lawn area in order to welcome users from nearby academic buildings. The ground-floor dining
facility should incorporate a contiguous dining patio that wraps around the northern and western façades. The building façades facing the patio should be glazed to reinforce the indoor-outdoor connections. In addition, the building should be a visible and welcoming presence as approached from the adjacent Memorial Lawn, the Arboretum and student housing. Upper stories should be set back at least 5’ from the ground floor façades on the north and west to create a congenial background to the dining patio area. A parking/service area to the east of this new facility would incorporate the loading dock; the kitchen and basic food preparation areas would be located in the eastern side of the building.

Residential Parking Structures [C]

The three residential parking structures planned for the north-eastern edge of the campus [C] are recommended to be three levels above
grade, or 50' maximum, excluding roof top structure for elevator or stairs. The eastern perimeters of these new parking structures should be aligned with that of the existing residential parking structure.

A minimum of 45 feet of open space between these two building types is necessary to create a usable secondary open-space area and to prevent the parking structures from dominating the residential buildings. This open space should accommodate a landscape of low-growing shrubs and lawn and should include ample lighting to create a safe and welcoming environment as students return to their residences. See Chapter 5 for specific landscape design guidelines for this area of the campus.

Parking structures should have stair/elevator cores that are visible from a distance and that lead directly to pedestrian pathways. Stair towers and elevators should incorporate transparency and lighting in order to promote personal safety. The eastern façades of the parking structures can be unarticulated, because they face the freeway; however, their western façades should have architectural enhancement to mitigate the structures’ visual impact on the nearby residents.

Ruby Gerontology Expansion [A]

The Master Development Plan includes an expansion of the Ruby Gerontology facility to be accommodated in a 10,000-gsf, two story building to the west of the existing facility [A]. The configuration of this building would respond to the program to be accommodated; the building should be sited to form a patio or courtyard between the two buildings to serve both functional and aesthetic purposes.

6.2.5 NORTHWEST PRECINCT: STUDENT RECREATION CENTER, CHILDREN’S CENTER, CORPORATION YARD, CAMPUS POLICE AND SAFETY, AND PARKING (Exhibit 6D)

All MDP proposed projects in the northwest precinct of the campus are special-purpose buildings whose heights and forms will accommodate their programmed functions. Height limitations and recommended set-backs for proposed buildings at the campus edges are responsive to the presence of the University’s neighbors, and are meant to ensure that buildings visible from outside the campus maintain a low profile and contribute to congenial campus edges. Design guidelines for proposed facilities in the interior of the campus are responsive to adjacent open spaces, pedestrian pathways and nearby buildings.

Development at Campus Edges

In general, campus development adjacent to residential neighborhoods should conform to a more generous setback from the roadways to provide an agreeable interface with the community. The 2003 MDP does not project new development for the northern areas of the campus, so height limitations, building form and setback guidelines are not necessary for the Yorba Linda Avenue campus edge. Landscape design guidelines aimed at demarcating campus boundaries and softening the appearance of surface parking facilities, as well as specific landscape recommendations for the Yorba Linda entry gateway are described in Chapter 5.

Along the western boundary of the campus, two new structures are proposed along State College Boulevard. The University Police/Maintenance office/administrative building is planned as a 2 story building adjacent to State
College Boulevard and Parking Structure 2, under development at the time of this report. In addition to these facilities, some additions to the Corporation Yard are proposed along State College Boulevard. The remaining northwest precinct proposals described below are planned for the interior of the campus (Student Recreation Center, Children’s Center, Bookstore Addition).

University Police/Maintenance Office/ Administrative Building [H]

The proposed 2-story University Police/Maintenance office/administrative building [H] has a recommended height limitation of 30 feet and a minimum setback of 15 feet from the property line. This building is considered a ‘background’ building (see Section 6.1.2 above), but the building’s western façade should incorporate fenestration and a moderate degree of articulation (see Section 6.1.2) as a courtesy to the residential neighbors across State College Boulevard. The building entry should face east, rather than State College Boulevard. Planting strips within the setback (as described in Chapter 5) are recommended to provide a buffer between the University and the neighboring residential areas. As a ‘background’ building, the materials and form used in the design of this building should allow it to blend with the rest of the campus and maintain a low profile.

Parking Structure 2 [G]

Parking Structure 2 is already under design at the time of this report and is consistent with the design guidelines for parking structures as described in 6.3.1.

Student Recreation Center [I]

The Student Recreation Center (SRC) is in the schematic design phase at the time of this report [I]. This building is a unique building type on the campus, and is considered a ‘foreground’ building due to its size, its position at a campus pedestrian threshold, and its program, which calls for architectural massing to accommodate high-bay and other functions that will create a non-standard building envelope. Its massing, architectural configuration and orientation to the adjoining open spaces and pedestrian pathways will be a key defining feature of the northwest precinct and will serve as the northwest pedestrian threshold (Section 5.2.2) for those who park in the northwest surface parking lots and Parking Structure 2. The design of this project and the adjacent pedestrian routes and plazas have been strongly influenced by the simultaneous evolution of the MDP. Their design will be compatible with MDP goals and principles.

Children’s Center [E]

The MDP recommends that the new Children’s Center [E] be located on a site to the north of other facilities in the northwest precinct in order to promote safety and security and to provide sufficient land for the outdoor play areas required by state regulations. This location also allows the Center staff or parents to take children for excursions to other parts of the campus without crossing the main vehicle circulation routes. The building entrance is planned for the center of the complex to allow Center staff to have surveillance over those entering and leaving the building, increasing safety and security. The MDP shows a dedicated driveway and drop-off zone located to the west of the building, accessed from West Campus Drive.

The preliminary program for this project indicates that child-care classrooms are expected to occupy the ground floor, with the building massed such that it creates courtyards to serve as play. Additional space for outdoor activities
are to the east and north of the Center; set-back guidelines shown on Exhibit 6D are meant to ensure that usable outdoor space is preserved when siting the building. Office, meeting and teacher-preparation space may be accommodated on a partial second floor. The maximum building height should not exceed 30 feet at the portion of the building that incorporates a second level. The extent of glazing and the articulation and massing of this building will respond to the final program developed for the facility; the design should incorporate day-lighting, intermediate spaces between indoor and outdoor areas such as patios, decks and porches, as well as shaded outdoor activity areas.
Corporation Yard [F]

The design of additions and new facilities for the Corporation Yard [F] will respond to the program developed during pre-schematic design. Some or all of these facilities are expected to be high-bay, single-story structures. Consistent with current practice, Corporation Yard buildings will have a low profile, and the edges of the Yard will continue to be screened to hide storage and equipment areas from public view.

Bookstore Addition [J]

The future expansion of the Titan Shops bookstore [J] is planned as a one- and/or two-story addition on the west of the existing structure, replacing the existing loading area. The addition should not exceed 30 feet in height. A new service yard/loading area is planned for the north of the building, replacing the existing pedestrian ramps. The service yard should be fenced with landscape screening to its north to provide a congenial southern edge to the Sports Plaza. More detailed design guidelines for service yards are included in Section 6.3.2 below.

Retail Services Building [M]

The Retail Services building [M] planned as the visual terminus of Arts Center Drive axis should incorporate an architecturally appealing west façade in keeping with its prominence. This building is planned to serve as a focal point for Arts Center Drive, Arts Walk and the Arts Plaza area. The building is proposed to include retail functions on the ground floor including an informal food/coffee venue, which will serve Performing Arts audiences and others arriving on campus from PS1, and will serve to activate the Arts Plaza.

Exhibit 6E shows a ‘build-to line’ that allows the building to be located directly on the Plaza, forming its eastern edge, with a minimal setback to accommodate café tables, umbrellas and chairs on a hardscaped open area. The Plaza itself should be a minimum of 100 feet wide. This administrative/mixed use building should be a maximum height of 3 stories (45 feet) and a minimum height of two stories (30 feet) in order to properly enclose this new arrival area.

6.2.6 SOUTHWEST PRECINCT:
ARTS PLAZA, OFFICE/RETAIL BUILDING,
CENTRAL UTILITIES PLANT AND PARKING (Exhibit 6E)

The majority of the MDP proposed projects in the southwest precinct of the campus are special-purpose buildings located at the new Arts Center Drive campus gateway.

Parking Structure 1 (PS1) [K]

Parking Structure 1 [K], at the corner of State College Boulevard and Nutwood Avenue, is under construction at the time of this report. This will be a campus signature building due to its prominent location; its architecture and landscape, already designed, will create an important initial impression on campus visitors, including Performing Arts Center audiences.

PS1 also serves as the southern terminus of Arts Walk, and, as such, sets the tone for this newly developed area of the campus. The design of PS1 is consistent with design guidelines for campus parking structures are included in Section 6.3.1.

Central Utilities Area [L]

The exact nature, size and location of central utilities expansion is unknown at this time;
however, expansion in some form is a virtual certainty. The proposed size and location as represented in Exhibit 6E is therefore subject to change according to needs yet to be defined. Utilities development may occur in various configurations between PS1 and McCarthy Hall and Science Laboratory Center, with the understanding that fire lanes, service yards and service drives would be maintained. All central utilities facilities should be in an enclosed, secure compound, screened from general view.

The Central Utilities area is planned to be accessed from the south through Parking Lot C and from the north through the Promenade pathway (Chapter 5). This enclosed area also provides access to the loading dock and service areas at the Retail Services Building, Science Laboratory Center and McCarthy Hall. The Performing Arts Addition is serviced from this utilities area via the Promenade pathway. General design guidelines for campus service areas are included in Section 6.3.3.

6.3 CAMPUS CIRCULATION AND PARKING

The MDP proposes significant changes to the campus vehicle circulation and entry system for the purposes of accommodating campus growth and development while increasing campus safety and legibility by separating pedestrian and vehicular traffic. Section 4.2.2 provides a complete description of these proposed changes, which are summarized here. The new campus roadway system converts Gymnasium Drive and portions of West Campus Drive into restricted service/emergency access roads to prevent traffic from crossing campus pedestrian precincts. The MDP incorporates four parking structures: two of these are under development at the time of this report, and two are planned for longer-term development. New and re-designed parking facilities will be coordinated with a new parking management system that uses limited-entry access and assigned parking zones for students, faculty, staff and visitors. The MDP also includes dedicated residential parking structures in the College Park and Northeast precincts.

6.3.1 PARKING FACILITIES

Commuter Parking Structures

The four proposed parking structures are planned for the perimeter of the campus, consistent with the master planning principles described in Chapter 3. Although parking structures are ‘background’ buildings, they serve a variety of functions which dictate that their design should fulfill specific requirements. Parking structures are in essence folded roads whose scale is often incompatible with that of the pedestrian; special and deliberate design treatments are usually needed to visually integrate them with neighboring structures intended for human occupancy. Similarly, although these buildings are primarily utilitarian in nature, they serve as gateway elements on the campus because they are among the first building visitors encounter when coming to the campus. Finally, they operate as the first component of the pedestrian pathway system, and they must convey both the actuality and the perception of safety.

The design of parking structures should acknowledge the following guidelines:

• The exterior of above-grade parking structures within public view should avoid a utilitarian appearance and should be integrated with the architectural design of the campus in terms of scale, materials and appearance. Considerations of façade
articulation and the selection of façade materials will be particularly important for the design of these buildings. The design of parking structure elevations should acknowledge campus entry points and public roadways and should be commensurate with other public architectural statements made at campus edges and entries.

- Specific design elements should be used to integrate parking structures with the campus. These elements may include: intensive planting of screening trees or other vegetation at the exterior of the structure, use of exterior cladding and patterns similar to those of adjacent buildings, creation of areas of accent and architectural focus such as entry and vertical circulation area points, and articulation of the façade (see Section 6.1).

- Sloping floors should not be expressed on the exterior of the building.

- The visual presence of automobiles in parking structures should be minimized as seen from public view, through architectural or landscape screens. Because the parking structures are located at the campus edges, “public view” refers to views from within and outside the campus.

- The pedestrian entry/egress should be deliberately connected to the pedestrian circulation system in such a way that pedestrians do not have to cross vehicular traffic to access the campus pathway system. Stair/elevator cores should be well articulated and tall enough to serve as visible wayfinding signals.

- The design of parking structures should make good use of daylighting and must incorporate sufficient artificial lighting to ensure safety within and outside of the structure. Landscape and screening via plant materials should be applied such that pedestrian entry/egress points have clear visual sightlines in order to increase actual and perceived personal safety. Stair towers and elevator enclosures should be clad in transparent materials to increase personal safety.

- Special design considerations apply to the parking structure proposed for the College Park site (PS4: Building V on Exhibit 6B). This structure will occupy the central portion of the existing parking lot and will have student and faculty/staff housing laminated or placed adjacent to it, shielding most of the parking structure from view. Those areas of the structure that are visible from the street should employ screening and setbacks to create a congenial face to the public. Sufficient artificial lighting within the structure will be particularly important because the opportunities for daylighting in this structure will be severely limited.

- All university parking facilities will incorporate designated disabled parking spaces.

Surface Parking Lots

Substantial portions of the existing campus surface parking system have been left intact by the 2003 MDP; these lots are mainly in the northwest precinct and on the eastern edge of the campus. The campus roadway system has been modified to minimize the need for pedestrians to cross vehicular traffic on their routes to and from their automobiles. Striping for crosswalks and crossing areas should acknowledge the campus pathway system and natural desire lines to increase pedestrian compliance with crossing points. Landscaping for surface parking lots will continue as at present, with the intention of increasing it to 15% to provide more shade as opportunities arise.
Visitor parking will be accommodated in the parking structures and in a dedicated Visitor Lot accessed from East Campus Drive. This surface parking lot will include a visitor kiosk to issue parking passes and provide information. Special attention should be paid to signage at this location, and the western edge of the surface lot should be designed such that visitors can move readily into campus pathways.

6.3.2 CAMPUS ROADWAY TYPES
(Exhibits 6F – 6H)

In accord with the re-designed vehicle circulation system, campus roadways are of three types: campus gateway roads, including city streets that are incorporated into the campus plan; general campus vehicular roadways; and restricted service-emergency access roadways. Campus roadways will incorporate landscape elements (Chapter 5), lighting (Appendix A4) and signage (campus signage recommendations are available as a separate report).
Campus Wayday Types (Exhibit 6F)

Four campus gateway roads are incorporated into the MDP: Nutwood Avenue East, Nutwood Avenue West, Arts Center Drive and the campus entry road off Yorba Linda Avenue. These roadways constitute the ‘front doors’ of the campus and will be accorded special treatment. Exhibit 6F shows a typical roadway section for these campus gateway roads, which are planned to be a minimum of 56 feet wide, with additional planting strips and/or sidewalks as appropriate to their location. These roadways will include a planted median, edge planting, and special paving, as described in Chapter 5, as well as campus identification monuments and other signage appropriate to campus entries.

Campus Circulation Roads (Exhibit 6G)

Campus circulation roads connect major campus entry points with parking facilities. Exhibit 6G shows a typical campus circulation road section for these two-way roadways, which are planned to be 28 feet wide, with additional planting strips and sidewalk areas, as described in Chapter 5. Raised crosswalks will be incorporated into campus roadways where major pedestrian routes cross general roadways.

Restricted Service-Emergency Access Roads (Exhibit 6H)

Portions of Gymnasium Drive and West Campus Drive are planned to become restricted emergency/service access routes for use by emergency, delivery and service vehicles. These routes will continue to employ a curb-and-gutter configuration, and retain their existing widths. New service access roadways should be 24’ in width, with an additional planting strip as appropriate: Exhibit 6H shows a typical service/emergency access roadway section.

Pedestrian Pathways Used for Emergency Access

Consistent with existing practice, the major new pedestrian routes proposed within the campus core will be constructed to accommodate emergency vehicles. These routes will include a clear width of 20 feet, be paved per hardscape guidelines (Chapter 5), and be engineered to accommodate heavy vehicles. These pathways will not incorporate a curb but rather include a perceptible boundary that provides a continuous edge for the visually impaired to follow. The boundary should distinguish major from minor pathways and landscaped areas and serve to alert all pedestrians to the potential presence of vehicles. Lighting and signage, where appropriate, will be incorporated in the pathway verges (see Chapter 5).

Bicycle Pathways

Although the City of Fullerton bicycle path traverses the campus from north to south, bicycles currently constitute only a minor mode of transportation within the campus. This is likely to change with the increased student and staff/faculty residential facilities proposed in the MDP. Consistent with current practice, the City bicycle path will continue to be a dedicated paved pathway. In a few areas where the bicycle path coincides with a pedestrian pathway, a bicycle lane will be designated by change in paving pattern or striping, to ensure safety of both cyclists and pedestrians. Chapter 5 describes bicycle racks to be located near building entries.

6.3.3 SERVICE AREAS, LOADING DOCKS AND MECHANICAL EQUIPMENT (Exhibit 4D)

The MDP locates service areas adjacent to proposed buildings; these are shown on Exhibit 4D.
Most existing service areas are retained in the 2003 MDP. Access to some service areas will be along pedestrian pathway routes, as described above. Some service areas for new buildings are placed near to, rather than contiguous with, the building perimeter due to considerations of the pedestrian pathway and open space systems. These buildings are to be serviced by carts along the pedestrian routes.

Service areas are to be screened with opaque fencing or solid masonry fences, incorporating lockable gates where appropriate. Masonry fences or screens should be softened by landscape, particularly where service areas are in prominent locations or locations visible to the public.

General design considerations for the Central Utilities area in the Southwest precinct are described in Section 6.2.6.; those for the Corporation Yard in the Northwest precinct are described in Section 6.2.5 above.
Typical Section: Campus Gateway Road

Typical Section: Campus Circulation Road

Typical Section: Emergency/Service Access Road
New Auto Drop-off at Arts Complex
The 2003 Master Development Plan (MDP) is expected to be implemented over a period of ten years or more. The pace of implementation will depend upon the rate of increase in student enrollments, the availability of funding for both state-funded and non-state-funded projects, and changes anticipated by specific academic, administrative, recreational and student life programs that necessitate new or modified facilities. Changes to the campus during the implementation time-frame will incorporate the Performing Arts Addition, a project identified in the 1993 Capital Plan, as well as projects specifically developed under the 2003 Master Development Plan and described in the previous chapters of this report.

The implementation of the 2003 Master Development Plan includes the phasing of new buildings, the phasing of parking facilities and the implementation of landscaping. Landscaping is implemented in conjunction with Capital Plan projects for new facilities and as stand-alone landscape improvements to the campus.

The phases of implementation are described in this chapter through a series of tables and diagrams. The first Phase includes those projects under development or under construction at the time of this report, including the Performing Arts Center Addition. Phases 2 through 4 include academic, administrative, student support and parking facilities throughout the campus. The final Phase identifies a series of potential building sites that can be developed within or beyond the time frame of the 2003 MDP.

### 7.1 IMPLEMENTATION OF EXISTING CAPITAL PLAN PROJECTS

Three projects described in the existing 1993 Capital Plan (Exhibit 2E) have been implemented in the past ten years: 1) the new Student Housing adjacent to the Cobb Residences was completed and occupied in 2002-2003; 2) the Health Center Expansion was completed and is currently occupied; and 3) the Kinesiology and Health Sciences addition is under construction at the time of this report. In the Phasing diagrams (Exhibits 7A through 7E), these projects are shown as existing. They are not included in the 2003 MDP Phasing tables (Tables 7-1 through 7-3).

A fourth project from the 1993 Capital Plan, the Performing Arts Expansion, is under construction at the time of this report and is anticipated to be occupied in 2005. This project is included in the phasing of the 2003 MDP.

### 7.2 IMPLEMENTATION OF 2003 MDP CAPITAL PLAN PROJECTS

The 2003 Master Development Plan (Exhibit 4A) includes 27 specific new projects to be constructed on the Cal State Fullerton campus. These projects encompass state-funded and non-state-funded projects, and include new academic buildings, student housing, student life and recreational facilities, administrative and office facilities, campus support facilities, and parking facilities.
Table 7-1 shows the recommended implementation sequence for all projects over five phases. This table identifies which projects are state-funded and which are funded through other sources; the latter include housing and parking facilities, student-funded projects, and other projects. Table 7-1 includes information about the impact of capital projects on roadways within and adjacent to the campus.

Exhibits 7A through 7E are diagrams showing the recommended sequence of implementation for the 2003 MDP Capital Plan projects. The phasing of Capital projects has specific implications for campus parking facilities, as shown in Table 7-2 and discussed in Section 7.3 below, and for the implementation of the Landscape Master Plan, shown in Table 7-3 and discussed in Section 7.4 below.

7.2.1 STATE-FUNDED PROJECTS

The nine state-funded projects of the 2003 MDP include academic buildings, administrative buildings, and improvements and upgrades to campus infrastructure. State-funded projects are noted in Table 7-1 and illustrated in 7A through 7E.

The nine state-funded projects are distributed across the five phases of the MDP, beginning with the Performing Arts Center Addition, part of the 1993 Master Plan and under construction at the time of this report; this project is identified as PA in Exhibit 7A and in Tables 7-1 through 7-3. In Phase 2, illustrated in Exhibit 7B, the Parking/Transportation/Administrative Offices [M] is projected for Phase 2, followed by the University Police/Facilities Maintenance/Administrative Offices [H] and additions to the Corporation Yard [F] in Phase 3 (Exhibit 7C).
The phasing of academic facilities begins in Phase 4 (Exhibit D) with the College of Business and Economics [S]; the expansion of the Central Utilities plant in the southeast precinct [L] is also planned for Phase 4. In Phase 5 (Exhibit 7E), development of new academic facilities may take place on any of four sites: in addition to the potential expansion of the College of Engineering and Computer Science [N] in the northeast corner of the academic core, three optional building sites [O, Q, and T] within the academic core have been identified to fulfill the needs of expanding or new programs in the final phase of the 2003 MDP. The development of these facilities will be triggered by increases in student enrollments over the 2003 MDP implementation time-frame. A full discussion of these academic building site options is included in Chapter 4.

7.2.2 NON-STATE-FUNDED PROJECTS

The 2003 MDP includes seventeen projects to be funded through non-state sources. Non-state-funded projects are noted in Table 7-1 and illustrated in Exhibits 7A through 7E.

The four parking structures, including the residential parking structures in the northeast precinct [B], are expected to be financed through the parking fund, and will be implemented in Phases 1, 2, 3 and 4, beginning with PS1 [K] in Phase 1 (Exhibit 7A) and PS2 [G] in Phase 2 (Exhibit 7B). Development of other new parking facilities will be triggered by enrollment increases and other factors that have an impact on campus parking capacity.
The Student Recreation Center [I] is under development at the time of this report, funded by student assessment. In Phase 2 Children’s Center [E] is also funded by student assessment. Also projected for Phase 2 is the development of the College Park area, including new student housing [W], new housing for faculty and staff [X], Parking Structure 4 [V] and the development of three low-rise office buildings with ground-floor retail [Y]; these projects are expected to be financed through the Cal State Fullerton Foundation.

In the center of the campus, the development of the Campanile [U] and the extensive landscape changes and additions to the campus Quad (Chapter 5) are projected to occur in Phase 2 as stand-alone projects, to be funded through private sources. Table 7-3 shows the landscape components that make up this project.

New student housing [B] in the northeast precinct will be funded through the housing fund in Phase 3 (Exhibit 7C) along with the residential parking structures [C]. Expansion of the Titan Shops [J] is planned to occur in Phase 4 (Exhibit 7D) to meet the need triggered by projected enrollment increases; this project would be funded through bookstore revenues or student assessment. Funding sources for the Faculty/Staff Center in the ground floor of Library South [P], also projected for Phase 4, are to be determined. The expansion of the Ruby Gerontology Center (A) is expected to be funded in Phase 5 through private sources.

7.3 PHASING OF PARKING FACILITIES

The 2003 MDP has identified building sites for new facilities while preserving, wherever possible, precious campus open space. To accomplish this, new buildings are planned for sites currently used for surface parking, and parking is intensified through the use of parking structures. The phasing of new parking facilities, including the cumulative impact upon campus parking capacity, is shown in Table 7-2. The baseline for this table is the total of campus parking spaces as of September 2002. Table 7-2 shows the impact of each MDP capital project on the parking capacity, including the closing of surface lots for construction and the reconfiguration of campus roadways. This table provides an estimate of the numbers of parking spaces lost and gained throughout the five phases of the 2003 MDP.

At the time of this report, two parking structures are under development: Structure 1 [K], adjacent to the College of the Arts, is under construction in the southwest precinct, and Structure 2 [G] is being developed adjacent to the new Student Recreation Center in the north-
Two other parking structures are included in the MDP, PS3 in College Park [V] and PS4 on the east side of the campus [R], as well as three smaller structures in the northeast precinct dedicated to residential parking [C].

Beyond the two parking structures currently under development, the need for new structured parking facilities will be triggered by enrollment increases and ongoing monitoring of the campus parking capacity to maintain it within acceptable levels.

7.4 IMPLEMENTATION OF LANDSCAPE MASTER PLAN

The Landscape Master Plan (Chapter 5) should be implemented in conjunction with the construction of new facilities over the projected period of the 2003 MDP. In general, each Capital project to develop new facilities is expected to include the renovation and renewal of adjacent open space areas and contiguous pedestrian pathways.

Table 7-3 shows the recommended sequence of landscape development. Each capital project is listed along with its associated landscape projects. This method of implementation will allow the campus landscape to be developed and upgraded gradually over the course of the 2003 Master Development Plan. This phasing table should be used in conjunction with the landscape diagrams in Chapter 5 which show specific aspects of the Landscape Master Plan, and Appendix A, which provides detailed information about recommended plant materials, site furnishings, lighting and irrigation.

The four major campus open space areas, the renewal of the Campus Quad including the Campanile [V], the renewal of the Memorial Lawn area, the development of the Nutwood Esplanade, and the re-development of the campus Commons, will constitute stand-alone Landscape Master Plan projects because their size and scope go beyond that which can reasonably be included in a facilities construction project. Certain aspects of these larger, stand-alone projects can be incorporated into the construction of adjacent facilities.
<table>
<thead>
<tr>
<th>Phase</th>
<th>MDP Project Code</th>
<th>Capital Project*</th>
<th>State-Funded</th>
<th>Non-State-Funded</th>
<th>Impact on Roadways**</th>
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<tr>
<td>K</td>
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### Phase 5: Other Potential Building Sites

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<td>Ruby Gerontology Expansion</td>
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<td>N</td>
<td>College of Engineering and Computer Science Expansion</td>
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**NOTES**

- Refer to Table 7.3 for detailed information about landscape phasing in conjunction with Capital Projects
- Refer to Table 7.2 for detailed information about road closures and re-alignments
- Options for the resolution of existing traffic flow on Nutwood Avenue to be determined
- See Chapter 4 for discussion of optional building sites
### Phase 1: Under Development

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<th>Capital Project Impact on Parking (original # spaces)</th>
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<td>10,762</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Close Lot B</td>
<td>755</td>
<td>10,007</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Close Lot K</td>
<td>70</td>
<td>9,937</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Close Gymnasium Drive (Western Section)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>Student Recreation Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA</td>
<td>Performing Arts Center Addition</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Net campus increase at the end of Phase 1: 754

**Total Campus Parking Capacity @ end of Phase 1**: 9,937

### Phase 2

<table>
<thead>
<tr>
<th>MDP Project Code</th>
<th>Capital Project Impact on Parking (original # spaces)</th>
<th>Parking Removed</th>
<th>Parking Added</th>
<th>Net Increase (Over baseline as of Sept. 02)</th>
<th>Cumulative Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>G</td>
<td>Reconfigure West Campus Drive (Northern section)</td>
<td></td>
<td>108</td>
<td>9,829</td>
<td></td>
</tr>
<tr>
<td>G</td>
<td>Reconfigure Lot A (1,869)</td>
<td></td>
<td>1,400</td>
<td>11,229</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>Children's Center (15: re-located)</td>
<td></td>
<td>17</td>
<td>9,829</td>
<td></td>
</tr>
<tr>
<td>U</td>
<td>Campanile and Campus Quad</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>Parking/Transportation/Admin/Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Close College Park North Lot</td>
<td>20</td>
<td>9,829</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Close College Park South Lot</td>
<td>437</td>
<td>9,829</td>
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<tr>
<td></td>
<td>Close College Park Lot S</td>
<td>369</td>
<td>9,829</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Close Commonwealth Avenue south of Nutwood</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>V</td>
<td>Parking Structure 4 (College Park)</td>
<td></td>
<td>1,200</td>
<td>11,620</td>
<td></td>
</tr>
<tr>
<td>W, X</td>
<td>College Park Housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Y</td>
<td>College Park Office/Retail</td>
<td>40</td>
<td>9,829</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Net campus increase at the end of Phase 2: 2,477

**Total Campus Parking Capacity @ end of Phase 2**: 11,660

---

**NOTES**

1. Options for the resolution of existing traffic flow on Nutwood Avenue to be determined
2. See Chapter 4 for discussion of optional building sites
### Phase 3

<table>
<thead>
<tr>
<th>Phase</th>
<th>MDP Project Code</th>
<th>Capital Project Impact on Parking (original # spaces)</th>
<th>Parking Removed</th>
<th>Parking Added</th>
<th>Net Increase (Over baseline as of Sept. 02)</th>
<th>Cumulative Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>(Existing Parking at MDP Baseline Sept. 02)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Reconfigure Lot J (88)</td>
<td>6</td>
<td></td>
<td>11,654</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Close Lot E West</td>
<td>128</td>
<td></td>
<td>11,526</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Reconfigure Lot H (50)</td>
<td>25</td>
<td></td>
<td>11,501</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Reconfigure Gymnasium Drive (Eastern section)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>B</td>
<td>Northeast Student Housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>C</td>
<td>Residential Parking Structures</td>
<td>600</td>
<td></td>
<td>12,101</td>
<td></td>
</tr>
<tr>
<td></td>
<td>D</td>
<td>Dining/Meeting Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>H</td>
<td>Police/Facilities Maint. Offices</td>
<td>62</td>
<td></td>
<td>12,163</td>
<td></td>
</tr>
<tr>
<td></td>
<td>F</td>
<td>Corporation Yard Additions</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Net campus increase at the end of Phase 3: 2,980

**Total Campus Parking Capacity @ end of Phase 3:** 12,163

### Phase 4

<table>
<thead>
<tr>
<th>Phase</th>
<th>MDP Project Code</th>
<th>Capital Project Impact on Parking (original # spaces)</th>
<th>Parking Removed</th>
<th>Parking Added</th>
<th>Net Increase (Over baseline as of Sept. 02)</th>
<th>Cumulative Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>(Existing Parking at MDP Baseline Sept. 02)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>P</td>
<td>Faculty/Staff Center (ground Floor Library South)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S</td>
<td>College of Business &amp; Economics</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Realign Nurwood Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Close South Campus Drive</td>
<td>127</td>
<td></td>
<td>12,036</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Z</td>
<td>Visitor Parking Lot</td>
<td></td>
<td>125</td>
<td></td>
<td>12,161</td>
<td></td>
</tr>
<tr>
<td>J</td>
<td>Bookstore Expansion</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Close Lot F</td>
<td>498</td>
<td></td>
<td>11,663</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Reconfigure Lot E (2,432)</td>
<td>1,274</td>
<td></td>
<td>10,389</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R</td>
<td>Parking Structure 3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Reconfigure East Campus Drive entry</td>
<td>2,000</td>
<td></td>
<td>12,389</td>
<td></td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>Central Utilities Plant Expansion</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Net campus increase at the end of Phase 4: 3,206

**Total Campus Parking Capacity @ end of Phase 4:** 12,389

### Phase 5: Other Potential Building Sites

<table>
<thead>
<tr>
<th>Phase</th>
<th>MDP Project Code</th>
<th>Capital Project Impact on Parking (original # spaces)</th>
<th>Parking Removed</th>
<th>Parking Added</th>
<th>Net Increase (Over baseline as of Sept. 02)</th>
<th>Cumulative Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>(Existing Parking at MDP Baseline Sept. 02)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Reconfigure Lot I (149)</td>
<td>48</td>
<td></td>
<td>12,341</td>
<td></td>
</tr>
<tr>
<td></td>
<td>O</td>
<td>Academic Building Optional site²</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Q</td>
<td>Academic Building Optional site²</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>T</td>
<td>Academic Building Optional site²</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>A</td>
<td>Ruby Gerontology Expansion</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>N</td>
<td>College of Engineering and Computer Science Expansion (Optional site)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Net campus increase at the end of the 2003 MDP Implementation: 3,158

**TOTAL CAMPUS PARKING CAPACITY @ END OF PHASE 5:** 12,341
<table>
<thead>
<tr>
<th>MDP Project Code</th>
<th>Capital Project</th>
<th>Landscape Master Plan Project ¹</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td><strong>Phase 1: Under Development</strong></td>
</tr>
<tr>
<td>K</td>
<td>Parking Structure 1</td>
<td>Arts Court</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Arts Walk: Southern section</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Arts Center Drive campus entry gateway</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lawn and shrubs southeast of Visual Arts Complex</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Arts Walk: Southern extension to Lot C and Nutwood Avenue West</td>
</tr>
<tr>
<td>I</td>
<td>Student Recreation Center</td>
<td>Arts Walk: Northern section</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Sports Plaza</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Diagonal Pathway to Campus Commons</td>
</tr>
<tr>
<td>PA</td>
<td>Performing Arts Center Addition</td>
<td>Promenade Walkway to Campus Quad</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Arts Walk: Central section</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Phase 2</strong></td>
</tr>
<tr>
<td>G</td>
<td>Parking Structure 2</td>
<td>Pedestrian pathway south of Parking Structure 2 (connection to Arts Walk)</td>
</tr>
<tr>
<td>F1</td>
<td>Sports Fields Support Building &amp; Dumbo Downs playcourts</td>
<td>Arts Walk northern extension to Children's Center</td>
</tr>
<tr>
<td>E</td>
<td>Children's Center</td>
<td>Children's Center Landscaping and Play areas</td>
</tr>
<tr>
<td>U</td>
<td>CAMPUS QUAD AND CAMPANILE</td>
<td>Campanile fountain and surrounding landscape</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Citrus Grove</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Quad lawn and diagonal pathway</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Flowering and shade trees and seat walls</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Trees at Performing Arts Center Ticket Booth Plaza</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Titan Walk to terminus at Memorial Lawn</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Library Walk</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Promenade Walkway: Eastern section</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Campanile Walk to Lots E and F</td>
</tr>
<tr>
<td>M</td>
<td>Parking/Transportation/Admin/Office</td>
<td>Landscape additions to Arts Plaza</td>
</tr>
<tr>
<td>W</td>
<td>College Park Housing</td>
<td>Preservation of Commonwealth Ave and Langsdorf Avenue Street Trees</td>
</tr>
<tr>
<td>X</td>
<td></td>
<td>Open Space within College Park Housing</td>
</tr>
<tr>
<td>V</td>
<td>Parking Structure 4 (College Park)</td>
<td>Landscape in conjunction with CP development</td>
</tr>
<tr>
<td>Y</td>
<td>College Park Office/Retail</td>
<td>Lawn and Trees at northwest corner of Commonwealth &amp; Nutwood</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Southern Extension of Eastside Walk along Commonwealth Avenue</td>
</tr>
</tbody>
</table>

**Landscape Phasing**

### Table 73

**Chapter Seven: Master Planning Criteria**
<table>
<thead>
<tr>
<th>MDP Project Code</th>
<th>Capital Project</th>
<th>Landscape Master Plan Project</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Phase 3</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>Northeast Student Housing</td>
<td>Landscaping at Student Housing complex</td>
</tr>
<tr>
<td>C</td>
<td>Residential Parking Structures</td>
<td>Landscaping and Open Space between Residential Parking Structures and Student Residential Buildings</td>
</tr>
<tr>
<td>D</td>
<td>Dining/Meeting Facility</td>
<td>Dining Plaza Patio and Trees</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Pedestrian pathway from Student Residence buildings</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Pathway connection to Memorial Walk</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Pathway connection to Arboretum</td>
</tr>
<tr>
<td>*</td>
<td>MEMORIAL LAWN RENEWAL</td>
<td>Tree massings around edges of Memorial Lawn</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Repaving of pedestrian pathways around Memorial Lawn</td>
</tr>
<tr>
<td>H</td>
<td>Police/Facilities Maint. Offices</td>
<td>Landscape along State College Blvd. consistent with campus edge treatment</td>
</tr>
<tr>
<td>F</td>
<td>Corporation Yard Additions</td>
<td>Landscape along State College Blvd. consistent with campus edge treatment</td>
</tr>
<tr>
<td><strong>Phase 4</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>P</td>
<td>Faculty/Staff Center (Ground Floor Library South)</td>
<td>Landscaping adjacent to Faculty/Staff Center and Quad/Campanile Walk</td>
</tr>
<tr>
<td>S</td>
<td>College of Business &amp; Economics</td>
<td>Eastside Walk: southern section</td>
</tr>
<tr>
<td></td>
<td></td>
<td>College of Business &amp; Economics courtyard</td>
</tr>
<tr>
<td>*</td>
<td>CAMPUS ESPLANADE AND NUTWOOD AVENUE REALIGNMENT</td>
<td>Nurwood Avenue East campus entry gateway</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Nutwood Avenue West campus entry gateway</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Preservation of Nurwood Avenue street trees where possible</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Campus Esplanade pedestrian pathway</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Titan Walk: Southern section</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Diagonal Pathway to College Park</td>
</tr>
<tr>
<td>Z</td>
<td>Visitor Parking Lot</td>
<td>Landscape associated with Visitor Parking lot</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Pedestrian pathway to Eastside Walk</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Eastside Walk: central section</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Nurwood Avenue West campus entry gateway</td>
</tr>
<tr>
<td>R</td>
<td>Parking Structure 3</td>
<td>Reconfigure East Campus Drive entry</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Promenade Walkway (Eastern section)</td>
</tr>
<tr>
<td>J</td>
<td>Bookstore Expansion</td>
<td>Amphiather north of Bookstore</td>
</tr>
<tr>
<td>L</td>
<td>Central Utilities Plant Expansion</td>
<td>Landscape Screen north of Bookstore loading area</td>
</tr>
</tbody>
</table>

Table 7-3 continues on following page.
### Phase 5: Other Potential Building Sites

<table>
<thead>
<tr>
<th>MDP Project Code</th>
<th>Capital Project</th>
<th>Landscape Master Plan Project</th>
</tr>
</thead>
</table>
| O                | Academic Building (Optional site) | - Open Space between Parking Structure 3 and Building O  
|                  |                  | - Reposition Bicycle Path |
| *                | CAMPUS COMMONS  | - Flatten berms, new paving and landscape  
|                  |                  | - Lawn and Outdoor “Reading Room”  
|                  |                  | - Grove of Flowering Trees |
| Q                | Academic Building (Optional site) | - Open Space between Parking Structure 3 and Building Q |
| T                | Academic Building (Optional site) | - Extension of Library Walk to Building T Courtyard |
| A                | Ruby Gerontology Expansion | - Landscape between Ruby Gerontology Center and Ruby Gerontology Expansion |
| N                | College of Engineering and Computer Science Expansion (Optional site) | - Landscaping in College of Engineering Courtyard |

**NOTES**
- Indicates stand-alone Landscape Master Plan project
- Refer to Exhibits 7A through 7E for illustrations of phased Landscape Master Plan projects; Table 7-1 for phasing of Capital Projects; and Table 7-2 for phasing of parking facilities and roadway impacts
APPENDICES

New Performing Arts and Arts Walk
A1

APPENDIX A1: PLANT PALETTES

A1.1 RECOMMENDED TREE MASSINGS

DECIDUOUS

- Geijera parviflora | Australian Willow
- Koelreuteria bipinnata | Chinese Flame Tree
-Liquidambar styraciflua “rotundiloba” | American Sweet Gum
- Pistacia chinensis | Chinese Pistache
- Platanus acerifolia “Bloodgood” | Bloodgood Plane Tree
- Platanus racemosa | California Sycamore

EVERGREEN AND BROAD-LEAFED

- Arbutus menziesii | Madrone
- Brachychiton populneus | Bottle Tree
- Cedrus atlantica “Glauc” | Blue Atlas Cedar
- Cedrus deodara | Deodar Cedar
- Cinnamomum camphora | Camphor Tree
- Geijera parviflora | Australian Willow
- Lyonothamnus floribundus | Catalina Ironwood
- Magnolia grandiflora “Majestic Beauty” | Majestic Beauty Southern Magnolia
- Melaleuca nesophila | Pink Melaleuca
- Melaleuca quinquenervia | Cajeput Tree
- Pinus halepensis | Aleppo Pine
- Podocarpus gracilior | Fern Pine
- Pyrus kawakamii | Evergreen Pear
- Quercus agrifolia | Coast Live Oak
- Quercus ilex | Holly Oak
- Rhus lancea | African Sumac
- Schinos molle | California Pepper

NOTE: Illustrations of selected plant materials are provided for visual reference.
• Sequoia sempervirens “Soquel” | Coast Redwood
• Tristania conferta | Brisbane Box

A1.2 RECOMMENDED ALLÉE TREES

EAST - WEST ALLÉES

• Cinnamomum camphora | Camphor Tree
• Cupania anacardioides | Carrot Wood
• Geijera parviflora | Australian Willow
• Podocarpus gracilior | Fern Pine
• Quercus agrifolia | Coast Live Oak
• Quercus virginiana | Southern Live Oak

NORTH - SOUTH ALLÉES

• Washingtonia robusta | Mexican Fan Palm

PATHWAY TREES

• Liriodendron tulipifera | Tulip Tree
• Platanus acerifolia “Bloodgood” | Bloodgood Plane Tree
• Pyrus kawakamii | Evergreen Pear
• Tipuana tipu | Tipu

A1.3 RECOMMENDED GATEWAY TREES

• Phoenix canariensis | Canary Island Date Palm
• Phoenix dactylifera | Date Palm
• Tipuana tipu | Tipu
A1.4  RECOMMENDED GROVE TREES | GRIDDED SPACINGS

- Citrus spp. | Citrus
- Cupressus sempervirens | Italian Cypress
- Dracaena draco | Dragon Tree
- Olea europaea “Swan Hill” | Olive

A1.5  RECOMMENDED ACCENT TREES

FLOWERING TREES

- Cassia leptophylla | Gold Medallion Tree
- Chitalpa tashkentensis | Chitalpa
- Erythrina crista-galli | Cockspur Coral Tree
- Jacaranda mimosifolia | Jacaranda
- Lagerstroemia indica | Crape Myrtle
- Magnolia grandiflora “Majestic Beauty” | Majestic Beauty Southern Magnolia
- Magnolia grandiflora “Russet” | Magnolia
- Prunus cerasifera | Cherry Plum
- Pyrus kawakamii | Evergreen Pear
- Tabebuia ipe | Pink Trumpet Tree

TREES WITH FALL COLOR

- Ginkgo biloba “Autumn Gold” | Golden Maidenhair Tree
- Koelreuteria bipinnata | Chinese Flame Tree
- Lagerstroemia indica “Tuscarosa” | Crape Myrtle
- Liquidambar syraciflua “rotundiloba” | American Sweet Gum
- Pistacia chinensis | Chinese Pistach
A1.6 RECOMMENDED SHRUBS

- Abelia grandiflora “Edward Goucher”
- Acanthus mollis | Bear’s Breach
- Agapanthus species | Lily-of-the-Nile
- Agave attenuata | Agave
- Alyogyne huegelii | Blue Hibiscus
- Anigozanthos hybrids | Kangaroo Paw
- Anisodontea hypomandarum | Cape Mallow
- Arctostaphylos densiflora “Howard Mc-Minn”
- Asparagus densiflorus “Myers” | Myers Asparagus
- Aspidistra elatior | Cast Iron Plant
- Brunsfelsia pauciflora calycina “Floribunda” | Yesterday - Today & Tomorrow
- Buddleia marrubiifolia | Wooly Butterfly Bush
- Calliandra inequilateralera | Pink Powder Puff
- Calliandra tweedii | Brazilian Flame Bush
- Camellia sasanqua | Camellia
- Carpenteria californica | Bush Anemone
- Cercis occidentalis | Western Redbud
- Cistus purpureus | Orchid Rockrose
- Clivia miniata | Kafir Lily
- Convolvulus cneorum | Bush Morning Glory
- Cotoneaster lacteus | Parney Cotoneaster
- Cycas revoluta | Sago Palm
- Cyrtomium falcatum | Holly Fern
- Dicksonia antarctica | Tasmanian Tree Fern
- Dietes bicolor | Yellow Fortnight Lily
- Dodonaea viscosa “Purpurea” | Purple Leaved Hopseed Bush
- Echium fastuosum | Pride of Madeira
- Elaeagnus pungens | Silverberry
- Escallonia rubra | Red Escallonia
- Euonymous japonica “Aureo-marginata” | Golden Euonymous
- Euonymus japonica “Silver Queen”
- Fatsia japonica | Glossy Aralia
- Gardenia jasminoides | Gardenia
- Grevillea “Noellii” | 
- Hemerocallis hybrids | Daylily
- Ilex aquifolium | English Holly
- Ilex aquifolium “Variegatum” | Variegated English Holly
- Ilex cornuta “Burfordii” | Burford Holly
- Juniperus chinensis procumbens “Nana” | Japanese Garden Juniper
- Juniperus conferta “Blue Pacific” | Shore Juniper
- Juniperus horizontalis “Wiltonii” | Blue Carpet Juniper
- Kniphofia uvaria | Red Hot Poker
- Lantana species
- Lavatera bicolor | Tree Mallow
- Lavandula dentata | French Lavender
- Leptospermum laevigatum | Australian Tea Tree
- Leptospermum scoparium | New Zealand Tea Tree
- Leucophyllum frutescens | Texas Silver Leaf
- Limonium perezii | Statice
- Liriope muscari | Lily Turf
- Magnolia soulangiana | Saucer magnolia
- Nandina domestica cultivars
- Nephrolepis exaltata | Boston Sword Fern
- Osmanthus ilicifolius “Variegata” | Variegated False Holly
- Pennisetum setaceum | Fountain Grass
- Phoenix roebellini | Pygmy Date Palm
- Phormium tenax “Atropurpureum”
- Phormium tenax “Jack Sprat”
- Phormium tenax “Tom Thumb”
- Phormium tenax “Variegatum”
- Photinia fraseri
- Pittosporum tobira “Wheelers Dwarf” | Dwarf Pittosporum
- Pittosporum tobira “Variegata” | Varie-
gated Tobira
- Plumbago auriculata | Cape Plumbago
- Polystichum munitum | Western Sword Fern
- Prunus caroliniana | Carlina Brush Cherry
- Prunus lyonii | Catalina Cherry
- Punica granatum “Chico” | Dwarf Pomegranate
- Rahphiolepsis indica “Ballerina”
- Rahphiolepsis indica “Clara”
- Rahphiolepsis indica “Pink Lady”
- Rhamnus californica | Coffeeberry
- Rhus ovata + Rahphiolepsis indica “Clara” | Sugar Bush
- Rosamrius officinalis | Rosemary
- Salvia greggii | Autumn Sage
- Salvia leucantha | Mexican Bush Sage
- Salvia leucophylla | Purple Sage
- Santolina chamaecyparissus | Lavender Cotton
- Sollya heterophylla | Australian Bluebell
- Strelitzia nicolai | Giant Bird of Paradise
- Strelitzia reginae | Bird of Paradise
- Westingia rosmariniformis | Australian Rosemary
A1.7 RECOMMENDED GROUNDCOVERS

- Ajuga reptans “Atropurpurea” | Carpet Bugle
- Campanula poscharskyana | Serbian Bellflower
- Cotoneaster dammeri | Bearberry Cotoneaster
- Cotoneaster horizontalis | Rockspray Cotoneaster
- Festuca ovina “Glaucia” | Blue Fescue
- Gazania species | Gazania
- Hypericum calycinum | Aaron’s Beard
- Lantana montevidensis “White Lightnin” | White Lightnin Lantana
- Lantana sellowiana | Lantana
- Lonicera japonica | Honeysuckle
- Myoporum parvifolium “Prostratum” | Mondo Grass
- Potentilla verna | Spring Cinquefoil
- Rosmarinus officinalis “Prostratus” | Rosemary
- Sedum brevifolium | Stonecrop
- Trachelospermum jasminoides | Star Jasmine
- Vinca major | Periwinkle

A1.8 RECOMMENDED VINES

- Bougainvillea
- Clymostoma callistegioides | Lavender Trumpet Vine
- Distictus buccinatoria | Blood-Red Trumpet Vine
- Gelsemium sempervirens | Carolina Jessamine
- Hibbertia volubilis | Guinea Gold Vine
- Lonicera japonica “Halliana” | Hall’s Japanese Honeysuckle
- Passiflora pfordtii | Passion Vine
- Solanum jasminoides | Potato Vine
- Wisteria sinensis | Chinese Wisteria
A2 APPENDIX A2: PAVING SPECIFICATIONS

A2.1 PAVING FOR PEDESTRIAN SPINES

NORTH – SOUTH

• Material: Type III Concrete with 50% Sand / 50% Pea Gravel Mix
• Thickness: 6”
• Color: Natural
• Finish: Alternate Light and Heavy Sandblast
• Module: 10'-0”

EAST - WEST

• Material: Type III Concrete with 50% Sand / 50% Pea Gravel Mix
• Thickness: 6”
• Color: Natural
• Finish: Alternate Light and Heavy Sandblast
• Module: 5'-0”

A2.2 PAVING FOR PATHWAYS

CONCRETE

• Thickness: 6”
• Color: Natural
• Finish: Light Broom

DECOMPOSED GRANITE

• Thickness: 3”
• Color: California Gold
• Finish: Stabilized

A2.3 PAVING FOR PLAZAS AND COURTYARDS

The following list of materials can be considered for building envelopes, as well as for accent materials to enhance entrances, edges, and important nodes within the campus open spaces:

• Integral color concrete paving
• Brick banding (red or charcoal gray)
• Granite cobbles
• Precast concrete pavers
• Natural Stone
• Decomposed Gravel
• River Cobble
A3

APPENDIX A3: SITE FURNISHINGS SPECIFICATIONS

A3.1 BENCH

- SUPPLIER: Landscape Forms
- MODEL: Petoskey Backed Bench w/ Dual Embedded Support/Metal Rod Seat
- COLOR: Ivy
- FINISH: Pangard II Polyester Powdercoat
- General: As Required By Owner

A3.2 TRASH

- SUPPLIER: Landscape Forms
- MODEL: Petoskey Litter Receptacle w/ Hinged Lid
- COLOR: Ivy
- FINISH: Pangard II Polyester Powdercoat
- GENERAL: As Required By CSUF

A3.3 BICYCLE RACK

- SUPPLIER: Landscape Forms
- MODEL: Pi Bike Rack
- COLOR: Ivy
- FINISH: Pangard II Polyester Powdercoat
- GENERAL: As Required By CSUF
A4.1 BOLLARDS

- Supplier: Bega/US
- Model: 8214MH
- Color: Natural
- Finish: #4 Satin Stainless Steel
- Anchorage: 897A (supplied)
- General: As Required By Owner

A4.2 PEDESTRIAN LIGHT STANDARDS

- Supplier: Bega/US
- Model: 9183S
- Color: Black
- Finish: Standard
- Pole Height: 12'-0”
- General: As Required By Owner

A4.3 VEHICULAR LIGHT STANDARDS

- Supplier: Bega/US
- Model: 9183S
- Color: Black
- Finish: Standard
- Pole Height: 20'-0”
- General: As Required By CSUF

- Supplier: Lumiére
- Model: Coronado 710
- Color: Black
- Finish: Standard

A4.4 PARKING FACILITIES LIGHT STANDARDS

- Supplier: Gardco Lighting
- Model: Gullwing G18 Area Luminaires
- Finish: Natural Aluminum Paint (NP)
- Pole height: As required
- General: As Required by CSUF
A5.1 STANDARD EQUIPMENT LIST

- Rain Bird GB Series Remote Control Valve (size as needed) installed in Carson Industries Model 910 – 3B Round Valve Box
- Griswold Model 2280 1-1/2” Pressure Regulating Master Valve installed in Carson Industries Model 1419 - 12 – 2B Valve Box
- Rain Bird Model 44 LRC Quick Coupler Valve installed in Carson Industries Model 910 – 3B Round Valve Box
- Hammond Model IB606 – 64 Gate Valve for Pipe Sizes ½” – 2-1/2” installed in Carson Industries Model 910 – 3B Round Valve Box
- Hammond Model IR1140 Gate Valve for Pipe Sizes greater than 3” installed in Carson Industries Model 2200 - 18 Round Valve Box
- Data Industrial Model 250B – 1.5 Flow Sensor installed in Carson Industries Model 1419 – 12 – 2B Valve Box
- CA6 – CSI with Calsense Model ET1 – 40 w/MVR/LR/LR Dome antenna and isolated light circuit
- Approved CI.315 PVC for Mainline 2” and larger
- Schedule 40 PVC Pipe for Sizes 1-1/2” and smaller