

MASTER PLAN 2001

***PURPOSE OF THE
MASTER PLAN***

1

SAN JOSÉ STATE UNIVERSITY

San José State University



Master Plan 2001

San José State University
San José, California

October 2001

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Purpose of the Master Plan

Key Issues



Street closures have unified campus spaces

Enrollment Growth

This comprehensive master plan for San José State University (SJSU) comes at a time when several related conditions are influencing campus change. Among these is a national growth trend in post secondary education brought about by the increasing number of students who make up the “baby boom echo.” The size of the high school graduate pool across the country is expected to peak around 2008, with the result that the resources of many campuses, including SJSU, may be taxed beyond their capacity. To prepare for this demographic “bulge,” the California State University system has mandated that SJSU increase its enrollment to 25,000 full-time equivalent (FTE) students—an increase of almost thirty percent.

Downtown Development

Another factor is the transformation that has occurred recently in downtown San José surrounding the SJSU campus. New development has brought greater activity and a renewed vitality to the city’s core. Parallel with this redevelopment is the pace of the real estate market. Prices have reached new highs throughout the region making it difficult, if not impossible, for the University to consider the option of land acquisition.

Funding

Still another factor affecting the University’s ability to change is the limited availability of state funding for capital projects. Public-private partnerships offer the University the best option to ensure that needed facilities can be built in the future. Precedent has already been set at SJSU for successful partnerships. The campus street closures and the new Joint Library represent partnerships between the University and city of San José with great benefit to both. The University’s location in Silicon Valley in the heart of downtown San José makes it a highly desirable location for projects of mutual interest to the University and private sector.



Tower Hall area is symbolic of the University's history



The campus changes

Public-Private Partnerships

While partnerships with developers and other entities offer the University unusual flexibility to fund capital projects and produce revenue, there has been deep concern on the part of the faculty that such arrangements might compromise the educational and research mission of the University. One of the first steps in the master planning process, therefore, was to meet with faculty to identify their concerns and goals for the future of the campus. Out of this initial meeting, a committee was formed to draft guidelines for considering future partnering arrangements. The guidelines are part of the master plan and are detailed in Section 4 of this report.

Campus Capacity

Finally, there is the reality of campus capacity. SJSU sits on 88.5 acres in the middle of downtown San José. A well-defined open space system organizes the campus and gives it breathing room. To sacrifice this space to development would radically alter the quality and character of the campus. The University cannot build outward and, internally, there are no vacant sites left. The only way to meet the demand for space is to build *up*. A careful and reasoned evaluation of the campus, therefore, is required to identify where and how best the campus can accommodate change.

Goals

The intent of the master plan is to allow the University to grow with grace to meet its mandate. Implicit are the following goals:

- Provide teaching and research space to meet the University's mission.
- Preserve the existing balance of open space.
- Maintain the campus character.
- Blend with the surrounding community and create linkages with the city.
- Provide adequate parking.

Purpose



Campus Gates

New facilities are and will continue to be needed to meet the ongoing teaching and research needs of the University. Even if enrollment were not to increase, obsolescence would require that some existing facilities be replaced. The purpose of the master plan, therefore, is to establish a framework for campus change that reconciles the various and, at times, conflicting demands on the campus in the following ways:

- Identify logical sites that fit within the existing open space framework yet offer replacement options for inefficient campus facilities.
- Determine the appropriate level and location of change on each site—i.e., building height, square footage, ground area coverage, etc.
- Define a process for selection for development partners to ensure that change is consistent with the values and mission of the University.

The conclusions contained in the master plan stem from the participation by faculty, staff and representatives of the city of San José. The master plan provides an overall evaluation of existing conditions, assesses the influence of enrollment growth, and recommends capacity limits for future construction. It concludes with guidelines and recommendations for future projects on the SJSU campus, regardless of funding source. Although the master plan addresses future capital projects, it gives special emphasis to the process of establishing public-private partnerships since this mechanism is relatively new to SJSU and offers a viable funding option.

San José State University

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EXISTING CONDITIONS 2

SAN JOSÉ STATE UNIVERSITY

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Existing Conditions

Introduction

Located in downtown San José, the SJSU Main Campus occupies a square-shaped property of 88.5 acres bound by San Fernando Street on the north, San Salvador Street on the south, 10th Street on the east, and 4th Street on the west. The North Parking Facility is located on the north side of San Fernando Street between 9th and 10th streets. One mile to the south is the 62-acre South Campus.



North Entry Gate - 9th Street Mall



San Carlos Street Mall

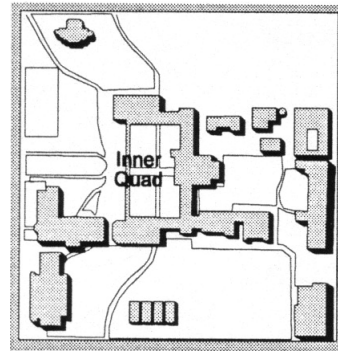
Historic Development



Uchida Hall through a campus gate

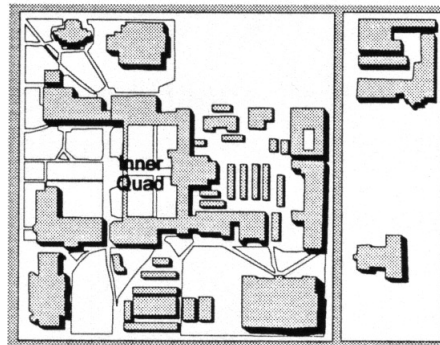
San Jose State University is the oldest public institution for higher education in California, founded in 1857 as part of the San Francisco School System. In 1870 an act of the legislature moved the campus, then called Minn's Evening Normal School, to its present location. A fire in 1880 and the earthquake of 1906 destroyed the campus' first two buildings. Tower Hall as we know it today was built in 1910 to replace them. The Library building on the north and the Health Office to the south flanked Tower Hall. These were joined by a covered arcade on the building's west side creating the "Inner Quad."

1944



In 1954-1955 the campus expanded beyond its original one-block boundary with the addition of the Music and Engineering buildings.

1954-1955

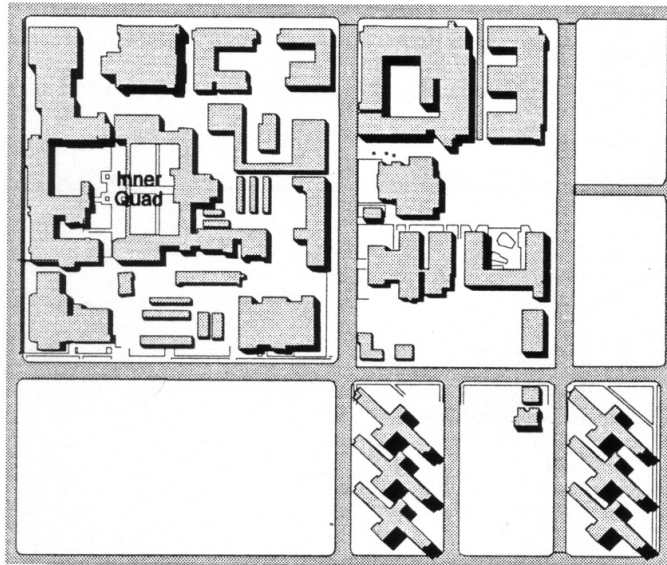




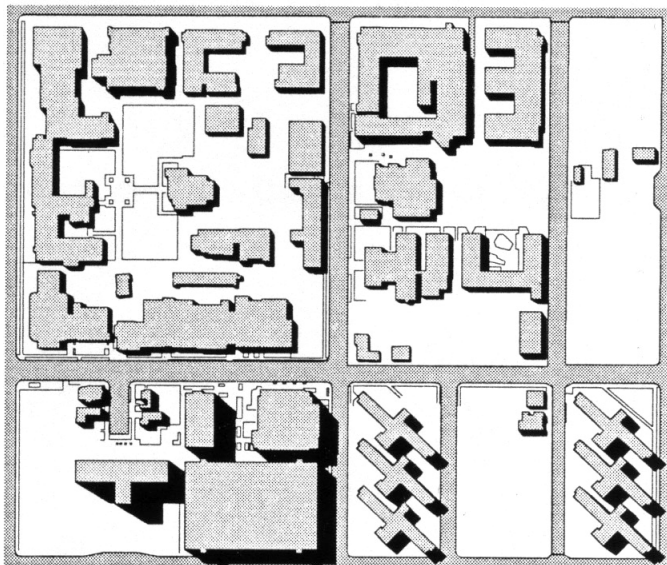
Dwight Bentel Hall

The greatest growth, however, took place between 1960 and 1970, when the campus expanded outward to occupy the eighteen-block area bounded by 4th, 10th, San Fernando and San Salvador Streets. The buildings and the arcade that shaped the Inner Quad were demolished during this ten-year period, leaving only Tower Hall as a reminder of that early building group.

1960-1961

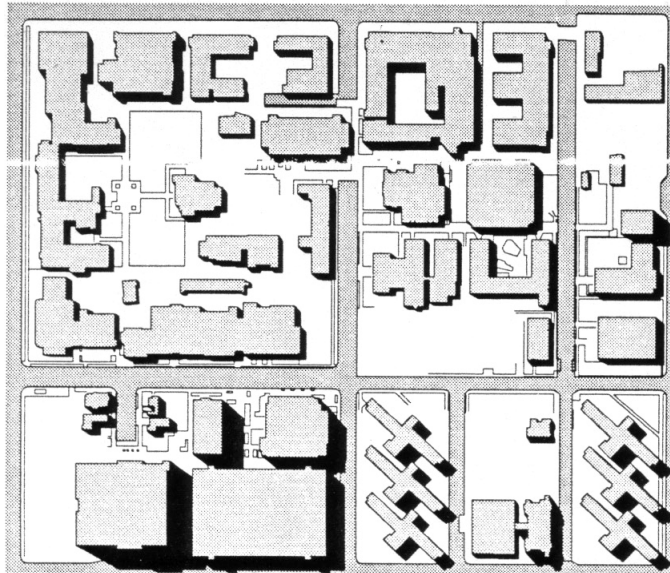


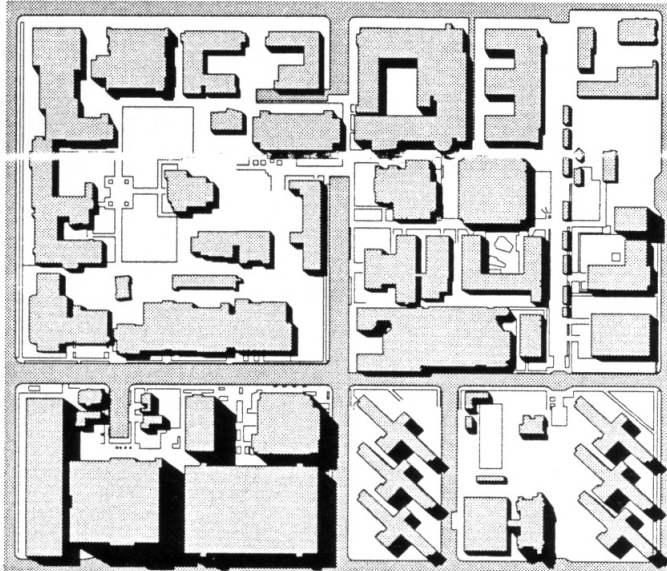
1966-1967



From 1970 through 1990 a number of buildings were added to the campus. Characterized by high-rise towers and reinforced concrete structures lifted off the ground by columns, these buildings were concentrated along the eastern edge of the campus between 9th and 10th streets, and along the southern edge between San Carlo and San Salvador streets. These newer buildings stood in sharp contrast to those built on the campus during the early part of the century. A nineteenth block was acquired, which is the site of the North Parking Facility. Over time the block-by-block growth of the campus created a grid pattern of internal streets that maintained a steady flow of vehicular traffic and interrupted pedestrian flow. In 1993 the city of San José conveyed the rights-of-way of the internal streets to the campus for conversion to pedestrian malls.

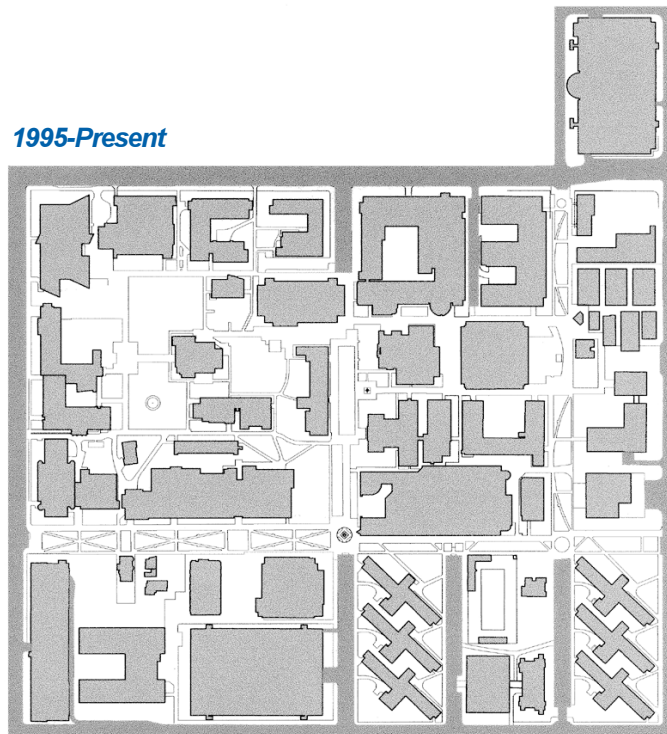
1984-1986





1992-1994

1995-Present



Since 1995, the most significant major change to the campus has been the closure and redesign of 7th, 9th, and San Carlos streets as broad landscaped malls restricted to pedestrian and service access. What formerly were busy urban streets dividing the campus have been transformed into landscaped pedestrian spaces that unify the campus and create a cohesive collegiate environment.

Other changes include the construction of the North Parking Facility at 10th and San Fernando streets and the addition of the new Joint Library, currently under construction.

Urban Context



The unification of the SJSU property into a contiguous pedestrian campus came at a time when greater attention was being given to the downtown side of the campus. The campus ceased to be a place that one simply passed through and became a destination with an identifiable edge to which new city projects could connect. San José's future City Hall and a new 800-car parking structure are planned just north of the new Joint Library, between San Fernando and Santa Clara streets.

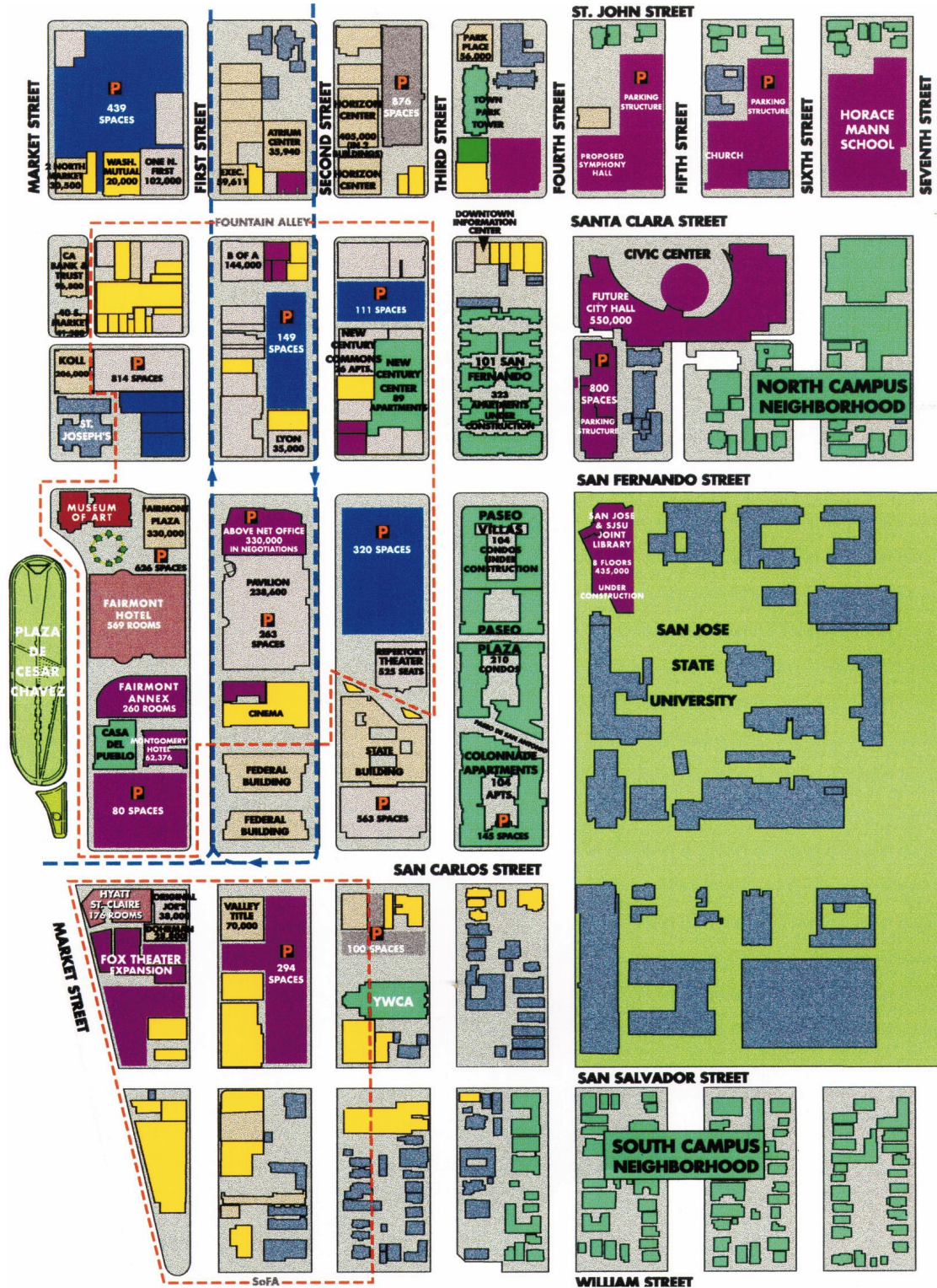


The neighborhoods that immediately surround the campus are mixed residential. North of the campus along San Fernando Street, land use is largely residential, including student housing, a four-story retirement home, and the North Parking Facility. West of the campus, along 4th Street, land use is entirely medium-density residential, including condominiums and apartments. Low-density single-family residential currently borders the south side of the campus. Land use on the eastern side of the campus is composed of medium-density apartments and low-density single-family residential, including sorority and fraternity houses, apartments and rooming houses.



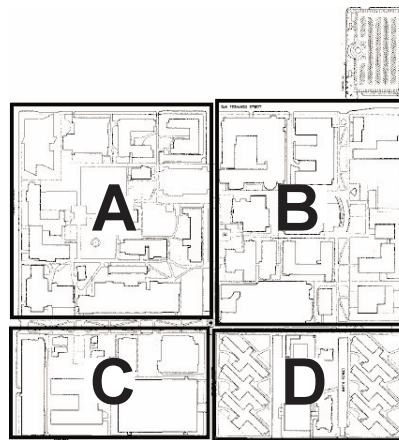
The surrounding Neighborhood

Urban Context - Downtown Projects



Campus Form - Quadrants

Historically, the campus grew block-by-block. This expansion over the years has resulted in a square-shaped property of 88.5 acres. Only the North Parking Facility is located outside this square. The landscaped malls running north/south and east/west through the campus both tie the total campus together and define four distinct zones or quadrants of the campus. These quadrants help organize the functions of the campus and provide the basis for coordinated wayfinding systems.



- **Quadrant A**, to the northwest contains the original SJSU campus and its oldest buildings, including Tower Hall. It is the most memorable area of campus, with the greatest amount of open space, including Tower Hall Quad and the mulberry tree allée.
- **Quadrant B** is located to the northeast and contains a mixture of academic and student services buildings, including the Student Union and Cafeteria. The 9th Street Mall runs through Quadrant B and offers a strong organizing element.
- **Quadrant C**, to the southwest, contains several large buildings, including two parking structures.
- **Quadrant D**, to the southeast, is the site of the existing student residential complex and is slated for construction of higher density housing to serve a greater number and more diverse cross-section of students, faculty and staff.

Campus Land Use



Open space is important to the campus

The compact nature of the campus offers an opportunity to distribute uses easily without affecting the overall efficiency or operation of the institution. The entire campus falls within a ten-minute walking diameter.

Public or general, non-academic uses anchor the four corners of the campus: housing on the southeast, the new Joint Library on the northwest, and parking on the northeast and southwest corners. In between is a well-balanced mix of academic uses and student services. The Student Union and Cafeteria are located within an easy walk of all other campus buildings. The Recreation Complex, with its large public-use space, is centrally located and helps to draw the community into the campus. In general, the distribution of uses creates an active and secure campus.

Equally important to the continuing development of the University, however, is the use of land on the immediate perimeter of the campus.



Key

Campus Land Use - Perimeter

- Multiple Family Residential
- Multiple Occupant Residential
- Single Family Residential
- Commercial
- Mixed Use
- Religious
- Future Parking Garage Site

Landscape and Open Space

The pedestrian malls and central plaza, envisioned in the 1995 *Campus Landscape Master Plan* and completed in 1996, have transformed the SJSU campus. What formerly were city streets dividing the campus now are park-like open spaces that link the four quadrants. Open space is a major part of the image and structure of the campus and continues to be improved with seating and other features.

The *Campus Landscape Master Plan* established the landscape vision for the campus and continues to serve as a guiding document for new development. The major elements of the plan—the malls, central plaza, gateways—have been implemented. Other elements, such as the quadrangles proposed for each of the four quadrants have not been fully realized; apart from the original Tower Hall Quad, only the Humanities Quad in Quadrant B has been completed.

Landscape Concept

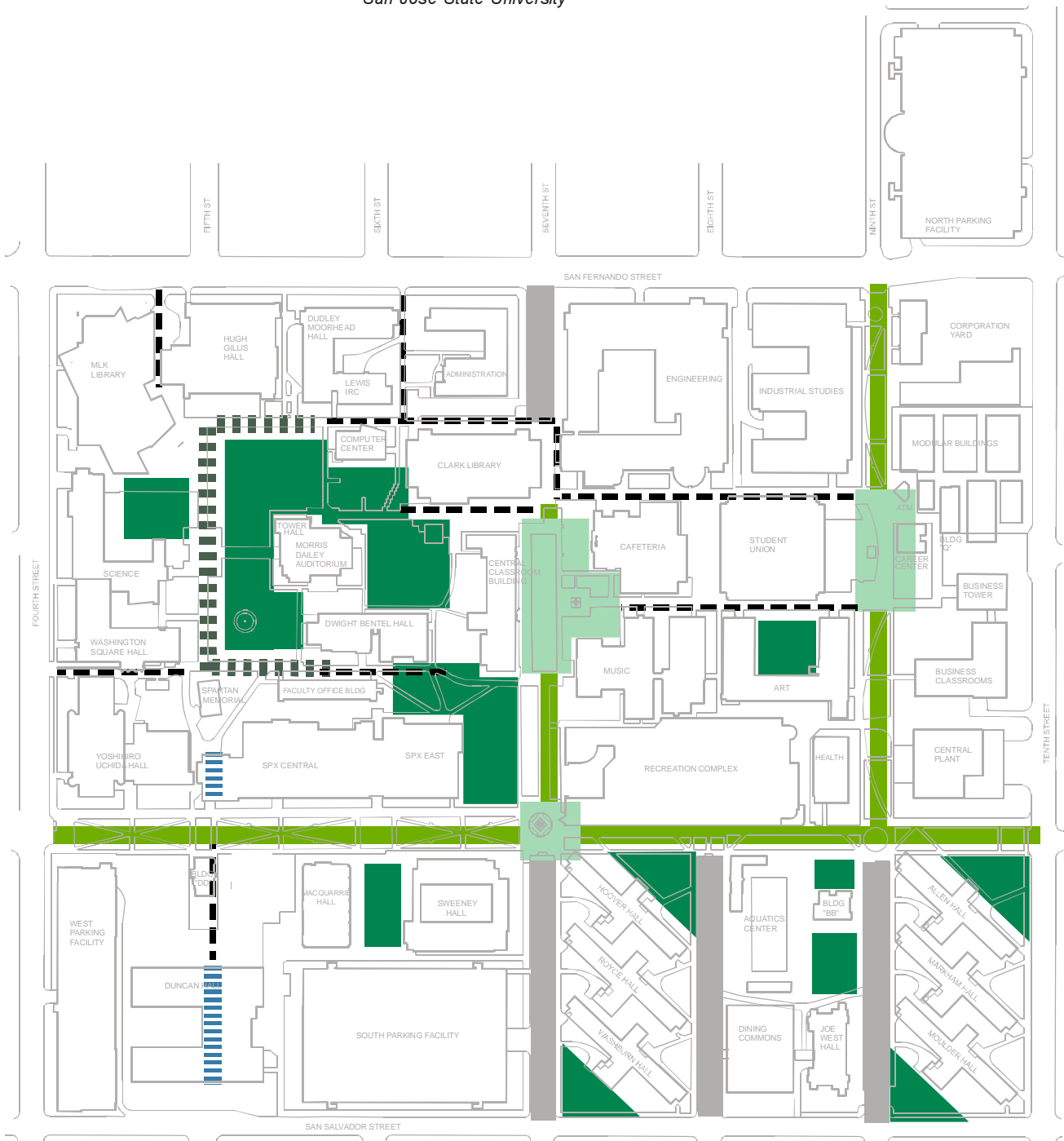
The landscape concept established by the 1995 *Campus Landscape Master Plan* reinforces the organization of the campus into quadrants. A specific planting theme is associated with each of the pedestrian malls as follows:

- Along the San Carlos Street Mall, northern deciduous forest species are planted west of 7th Street and southern forest species east of 7th Street.
- 7th Street Mall has major plantings and specimens from species native to California and exotics associated with early California history.
- 9th Street Mall has major plantings and specimens from species native to Asia.






Open Space Framework

As described in the 1995 *Campus Landscape Master Plan*, the campus landscape framework consists of malls, quads, walks, building landscape space, and campus edges. Building landscape typically consists of “front yards” and courtyards. It should be noted that not all outdoor space associated with buildings is useable landscape space. In some cases, such as Engineering and Industrial Studies, courtyard space has been claimed for parking, service, or storage.

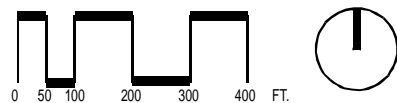
The *Campus Landscape Master Plan* notes that “the campus edges along 4th, 10th, San Fernando, and San Salvador streets vary widely in planting but are generally distinguishable from the surrounding neighborhoods by their more generous setbacks and park-like planting.” The plan recommends that the University “continue to differentiate the campus from the surrounding city by landscaping campus edges with loose, soft tree masses similar to those along 4th Street” (28).



LEGEND

- | | | | |
|---|------------------|---|----------------|
|  | Existing road |  | Connection |
|  | Green spaces |  | Mulberry allée |
|  | Existing mall |  | Linkage |
|  | Paved open space | | |

OPEN SPACE EXISTING CONDITIONS

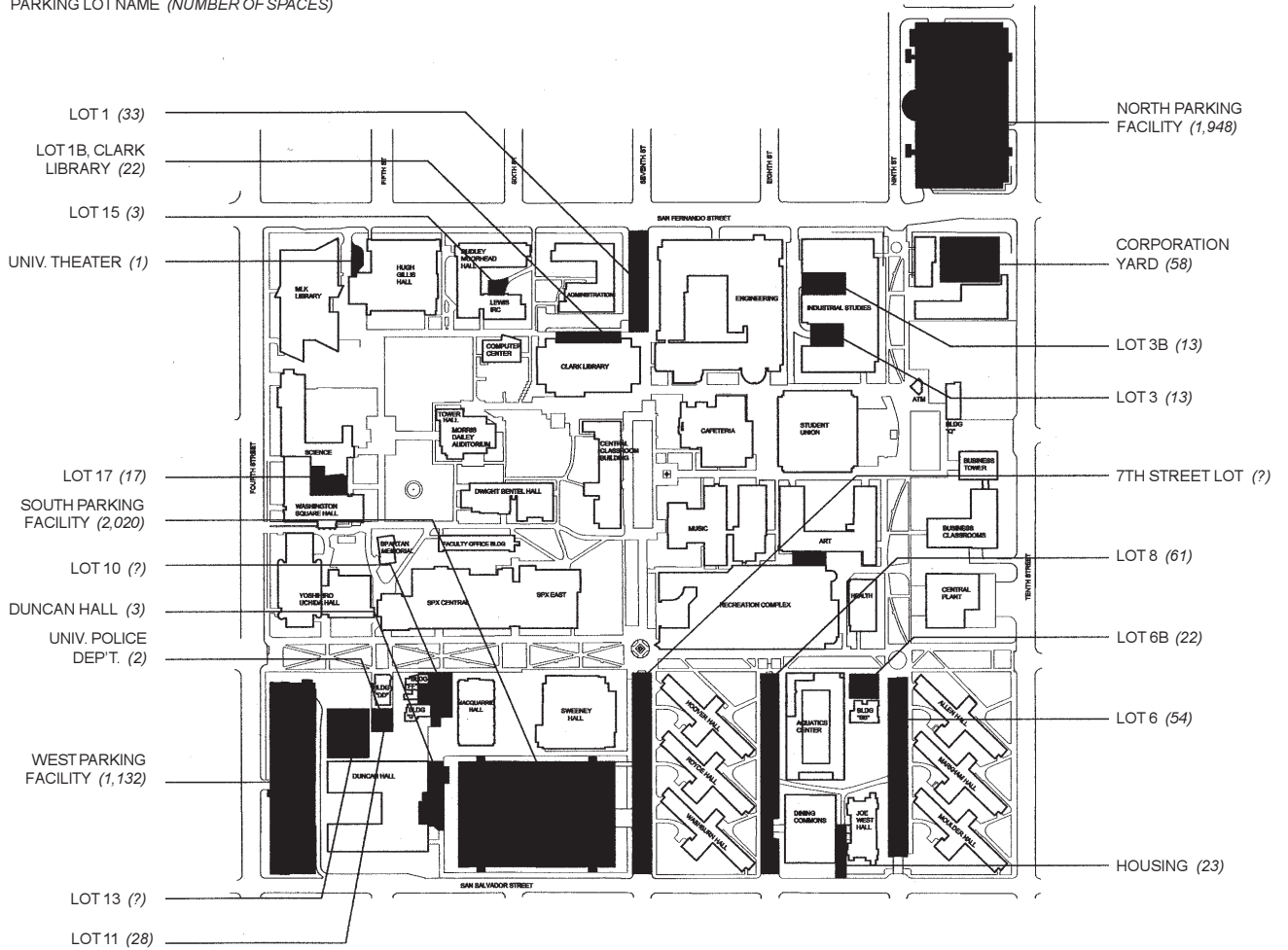


Parking

Currently, the Main Campus has .38 parking spaces per full-time equivalent (FTE) student. While this is below the nationally recognized average of .50 per FTE, a variety of other transportation options exist, including mass transit and shuttle lots on the South Campus.

On the Main Campus, 5,100 spaces are provided in structured parking and 453 in surface lots. There are an additional 1,825 surface spaces on the South Campus. The accompanying diagram shows the distribution of parking on the Main Campus.

KEY
PARKING LOT NAME (NUMBER OF SPACES)

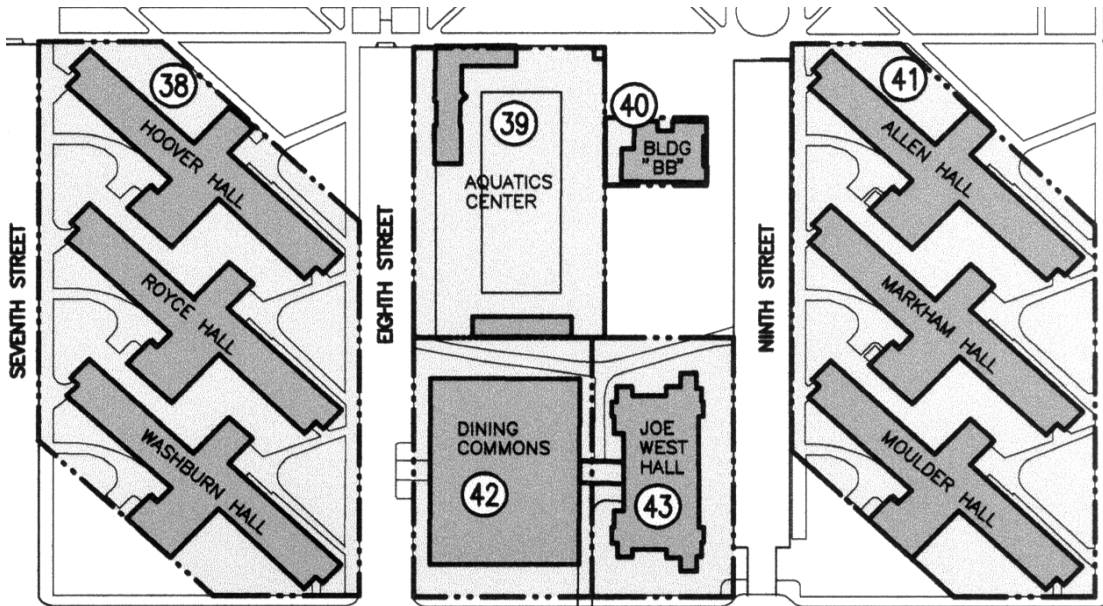


Housing



Red Bricks from Tenth Street

All Main Campus housing units are located in the southeast quadrant and presently accommodate 1,697 students on twelve and a half acres. Facilities consist of six low-density buildings each of which house approximately 200 students. Joe West Hall, a tower of twelve stories houses the balance. A dining commons is part of the housing complex. The Aquatics Center located on the site is used extensively by students and members of the community. A detailed analysis of housing needs conducted by Biddison Heir, Ltd. concluded that there is a strong demand for more units. A replacement program to increase campus housing is underway.



Campus Building Inventory

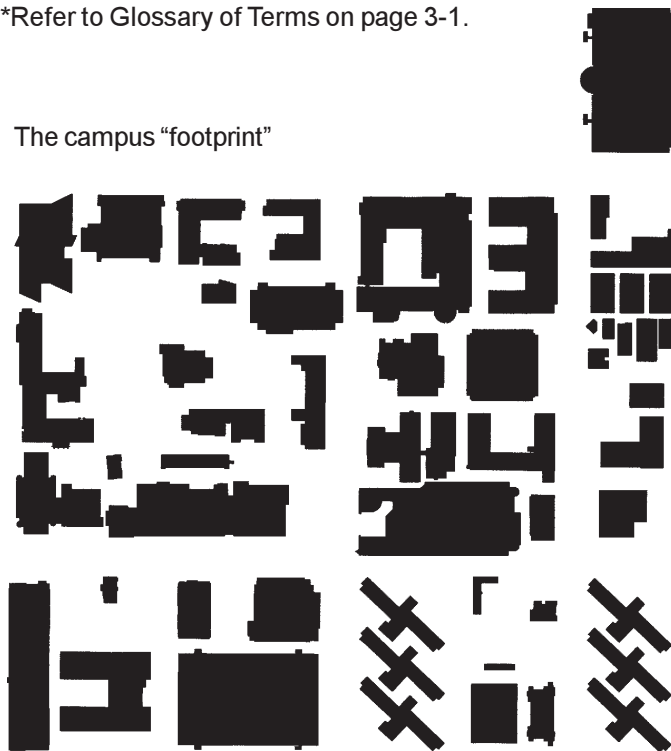
There are over 50 buildings on the Main Campus, constructed between 1910 and the in-process work on the new library. They range in size from the ATM building, which is 1,396 gross square feet (GSF)*, to the South Parking Facility at 624,735 GSF. Heights range from one to twelve stories.

The total gross square feet of buildings on the Main Campus is 4,998,166. Total assignable square footage is 2,328,820. Excluding campus parking structures, 59 percent of building GSF is assignable. Academic space accounts for approximately three million GSF, of which approximately two million are assignable. The utilization of academic GSF is 67 percent and, therefore, more efficient than the overall percentage for the campus.

The following chart not only summarizes constructed space on the campus by both gross and assignable area, but also shows the amount of land that each building occupies. This "footprint" area allows comparisons to be made in evaluating campus open space. At present, the ground area coverage (GAC) of the 88.5-acre campus is 42 percent, leaving the balance for open space, landscape, service zones, and surface parking.

*Refer to Glossary of Terms on page 3-1.

The campus "footprint"



Existing Campus Buildings

No.	Building	GSF	ASF	% utilized	GAC, SF	Floors
0030	AMD Administration	39,358	25,171	0.64	22,220	2
0031	ART Art	81,003	54,360	0.67	32,279	3
0023	BB Building BB	8,569	4,907	0.57	4,316	2
0092	BBC Boccardo Business Complex	80,301	49,560	0.62	29,297	3
0011	Q Building Q	6,600	4,562	0.69	3,943	2
092T	BT Buisness Tower	46,236	24,348	0.53	incl.	9
0028	CAF Cafeteria	31,485	24,765	0.79	31,595	1
0071	CCB Central Classroom Building	34,318	21,224	0.62	21,489	2
0004	CP Central Plant	18,153	485	0.03	19,503	1
0059	CL Clark Library	192,948	161,799	0.84	38,622	5
0027	CC Computer Center	12,616	8,946	0.71	6,761	2
12A	CYA Corporation Yard A	11,406	5,128	0.45	incl.	2
12B	CYB Corporation Yard B	26,546	22,433	0.85	25,769	2
0034	DMH Dudley Moorhead Hall	57,541	36,077	0.63	29,619	3
0052	DH Duncan Hall	306,999	178,443	0.58	53,975	8
0021	DBH Dwight Bentel Hall	39,691	21,903	0.55	21,028	2
0035	ENG Engineering	334,319	220,179	0.66	103,471	4
0007	FOB Faculty Office Building	16,752	9,613	0.57	8,628	2
0038	HB Health Building	40,060	22,503	0.56	10,593	4
0049	HGH Hugh Gillis Hall	66,525	42,553	0.64	41,465	3
0039	IS Industrial Studies	109,802	84,063	0.77	61,749	2
0033	IRC IRC Richard B. Lewis	17,830	11,691	0.66	incl.	3
0078	MH Macquarrie Hall	90,505	50,093	0.55	18,017	5
134	MLK Martin Luther King Library	479,129	370,017	0.77	52,529	8
0140A	M-A Modular A	8,456	7,822	0.93	45,126	1
0140B	M-B Modular B	8,520	6,858	0.80	incl.	1
0140A	M-C Modular C	8,520	6,220	0.73	incl.	1
0140A	M-D Modular D	4,260	4,100	0.96	incl.	1
0140A	M-E Modular E	8,000	5,781	0.72	incl.	1
0140A	M-F Modular F	3,600	3,280	0.91	incl.	1
0140A	M-G Modular G	1,200	0	.00	incl.	1
0044	MUS Music	62,629	35,394	0.57	41,281	2
0048	SCI Science	91,366	55,907	0.61	52,065	3
0006	SPM Spartan Memorial	2,185	1,755	0.80	3,207	1
0047	SPC SPC	71,208	56,191	0.79	81,953	3
0046	SPE SPE	23,650	19,986	0.85	incl.	1
0053A	SSC Student Services Center	98,225	80,165	0.82	0	1
0036	SH Sweeney Hall	91,184	54,988	0.60	39,861	4
0072	TH Tower Hall	13,096	4,053	0.31	16,825	2
0025	MD Morris Dailey Auditorium	10,358	10,358	1.00	incl.	1
0020	WSQ Washington Square Hall	73,095	34,332	0.47	incl.	2
0019	UH University House	8,591	5,756	0.67	3,676	1
0133	UPD University Police	25,391	15,526	0.61	8,353	3
0045	YUH Yoshihiro Uchida Hall	50,749	43,134	0.85	41,628	2
						1
	General Fund Buildings - Main campus	2,812,975	1,906,429	0.67		
0084	ALL Allen Hall	38,940	22,778	0.58	51,000	3
0087	HH Hoover Hall	38,940	22,778	0.58	incl.	3
0085	MK Markham Hall	38,940	22,777	0.58	incl.	3
0086	MLD Moulder Hall	38,940	22,777	0.58	incl.	3
0088	RYC Royce Hall	38,940	22,777	0.58	incl.	3
0089	WSH Washburn Hall	38,940	22,777	0.58	51,000	3
0090	JWH Joe West Hall	130,000	69,552	0.54	13,064	12
0091	DC Dining Commons	23,925	22,606	0.94	26,186	2
0001	ATM ATM	1,396	364	0.26	815	1
0003	SU Student Union	136,131	101,863	0.75	47,863	3
0100	EC Student Union Rec Center	110,140	82,144	0.62	99,733	2
0110	SUA Student Union Aquatics Center	21,091	4,316	0.20	46,400	1
0053	NPG North Parking Facility	580,783	691	0.00	117,942	5
0055	WPG West Parking Facility	323,350	595	0.00	64,671	4
0054	SPG South Parking Facility	624,735	3,596	0.01	124,338	5
	Non-General Fund Bldgs. - Main campus	2,185,191	422,391	0.46		

TOTALS	4,998,166	2,328,820	0.47	1,613,855
NOTE: SHADED AREAS IN THIS COLUMN DEDUCTED FROM TOTAL TO DETERMINE ACADEMIC SPACE SUMMARIZED BELOW	Total GSF of Main Campus	Total ASF of Main Campus	Overall Campus average for ASF per Building	Campus Footprint is 37.05 Ac. Or 42% GAC
ACADEMIC SPACE	2,812,975	1,906,429	0.68 = Ratio of GSF to ASF	

San Jose State University - Main Campus

July 2001

Wallace Roberts & Todd, Inc. - Campus Planning

Utilities and Infrastructure

The Central Energy Plant

Based on various future build-out scenarios, the following is a discussion of the current and expanded central plant.

Background

The central plant receives natural gas and electricity from the PG&E transmission grid(s). In the central plant, gas is used to fire the boilers and to fire a 5 megawatt (nominal) cogeneration power plant. The power plant generates electricity and steam, whereas the boilers generate steam.

Electricity is dispatched from the central plant to the campus-at-large. Electricity is also used in the central plant to fire the chillers. The chillers, in turn, convert the electricity to chilled water, which is dispatched to the campus-at-large to provide 95 percent of campus cooling (air conditioning) needs.

Steam is dispatched from the boilers and cogeneration system to the campus-at-large to provide for approximately 95 percent of all of the heating on campus. Steam is also dispatched from the boilers or cogeneration plant to the absorption chiller (steam-fired chillers), which, in turn, provides chilled water to the campus chilled water loop (i.e. coincident dispatch with the electric chillers).

Present and Future Plant Configuration

A brief discussion of the current and probable central plant configuration follows:

1) Chilled water for air conditioning of the campus at large:

Present: There are two electric (centrifugal) chillers which each produce 734 tons of chilled water (peak capacity). There are two steam chillers (absorption) which each produce 1,230 tons of chilled water (peak capacity). In support of these chillers is a 8,000 ton, electric cooling tower (150 horsepower fan).

Probable expansion: A 1,500-ton, electric, centrifugal chiller will be added. A 1,230 ton steam absorption chiller will be added. The cooling tower fan will be increased from 150 horsepower to 200 horsepower. In addition, a 17,000 ton-hour ice storage system will be added. This will allow the campus to make ice at night and to use the ice to cool the plant in the daytime (i.e. without having to operate the chillers). The ice storage system will have a glycol cooling loop between the new chiller and the ice storage tanks.

2) Steam for heating of the campus at large:

Present: There are two gas-fired steam boilers, which each produce 30,000 pounds per hour of steam. This steam is piped throughout the campus or is used in the absorption chillers to make chilled water.

Probable expansion: No new steam boilers will be added.

3) Cogeneration power plant for electric power (and steam) for the campus at large:

Present: The central plant has a gas turbine and generator set, which can produce 6 megawatts of electric power. The electric power is generally used by the campus, although a small percentage is exported back to the PG&E (utility) grid for sale.

Possible expansion: There is some probability that two identical 6-megawatt turbine-generator-sets will be added. This will increase the campus power production capacity to 18 megawatts.

4) Electric substation for electric power distribution from the utility grid.

Present: The campus owns its own electric substation. This is a 20 MvA , utility-grade substation which accepts 115kV power from the grid for distribution to the campus.

Possible expansion: There is some probability that this substation will be upgrade to 30 MvA.

South Campus

Located one mile to the south, the 62-acre South Campus contains parking, graduate housing, and recreational facilities in support of the Main Campus. A shuttle bus connects the two campuses. It is anticipated that, in the future, the South Campus will house the majority of University's recreational facilities, particularly active recreation.

Although the South Campus is not included in the current master plan study, specific guidelines will be developed in the near future.

MASTER PLAN 2001

OPPORTUNITIES

3

SAN JOSÉ STATE UNIVERSITY

Opportunities

Introduction



San Carlos Street Mall

The first step in determining how the campus can best respond to change is to identify the *extent* of change—the amount of space required to accommodate an increase in enrollment to 25,000 Full time equivalent students (FTE). The next step is to assess the value of existing buildings and the land they occupy to determine which buildings can and should be removed and replaced to upgrade the university's academic and support facilities. To identify future improvement opportunities on campus, the following factors were analyzed:

1. Existing open space framework
2. Existing building condition, site location and utilization factors

Glossary of Terms

The following terms are used in this and other sections of the report and are defined here for clarity:

Gross Square Feet (GSF)/Gross Floor Area: the sum of all areas on all floors of a building included within the outside faces of its exterior walls, including excavated basement areas, corridors, mezzanines, attics, garages, etc.

Assignable Square Feet (ASF)/Assignable Floor Area: the sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant or specific use. Assignable area includes classrooms, labs, offices, study facilities, special use, support, health care, residential and unclassified space that are used to accomplish the institution's mission.

Academic Space: assignable floor area used for academic purposes including classrooms, labs, offices and study facilities

Floor Area Ratio (FAR): the ratio of a building's gross floor area to the area of the site that the building occupies. FAR is a measure of density.

Ground Area Coverage (GAC): the percentage of a site covered by one or more buildings. GAC is an indicator of the balance of built to open space.



A variety of building types on campus

Campus Growth Projections

Campus growth projections are used to assess the impact on the campus of reaching the mandated student enrollment of 25,000 full-time equivalent (FTE) students.

The following chart illustrates how the projected overall campus build-out—the maximum recommended GSF for the campus—was established. The University's space needs were projected in increments from the Fall 2000 enrollment of 19,600 FTE up to 25,000 FTE, using the Board of Trustees (BOT) projection model. (note that the amount of academic assignable space per FTE student decreases as overall enrollment increases.) According to the BOT model, at 25,000 FTE, the campus will require an additional 149,030 GSF over that which exists at the time of this analysis.

However, other factors influence the amount of future space required. First, there is an urgent need to increase the supply and improve the quality of on-campus housing, as documented in the *Comprehensive Housing Plan* that Biddison Hier Ltd. prepared. Given the high cost and shortage of housing in Silicon Valley, providing greater options at SJSU is key to attracting and retaining students and faculty. The University is currently moving ahead with a plan to increase the number of on-campus beds from approximately 1,700 to 5,700.

Using the space needed for 1,700 beds as the base figure, the BOT model projects fewer than 5,700 beds for an enrollment of 25,000 FTE. Since the University is committed to increasing the percentage of students housed on campus, it is necessary to plan for an additional one million GSF—the difference between the amount of space projected by the BOT model and the amount required to increase housing capacity to 5,700 beds.

As summarized in the following chart, the total amount of space needed to accommodate an enrollment of 25,000 FTE is 6,337,265 GSF—the sum of existing (4,998,166 GSF) and new (149,030 GSF) campus-wide space plus additional space required for housing related development (1,190,069 GSF).

Enrollment Growth by Headcount and FTE					
Enrollment Level	FALL 2000 Actual	FALL 2001 Actual	22,000 FTE From BOT	24,000 FTE From BOT	25,000 FTE From BOT
Category					
1 Enrollment - Headcount (HC)	26,698	28,051	30,137	32,877	34,247
2 Enrollment - Full Time Equiv. (FTE)	19,621	20,571	22,000	24,000	25,000
3 FTE as % of Headcount	0.73	0.73	0.73	0.73	0.73

Space Requirements From Board of Trustees Space Projection Model					
Line 7 shows the amount of ASF that the State projects as necessary to accommodate a specific level of FTE enrollment.					
	FALL 2000 Actual	FALL 2001 Actual	22,000 FTE From BOT	24,000 FTE From BOT	25,000 FTE From BOT
4 Gross Square Feet of All Space	4,998,166	4,998,166	4,610,616	4,970,600	5,147,196
5 Gross Square Feet of Academic Space	2,812,975	2,812,975	2,581,944	2,783,535	2,882,429
6 Assignable Square Feet of All Space	2,328,820	2,328,820	2,120,883	2,286,475	2,367,710
7 Assignable Sq. Ft. of Acad. Space (BOT)	1,906,429	1,906,429	1,729,903	1,864,969	1,931,228
8 Variance			176,526	41,460	-24,799
9 Ratio of Total GSF to Academic GSF	0.56	0.56	0.56	0.56	0.56
10 Academic GSF/FTE	143.37	136.74	117.36	115.98	115.30
11 Academic ASF/FTE	97.16	92.68	78.63	77.71	77.25

					Summary
12	Total Existing Gross Square Feet on Campus Today				4,998,166
13	Amount of additional Campus-wide GSF Needed to accommodate an Enrollment of 25,000 FTE				149,030
14	Additional Space Needed (GSF) to house 5700 Students, Faculty & Staff on Campus				1,190,069
15	Projected Campus Build-out - Space Demand to Accommodate enrollment of 25,000				6,337,265

October 2001

Open Space Framework

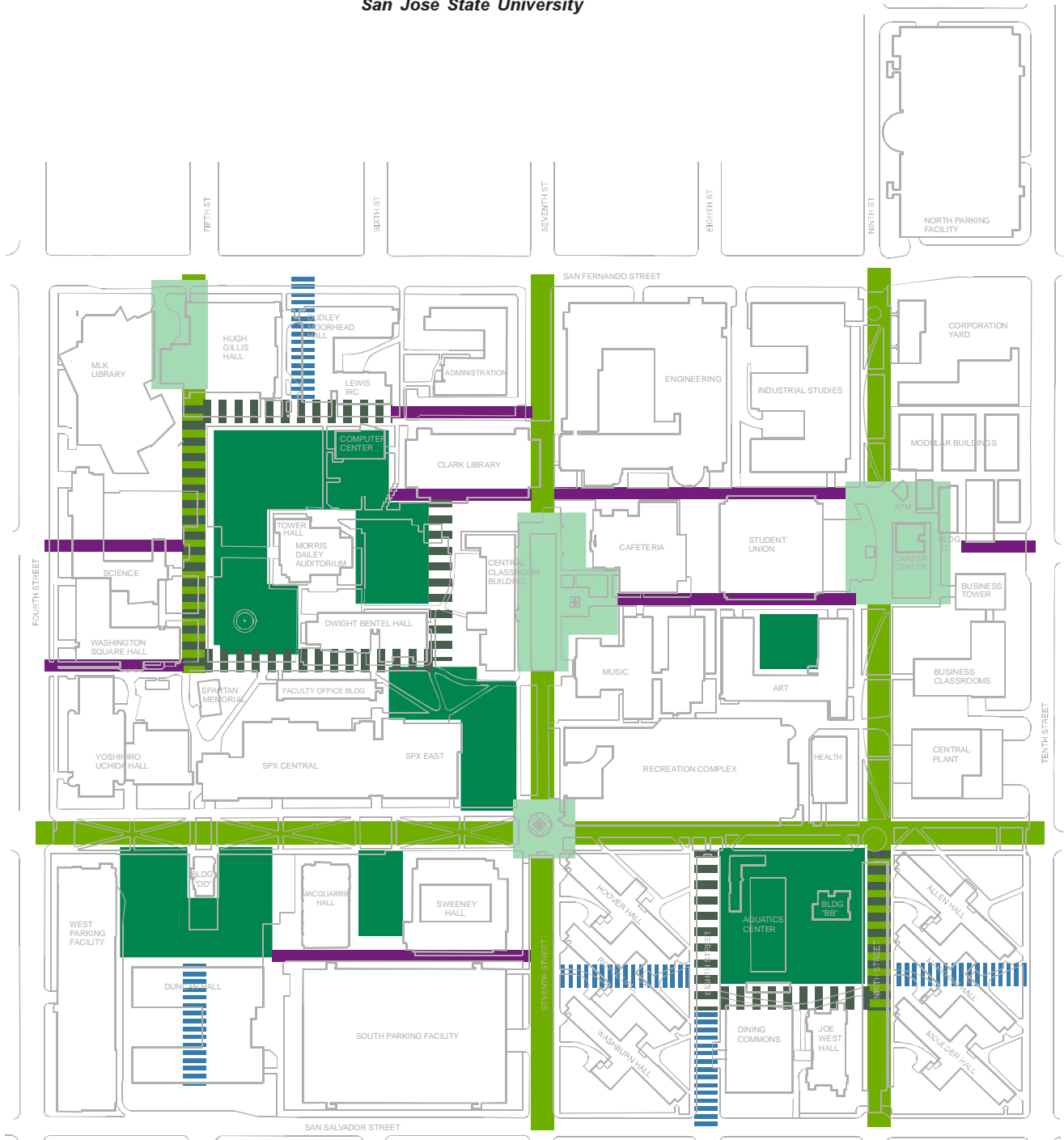
Typically, university campuses strive to maintain a relationship of fewer than 250 students per acre across their academic core area. With the Trustee's mandate to reach an enrollment of 25,000, an ideal land area for San José State would be one-hundred acres. Given the present size of the campus (88.5 acres) and the impactuality of acquiring adjacent property, the university has looked to the quality of its open space as a way of minimizing the impact of increasing density.

The livability and character of this tight urban campus depend on its landscaped malls, plazas, and quadrangles, and the University is committed to preserving its open space. As illustrated in the following diagram, the open space framework describes a "no-build" zone around which future redevelopment sites can be located.

The diagram also identifies opportunities for expanding and strengthening the campus open space framework, including:

- Extending the existing mall structure along 7th and 9th streets to connect future housing to the rest of campus and create a continuous north/south pedestrian link.
- Establishing a landscaped mall along 5th Street that ties the campus to the new City Hall.
- Creating a central open space in Quadrant C that serves as both terminus to the new mall and forecourt to Duncan Hall, whose main entrance is relocated to the north side of the building.
- Strengthening east/west connections through the campus, using landscape improvements to define secondary pathways.
- Consolidating smaller areas of open space within Quadrant D to create a major gathering space at the center of the new housing complex.
- Extending the existing tree allée south along 8th Street.

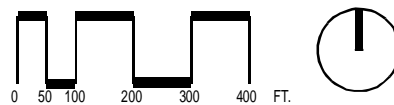
San José State University



LEGEND

- Green spaces
- Existing mall
- Paved open space
- Connection
- Extended allée
- Improved linkage

OPEN SPACE OPPORTUNITIES



Capacity vs. Character



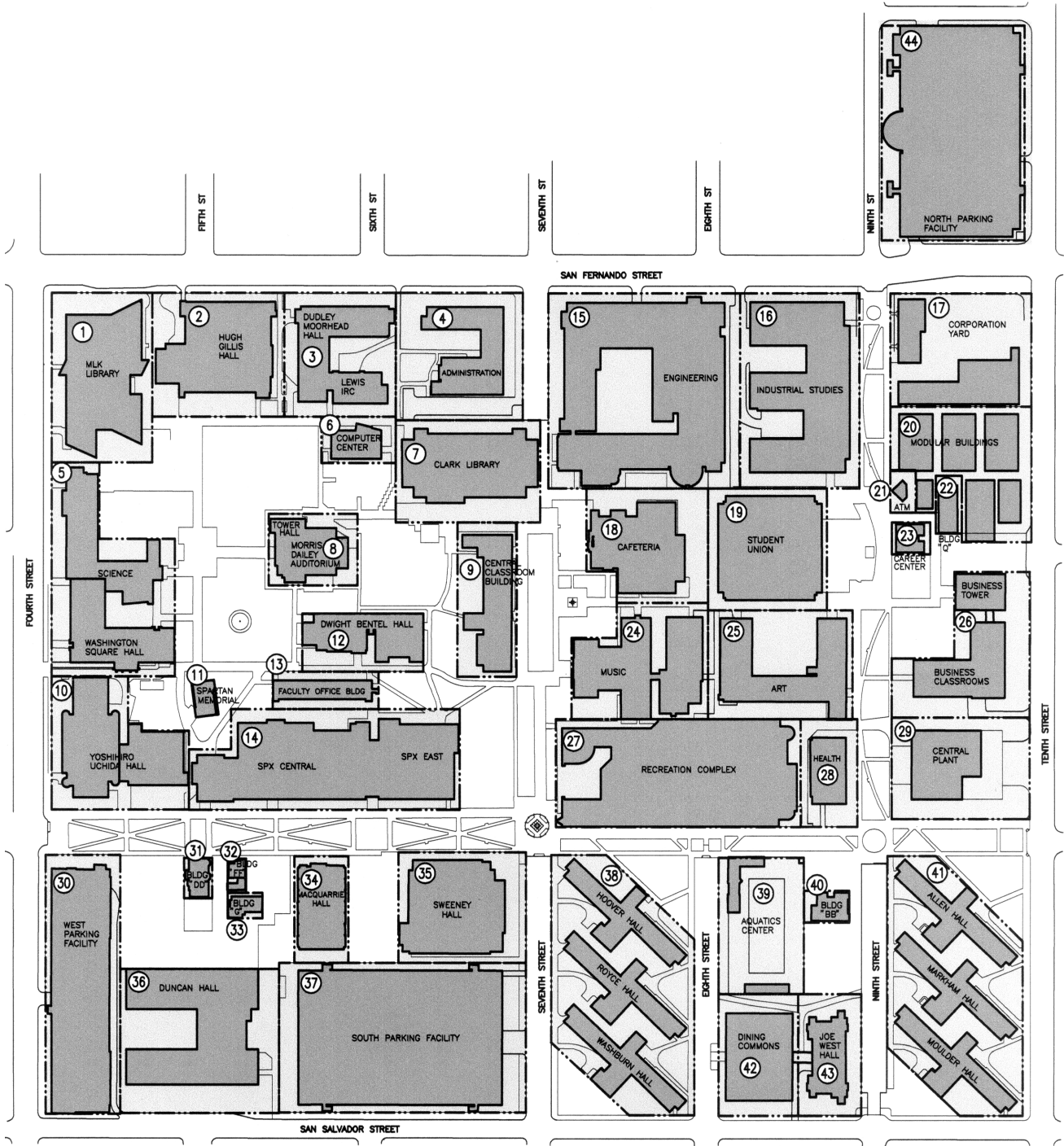
Land values on the campus edge influence the need to maintain campus character



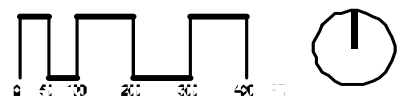
To begin to determine the impact of existing—and future—buildings on the character of the campus, each building was assigned property boundaries that defined the limits of its site. Consistent with a zero lot line concept, boundaries abut one another or the adjacent open space as illustrated in the following diagram. The attributes of each building parcel—land area, gross square feet of building space, percentage of ground area coverage, percentage of open space, FAR, etc.—were calculated campus-wide and by quadrant and are documented in the charts that follow.

Buildings cover 42 percent of campus land. The remaining 58 percent is composed of open space, service zones, and surface parking. The pedestrian malls, quads, plazas, and courtyards that make up the campus open space are key to the character of the campus, and the University is committed to preserving them. The strategy for increasing campus capacity while maintaining existing open space, therefore, requires building *up* rather than out, a strategy under study to increase campus housing. Change guidelines for the campus are based on maintaining a maximum 42 percent ground area coverage (GAC) over the existing 88.5 acres.

San José State University



“PROPERTY” BOUNDARIES
FOR EACH BUILDING



San José State University

Campus Parcels and Land Utilization

Parcel No.	Parcel Occupancy	Area of Parcel by Sq. Ft.	Parcel Acres	Ground Area Coverage by Sq. Ft.	Percent of GAC	Gross Square Feet of Buildings in Parcel	Number of Floors	Floor Area Ratio	Assignable Square Feet	Efficiency
1	MLK Library	76,744	1.76	52,529	68.4%	479,129	8	6.24	370,017	77.2%
2	Hugh Gillis Hall	73,468	1.69	41,465	56.4%	66,525	3	0.91	42,553	64.0%
3	Dudley Moorhead Hall IRC Richard B. Lewis	62,086	1.43	29,619	47.7%	57,541 17,830	3 3	1.21	36,077 11,691	62.7% 65.6%
4	Administration	72,693	1.67	22,220	30.6%	39,358	2	0.54	25,171	64.0%
5	Science Washington Square Hall	92,516	2.12	52,065	56.3%	91,366 73,095	2-3	1.78	55,907 34,332	61.2% 47.0%
6	Computer Center	15,505	0.36	6,761	43.6%	12,616	2	0.81	8,946	70.9%
7	Clark Library	66,404	1.52	38,622	58.2%	192,948	5	2.91	161,799	83.9%
8	Tower Hall Morris Daley Auditorium	28,595	0.66	16,825	58.8%	13,096 10,358	1-2	0.82	4,053 10,358	30.9% 100.0%
9	Central Classroom	41,038	0.94	21,489	52.4%	34,318	2	0.84	21,224	61.8%
10	Yoshihiro Uchida Hall	67,827	1.56	41,628	61.4%	50,749	2	0.75	43,134	85.0%
11	Spartan Memorial	3,589	0.08	3,207	89.4%	2,185	1	0.61	1,755	80.3%
12	Dwight Bentel Hall	31,630	0.73	21,028	66.5%	39,691	2	1.25	21,903	55.2%
13	Faculty Office	17,839	0.41	8,628		16,752	2	0.94	9,613	57.4%
14	SPX Central SPX East	114,947	2.64	81,953	71.3%	71,208 23,650	2-3	0.83	56,191 19,986	78.9% 84.5%
15	Engineering	168,263	3.86	103,471	61.5%	334,319	4	1.99	220,179	65.9%
16	Industrial Studies	104,782	2.41	61,749	58.9%	109,802	2	1.05	84,063	76.6%
17	Corporation Yard A Corporation Yard B	71,752	1.65	25,769	35.9%	11,406 26,546	2	0.53	5,128 22,433	45.0% 84.5%
18	Cafeteria	58,363	1.34	31,595	54.1%	31,485	1	0.54	24,765	78.7%
19	Student Union	65,312	1.50	47,863	73.3%	136,131	3	2.08	101,863	74.8%
20	Modular Buildings	73,116	1.68	45,126	61.7%	42,556	1	0.58	34,061	80.0%
21	ATM	4,782	0.11	815	17.0%	1,396	6	0.29	364	26.1%
22	Q	6,769	0.16	3,943	58.3%	6,600	2	0.98	4,562	69.1%
24	Music	64,219	1.47	41,281	64.3%	62,629	2	0.98	35,394	56.5%
25	Art	70,785	1.63	32,279	45.6%	81,003	3	1.14	54,360	67.1%
26	Business Complex Business Tower	66,376	1.52	29,297	44.1%	80,301 46,236	9	1.91	49,560 24,348	61.7% 52.7%
27	Events Center (Rec. Complex)	118,687	2.72	99,733	84.0%	110,140	2	0.93	82,144	74.6%
28	Health	27,394	0.63	10,593	38.7%	40,060	4	1.46	22,503	56.2%
29	Central Plant	62,962	1.45	19,503	31.0%	18,153	1	0.29	485	2.7%
30	West Parking	87,011	2.00	64,671	74.3%	323,350	4	3.72	595	0.2%
31	University House	5,128	0.12	3,676	71.7%	8,591	3	1.68	5,756	67.0%
32	MacQuarrie Hall	25,977	0.60	18,017	69.4%	90,505	5	3.48	50,093	55.3%
33	Sweeney Hall	63,488	1.46	39,861	62.8%	91,184	4	1.44	54,988	60.3%
34	Duncan Hall	102,863	2.36	53,975	52.5%	306,999	8	2.98	178,443	58.1%
35	University Police	9,000	0.21	8,353	92.8%	25,391	3	2.82	15,526	61.1%
36	South Parking	165,857	3.81	124,338	75.0%	624,735	5	3.77	3,596	0.6%
37	Residential: Hoover, Royce, Washburn	138,242	3.17	51,000	36.9%	116,820	3	0.85	68,333	58.5%
39	Aquatics Center	52,124	1.20	46,400	89.0%	21,091	1	0.40	4,316	20.5%
40	BB	6,430	0.15	4,316	67.1%	8,569	2	1.33	4,907	57.3%
41	Residential: Allen, Markham, Moulder	130,352	2.99	51,000	39.1%	116,820	3	0.90	68,331	58.5%
42	Dining Commons	43,621	1.00	26,186	60.0%	23,925	2	0.55	22,606	94.5%
43	Joe West Hall	34,693	0.80	13,064	37.7%	130,000	12	3.75	69,552	53.5%
44	North Parking	137,903	3.17	117,942	85.5%	580,783	6	4.92	691	0.1%
45	Student Services Center					98,225			80,165	81.6%
A	Area of Occupied Parcels	2,731,132	62.70							
B	Balance of Campus Land	1,125,498	25.84							
C	Total Campus Area	3,856,630	88.54							
D	Ground Area Coverage of Campus (GAC)			1,613,855	41.8%					
E	Gross Square Feet of all Buildings (GSF)					4,998,166				
F	Floor Area Ratio of Campus Buildings (FAR)							1.296		
G	Assignable Square Feet of all Buildings (ASF)								2,328,820	
H	Overall Building Utilization, ASF:GSF									46.6%

Shading Indicates Multi-building Parcel or Building with Specifically Different Uses

Quadrant A Building Parcels

Parcel	Building	Bldg. Site Area, SF	Site in Acres	Existing Ground Area Coverage in Sq. Ft.	Percent Covered	Gross Sq. Ft. of Structures	Assignable Sq. Ft. of Structures	Utilization	Number of Floors	Floor Area Ratio
1	MLK Library	76,744	1.76	52,529	68.4%	479,129	370,017	77.2%	8	6.24
2	Hugh Gillis Hall	73,468	1.69	41,465	56.4%	66,525	42,553	64.0%	3	0.91
3	Dudley Moorhead Hall	62,086	1.43	29,619	47.7%	57,541	36,077	62.7%	3	1.21
	IRC Richard B. Lewis					17,830	11,691	65.6%	3	
4	Administration	72,693	1.67	22,220	30.6%	39,358	25,171	64.0%	2	0.54
5	Science	92,516	2.12	52,065	56.3%	91,366	55,907	61.2%	2-3	1.78
	Washington Square Hall					73,095	34,332	47.0%		
6	Computer Center	15,505	0.36	6,761	43.6%	12,616	8,946	70.9%	2	0.81
7	Clark Library	66,404	1.52	38,622	58.2%	192,948	161,799	83.9%	5	2.91
8	Tower Hall	28,595	0.66	16,825	58.8%	13,096	4,053	30.9%	1-2	0.82
	Morris Daley Auditorium					10,358	10,358	100.0%		
9	Central Classroom	41,038	0.94	21,489	52.4%	34,318	21,224	61.8%	2	0.84
10	Yoshihiro Uchida Hall	67,827	1.56	41,628	61.4%	50,749	43,134	85.0%	2	0.75
11	Spartan Memorial	3,589	0.08	3,207	89.4%	2,185	1,755	80.3%	1	0.61
12	Dwight Bentel Hall	31,630	0.73	21,028	66.5%	39,691	21,903	55.2%	2	1.25
13	Faculty Office	17,839	0.41	8,628	48.4%	16,752	9,613	57.4%	2	0.94
14	SPX Central	114,947	2.64	81,953	71.3%	71,208	56,191	78.9%	2-3	0.83
	SPX East					23,650	19,986	84.5%		
Totals		764,881	17.56	438,039	57.3%	1,292,415	934,710	72.3%		1.69

Quadrant B Building Parcels

Parcel	Building	Bldg. Site Area, SF	Site in Acres	Existing Ground Area Coverage in Sq. Ft.	Percent Covered	Gross Sq. Ft. of Structures	Assignable Sq. Ft. of Structures	Utilization	Number of Floors	Floor Area Ratio
15	Engineering	168,263	3.86	103,471	61.5%	334,319	220,179	65.9%	4	1.99
16	Industrial Studies	104,782	2.41	61,749	58.9%	109,802	84,063	76.6%	2	1.05
17	Corporation Yard A	71,752	1.65	25,769	35.9%	11,406	5,128	45.0%	2	0.16
	Corporation Yard B					26,546	22,433	84.5%		
18	Cafeteria	58,363	1.34	31,595	54.1%	31,485	24,765	78.7%	1	0.54
19	Student Union	65,312	1.50	47,863	73.3%	136,131	101,863	74.8%	3	2.08
20	Modular Buildings	73,116	1.68	45,126	61.7%	42,556	34,061	80.0%	1	0.58
21	ATM	4,782	0.11	815	17.0%	1,396	364	26.1%	6	0.29
22	Q	6,769	0.16	3,943	58.3%	6,600	4,562	69.1%	2	0.98
23	Music	64,219	1.47	41,281	64.3%	62,629	35,394	56.5%	2	0.98
24	Art	70,785	1.63	32,279	45.6%	81,003	54,360	67.1%	3	1.14
25	Business Complex	66,376	1.52	29,297	44.1%	80,301	49,560	61.7%	9	1.21
	Business Tower					46,236	24,348	52.7%		
26	Events Center (Rec. Complex)	118,687	2.72	99,733	84.0%	110,140	82,144	74.6%	2	0.93
27	Health	27,394	0.63	10,593	38.7%	40,060	22,503	56.2%	4	1.46
28	Central Plant	62,962	1.45	19,503	31.0%	18,153	485	2.7%	1	0.29
Totals		963,562	22.12	553,017	57.4%	1,138,763	766,212	67.3%		1.18

Quadrant C Building Parcels

Parcel	Building	Bldg. Site Area, SF	Site in Acres	Existing Ground Area Coverage in Sq. Ft.	Percent Covered	Gross Sq. Ft. of Structures	Assignable Sq. Ft. of Structures	Utilization	Number of Floors	Floor Area Ratio
30	West Parking	87,011	2.00	64,671	74.3%	323,350	595	0.2%	4	3.72
31	University House	5,128	0.12	3,676	71.7%	8,591	5,756	67.0%	2	1.68
32	MacQuarrie Hall	25,977	0.60	18,017	69.4%	90,505	50,093	55.3%	5	3.48
33	Sweeney Hall	63,488	1.46	39,861	62.8%	91,184	54,988	60.3%	4	1.44
34	Duncan Hall	102,863	2.36	53,975	52.5%	306,999	178,443	58.1%	8	2.98
35	University Police	9,000	0.21	8,353	92.8%	25,391	15,526	61.1%	3	2.82
36	South Parking	165,857	3.81	124,338	75.0%	624,735	3,596	0.6%	5	3.77
Totals		459,324	10.54	312,891	68.1%	1,470,755	308,997	21.0%		3.20

Quadrant D Building Parcels

Parcel	Building	Bldg. Site Area, SF	Site in Acres	Existing Ground Area Coverage in Sq. Ft.	Percent Covered	Gross Sq. Ft. of Structures	Assignable Sq. Ft. of Structures	Utilization	Number of Floors	Floor Area Ratio
37	Residential: Hoover, Royce, Washburn	138,242	3.17	51,000	36.9%	116,820	68,333	58.5%	3	0.85
39	Aquatics Center	52,124	1.20	46,400	89.0%	21,091	4,316	20.5%	1	0.40
40	BB	6,430	0.15	4,316	67.1%	8,569	4,907	57.3%	2	1.33
41	Residential: Allen, Markham, Moulder	130,352	2.99	51,000	39.1%	116,820	68,331	58.5%	3	0.90
42	Dining Commons	43,621	1.00	26,186	60.0%	23,925	22,606	94.5%	2	0.55
43	Joe West Hall	34,693	0.80	13,064	37.7%	130,000	69,552	53.5%	12	3.75
Totals		405,462	9.31	191,966	47.3%	417,225.00	238,045	57.1%		1.03

Campus Summary and Totals by Quadrant

Quadrant	Bldg. Site Area, SF	Site in Acres	Existing Ground Area Coverage in Sq. Ft.	Percent Covered	Gross Sq. Ft. of Structures	Assignable Sq. Ft. of All Campus Structures	Floor Area Ratio	Open Space, SF	% Open Space
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Totals for the Four Quadrants of the Campus

A	764,881	17.56	438,039	57.3%	1,292,415	934,710	1.69	326,842	42.73%
B	963,562	22.12	553,017	57.4%	1,138,763	766,212	1.18	410,545	42.61%
C	459,324	10.54	312,891	68.1%	1,470,755	308,997	3.20	146,433	31.88%
D	405,462	9.31	191,966	47.3%	417,225	238,045	1.03	213,496	52.65%

North Parking Structure and Student Services Center (all one building)

NP	137,903	3.17	117,942	85.5%	580,783	691	4.92	19,961	14.47%
SSC					98,225	80,165			

All Remaining Non-built-upon Open Space on campus

OS	1,125,498	25.84						1,125,498	
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Totals for the Campus

T	3,856,630	88.54	1,613,855	41.8%	4,998,166	2,328,820	1.30	2,242,775	58.2%
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Site Selection

Parcel location coupled with building condition served as the basis for identifying the areas of campus most opportune for replacing academic and support space. A constellation of factors was used to evaluate existing sites and buildings, including site location, appropriateness of the site's current use and density, historic significance of the building, efficiency, level of deferred maintenance, and the building's suitability to current teaching methods.

The perimeter of the campus, particularly along San Fernando Street, contains many older, lower-story campus buildings that do not make the best use of their sites nor do they have the up-to-date facilities required for today's teaching needs. The Corporation Yard provides a good example. Here a utilitarian, inwardly focused use occupies a prime corner site with street frontage on two sides and mall frontage on the third. The campus could be far better served by a use that takes advantage of the site's exposure and projects a strong public image of the University. The entire San Fernando Street edge east of the new Joint-use Library has been identified as a replacement area to upgrade campus facilities.

Within the interior of the campus, there are a number of buildings that are in need of repair, inefficient, and/or low-density whose sites could be redeveloped to better serve the University. The entire southeast quadrant of the campus contains housing, which will be replaced with denser, more varied, and up-to-date housing.

The following building parcels have been identified as the most likely candidates for future improvement and replacement of facilities, if change occurs on campus

Perimeter Locations

- Administration
- Dudley Moorhead Hall/Lewis IRC
- Hugh Gillis Hall
- Science Building
- Corporation Yard
- Engineering (original building)
- Industrial Studies

Intenal Locations

- SPX Central and SPX East
- Faculty Office Building
- Uchida hall Addition
- Cafeteria
- Music Building and Concert Hall
- Art Building
- Health Building
- MacQuarrie Hall
- Sweeney Hall

Housing Site

The housing site comprises all of Quadrant D, including Hoover, Royce, Washburn, Allen, Markham, and Moulder halls. Plans are already underway to replace the existing residence halls with a higher density residential complex.

Redevelopment Sites

Sites identified for future construction are shown on page 3-17 and are defined by either a single existing building or a collection of smaller buildings grouped together to form one parcel. The location of each site relative to the interior or edge of the campus determines the level of change that the site can accept. Sites fall into the following three categories:

1. **Perimeter Sites** have at least one edge facing the adjacent community and constitute areas of campus where proposed design should attempt to respond the changing character of the downtown.
2. **Internal Sites** are contained within the interior of the campus where change dictates a lower height and density.
3. **The Housing Site** is located in the southeast quadrant of the campus, the area targeted for residential expansion.

Perimeter Sites - IA, IB, and IC

Perimeter sites, located along San Fernando and 4th streets, are created by the removal of the following buildings:

- Administration
- Dudley Moorhead Hall/Lewis IRC
- Hugh Gillis Hall
- Science Building
- Corporation Yard
- Engineering (original building)
- Industrial Studies

Site IA, located west of the 7th Street Mall and composed of the sites currently occupied by Hugh Gillis Hall, Dudley Moorhead Hall/Lewis IRC, and Administration, could be developed as three individual parcels or as a single contiguous parcel. With extended frontage along San Fernando Street, the "1A" area offers an opportunity to both strengthen the north edge of Tower Lawn and provide a city/campus transition to the new City Hall site.

Site 1B, located east of the 7th Street Mall and west of Tenth Street, is composed of three sites currently occupied by the Engineering building, Industrial Studies, and the Corporation Yard. With extended street frontage and a prime corner location, these three parcels offer an attractive prospect to anchor the northeast corner of campus with new academic facilities adjacent to existing structured parking. The three sites could be developed individually or together, although the presence of the 9th Street Mall prevents a ground-level connection between the two easternmost sites.

Site 1C occupies the site of the existing Science Building, with street frontage on 4th Street. Their adjacency to the higher density development of downtown suggests that these perimeter sites could support greater density than they do currently.

Internal Sites

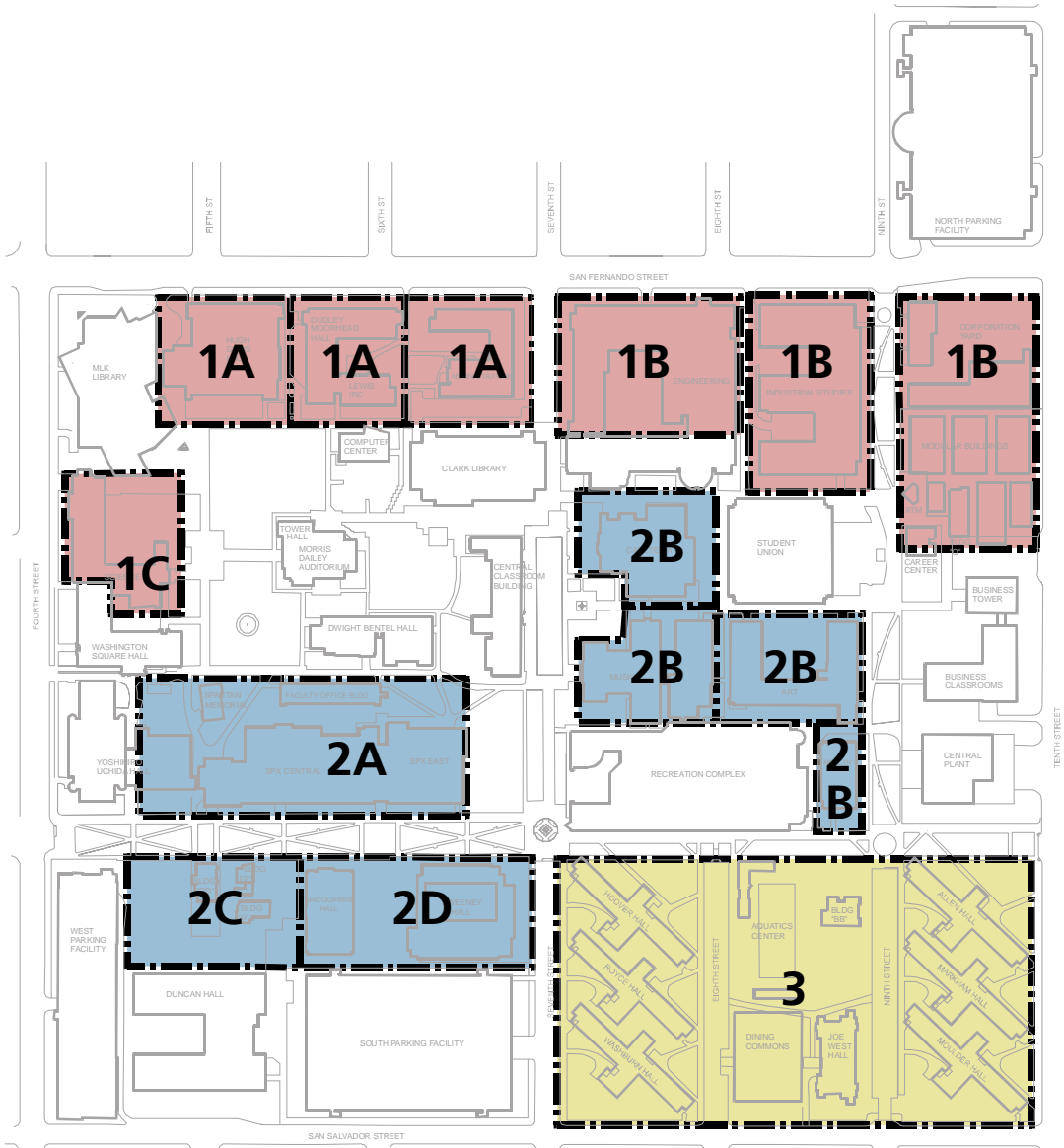
Internal redevelopment sites are created by the removal of the following buildings:

- SPX Central and SPX East
- Faculty Office Building
- Uchida hall Addition
- Cafeteria
- Music Building and Concert Hall
- Art Building
- Health Building
- MacQuarrie Hall
- Sweeney Hall

Site 2A occupies the current site of SPX Central, SPX East, Faculty Office Building and the Uchida Hall Addition. Site 2B is composed of four smaller sites currently occupied by the Cafeteria, Music Building and Concert Hall, and the Art and Health buildings. Site 2C contains University House, a historic building that has been relocated to the east. Site 2D is consists of the sites for MacQuarrie Hall and Sweeney Hall.

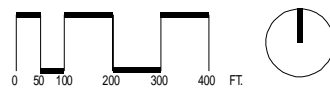
Housing Site

The housing site comprises all of Quadrant D, including Hoover, Royce, Washburn, Allen, Markham, and Moulder halls. Plans are already underway to replace the existing residence halls with a higher density residential complex.



- 1** PERIMETER SITE
- 2** INTERNAL SITE
- 3** HOUSING SITE

REDEVELOPMENT SITES



Public - Private Partnerships

Public-private partnerships offer SJSU an alternative to sole reliance on state funding. Nationwide, colleges and universities increasingly are entering into partnerships with developers and other entities to find innovative funding solutions for needed capital improvements. Already at SJSU, the Joint Library, funded by both the State and the city of San José, represents a departure from the conventional state funding mechanism.

MASTER PLAN 2001

GUIDELINES FOR **4**
CAMPUS CHANGE

SAN JOSÉ STATE UNIVERSITY

Guidelines

Introduction



San Carlos Street Mall

The intent of the master plan is to ensure a correct fit for future campus buildings. New construction is assigned to specific sites, based on maintaining an overall campus balance of 42 percent ground area coverage and 58 percent open space and a maximum overall Floor Area Ratio of 1.3. The exact location of each site within the campus influences the acceptable degree of change.

The following criteria are established for each site:

- Maximum GSF of building space
- Maximum ground area coverage
- Maximum building height (indicated as the maximum number of building floors)

These guidelines apply to all future building projects on the SJSU campus whether they are funded through the conventional state mechanisms or through public-private partnerships as demonstrated with the Joint-use Library.

Campus Form

Rising enrollment and the need for space coupled with the changes in downtown San José suggest that the campus can no longer be viewed merely as a green island in the midst the city, but rather as an integral part of the urban fabric. SJSU can best serve its own needs and those of the community by engaging physically and programmatically with the surrounding city. The master plan proposes a shift in the campus form from four quadrants of approximately equal density to specific areas of higher density: a campus interior that remains roughly the same in terms of height and mass and a more densely developed campus perimeter.

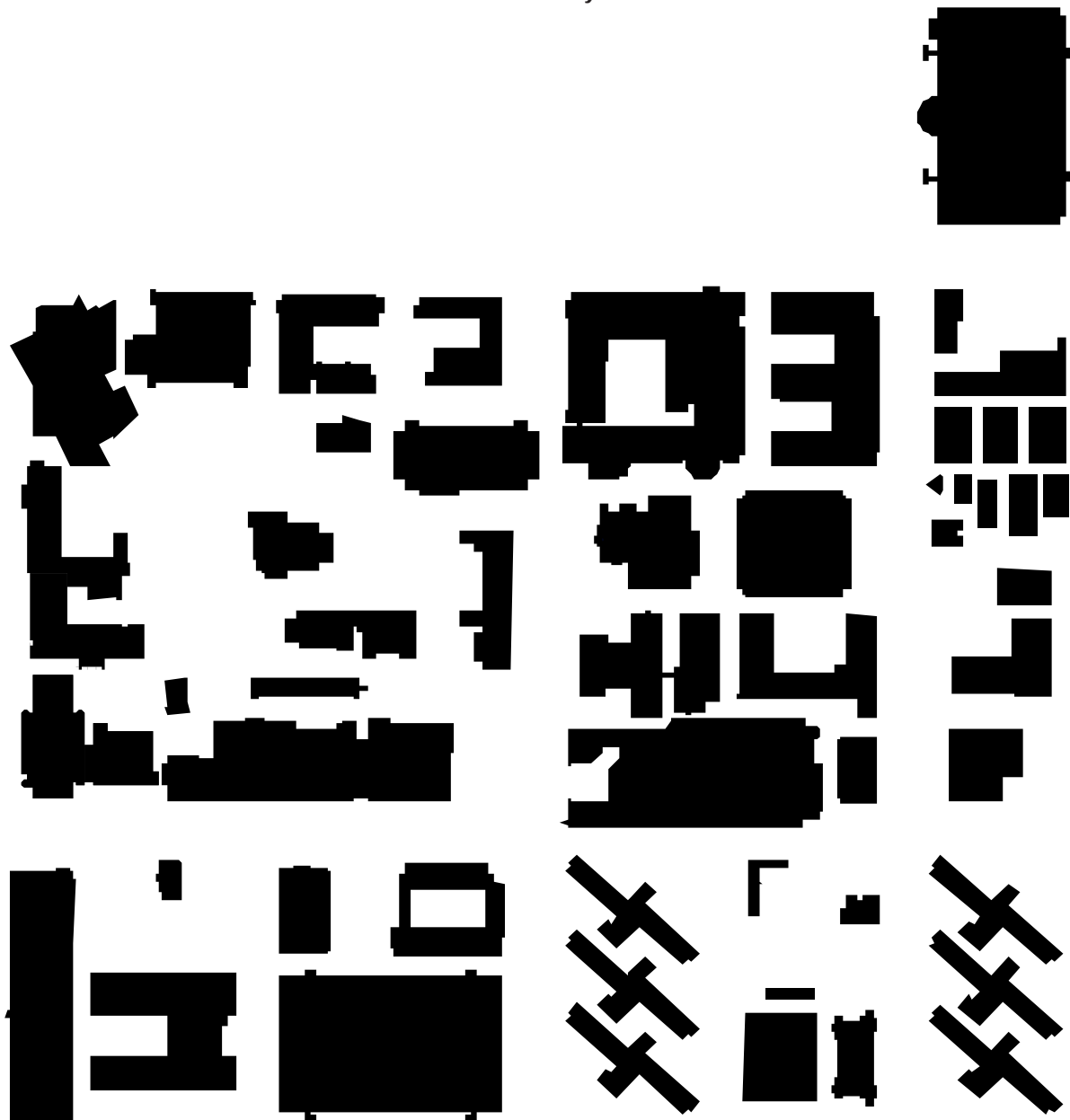
Open Space Framework

The 1995 *Campus Landscape Master Plan* set forth the following principles for the campus, which continue to apply as the campus develops:

- The landscape image of Tower Hall Quad should become the landscape image of the main campus.
- The campus should be organized around a series of quad spaces that serve as centers of activity and identity in each campus district.
- The campus should have a major space that serves as a hub of campus activity, a place through which students, faculty, and visitors pass every day and that serves as a meeting place and commons.
- The campus' unique quads should be linked and surrounded by landscape of a consistent character across campus—consistent vocabulary of materials, furnishings, paving and planting that recalls the landscape of Tower Hall Quad.
- The edges of campus should be strongly defined and clearly differentiated from the surrounding city.
- The 7th, 9th, and San Carlos street rights-of-way should be developed as open space and protected from encroachment by new buildings.
- Plant materials should be selected to contribute to the botanical diversity and teaching value of the campus landscape.

The following guidelines established in the 1995 *Campus Landscape Master Plan* are of particular relevance to the current master plan:

- *Form.* Maintain existing mall widths. New buildings should not encroach onto the mall open space; they should hold to a setback line established by adjacent buildings on the mall. Where there is no clear setback line, the minimum distance from building face to building face should be 100 feet. Site new buildings to enclose the mall space and reinforce its edges.
- *Campus entrance image.* Develop the landscape of malls to provide a green, park-like view into campus from surrounding streets. At entries to the malls at campus edges, make a clear break from the off-campus streetscape by placing trees and lawn panels in the center of the former right-of-way.



Campus Land Summary	
Acres:	88.5
Ground Area Coverage:	41.8%
Floor Area Ratio:	1.3
Open Space:	58.2%

EXISTING CONDITIONS
FIGURE-GROUND DIAGRAM

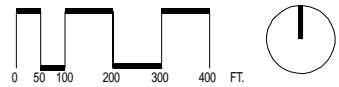




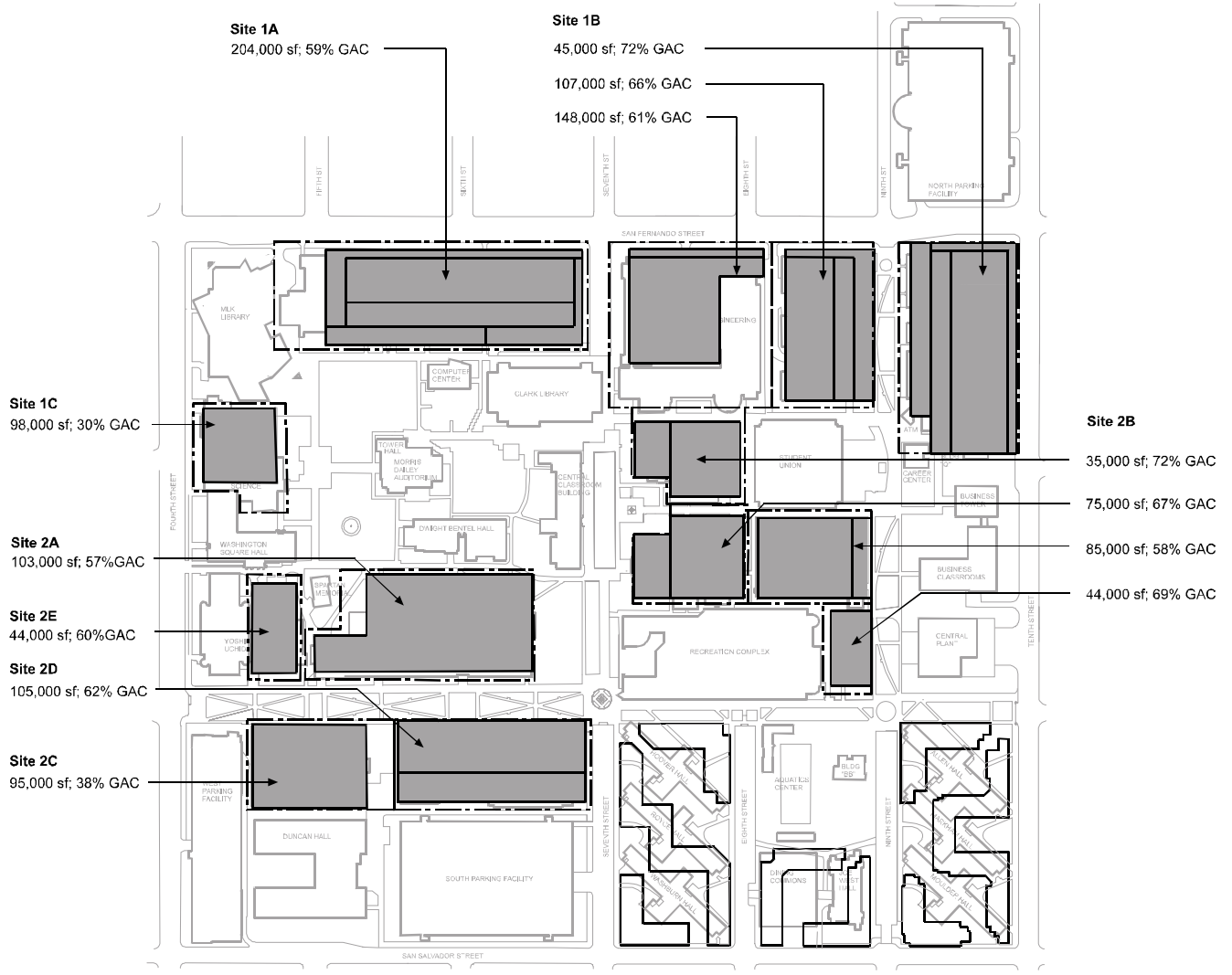
- Future construction zone
- Existing building footprint

<u>Campus Land Summary</u>	
Acres:	88.5
Ground Area Coverage:	41.8%
Floor Area Ratio:	2.5
Open Space:	58.2%

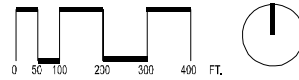
FUTURE CONDITIONS
FIGURE-GROUND DIAGRAM



San José State University



BUILDING FLOOR AREA AND MAXIMUM ALLOWABLE GROUND AREA COVERAGE

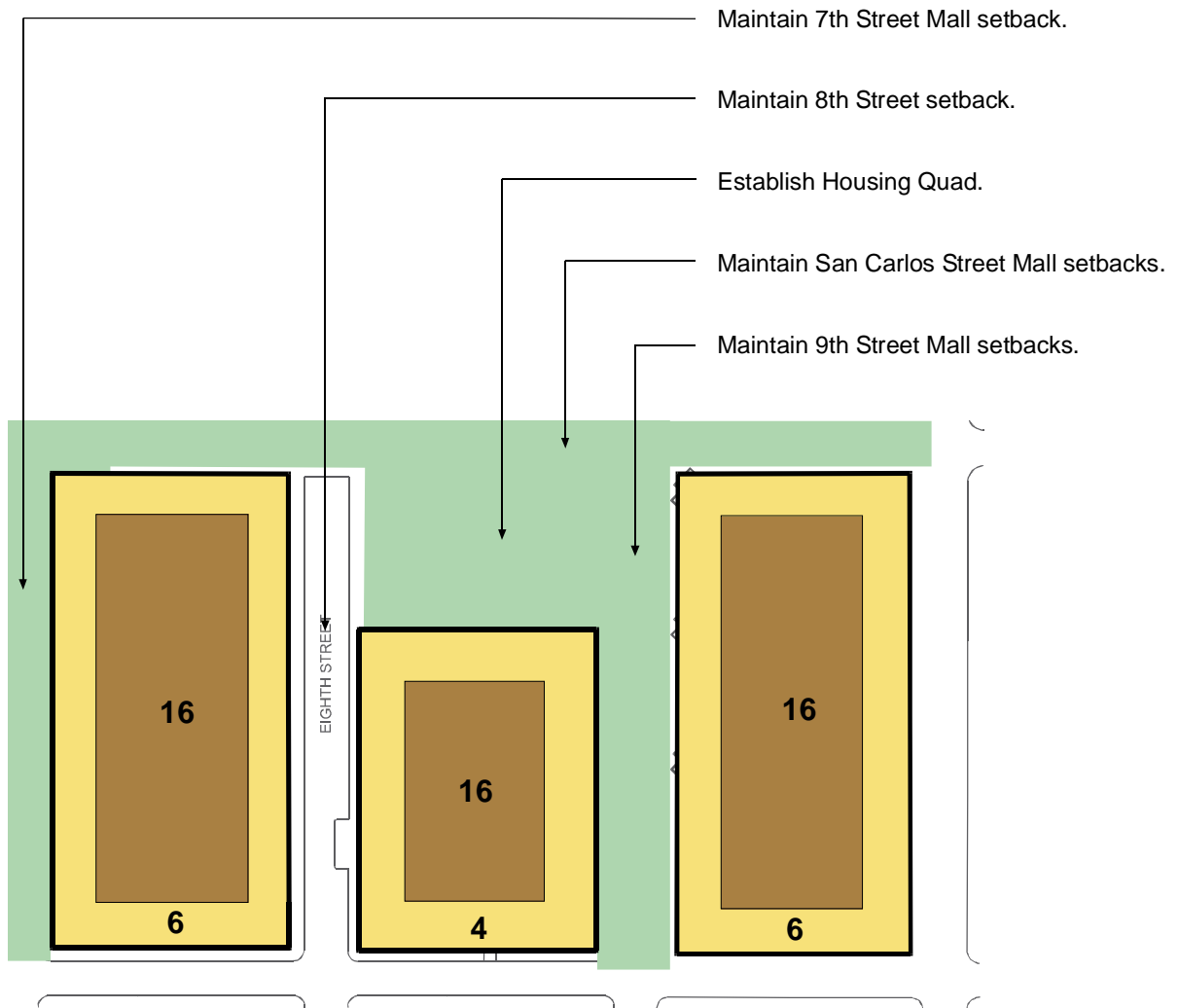


Housing Site




The information contained in the accompanying tables and diagrams serves as the basis for establishing guidelines for construction of new student housing in Quadrant D on the Main Campus. The purpose of these observations, calculations, and recommendations is to ensure that future development of the 12.68-acre parcel is consistent with University needs and quality of life goals for prospective residents. To help the University make judgements about the shape, size, and density of the proposed development, this initial assessment analyzes existing conditions and offers them as benchmarks to evaluate change. Table 1 contains information on the existing buildings, recommendations from the Biddison Heir, Ltd. (BHL) housing report, and the area of land available for development

Table 2 offers base guidelines for the site including the retention of the swimming pool and the potential use of the podium for under-structure parking. The table describes the amount of buildable area on the site assuming four different land-coverage options and identifies the number of levels necessary to accomplish the different options at various percentages of coverage.

The diagram that follows illustrates specific guidelines for the housing site:



LEGEND

-  Open space framework
-  Redevelopment site boundary
-  Maximum building floors allowed

**BUILDING HEIGHT ZONES
SITE 3 (HOUSING)**



Housing Sites

TABLE 1

HOUSING SITE - Red Brick/Joe West

Current Occupancy and Proposed Units

... from Biddison Hier Ltd (BHL) Comprehensive Housing Plan						
Number of Beds on Main Campus		GSF	ASF	GSF/HC	ASF/HC	RATIO
Joe West	509	120,000	70,160	235.76	137.84	0.58
Hoover	199	114,996	68,331	193.92	115.23	0.59
Royce	197					
Washburn	197	114,996	68,331	193.27	114.84	0.59
Allen	198					
Markham	197	200				
Moulder	200					
Total	1,697	349,992	206,822	206.24	121.88	0.59
Projected in the Biddison Hier report by 2005 (through 2014)						
Joe West	509					
New Bricks 1	1,180					
New Bricks 2	1,180					
Total	2,869					
Product Types Proposed						
Suites (two bedroom, double occupancy) at 875 Sq. Ft.				254.5	206.25	0.81
Apartments (two bedroom, double occupancy) at 875 Sq. Ft.				254.5	206.25	0.81
Short-term apartments (double occupancy) at 675 Sq. Ft.				415.5	337.50	0.81

Housing Sites

TABLE 2

HOUSING SITE - Red Brick/Joe West

Site condition and statistics

Area of site in acres	12.68
Total square feet	552,341
Pool area to remain, in square feet	46,000
Ground area less pool	506,341
Area of two parking levels	1,012,682
Estim. parking spaces at 400 sf	2,532

Benchmarking existing buildings

Total existing gross square feet	386,152
Total building footprint (GAC)	149,566
Tallest building (floors)	12
Percent of ground coverage on total site	0.27

Options for square feet of site coverage

(GAC), leaving the balance available for pool and open space

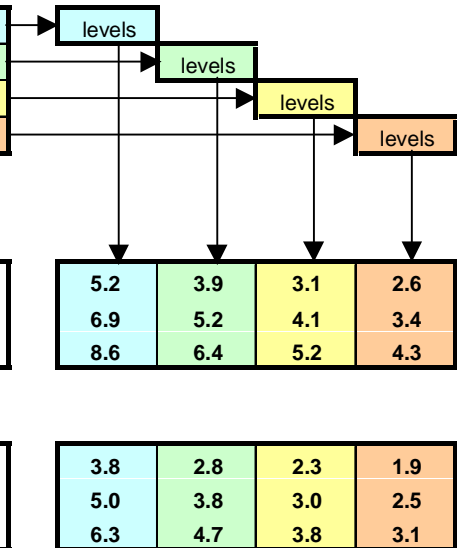
building on 30% of the site	151,902
assuming 40% GAC	202,536
assuming 50% GAC	253,171
assuming 60% GAC	303,805

Options based on BHL report of net square feet per occupant (suites 206.25 and apts. 337.5)

	area req.
A. BHL/cleared site - 3000 beds	782,993
B. BHL/cleared site - 4000 beds	1,043,990
C. BHL/cleared site - 5000 beds	1,304,988

Suggested reduction in area per student (suites 150 and apts. 250)

	area req.
D. reduced space - 3000 beds	572,880
E. reduced space - 4000 beds	763,840
F. reduced space - 5000 beds	954,800



Public-Private Partnerships Guiding Principles

To ensure that future partnerships serve the best interests of the University, the following guidelines were developed by the Ad Hoc Committee on Partnering Principles, appointed by the Senate Executive Committee, and adopted by the Senate Executive Committee on June 1, 2000:

Principles for Guiding the Consideration of a Partnering Arrangement for Facilities Development at SJSU

The following principles were created for the President and the President's staff to guide the development of possible partnering arrangements that will generate resources for development and improvement of facilities at SJSU. These principles are designed to help set broad parameters for identifying and pursuing any project, rather than proscriptive limits on any possible project. In addition to these guidelines, there are various governing statutes, and campus policies and practices that must be considered along with the principles set forth below. The principles are set out within six areas of consideration: Academic, CoExistence, Campus Design, Financial, Process, and University Image. These principles should be dynamic and reviewed regularly for currency by the Senate Executive Committee or its designee.

Academic

- The partnership must serve our academic mission. In addition, the partnership must involve an activity that provides and enhances learning opportunities for one or more academic programs.
- Priorities shall be given to proposals that are most congruent with San José State University's academic plan.
- The activity must involve an opportunity to improve facilities to enhance our academic mission.
- It should help us to achieve our buildout of facilities for a 25,000 FTES campus.
- It should move us away from shared faculty office space.

Co-existence

- Any partner must be aware of and honor SJSU's status as a union campus.
- The project should offer the campus an expansion or enhancement of services.
- Safety of faculty, staff and students must be protected.
- SJSU will be responsible for providing and managing all utilities and services.

Campus Design

The project must:

- Be complementary to and respect our academic environment.
- Provide opportunities to improve our physical working conditions.
- Provide an opportunity for the campus to meet unmet building needs (such as for space that cannot be constructed with state funds).
- Provide an opportunity to better physically align colleges and “complementary” colleges.
- Be one that “builds up, not out” and that ideally enables the campus to maintain at least 50% of its surface area as open space.
- Follow current Campus Design Guidelines, Campus Landscape Master Plan and any other applicable guidelines, as well as applicable governing statutes.
- Maintain or improve access to parking and/or increase transportation alternatives.
- Maintain a level of pedestrian accessibility within the campus.
- Develop and maintain helpful and appropriate campus signage.

Financial

- Land is not for sale, but partnership arrangements are permissible.
- A variety of funding opportunities should be explored (state, city, RDA and private funds).
- Multiple scenarios and financing projections should be considered prior to reaching a final decision on a particular project.
- Any partnership must not cause a reduction in CSU funding for either general or capital purposes for the campus.
- Any revenue enhancement obtained should predominantly be used for capital projects.
- In all negotiations, SJSU will always have appropriate legal counsel to protect its financial interests.

Process

- Any potential major capital partnering project at SJSU, including its auxiliaries, must be presented to the President and the President’s staff who will consult with appropriate parties as deemed necessary.
- The President’s Office shall institute a mechanism to keep the campus informed of the process from negotiations to final completion.



- The President or designee shall consult regularly with the Senate Executive Committee as to the status of any negotiations. When appropriate, the Senate Executive Committee will consult with the full Academic Senate.
- Faculty, staff, administrators, labor, and students must be involved in the planning and development process when and where appropriate, as determined and selected by the Senate Executive Committee and applicable codes, statutes and MOUs.
- In the design and negotiation of any MOU, development agreement, and operating agreement, SJSU will always have appropriate legal counsel to protect its interests.
- Facilities for displaced programs must be arranged before old facilities are demolished.
- Standard university construction practices will be maintained including that the scheduling of construction and demolition projects must be coordinated with the academic schedule and be sensitive to the academic environment.
- SJSU will take into consideration the likelihood of the partner and project being broadly accepted by the campus, including consideration of campus climate issues.

University Image

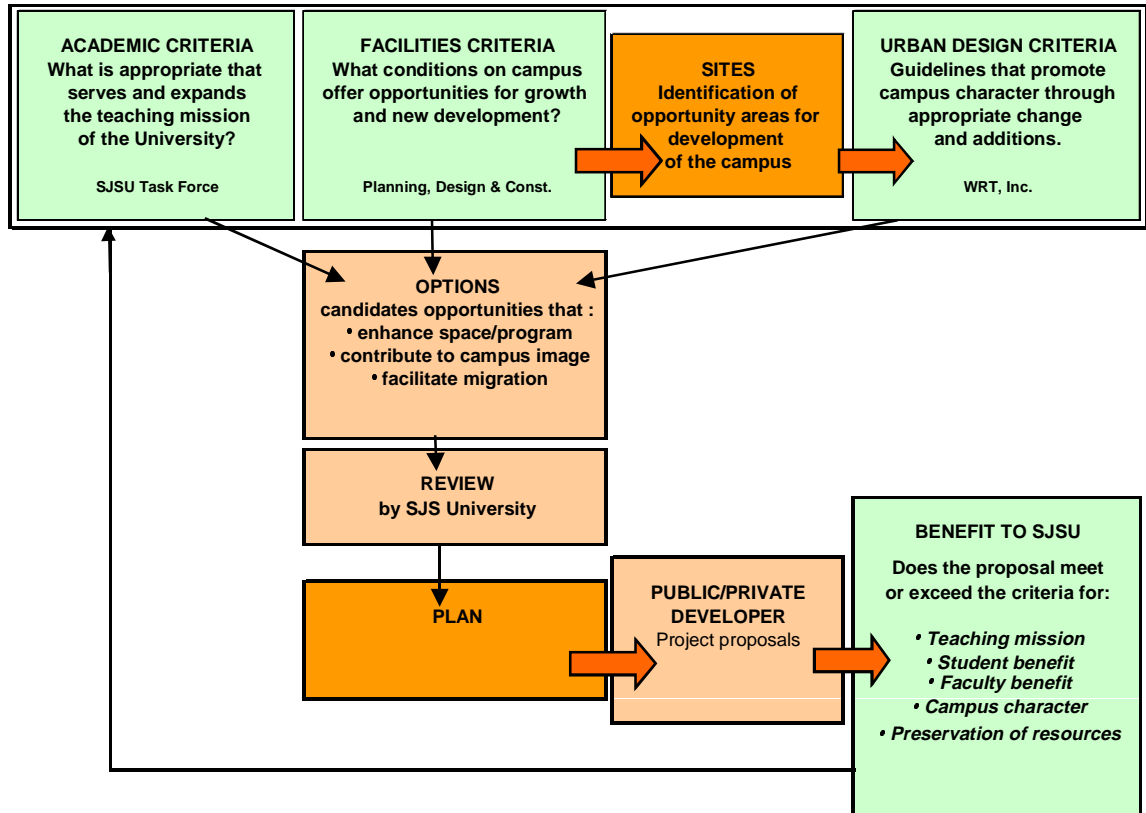
- The project must increase SJSU's stature/place in the community.
- The project must fit with SJSU's Master Plan.
- Consideration must be given to the impact of the project to the surrounding community.
- The project must enhance SJSU as the Metropolitan University of Silicon Valley.

Acceptance Process

Campus change involves both a physical planning process and, in the case of public-private partnerships, a process for ensuring that the partnership is worthwhile, beneficial and appropriate to the University.

The accompanying flow chart identifies responsibilities for evaluating appropriate new development projects for the campus. As illustrated, project acceptance depends on conformance with both the Guiding Principles and the specific design guidelines established for the proposed site.

Acceptance Process



The accompanying flow chart identifies responsibilities for evaluating appropriate new development projects for the campus and describes the interface between the site selection process and process of choosing a development partner.