



SR 2017-2018:02

## **A Resolution to Guide and Support University Development for the Campus South**

**Author:**

**Farris Hamza, President**

**WHEREAS:** The Associated Students, Incorporated (ASI) is the elected student representatives of California State Polytechnic University, Pomona (Cal Poly Pomona); and

**WHEREAS:** The ASI serves as an organized legislative body which conveys student ideas and concerns to the university; and

**WHEREAS:** ASI's motto is "students serving students"; and

**WHEREAS:** California State Polytechnic University, Pomona (CPP or the University) acquired an approximately 300-acre property, known as the Lanterman Developmental Center from the Department of Developmental Services in July, 2015; and

**WHEREAS:** As of July 25, 2017 CPP and the Chancellor's Office have submitted a letter of intent to the Department of Finance stating that CPP will retain jurisdiction of the Lanterman Developmental Center<sup>1</sup>; and

**WHEREAS:** Chair Lou Monville of the Board of Trustees<sup>2</sup> recommended keeping the Memorandum of Understanding (MOU) flexible to accommodate the historic nature of some buildings while being creative in its efforts to secure available funding for energy efficiency and water conservation for future development on the site; and

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<sup>1</sup> <http://www.cpp.edu/~lanterman/documents/CSU%20Letter%20to%20CA%20DOF.pdf>

<sup>2</sup> <https://www.youtube.com/watch?v=i6ue5lj1f9U>

**WHEREAS:** Hellmuth, Obata & Kassabaum (HOK) completed their preliminary assessment of the Lanterman Developmental Center (Campus South) on July 18, 2017<sup>3</sup> where they deemed the land suitable to develop with ample open space for offices, laboratories, industrial and workshop space, academic use, and university housing; and

**WHEREAS:** Reuse of the historical buildings is necessary to fully utilize the site with approximately 80% of these structures needing to remain standing; and

**WHEREAS:** In Brailsford & Dunlavey's Due Diligence Analysis<sup>4</sup>, CPP should break down the institutional qualities of Campus South, making the site part of the larger community and addressing the needs of students and the community at large; and

**WHEREAS:** Brailsford & Dunlavey recommend that CPP seek to decrease the reliance on personal automobiles and improve connectivity with the surrounding communities, accommodating all transport modes suitable for the region; and

**WHEREAS:** The demanded GSF for office/flex space is 250,000 and for retail space is 50,000, totaling in 315,000 GSF; and

**WHEREAS:** The demanded units for market, student, and faculty/staff residential space is 8,723 units; and

**WHEREAS:** According to the preliminary assessment from HOK the estimated operating cost will be about \$3 to \$4.5 million per year which primarily includes security, utilities, and limited staffing; and

**WHEREAS:** The total estimated development costs for the land could range from \$80 million to \$90 million; and

**WHEREAS:** The State of California and the Chancellor's Office will not provide funds for any developments on Campus South; and

**WHEREAS:** The Innovation Village serves as a public/private partnership to serve as a reliable source of funding for the University and builds connections with companies that support the University's Mission Statement; and

**WHEREAS:** The University's values state that three of our focuses are put towards student learning and success, community engagement, and social and environmental responsibility<sup>5</sup>; and

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<sup>3</sup> <http://www.cpp.edu/~lanterman/Lanterman%20BOT%20July%202017.pdf>

<sup>4</sup> <http://www.cpp.edu/~lanterman/documents/Lanterman%20Due%20Diligence%20Summary%20of%20Findings.pdf>

<sup>5</sup> <https://www.cpp.edu/~aboutcpp/calpolypomona-overview/mission-and-values.shtml>

**WHEREAS:** CPP intends to focus on developments for academic excellence, sustainability, and environmental responsibility, on building strong working relationships with neighboring communities, and contributing to the quality of life and economic vitality of the region; and

**WHEREAS:** CPP welcomes input from its constituents, including the general public<sup>6</sup> on the development of Campus South property; and

**WHEREAS:** Collecting input from representatives from every college and at-large organization on campus, ASI presented the students with several ideas including, but limited to: academic use, Innovation Village space, agriculture use, downtown, housing, and energy collection.; and

**WHEREAS:** The consensus reached by the student body resulted in students desiring the land be utilized as a downtown space with an Innovation Village aspect integrated into it; therefore be it

**RESOLVED:** That the ASI requests involvement in committees and discussions pertaining to any developments related to Campus South; and be it further

**RESOLVED:** That the ASI encourages and supports the University's initiatives to consult with the students, staff, and faculty in regards to further developments to the land; and be it further

**RESOLVED:** That the ASI supports the University to follow the recommendations set by HOK, Brailsford and Dunlavey, and the students by establishing public/private partnerships similar to the Innovation Village; and be it further

**RESOLVED:** That public/private partnerships are used to fund development for the land and a downtown/social spot for the community to become more integrated into campus life and provide students activities after school hours in the local area; and be it further

**RESOLVED:** That the ASI encourages the University to repurpose the historical districts that are housing related to serve the purpose of addressing housing insecure students; and be it further

**RESOLVED:** That the ASI encourages the University to implement affordable housing<sup>7</sup> dedicated to students of Cal Poly Pomona; and be it further

**RESOLVED:** That the ASI encourage the University to uphold its values and support local businesses by allowing them to integrate into Campus South; and be it further

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<sup>6</sup> <http://www.cpp.edu/~lanterman/faq.shtml>

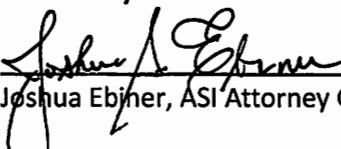
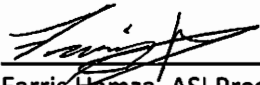
<sup>7</sup> [https://www.huduser.gov/portal/glossary/glossary\\_a.html](https://www.huduser.gov/portal/glossary/glossary_a.html)

**RESOLVED:** That the ASI encourages the University to uphold its values through proper implementation of new sustainable buildings with LEED certification, efficient utilization of renewable resources, and alternative modes of transportation; and be it further

**RESOLVED:** That the ASI encourages the University to establish a reliable form of transportation between the University and Campus South that is free for student usage; and be it further

**RESOLVED:** That the campus agriculture land known as Spadra Farms will not be affected by any developments or possible expansions by Campus South; and be it further

**RESOLVED:** That copies of this resolution be distributed widely, including, but not limited to: University President, Dr. Soraya M. Coley and her cabinet<sup>8</sup>; the University Academic Senate; the University Staff Council; the Associate Vice President of Facilities Planning and Management, Walter Marquez; Director of Facilities, Mark Miller; the City of Pomona Mayor, Tim Sandoval; Pomona City Council; the Poly Post; the ASI Student Government; the ASI staff; and the students of Cal Poly Pomona.

<b>FOR ASI USE ONLY:</b>	
<b>ASI Senate Approval Date:</b> <u>11/16/2017</u>	
<b>Verified By:</b>	
 Joshua Ebner, ASI Attorney General	<u>11/21/17</u> Date
<b>Approved By:</b>	
 Farris Hamza, ASI President	<u>11/21/17</u> Date

<sup>8</sup> “The resolutions in the document will be given careful and due consideration as development plans are constructed. President Coley and/or her designees will consult with ASI and keep ASI informed of discussions and decisions regarding the development of the Lanterman site. The development is a long-term project, possibly 10-15 years or longer, and the University does not know what challenges the campus will face in future years to be able to predict with certainty the final development. ASI, along with faculty and other constituents, will be represented on working committees and given opportunities for input. The property will be developed to support the Cal Poly Pomona mission and benefit the surrounding communities. Our students and faculty members are central to that mission.” – Danielle Manning, Vice President for Administrative Affairs