

APPENDIX I
SDSU PHYSICAL MASTER PLAN PHASE I
PLAN SUMMARY OF PLANNING AND DESIGN ELEMENTS

**SDSU Physical Master Plan Phase I (Existing Conditions) Plan
Summary of Planning and Design Elements and Guidelines Summary**

Design Issue	Conditions Summary				Design Guidelines	Consistency Determination/ Discussion
	Assets	Liabilities	Constraints	Opportunities		
Campus Entries	<ul style="list-style-type: none"> Controlled level of vehicular entry points into the campus Vehicular Gateway at I-8/Canyon Crest at College Avenue Vehicular Gateway at College Avenue at East Plaza Mall Axial arrangement and entry prominence of Campanile Mall and Drive 	<ul style="list-style-type: none"> Entry areas along College Avenue along Lindo Paseo Ave. Entry area along Montezuma Road at 55th Street Entry area along Montezuma Road at Campanile Drive Multiple pedestrian entry points through multiple pathways along the Plaza Mall Undefined entry points for pedestrians from the West Residence/ Chapultepec Halls to the main campus at Aztec Circle Drive Undefined entry points for pedestrians from East Residence Halls/Parking Structure 3 to the main campus Lack of design treatments and wayfinding at pedestrian portals from the pedestrian bridges along College Avenue Lack of design treatments and wayfinding at pedestrian bridge at Parking Structure 4 	<ul style="list-style-type: none"> Lack of jurisdiction over the Redevelopment Area. This area is essential in providing a "front door" entry to the campus Lack of jurisdiction over the College Avenue right of way Lack of jurisdiction over the College Avenue business district Lack of jurisdiction over 55th Avenue and Remington Road Limited space to work with design treatments at exit points for pedestrian bridges 	<ul style="list-style-type: none"> Ability to influence the Redevelopment Master Plan through cooperative efforts Existing life cycle of most buildings in the Redevelopment Area will require redevelopment and can be much more intensive in density and use Axial arrangement and visibility of entry area at College and East Plaza Mall Perimeter nature of access roads and parking facilities allows for the control and concentration of pedestrian flows through entries. A new entry point from "F" and "G" lots (as well as Parking Structure 3 and the East Residence Halls) to the northeast corner of the Aztec Center 	<ul style="list-style-type: none"> In 1996, a campus entry design program was begun. The program addressed the design of the northern campus boundary entries. The program is currently in the implementation stage. Entry points should be highly visible and clear. Entry gateway elements should be developed to help make it clear that a visitor is entering SDSU. Entry gateways should be placed at the edge of the space being defined. This can include the edge of the campus, a district, or a campus neighborhood. The building material palette should be compatible with the edge materials used to define the campus district or neighborhood. Application of campus-wide design treatments (discussed in other sections of this chapter) should occur at pedestrian and vehicular entry points. 	<p>While the form of campus entries will lie largely with architectural and site design plans, it is assumed that SDSU will promote the new northeastern node (Alvarado Campus) as a newly defined campus segment. Entry signs can include corner signage, plaques or welcome/wayfinding placards. Therefore, the proposed project would generally be consistent with this design element.</p>
Campus Edges	<ul style="list-style-type: none"> Topography helps define some of the campus limits Major vehicular arterials and freeways help to define the campus edge 	<ul style="list-style-type: none"> The entire Redevelopment area confuses the edge definition of the campus Development along Hardy Avenue tends to visually hide the southern edge of the campus Remington Road/55th Street confuses the campus edge definitions because it splits the campus The commercial district along College Avenue, north of Montezuma, hides the campus edge in this area The apartment development located at the northwest corner of campus confuses the campus boundary because it is landlocked by the campus, with access only through 55th Street 	<ul style="list-style-type: none"> The campus boundary is set by ownership limitations and is not likely to change Difficulty in bridging the ecological preserve with the main campus Difficulty in connecting the west side of the campus because of the interruption of 55th Street 	<ul style="list-style-type: none"> If Montezuma does not become the new southern edge of the campus then the East/West Plaza Campus Mall can be strengthened to better define this edge With redevelopment eminent, the Foundation Redevelopment area could help to resolve the edge definition problems and extend the edge of the campus to Montezuma Road 	<ul style="list-style-type: none"> Guidelines for edge treatments need to include a materials palette identifying paving patterns, paving materials, plant materials, landscape elements, light standards, banners, lighting treatments, signage, site furnishings, walls, fencing and monuments. These elements should be consistently utilized to establish a campus-wide character that states "You are now on the SDSU campus." Specific guidelines for edge material palettes are discussed in other sections of the Master Plan. Edge treatments shall be applied to the most visible edges along College Avenue (from I-8 to Montezuma Road), Montezuma Road (From 55th Street to East Campus Drive) and edges on I-8. 	<p>Creation of new campus nodes at both the Alvarado Campus location (academic node) and Adobe Falls faculty/staff housing (housing node) will help to differentiate both of these areas which are currently ill defined. Redevelopment of the Alvarado Campus area would help establish an edge in this area which is currently viewed as an edge liability. During site and architectural design, edge defining treatments would be incorporated including walls, signage, site furnishings, etc. Therefore, the proposed project would generally be consistent with this design element.</p>
Campus Landmarks	<ul style="list-style-type: none"> Hardy Memorial Tower – Historically designated structure. Highly visible campus-wide and from I-8 The arches at Hepner Hall – Historically designated structure. Original entry to campus North terminus of Campanile Mall. Gateway to historical area Love Library – Highly visible Love Library Addition – Highly visible from Centennial Mall. Unique domed element Arts Building – Highly visible from east bound I-8. Good condition Central Plant Complex – Highly visible westbound on I-8 Chemistry/Geology Building – Highly visible westbound I-8 Pedestrian Bridges # 1-3 – Highly visible southbound on College Avenue Parking Structure 3 – Highly visible west and east-bound on Montezuma Road East Residence Tower Building (Tenochca and Zura Halls)- Highly visible from east campus area 	<ul style="list-style-type: none"> Hardy Memorial Tower-Poor night lighting of a major campus element Love Library-Dated architectural style with no focal points The arches at Hepner Hall- Obscured by landscape on Campanile mall. Visible only as one of a succession of gateways on Promenade Arts Building – Highly prominent location with mediocre design statement Central Plant-Poor Impression of campus Chemistry/Geology Building-Poor impression of campus East Residence Tower Building (Tenochca and Zura Halls)- Dated architectural style Pedestrian Bridges #1-3 Poor impression of campus Transit Center-Insignificant mall terminus element. Berms obstruct view from Montezuma Road to the arches at Hepner Hall. 	<p>None Stated</p>	<ul style="list-style-type: none"> Hardy Memorial Tower-Possible pedestrian/ elevator access to viewing platform Pedestrian Bridges #1-3- Opportunity for art, signage, landscaping and enhanced architectural bridge treatments Parking Structure 3- Opportunity for landscaping East Residence Tower Building (Tenochca and Zura Halls)- Renovate exterior assembly Transit Center – Opportunity to redesign area with future LRT station incorporated into the Redevelopment Area 	<ul style="list-style-type: none"> Develop landmarks to act as a visual terminus to view corridors and to enhance the wayfinding capability of the campus. Landmarks should be used to add architectural character to each district or neighborhood. Protection of existing landmarks identified in Chapter 4 should also be given a high priority. Of equal importance is the protection of view corridors between major pedestrian areas and the landmarks. The siting of all new structures and major tree groupings must be analyzed to assure that they will not block any of these important view corridors. 	<p>The proposed project would not impact campus landmarks or predominantly visible features from nearby view corridors. However, two project components would be adjacent to visually prominent structures/landscapes. The Student Housing Residence Hall component would be located adjacent to the southern-most pedestrian bridge over College Avenue. The addition of a new building to the complex may provide a design opportunity to continue to modernize the East Residence District look as well as provide enhanced connection points between the buildings and pedestrian bridge. The Student Union Addition would be located next to the edge of campus near the Pedestrian Bridge. This component would help unify the southeast corner of the main campus with the East Campus Residence District. Therefore, the proposed project would generally be consistent with this</p>

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	<ul style="list-style-type: none"> Gateway Building-Campus identity in Redevelopment Area Transit Center – Presently serves as south terminus of Campanile Mall and north boundary of Redevelopment Area. Future site of LRT station West Residence Tower (Chapultepec) Highly visible from West Campus district Parking Structure IV – Highly visible from West and Central campus districts Clock Tower at Student Services – Highly visible from East and Centennial campus districts 					design element.
Campus Nodes	<ul style="list-style-type: none"> West Commons Intersection of Campanile Mall and Hilltop Way Campanile Mall Love Library Quad East Commons/ Bookstore Centennial Mall Aztec Center North end of Business Administration Building Cox Arena at Aztec Bowl Open Air Theater 	<ul style="list-style-type: none"> East side of West Commons and Scripps Terrace Intersection of East Plaza Mall, Aztec Circle Drive and pedestrian footbridge 	None Stated	None Stated	<ul style="list-style-type: none"> Nodes should be carefully developed throughout the campus, especially in those areas of high activity. Spaces where nodes exist should efficiently accommodate high levels of pedestrian traffic while providing area for seating, especially in the sun. Spaces around nodes should also provide differing degrees of privacy where a person can sit or observe others. Nodes provide a sense of place and can help in wayfinding throughout the campus. Wayfinding can be improved if these nodes become more visible, as well as unique. Successful major nodes occur where activity and circulation produce a sense of place and prominence. 	Although not specifically stated as an opportunity, development of the Alvarado Campus could provide the campus with an additional campus node. Depending on the ultimate use of this new academic center, student activities on campus may center around this area. Details of the ultimate design would be consistent with these design guidelines which would facilitate creation of an activity node. The conceptual plaza design of this project component would help with wayfinding within this campus node. The rest of the project components would not impact the vitality of existing campus nodes. Therefore, the proposed project would generally be consistent with this design element.
Campus Views	<ul style="list-style-type: none"> Variety of off-campus views and viewing locations Limited public visual penetration into the campus Consistency between campus form, pedestrian paths, landmarks and view corridors Topographic position allows for prominence of the north campus edge Position of pedestrian bridges crossing College Ave. provide good views 	<ul style="list-style-type: none"> The north and northeast corners of the campus were developed without regard to viewing opportunities and tend to block other views Poor visual termini at the bookstore, campus mall ends, along Aztec Circle Drive, Scripps Terrace and 55th Street High visual penetration into barren parking lots, service buildings and storage areas along the north side of the campus Tennis courts and the Drama building tend to block visual connections between the east and west sides of the main campus 	<ul style="list-style-type: none"> Existing topography cannot be changed Buildings blocking view corridors will not be removed just for this purpose The eastern and western portions cannot be tied together by visual corridors due to building arrangements 	<ul style="list-style-type: none"> The entire northern and eastern edge of the mesa top could take much more advantage of views Visual termini are not that difficult to build and can incorporate public art and memorials Several east/west view corridors could be developed 	<ul style="list-style-type: none"> From its mesa top position, views of Mission Valley, Mission Gorge, Fortuna Mountain, Cowles Mountain, Adobe Falls, Lake Murray Reservoir, Mt. Helix and San Miguel Mountain should be captured and protected. New facilities should not be placed within existing view corridors nor block views from the interior of buildings. Opportunities for enhancing existing views should be explored where ever possible. Spaces between buildings that currently have views should be explored where ever possible. Spaces between buildings that currently have views, should have seating areas and pathway orientations directed toward these views. New building projects should orient outdoor plazas, seating areas and window placements to take advantage of views. Placement of trees and the pruning of these trees should also be addressed avoid view blockage. 	The Adobe Falls Faculty/Staff component area is located within the existing distant view corridor along north campus. However, due to the topographic difference, the Adobe Falls development would be much lower in elevation and would therefore not block north campus views of Mission Gorge or Fortuna or Cowles Mountains. Similar to Adobe Falls, the sunken elevation of the Alvarado Campus, Alvarado Hotel, and Villa Alvarado Residence Hall expansion sites would not preclude main campus building views of El Capitan and Grossmont. The Alvarado Campus, Alvarado Hotel and Student Housing elements are also within areas designated as "highly visible" from major thoroughfares – extra attention to design would occur to ensure that these elements blended with the existing campus urban form and help to define campus edges and nodes. Therefore, the proposed project would generally be consistent with this design element. <i>Section 3.1, Aesthetics and Visual Quality</i> describes impacts related to viewsheds in more detail.
Site Form	<ul style="list-style-type: none"> Historic neighborhood quadrangles and courtyards- Historic site form Scripps Terrace- Intense linear pedestrian pat. Tree-lined street 	<ul style="list-style-type: none"> Tennis courts block three axial arrangements between the Cox Arena at Aztec Bowl, Peterson Gym, Music and Dramatic Arts buildings The northeast corner of the campus is lacking in any formal 	<ul style="list-style-type: none"> The canyon running north/south in which parking Structure 4 is located tends to split the campus in two and prevents the 	<ul style="list-style-type: none"> The existing form of the campus is clear and can be built upon The mesa-top topography is conducive to formal arrangement 	<ul style="list-style-type: none"> Site studies are conducted on a per project basis in which individual project factors such as environmental, soils, utilities, topography, massing and location, etc., are evaluated. 	Two project elements could impact existing site form opportunities – the East Campus Residence Hall and the Student Union. The Student Housing would provide an

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	<ul style="list-style-type: none"> • Pedestrian Promenade from Centennial Mall to East Commons- Buildings to the north are strong, asymmetrical borders to the diagonal pedestrian path. They form the historical College Avenue façade of the original campus, and provide counterpoint to the Cartesian geometry of the newer campus to south • Path north of chemistry/Biology Building – Ficus Tree acts as a terminus • Alley at north façade of the Physics and Physics Astronomy Buildings – Intense linear pedestrian path • Campanile Mall- Well defined linear pedestrian space. Existing or implied building edges on east and west sides. The perceived extension of Campanile Drive is supportive of the urban campus concept. • Centennial Mall/ perimeter building – Well defined linear pedestrian space, strong building edges and raised porches on plaza • Aztec Central Green Veteran's Memorial – Landmark obelisk at apex of greenspace. Aztec Center Building- raised porch element fronting onto Green. • West and East Plaza Malls – Southern boundary of campus, pedestrian path 	<p>space, axial arrangement or view corridor that would provide a sense of structure</p>	<ul style="list-style-type: none"> • extension of the mesa top campus form • The curvilinear nature of Remington Road and College Avenue and their associated slopes and lower land forms prevent the extension of some of the geometric arrangements of the campus mesa top • The structured arrangement of the northeast corner of the campus can not be easily fixed without the wholesale removal of a substantial number of buildings 	<ul style="list-style-type: none"> • Several new buildings can be placed in areas where they can enhance the existing form 	<ul style="list-style-type: none"> • The guiding force for site planning should be to direct the arrangement of new buildings to achieve clarity of districts, neighborhoods, entries, nodes and roadways. • Strong linear axial arrangements of buildings in the central urban core of "city blocks" along the plazas should continue to be reinforced. The meandering nature and intimate scale of the Quad area should be protected. The promenade between the two spatial arrangements should be protected and enhanced with gateway elements along the edge separating the historic core and the more open sections of the campus. Setbacks should be maintained to enhance view corridors and circulation systems. • Buildings should be used as elements of spatial enclosure to reinforce existing campus site forms. Outdoor spaces between buildings can be designed to create variety in volume of space and sense of enclosure. • The form of a building is derived from the articulation of its massing. Form is characterized by shape and silhouette. The size and proportion of a building's elevations and roof are the primary form-defining characteristics used in relating a new building to its setting. In terms of basic form, new buildings should be contemporary architectural expressions that are respectful of the historic, or modern form language found in existing adjacent buildings. • The first step in the development of a new building will include the review of the adopted campus Master Plan Phase II document. Phase II will identify appropriate areas for future campus development and identify the comprehensive issues facing the site. These issues will include limitations and restrictions on environmental, safety and land use compatibility. An overall site development plan (similar to a functional/bubble diagram) should be established that provides a framework within which individual buildings can be compatibly integrated and coordinated with other buildings. A written program should then be formulated that addresses building space requirements; access requirements for pedestrians, vehicular and service traffic; setback requirements; and utility requirements. A preliminary site plan should be developed that formulates the general location, massing and orientation of new buildings. This site plan should be based on the program and desired relationship to other buildings, site circulation, parking, natural site features, views, campus form and climate. The site plan should also summarize all known environmental and cultural constraints, as well as functional relationships with other structures, pedestrian patterns and spatial arrangements of the immediate area. With the development of a site plan 	<p>opportunity to establish an alignment between the main portion of campus west of College Avenue and the existing East Residence Hall Complex. During site design, this arrangement concept will be incorporated to make a more seamless connection between the East Residence Hall and main campus nodes. The Campus Conference Center building would be located adjacent to an existing alignment area between Peterson Gymnasium and the Theatre Arts area of campus. This new element would not conflict with this corridor; its presence within this activity area may help establishment of an additional corridor consistent with site design guidelines.</p> <p>Once site design phases are commenced, adherence to site design guidelines would occur. Therefore, the proposed project would generally be consistent with this design element.</p>

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					<p>by the consultant, campus planning staff should then be responsible for reviewing the site plan to make sure that it is consistent with the adopted Master Plan and that it meets the following objectives:</p> <ul style="list-style-type: none"> - The layout of entries, nodes and building complexes should be functional and emphasize the relationship of the three dimensional buildings to the ground plane. - Appropriate terminuses should be provided for roadways, pathways and view corridors to improve the visual quality of the campus. - Expansion areas and future projects should maintain open space continuity to preserve the natural character of SDSU and provide a desirable buffer between the campus and adjacent noise/traffic and sensitive land uses. <p>Often buildings are designed and sited with little regard to climatic conditions. Typically, there has been a heavy reliance on the mechanical and electrical systems of a building to moderate climatic conditions. Consideration should be given to prevailing winds, solar orientation and micro-climate conditions. Building orientation as related to solar and wind conditions, building form in terms of shape, massing, fenestration and color, and planting can all be used to modify the adverse effects of the climate.</p>	
Campus Neighborhoods	<ul style="list-style-type: none"> • West housing- Recognizable position at western edge of campus. Tower landmark. A group of similar uses. Similar architectural character. • West Parking-Recognizable position in canyon. Parking Structure 4 is a landmark. Convenient to campus. A group of similar uses. ADA accessible. • Athletics-Recognizable position at canyon edge and end of East/West promenade. Intense, continuous pedestrian use. A group of similar uses. Similar architectural character. Shady and cool outdoors. Buildings provide acoustic barrier between pedestrian paths and freeway • Historic-Recognizable position as terminus of Campanile mall. Recognized by architectural character and intimate scale. Tower landmark. Distinct because of courtyard/pathway typology, a condition that contributed to the village ambiance of the North District. A group of similar uses. Except for minor aberrations, a completely pedestrian environment. Shady and cool outdoors • Arts and Science- Recognizable position at North East edge of campus. Recognizable by courtyard/pathway typology, contributes to village ambiance of the North District. Intimate scale. A group of similar uses. Except for minor aberrations, a completely pedestrian environment • Campanile- Recognizable by grand scale and the linear axis of the mall. Recognized by the regularly- 	<ul style="list-style-type: none"> • West Housing- No land for housing expansion without demolition of existing facilities, or demolition of resident parking. No dining Facility. • West Parking- Lack of landscaping in parking areas. Lack of speed bumps or elevators from lower surface parking areas. Remnants of Aztec Bowl. • Athletics- Lack of parking for new Cox Arena at Aztec Bowl need. PE 700 field inappropriately located on Campanile Mall. Poor pedestrian connection between East Annex to 55th street. ADA non-compliance at Peterson Gym and the Exercise and Nutritional Sciences building. • Scripps- ADA non-compliance. • Historic- ADA non-compliance. Intense use accelerates wear and tear of historic structures. Difficult Fire Department access to some courtyards. • Arts and Science- ADA non-compliance. Deferred building maintenance. • Campanile- Poor landscape and hardscape relationship to visual axis. Intense, intermittent pedestrian use from adjacent occupancies. Transit Center does not provide adequate terminus or, alternatively, does not provide design elements that enhance the open visla down Campanile. • Centennial- Use of landscaped amphitheater west of Aztec Center is unresolved. Neighborhood bleeds off to southwest for lack of edge. • South Campus- Current site is underutilized. Lack of edge definition on College Ave., Montezuma Road and 55th Street. • Alvarado Housing- No land for housing expansion without 	None Stated	None Stated	<ul style="list-style-type: none"> • The campus shall reorganize that neighborhoods will foster a sense of place and encourage the development of neighborhood guidelines. 	<p>It should be noted that existing campus neighborhoods have evolved since the drafting of the Physical Master Plan in 1997. The Student Housing, Alvarado Hotel and Alvarado Campus are all located within the East Campus District. The Student Housing project would be located in the east housing and east housing neighborhood (even though one of these neighborhoods is designated as the east parking neighborhood, parking would still be a major component of this neighborhood). This would be consistent with the existing land uses in this area of campus. The Alvarado Hotel would be located within the Alvarado Housing neighborhood; the nature of the hotel land use would generally be consistent with this neighborhood – quiet and residential in nature. The Alvarado Campus Component was not envisioned in the 1997 Physical Master Plan. Lot D is located within the Alvarado Housing neighborhood but due to separation by Alvarado Creek, establishment of a non-residential use in Lot D would not hinder the peacefulness currently present in the Alvarado Housing neighborhood. The Campus Conference Center is planned for location within the</p>

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	<p>spaced, isolated buildings blanking mall. Similar architectural style.</p> <ul style="list-style-type: none"> • Centennial- Recognized by grand scale. Recognized by the enclosure formed by similar buildings surrounding large, bright plaza. Tower landmark. Intense, continuous pedestrian use from adjacent occupancies. Building base/porch typology contributes strong edge to plaza • South Campus- Recognized by scale and mass of similar structures. Proposed agreement to develop in conjunction with campus needs. Proposed intense, continuous pedestrian use from residential/commercial occupancies. Access from main city streets • Alvarado Housing-Recognizable position at eastern edge of campus. Similar use. Similar architectural character • East parking-Recognizable position at east of College Avenue. Bridge landmarks. Convenient to campus • East Housing- Recognizable position east of College Avenue. Tower landmark. Convenient to campus. Similar use. 	<p>demolition of parking. Freeway noise. Lack of landscaping in parking 'D' lot.</p> <ul style="list-style-type: none"> • East Parking- Lack of landscaping in parking areas. No land for housing expansion without demolition of existing facilities or demolition of resident parking. No dining facility. 				<p>Campanile neighborhood of Central Campus. This component would serve to facilitate the student activity envisioned in the Campanile neighborhood. The U Lot Residence Hall location is not within a designated campus neighborhood, however, its proximity to the existing west housing neighborhood would facilitate function of this campus node. The Adobe Falls Faculty/Staff component is not listed as an existing campus district or neighborhood. Therefore, the proposed project would generally be consistent with this design element.</p>
Building Character	<ul style="list-style-type: none"> • Historic central quadrangles/Historic Core Buildings- Circulation relationship of quad and surrounding arcades, good examples of intimate academic quads, human scale, authentic building details. • Historic easternmost courtyard/Historic Core Buildings- Well defined courtyard volume. • Alley/north façade of physics and Physics Astronomy Buildings. • Avenue of Arts/south façade of the Art Building. • Scripps Terrace/ South façade of the Family Studies Building- Acoustic barrier from freeway noise. • Campanile Mall/ buildings to the west and east- Well defined linear space. • Centennial Mall/ perimeter buildings- Well defined building edges and raised porches on plaza. • Aztec Central Green, Aztec Center and the East Plaza Mall – Strong raised porch element fronting the Green. • Pedestrian Promenade from Centennial Mall to East Commons/ building facades to north- Buildings are strong asymmetrical borders to diagonal pedestrian path, historical College Avenue façade of original campus, counterpoint to Cartesian geometry of new campus to south. 				<ul style="list-style-type: none"> • Designers must carefully study the functional requirements of a building to ensure the proper operation of the building, its systems and surrounding amenities (Existing). • While recognizing that SDSU has to some extent acquired a variety of architectural expressions during its evolution, serious attempts have been made by campus planners in the last decade to unite the architectural vocabulary of the San Diego campus with that of the original campus quad (Existing). • Because the lowest initial cost does not necessarily mean the lowest total cost, lifecycle cost analysis should be an important component of the design process. When designing building systems, operational factors to be considered include functionality, cost, reliability, long life, energy conservation, maintenance costs, simplicity and adequacy of control system, and availability of replacement parts. The University's goal is to make the buildings and grounds as energy efficient as possible (Existing). • It is University policy to acquire, build, and maintain (to the maximum extent feasible) buildings and other facilities which provide an acceptable level of earthquake safety at all locations (Existing). • Its University policy to minimize the risk of injury to persons and damage to property from fire. Design University facilities with fire prevention, detection, reporting, and suppression systems s are necessary to protect students, employees, and the public against injury, and University property against loss (Existing). • It is University policy that all new projects be designed and constructed for accessibility by persons with disabilities. When existing University 	<p>The lack of specific site designs makes it difficult to analyze whether project components would be consistent with these design guidelines. However, during project design, building character will be designed in accordance with stated Physical Master Plan Guidelines. Therefore, the proposed project would generally be consistent with this design element.</p>

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					<p>facilities are renovated, such renovations will be designed and constructed so that all programs occurring in such facilities are fully accessible (Existing).</p> <ul style="list-style-type: none"> • It is University policy to preserve and enhance architecturally significant buildings (Existing). • Roofing tile shall be standard 18" mission style, color to match campus existing colors and patterns (Existing). • All new construction or alterations to existing facilities must include harmonizing physical features that are recommended campus wide, provide the identifying physical features that will help to define neighborhoods and create the unique physical features that will improve the distinctiveness of spaces and building complexes. All design features should help to create a contemporary urban campus that has its roots in the historical nature of the site while branching into unique neighborhood areas. All design efforts must be direct, simple and practical. An emphasis on durable and easily maintained materials is required. • Often the best method for describing guidelines for future development is to identify the existing architecture that represents the best implementation of the guidelines. Architecture of merit includes historical expressions of Mission Revival architectural form. • Many of the existing structures at SDSU do not contain an identifiable architectural theme. Much of the architecture could be characterized as utilitarian. Since most of these existing structure will remain, all new architecture should be harmonious with these facilities but strive to build on the historical vernacular and regional context of the campus. • Successful architecture will proportion openings to carefully relate to the larger mass of the building itself. Proportional relationships are established with other elements such as columns and colonnades, arches and arcades, and projections and recesses. Architectural detailing may be used to define proportional elements of a building's character. • Exterior building materials should provide and contribute to a cohesive and consistent architectural character. • Exterior building colors are one of the most visible design elements used to relate buildings physically and to strengthen identity within the visual environment. Colors shall be used which evoke a historical Spanish/Mission Revival Style of architecture. • Site design should be consistent with Physical Master Plan guidelines relating to walls, entrances, windows, exterior stairs, roofs, gutters, downspouts, mechanical stacks and other miscellaneous 	

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Informal Open Space Elements	<ul style="list-style-type: none"> The area on the slope west of Canyon Crest Drive to the northwestern boundary is an area of native vegetation. The area on the slope between Aztec Circle Drive and the west face of Storm Hall. The slope west-northwest of Chapultepec Hall. The area north-northeast of parking "A" lot is an area of biological and habitat preserve. The arched strip of land north of the Villa Alvarado Hall housing area bounded by Alvarado Road on the north, parking "C" Lot on the south and west, and "D" Lot on the east. The area north of the freeway currently designated as a biological and habitat preserve. Alvarado creek stream course and adjacent riparian areas. The Aztec Central Green, Aztrac and associated recreation fields. Scrapps Cottage Park. 	<ul style="list-style-type: none"> Tennis courts- interrupt formal open spaces. PE field number 700- should be developed as an urbanized core of campus. Open space areas associated with major surface lots in northwest and southeast corners of the campus. 	<ul style="list-style-type: none"> Finite amount of natural open space that cannot be recreated. Constraints related to topography and campus development. Large space requirement for recreational fields and court sports. Limited land adjacent to existing recreation fields for creating the necessary additional fields within a succinct land use neighborhood and as appropriate for campus housing facility recreational use. 	<ul style="list-style-type: none"> Integration of natural open space and slopes into canyon edge facility development. Integration of recreational trails into natural areas including the preserve located north of I-8 Increased landscape plant materials can be added to non-native slopes to provide better buffering between the campus and adjacent streets and neighborhoods. 	<ul style="list-style-type: none"> No guidelines have been developed 	<p>The Adobe Falls Faculty/Staff Housing, Alvarado Hotel, Villa Alvarado Residence Hall expansion and Alvarado Campus would be located in or adjacent to unique natural features as defined in the Physical Master Plan. The Alvarado Hotel, Villa Alvarado Residence Hall expansion, and Alvarado Campus would be adjacent to Alvarado Creek – design of these facilities would respect the boundary of the riparian area and provide further enhancement of this urban creek feature. The U Lot Residence Hall would be located adjacent to significant recreational open space, however, impacts due to construction would avoid this open space area, thereby maintaining consistency with this policy. The Adobe Falls Faculty/Staff Housing project element would be located within natural open space. While this project component would eliminate a portion of natural habitat, the Adobe Falls and Alvarado Creek area would be preserved, enhanced, managed in perpetuity and ultimately provide SDSU and the greater San Diego Community with a unique open space amenity. Therefore, the proposed project would generally be consistent the Physical Master Plan's intent of providing for informal open spaces.</p>
Formal Urban Spaces	<ul style="list-style-type: none"> All formal spaces, by definition, are considered to be campus assets unless they do not function properly or detract from the aesthetics and form of the campus. The Centennial Mall and Campanile Mall are two very important resources to the campus. Many of the smaller courtyards provide interest and a sense of discovery. 	<ul style="list-style-type: none"> All building entrances that do not contain a formal urban space should be considered as liabilities unless they are minor buildings or structures. Extensive use by vehicles for service, deliveries as well as by staff and visitors interrupts the functional and visual aspects of these important spaces. West Plaza Mall does not function or have the design elements of a mall. Aztec Circle drive, Avenue of the Arts, Scripps Terrace and Hilltop Way function as important promenades but are currently aesthetically and functionally developed as roadways. Extensive amounts of asphalt for vehicular circulation and parking occurs throughout the campus even in areas that are extremely small yet service high levels of pedestrians. 	<ul style="list-style-type: none"> As future development must occur, the amount of space for formal outdoor space will continue to decrease. Topographic conditions in several areas of the campus limit the ability to establish formal and geometrically designed spaces. Accommodation of vehicular traffic and service/ emergency traffic must occur through areas designed for pedestrians. 	<ul style="list-style-type: none"> Roadway spaces can be converted to pedestrian spaces while still being able to support restricted vehicular use. With demolition of the smaller low-density buildings in the northeast and north portions of the campus, an opportunity to increase courtyard space exists. Lighting, signage systems and site elements can be added to a number of partially enclosed spaces to make them more formal and functional. 	<ul style="list-style-type: none"> Use buildings and landscaping as elements of spatial enclosure to define outdoor space for orientation, creation of a sense of place, and transitional space between man-made and natural environments. Utilize the spaces between buildings as opportunities to develop outdoor "rooms" for various activities, visual focus, scale definition, circulation, and visual connections. The project limits of new buildings should be extended into the fabric of the campus to include spaces not only directly around the building, but between it and other spatial definers, such as buildings and major landscape elements. Many opportunities are lost and leftover spaces created simply because the project limits stopped at a predefined distance from the edge of the building. Public safety should always be kept in mind when creating spaces. Since the campus has so many small and hidden spaces and since a high level of night-time use occurs, it is essential that design principles provide for the utmost visibility into and from these spaces. No solid walls or solid landscape masses above three feet should be 	<p>Due to the conceptual nature of project designs, it is difficult to analyze for consistency with formal exterior spaces. That said, all project elements would be designed in accordance with design guidelines and urban space treatments outlined in the Physical Master Plan. Therefore, the proposed project would generally be consistent with this design element.</p>

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					<p>allowed. If walls or plant material is needed above three feet, then the walls should be semitransparent and plant material pruned to allow visibility through them. In no case should any element be added in enclosed spaces that would allow a person to be hidden from others. Lighting levels should be high enough to make sure that all corners of these enclosed spaces are well lighted.</p> <ul style="list-style-type: none"> • Site future buildings and landscape elements to reinforce existing setback patterns that will enhance and extend existing plazas. Plaza and courtyard widths shall be defined by the building facades and raised platform footprints of adjacent buildings. • All new buildings along Centennial Mall and Campanile Mall will be held to a building façade setback defined by the existing buildings around these malls. Minor encroachments can be made if it can be shown that no view corridors are blocked, that pedestrian traffic will be handled appropriately and that the form and mass of the building does not dominate or appear to intrude into the courtyards. • All new projects shall include a small entry plaza at the main entrance of the facility. • All new projects shall create small courtyards (skylight or open to the sky) as internal forms to the building, or as new forms adjacent to the building. • Courtyards and plazas should be placed on the south east, south or southwest side of buildings in order to be exposed to the sun. Enhanced walkways should occur on all sides of buildings, regardless of solar orientation. • Higher quality paving materials should be used and care given to make sure that the reflectivity of these materials is not so high as to make the area uncomfortable to walk through or sit in. • Water features, rock elements, sculptures, public art, memorials and plaques should all be encouraged in these areas. • A hierarchy of plant material including vertical accents, tree canopies, shrub masses, ground covers, vines and turf should be incorporated into these plazas and courtyards. Extensive use of colors, forms and patterns should be encouraged. • Whenever possible, activities should be accommodated and encouraged in these areas. Opportunities for siting plazas and courtyards next to high levels of pedestrian flow or next to areas of activity and eating facilities should be taken advantage of wherever possible. • All courtyards and plazas will contain areas for seating such as formal benches or informal seat walls. Depending on the site orientation, shade will be required in these areas either from overhead structures, building overhangs, or trees. 	
Landscape Resources	<ul style="list-style-type: none"> • Major trees, mature vegetation or interesting patterns of plant material that are visually prominent. • Native vegetation on natural land forms. 	<ul style="list-style-type: none"> • North campus area including spaces around the Engineering Building, Physical Plant/ Boiler Shop, Physical Plant Building, and the Co-Generation Plant 	<ul style="list-style-type: none"> • Budgetary construction cost limits and maintenance constraints. 	<ul style="list-style-type: none"> • Removal of pavements and older, non-historic buildings and replacement with pedestrian 	<ul style="list-style-type: none"> • No formal or informal policies exist for landscape elements beyond lighting listed below (Existing). • Exterior lighting design for walkways, parking lots, 	<p>Due to the conceptual nature of project designs, it is difficult to analyze for consistency with formal landscape design</p>

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	<ul style="list-style-type: none"> High quality and design intensive amounts of plant material. Large mature trees and shrubs that give a substantial historic and mature feeling to the campus. 	<ul style="list-style-type: none"> The southwestern/ Aztec Circle Drive front side of the Chemistry- Geology Building. The court bounded by the industrial Technology Building, Physics and Physics Astronomy Buildings, and Physical Sciences Building. The delivery, service, parking area bounded by the physics Building Physic Astronomy Building Faculty/Staff Center Building, Administration Building, East Commons, and the Communications Clinic Building. The southern court between Storm Hall and Nasatir Hall. The slope around the pedestrian stairway between Aztec Circle Drive and West Commons. Parking Lots "W" and "X". The strip west of Canyon Crest Drive before the area of native vegetation on the slope. West campus areas including the strip along the north side of Remington Road and the strip west of 55th Street (especially near N Lot). Various central campus areas including the West Plaza Mall, the center quads of Campanile Mall, the center strip of grass in Centennial Mall and the space between the Exercise and Nutritional Sciences Building and the Exercise and Nutritional Sciences Building Annex. Several East campus areas including Parking Lots E, F, G, H, and I and the western court between Olmeca Residence Hall and Maya Residence Hall. 	<ul style="list-style-type: none"> Difficulty in establishing native plant material areas. Existing native areas should be considered as constraints to new development. Limited planting spaces in the northeast quadrant of the campus. 	<ul style="list-style-type: none"> plazas and pathways that include plant material. Perimeter and interior parking lot tree placements. Streetscape development along Aztec Circle Drive, Canyon Crest, Avenue of the Arts, Scripps Terrace, and Hilltop Way. Extension of West Plaza Mall and other areas out into the Redevelopment property up to Montezuma Road can represent opportunities for new streetscape developments. 	<ul style="list-style-type: none"> and streets shall comply with the illuminating Engineers Society Standards. Exterior lighting fixtures shall use low pressure sodium lamps matching existing installations. Metal halide lighting sources may also be used (Existing). It is the policy of the University to meet safety and security standards first and foremost. At the same time, the lighting systems should strengthen the public's impression of the SDSU campus by accenting unique architectural qualities and enhancing pedestrian activities. Given these design criteria, the underlying framework of the system should be structured to maximize efficiency and minimize costs. Construction costs, energy efficiency, life cycle operating costs and maintenance costs should all be considered. Roughly 40% to 5% of the electrical power used at SDSU is consumed by lighting systems. Design teams are instructed to contact the utility company serving the campus so that upgrade projects can be structured to meet the requirements of rebate incentive programs for efficient lighting. When possible, outdoor light is controlled by automatic timers. The use of standardized and energy efficient light fixtures is advocated. Minimum standards are to be met, but not exceeded, except in special circumstances like task lighting, to maximize energy efficiency. (Existing) The overall design concept for plant material selection at SDSU is to use a palette of plants that are suitable for a semi-arid climate. An extensive list of approved plant materials has been included in Appendix 1 (a component of Phase II, not available in this Phase I report). The landscape architect responsible for project design should be allowed flexibility in selecting appropriate species. When a plant is selected that is not on the approved list, it will be the responsibility of the landscape architect to justify the selection. Criteria that must be met in all cases include: <ul style="list-style-type: none"> Low maintenance. Ability to adapt to poor soil conditions. Ability to adapt to reclaimed water use. Low water requirement. Non-invasive species. Durable and resistant to abuse. Native, indigenous or visually similar to natives found in the San Diego region. Consistent with other plant materials found in the same "Design District". 	<p>elements. That said, all project elements would be designed in accordance with landscape guidelines outlined in the Physical Master Plan. Native plant material would be utilized along all sensitive riparian areas and along edges of the Adobe Falls Faculty/Staff Housing development. The Student Housing component would incorporate landscape treatment that would continue to benefit the existing East Campus Residence Hall landscape improvement effort. Therefore, the proposed project would generally be consistent with this design element.</p>
Wayfinding Systems	<ul style="list-style-type: none"> All areas listed on Figure 4-12 as High Wayfinding Capability. Formal and axial arrangements of the campus. Larger plazas and spaces that allow for fuller view of building arrangements. Formal arrangements of buildings in around 	<ul style="list-style-type: none"> Crowded and dense nature of the northeast corner of the campus. Limited sight lines and view corridors. Lack of signage and building numbering system. 	<ul style="list-style-type: none"> Cannot change the basic form of the campus that makes it difficult to wayfind. Constant change in pedestrian/ vehicular spaces and the use of roadways by pedestrians use of 	<ul style="list-style-type: none"> Centralized and controlled pedestrian entrances from parking structures and parking lots routed through pedestrian bridges. Incorporation of site elements, 	<p>Although wayfinding systems generally include all spatial, architectural and landscape architectural elements outlined above, guidelines are focused specifically on signage systems. Specific guidelines were identified for the following:</p> <ul style="list-style-type: none"> Sign Placement 	<p>Due to the conceptual nature of project designs, it is difficult to determine what types of wayfinding elements would be located throughout project elements. Conceptual designs of the Alvarado Campus, Campus Conference Center, Student Union Addition,</p>

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	<ul style="list-style-type: none"> Centennial Mall and Campanile Mall. Limited number of streets and turns where drivers must make decisions 		pedestrian spaces by vehicles.	lighting, signage, landscape treatments and public art to form a wayfinding system.	<ul style="list-style-type: none"> Lettering Directional Signage Building Identification Signs Kiosks 	Alvarado Hotel and Student Housing would include axial arrangements of buildings with exterior courtyards which would provide space for wayfinding features. Site design plans for the Adobe Falls Faculty/Staff Housing project elements would be developed to be consistent with the Physical Master Plan. Therefore, the proposed project would generally be consistent with this design element.
Memorials and Public Art	None Stated	None Stated	None Stated	None Stated	All new projects shall include either a sculpture or mural. Plaques, memorials, species paving designs, or wall treatments should count toward this art requirement, but should not fully satisfy it. Elements should be placed in such a manner to help identify major entrances, to define exterior spatial environments and to assist in wayfinding.	While assets, liabilities, constraints, opportunities were not identified for public art, each project component would incorporate space for public art as appropriate. Design of space for art would occur consistent with memorial and public art guidelines. Therefore, the proposed project would generally be consistent with this design element.
Vehicular Circulation and Parking	<ul style="list-style-type: none"> The campus is served by an outer loop system- College Ave., Montezuma Road, 55th Street, Aztec Circle Dr., Canyon Crest Drive- and an inner loop system- Aztec Circle Drive. These two systems support a surrounding public access element and an inner semi-private element. Conflicts exist but the concept is clear and easy to understand A majority of campus parking is appropriately accessed from the outer loop system. This has substantially reduced vehicular traffic in the academic areas and enhanced the pedestrian environment Campanile Mall, an extension of Campanile Drive, and Centennial Mall, an extension of College Ave., both provide view corridors into the campus to passing traffic on college Ave., and Montezuma Road, reinforcing the campus presence and aiding campus navigation. College Avenue exit at I-8 is convenient to campus without substantial impacts to the surrounding community. 	None Stated	None Stated	None Stated	A hierarchy of streets needs to be defined within campus in order to separate incompatible types of traffic and to emphasize the streets that should be used for certain purposes. Definitions of primary, secondary, tertiary and service/fire access streets are provided. Parking guidelines are also established	The Alvarado Hotel, Student Union Addition and Student Housing components would not impact existing campus streets, therefore consistency with guidelines would not be necessary. The Alvarado Campus and Adobe Falls Faculty/Staff Housing would result in construction of new campus streets. Street design including amenities such as bicycle lanes, bus/shuttle stops, etc. will be contemplated in accordance with stated guidelines in the Physical Master Plan. Therefore, the proposed project would generally be consistent with this design element.
Pedestrian and Bicycle Circulation	<ul style="list-style-type: none"> Centennial Mall is the center of campus pedestrian activity, supported by the Library, food services and student services. It is a place of continuous, intense pedestrian activity. The mall is broad and bright and offers numerous view corridors to landmarks and distant parts of the campus. The walking surface consists of precast concrete pavers. The Promenade connects to west and east ends of the campus. This area is sufficiently wide and offers a number of pedestrian experiences. All surfaces are concrete based. Campanile Mall connects to the East and West Plaza Malls and the Transit Center. Concrete walking surfaces are in reasonable condition but should be replaced, ADA compliant. The Mall is important as a view corridor from Montezuma Road to Hepner Hall 	None Stated	None Stated	None Stated	<ul style="list-style-type: none"> Primary walkways linking major activity centers that carry a high volume of pedestrian traffic may be located either adjacent to primary streets or woven between buildings that attract high concentrations of people. Plazas, promenades and malls function as these pedestrian paths and should be used in interior portions whenever possible. Secondary walkways that link normal activity centers and carry moderate numbers of pedestrian traffic should be eight feet wide, made of concrete or asphalt. Tertiary walks provide the necessary linkages for complete continuity. These walkways should be six feet wide and can be located adjacent to the curb of the street. Design treatments are defined for crosswalks, 	Due to the conceptual nature of project designs, it is difficult to analyze for consistency with formal pedestrian and walkway guidelines. That said, all project elements would be designed in accordance with design guidelines outlined in the Physical Master Plan. Therefore, the proposed project would generally be consistent with this design element.

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	<p>and as a major utility lane. The mall is sufficiently wide and offers opportunities for additional pedestrian amenities.</p> <ul style="list-style-type: none"> The Quad is an historic, intimately scaled pedestrian environment characterized by courtyards and narrow connecting walkways and covered arcades. It is the most climactically- responsive pedestrian element on the campus. Aztec Court is a landscaped courtyard on the Promenade, north of the Library. Aztec Court offers seating and shade. It is a well-proportioned and comfortable pedestrian experience between the broad and bright adjacent plazas and Promenade. East Plaza Mall contains important pedestrian resources. This area offers a good connection between the east and west ends of the campus. Foolbridge I, II and III – Foolbridges are a major entry element on College Ave., and facilitate uninterrupted traffic flow on College Avenue. Parking Structure 4 Foolbridge- The foolbridge is heavily used as a direct link from the west campus residence halls. 				<ul style="list-style-type: none"> steps, ramps and handrails Design guidelines/strategies are established for a campus barrier removal program (compliance with Americans with Disabilities Act) 	
Transit Facilities	<ul style="list-style-type: none"> Frequent MTDB bus service. Close proximity to major arterials. Existing locations of transit center and bus stops. 	None Stated	None Stated	<ul style="list-style-type: none"> Future extension of the LRT system. Future shuttle routes and services. 	<ul style="list-style-type: none"> Coordinate a user-friendly LRT station with the Foundation Redevelopment area project. Add a user-friendly inter-campus shuttle service to make all parking areas convenient to all students, faculty and visitors. <p>All project elements except Adobe Falls Faculty/Staff Housing would be located in proximity to new LRT stations – it is likely that campus commuters would utilize these facilities to gain access to these new campus buildings. All project elements would be serviced by the Red and Black Shuttle in order to provide easy access to major campus nodes. Therefore, the proposed project would generally be consistent with Physical Master Plan transit guidelines.</p>	