

APPENDIX M

Community Outreach

Outline

- Project Overview
- NOP Scoping Process
- Next Steps
- Draft EIR

Project Overview

- Up to 2700 beds
- 6 to 12 stories
- Phased project
- Located around Chapultepec Hall



Project Overview



NOP Scoping Process

- Purpose of Scoping Process
- Received 140+ comments
- What happens to the comments?
 - Copy included in the Draft EIR
 - Considered in evaluating impacts
 - Also posted on line
- www.sdsu.edu/chapultepec

January 19, 2017

Laura Shinn, AIA, AICP
Director, Facilities Planning, Design and Construction
San Diego State University
San Diego, CA 92182-1624

Subject: December, 2016 Notice of Preparation (NOP) of Environmental Impact Report

Dear Ms. Shinn:

On behalf of the College View Estates Association (CVEA), comprised of the residents and homeowners to the southeast of the SDSU campus, I am writing to you regarding the proposed SDSU Remington Dorm Complex. The CVEA is a non-profit organization that represents the interests of the residents and homeowners in the area. We are concerned about the impact of the proposed project on the neighborhood and the environment. We believe that the project will have a negative impact on the neighborhood and the environment. We are requesting that you consider our concerns and take appropriate action to mitigate the impact of the project. We are also requesting that you provide us with the opportunity to provide input on the project. We are confident that our input will be helpful in the decision-making process. Thank you for your attention to this matter.

1/23/2017

San Diego State University Mail - Remington Dorm Complex



Laura Shinn <lshinn@mail.sdsu.edu>

Remington Dorm Complex

1 message

Jim Corrigan <jpdrower@cox.net>
To: lshinn@mail.sdsu.edu
Cc: cveatreasurer@gmail.com

Dear Ms. Shinn,

We have been residents on Drover Drive for the past 22 years in the University Campus. We are proud that many of our neighbors are as alumni, which adds to the richness of our community. We are finest communities in San Diego. With this being said, let me say add residential dormitory space. We recognize and applaud the University's commitment to provide housing for its students. We believe that this will well as help alleviate current mini dorm exploitation of both student and faculty.

At the same time we have grave concern about the current SDSU campus. First of all, the population density of this proposed site is add to an already crowded area and easement, not to mention the number of students who would park their car in unrestricted areas size of the towers, their rooftop gardens etc. would result in a sea of cars. We are confident that such development would ultimately well as a large devaluation of the property values of current residents.

Of similar concern is the intrusion of the proposed project into our treasured wildlife and natural resources. This is most troublesome educational institution which we expect to teach students the value of nature. It is mind boggling to us that an educational institution could be so reckless as to ignore the needs of the community. This proposed project also see Development Plan which feels much more doable and respectful to the environment.

We look forward to the Community Meeting on January 18th. We University to assure that the needs of all will be adequately addressed. We take into account the feedback it hears from its surrounding community. We believe that this will be a tragedy if this meeting were simply a public relations step in a process that would be an even greater tragedy.

Sincerely,



SAN DIEGO STATE UNIVERSITY

New Housing Comments:

Comment - in phases. Take the closest apt on 55th street - knock it down rebuild it as an 8 story building - then relocate the students there while you do the next apt. on 55th - you would only need to relocate a couple hundred at a time.
Name (optional): Patrick



SAN DIEGO STATE UNIVERSITY

New Housing Comments:

Please provide references to research conducted to demonstrate that on-campus sophomore residency is required for student success.

5417 Hewlett Dr 310-909-3426

Mark Nelson
menelson@gmail.com

Name (optional):



SAN DIEGO STATE UNIVERSITY

New Housing Comments:

- Place very little parking in the project.
- Place the taller buildings on the east side of the existing building.
- Do whatever is possible (and more) to keep the students and cars out of and away from the neighborhood to the west.
- ALSO PUT A PED BRIDGE ACROSS COLLEGE AVE WILL HELP OUT TRAFFIC on College & Montezuma
Name (optional): LINDA PAS

Next Steps

- Design the project
 - 2013 images are old, they are a starting point only
 - Hiring a new design team
 - Want you feedback on design
 - The EIR process can influence the design

EIR Process

- Draft EIR released Spring of 2017
 - Posted on website www.sdsu.edu/chapultepec
 - Hard copies available (Libraries & SDSU office)
- 45 day comment period
- Written response - comments and response included in Final EIR.
- Final EIR will highlight changes to the draft as a result of those comments



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New Student Housing Project Update

Outline

- Purpose of Meeting
- Project Update
- Next Steps
- Draft EIR

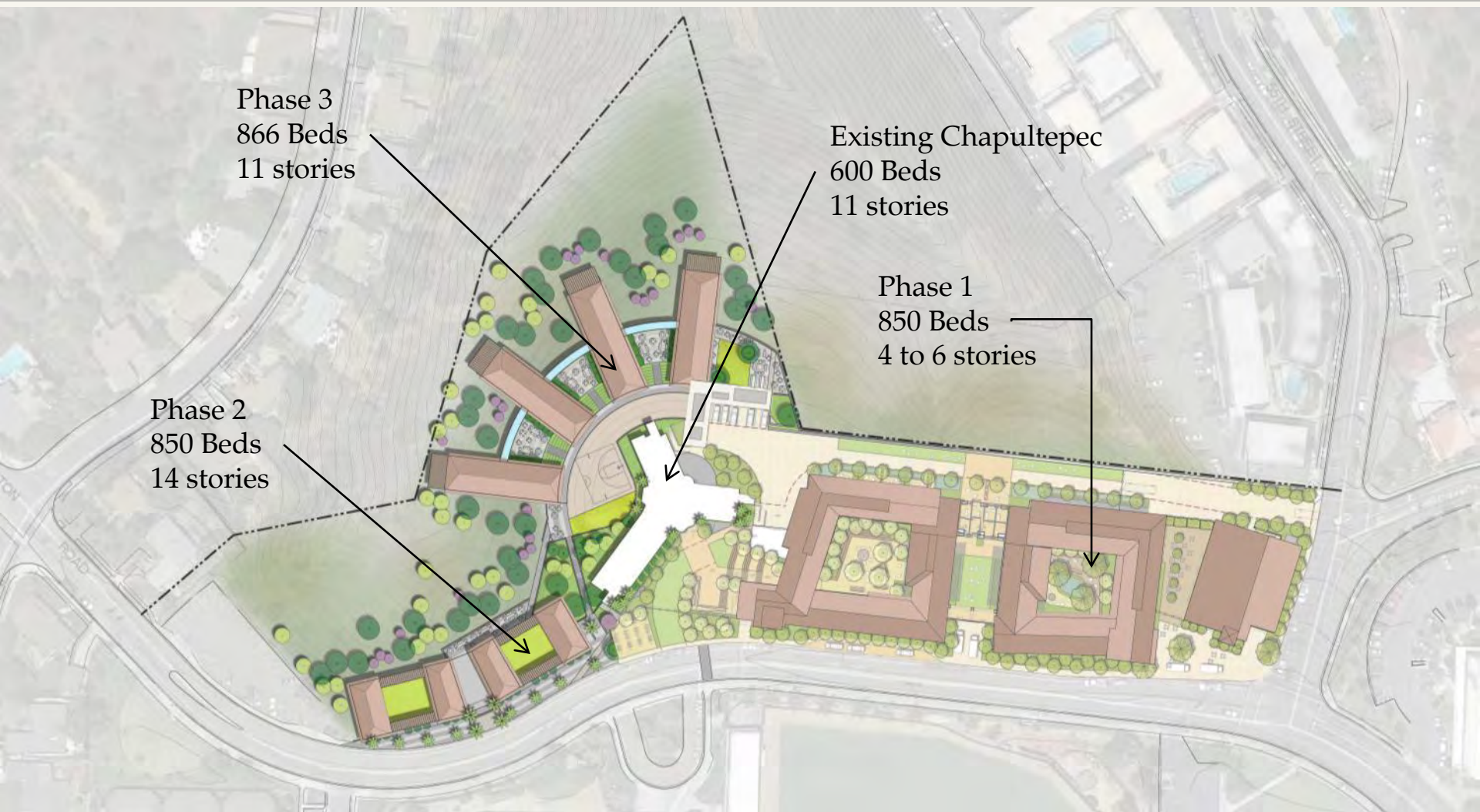
Project Overview

- Up to 2700 beds
- 6 to 14 stories
- Phased project
- Located around Chapultepec Hall





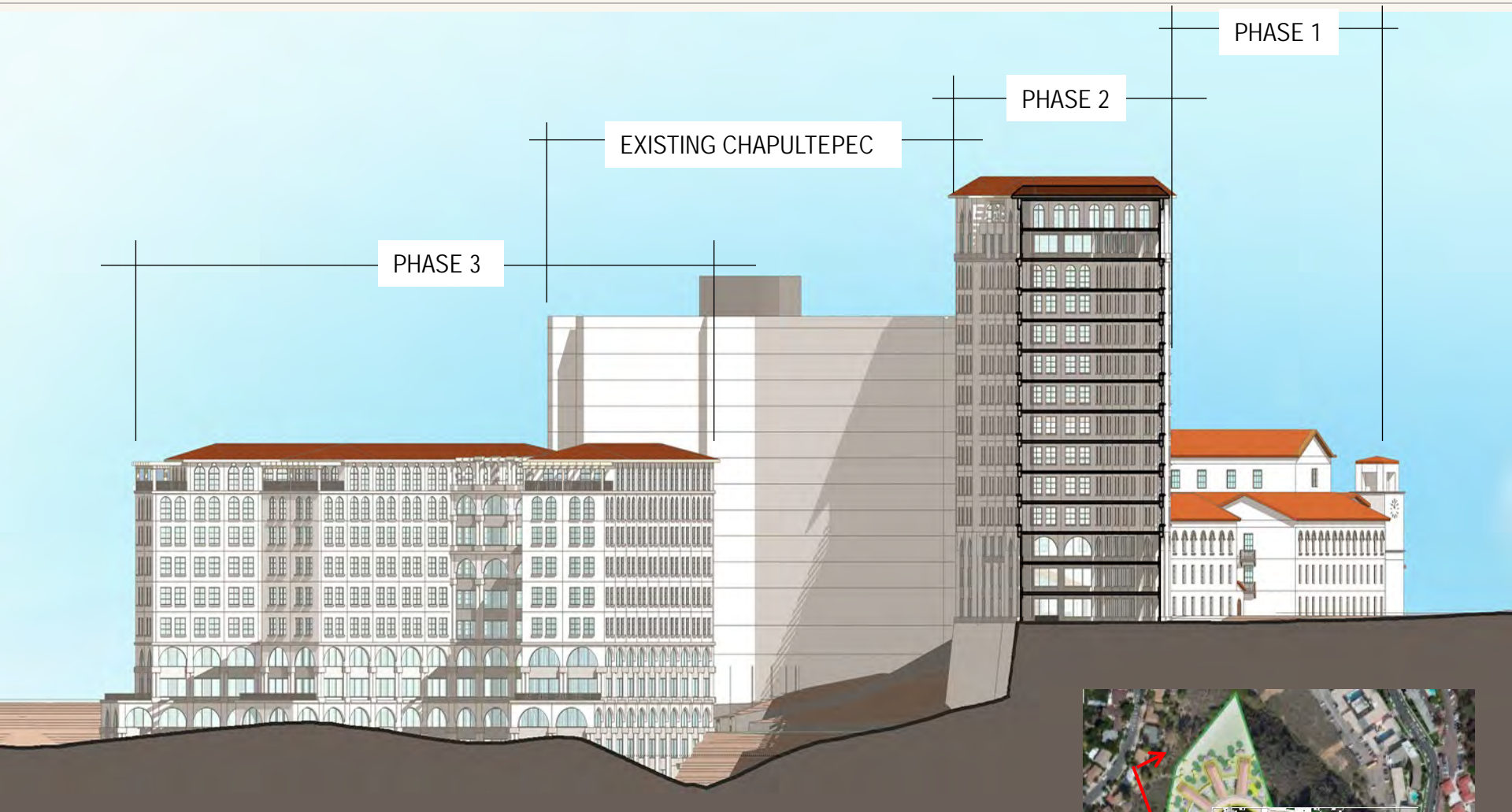
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Site Plan



Phase 1 – Remington Level Plan



Site Section – Looking East





South Elevation (along Remington)



West Elevation



View Looking West along Remington



View Looking Southwest from 55th



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View From Canyon



View Looking East along Remington



Street View Looking East (Remington)

Next Steps

Complete the design of the project

- The design team is under contract
- The images I shared tonight are works in progress
- Want your feedback on design
- The EIR process can influence the design

Publish the Draft EIR

EIR Process

- Draft EIR to be released Spring of 2017
 - Will be posted at www.sdsu.edu/chapultepec
 - Hard copies will be available (Libraries & SDSU)
- 45 day comment period
- Public meeting – around midpoint
- Written response - comments and response included in Final EIR
- Final EIR will highlight changes to the draft as a result of those comments

New Student Housing Draft EIR Public Meeting

May 8, 2017

Meeting Overview

- Purpose of Meeting
- Sophomore Success
- Project Objectives
- Alternatives
- Project Site/Design Overview
- Biological Resource Impacts/Mitigation
- Traffic/Transportation Impacts/Mitigation
- Next Steps

Purpose of Meeting

- Inform the public about the environmental document and review process
- Explain how the public can participate in the decision-making process
- Provide the public with another opportunity to submit comments on the Draft EIR

Sophomore Success

- Academic and student life support initiative
- Non-local sophomores live on campus
- Improves academic success, connection to peers and the university and graduation rates
- Positive outcomes among current SDSU on campus sophomores
- Past priority has been to house non local freshmen
- SDSU needs to build Freshmen housing to allow sufficient space for Sophomores

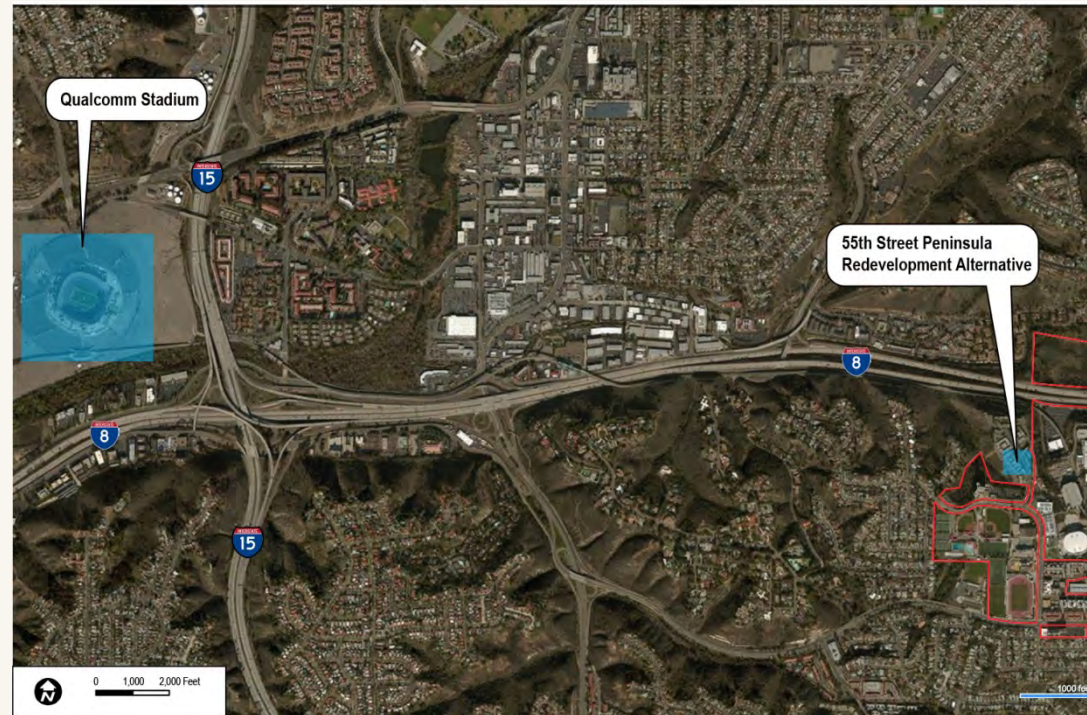
Project Objectives Include:

1. Create distinct west campus neighborhood
2. Alleviate isolation of Chapultepec
3. Provide additional freshmen housing
4. Provide amenities for entire community in underserved area
5. Add a large number of campus beds
6. Avoid losing beds when most needed
7. Utilize land owned by SDSU and unencumbered by other uses
8. Increase walkability to existing academic, athletic and social centers of campus



Alternatives – Off Campus

- Qualcomm Stadium Site
- 55th Street Site
- Reasons for Rejection:
 - SDSU does not own these sites
 - Qualcomm Stadium does not provide necessary proximity to campus
 - 55th Street requires demolition of housing



Alternatives - On-Campus

- Parking lots and undeveloped parcels throughout campus
- Numeric ranking - ten criteria
- Reasons for Rejection:
 - Inability to improve the Chapultepec living experience
 - Isolation from other housing
 - Insufficient size of sites
 - Development constraints which increase costs.



Why did we choose this site?

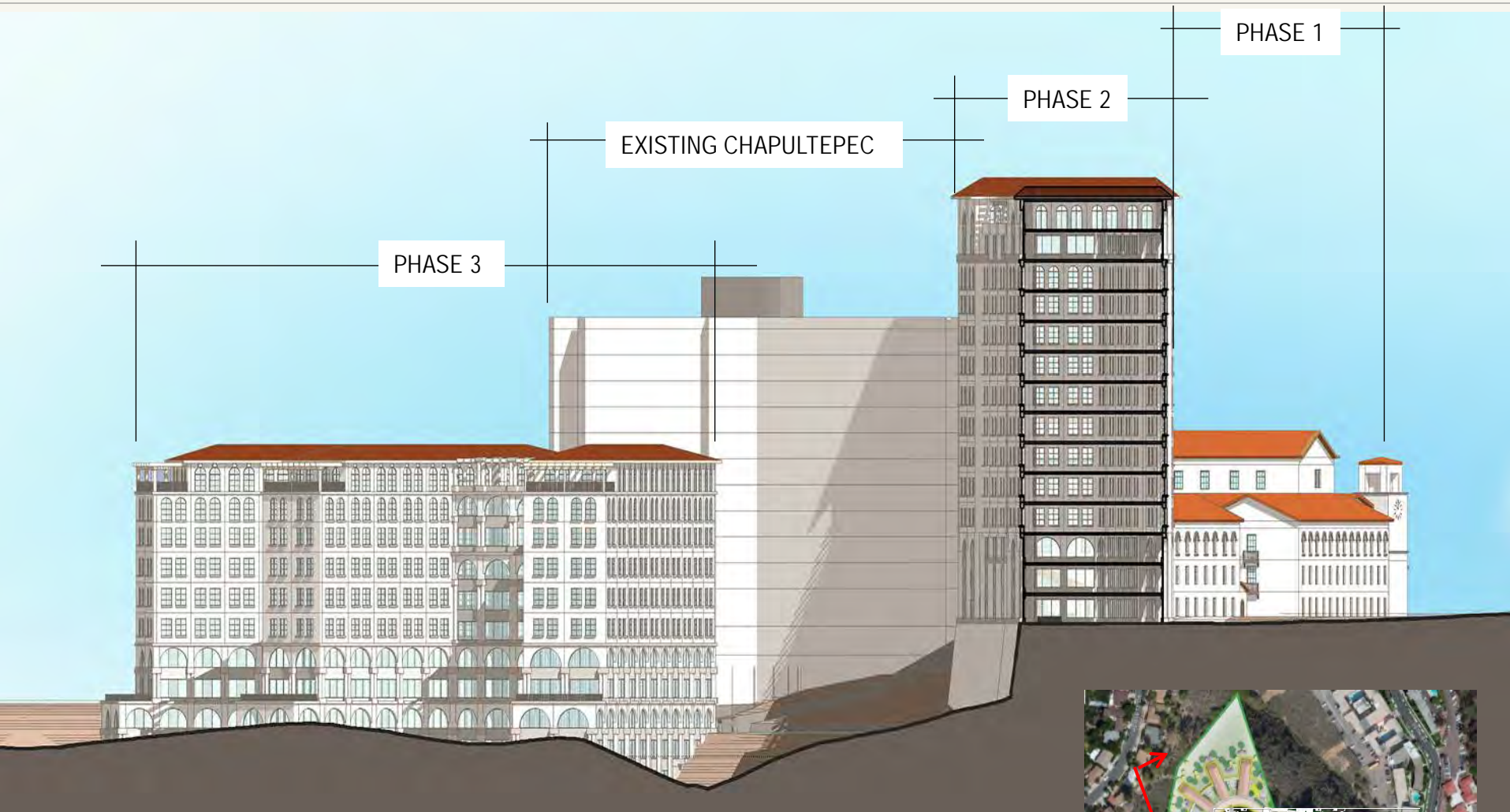
- Enhances the Chapultepec living experience
- Improved dining serving west campus
- Fiscal responsibility: state owned land & builds on existing assets
- Lack of costly engineering constraints
- Accommodates a large number of beds



How did we come up with this design?

- Create a desirable, livable, enriching community around an isolated tower
- Provide improved amenities for west campus community:
 - Dining options
 - Quality outdoor gathering spaces (light, air)
- Dormitory room design for freshmen
- Accommodate large number of beds





Site Section – Looking East





Phase 1 – Remington Level Plan



Looking East along Remington Rd.



Looking West along Remington Rd.

Biological Resources

Existing Conditions Assessed and Cataloged;
Rare Plant Survey, California Gnatcatcher
Survey (not present)

- Phase I:
 - No direct impacts;
 - Indirect impacts to nesting birds, wildlife
- Phase II:
 - Direct impacts to 0.59 acre coastal sage scrub habitat;
 - Indirect impacts to nesting birds, reptiles, plants, other wildlife
- Phase III:
 - Direct impacts to 1.92 acre coastal sage scrub habitat
 - Remainder of impacts/mitigation measures same as Phase II

All biological resource impacts can be fully mitigated



Relationship to MSCP

SDSU is not a permittee/participant in the San Diego MSCP

However.....

- Property is designated as “Multiple-Habitat Preserve Area”
- Property is shown as “habitat gain” on City’s MSCP “Habitrak” database

Current designation of land is incorrect

- Meeting with City MSCP Staff on March 23, 2017
- Follow-up email from City MSCP Staff on April 25, 2017 – MSCP designations are errors and will be corrected.

The site is not within the MSCP and has not been previously preserved. Project would not be inconsistent with the MSCP



During project planning, City of San Diego Environmentally Sensitive Lands Guidelines were reviewed and project design features (fencing of habitat areas, etc.) added to protect adjacent habitat.

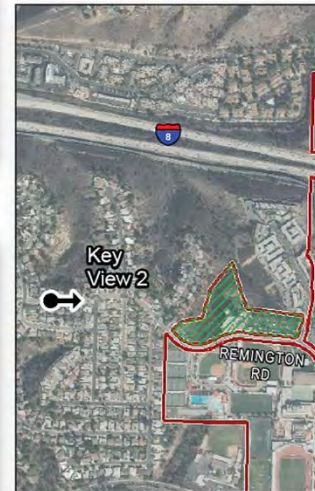
Aesthetics

- Scenic vistas & scenic resources
 - Less than significant
- Visual character and quality
 - Significant and unavoidable impacts in Phase II (portions) & Phase III
- Lighting
 - Less than significant
- Shade and Shadow
 - Less than significant

Aesthetics



Existing Conditions - view looking east from Remington Road towards Chapultepec Residence Hall (approximately 0.3 mile away)



Key map

Visual Simulation of Proposed Project

Aesthetics



Existing Conditions - view looking southeast from Hewlett Drive to Chapultepec Residence Hall (approximately 500 feet away)



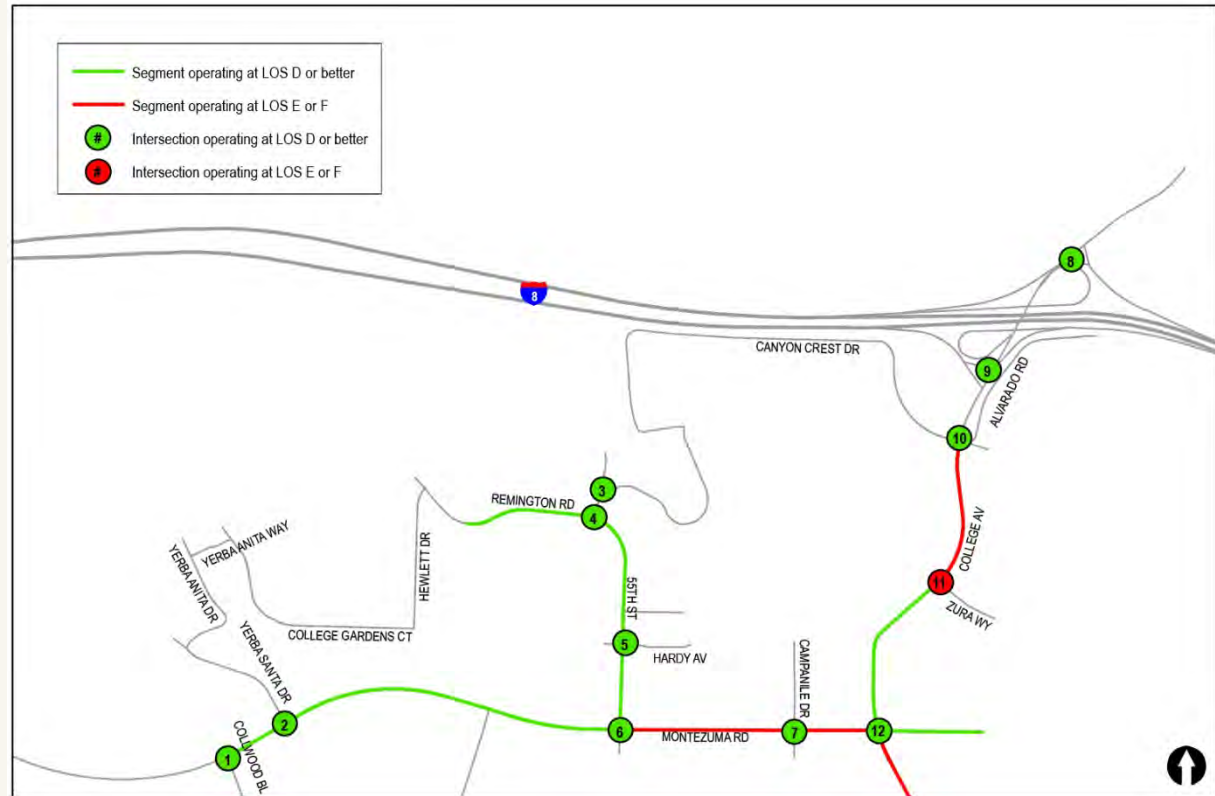
Visual Simulation of Proposed Project



Key map

Traffic – Existing Conditions

- Analyzed intersections and street segments
- Followed City of San Diego and CSU standards and procedures
- Analyzed near term and long term conditions



Traffic – Project Features

- New loading/unloading zone on Remington Road
- Repainting curbs, adding “No Parking” signage along Remington Road
- Improved signage at entrance to College View Estates
- Remington Road lighting enhancement
- Synchronization of traffic signals along 55th Street between Montezuma Road and Remington Road



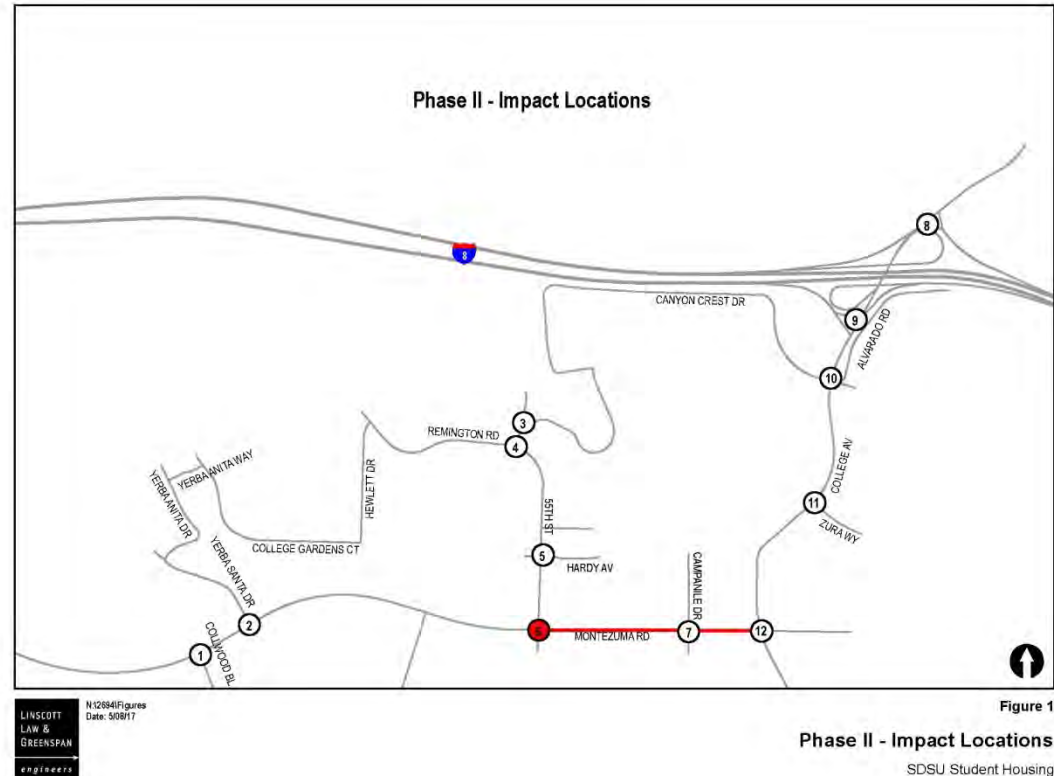
Traffic – Phase II Significant Impacts

Intersection Impacts

- Phase II:
55th / Montezuma
Mitigation reduces
impacts to less than
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Street Segment Impacts

- Phase II: Montezuma:
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Traffic – Phase III Significant Impacts

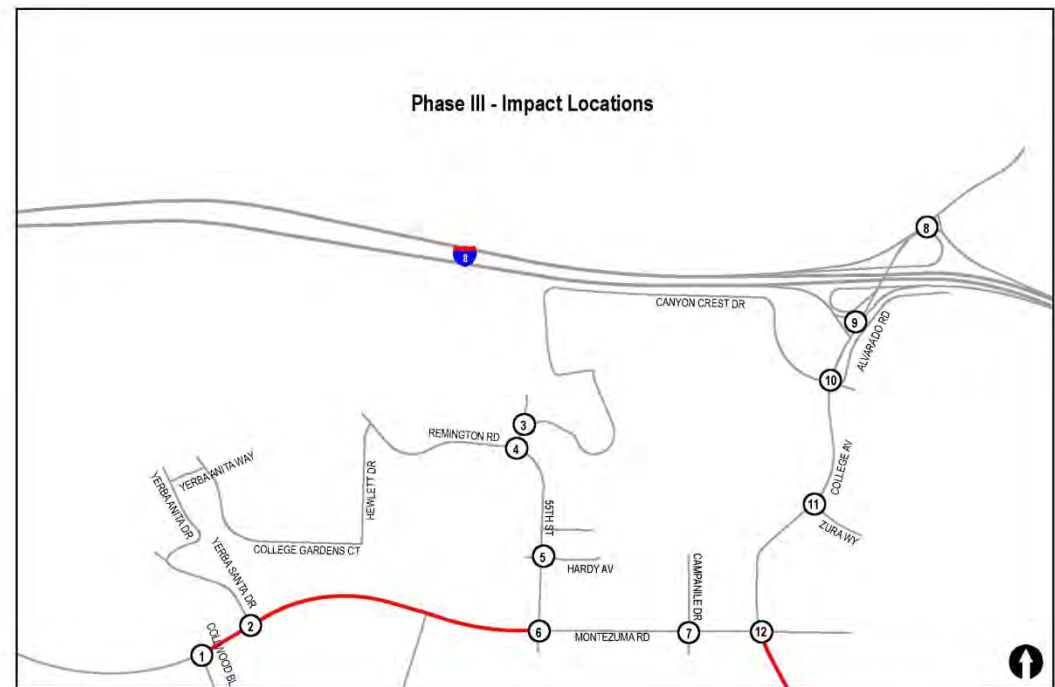
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Necessary mitigation is not feasible; therefore impacts are significant/unavoidable

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Necessary mitigation is not feasible; therefore impacts are significant/unavoidable



LINSCOTT
LAW &
GREENSPAN
engineers

N128946Figures
Date: 5/10/17

Figure 2

Phase III - Impact Locations
SDSU Student Housing

Parking

- The Project would result in a shift from students who drive to school and need a parking space to students who would live on campus and need a parking space;
- A smaller percentage of students who live on campus bring a car to campus than students who live off-campus:

With project, demand = 822 parking spaces

Without project, demand = 1,180 parking spaces

- Therefore, project results in a net decrease in demand of 358 parking spaces

A Message from President Hirshman:

In response to concerns expressed by the community and our local elected officials, I have directed our team to move forward with a project that does not include significant and unavoidable impacts. The development of Phase III and portions of Phase II would result in significant and unavoidable impacts. Over the next few months we will be modifying the project in response to these concerns.

EIR Process

- Draft EIR released April 21, 2017
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- Comment period ends June 5, 2017
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New Student Housing CACC Meeting

May 10, 2017

Meeting Overview

- Purpose of Meeting
- Sophomore Success
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- Biological Resource Impacts/Mitigation
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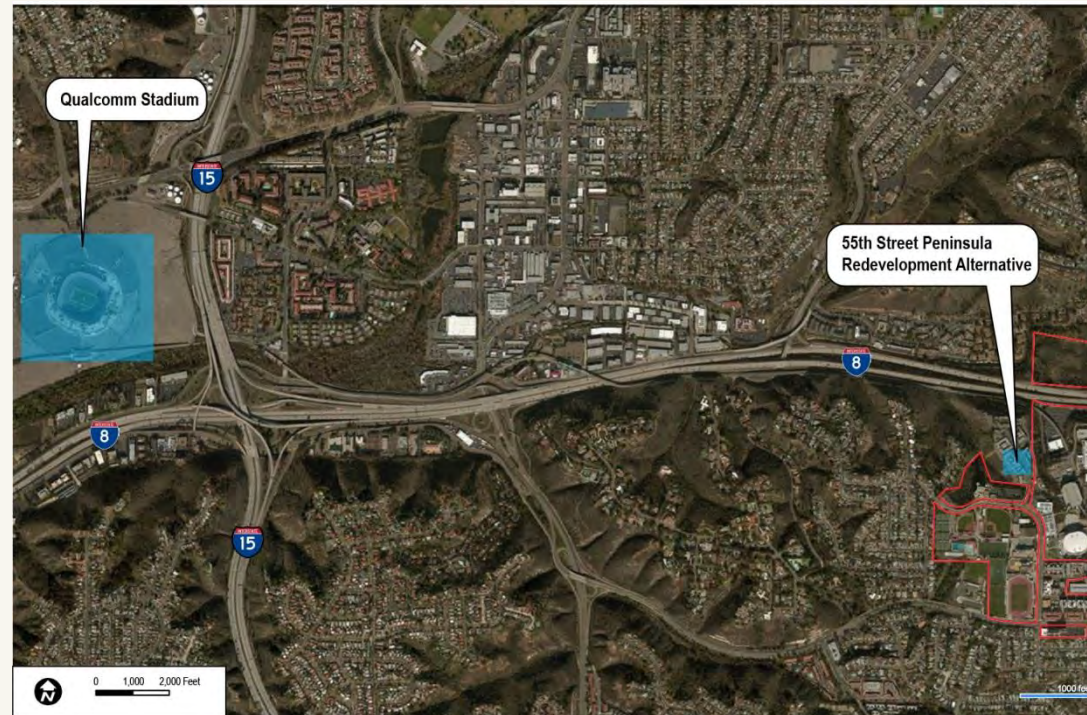
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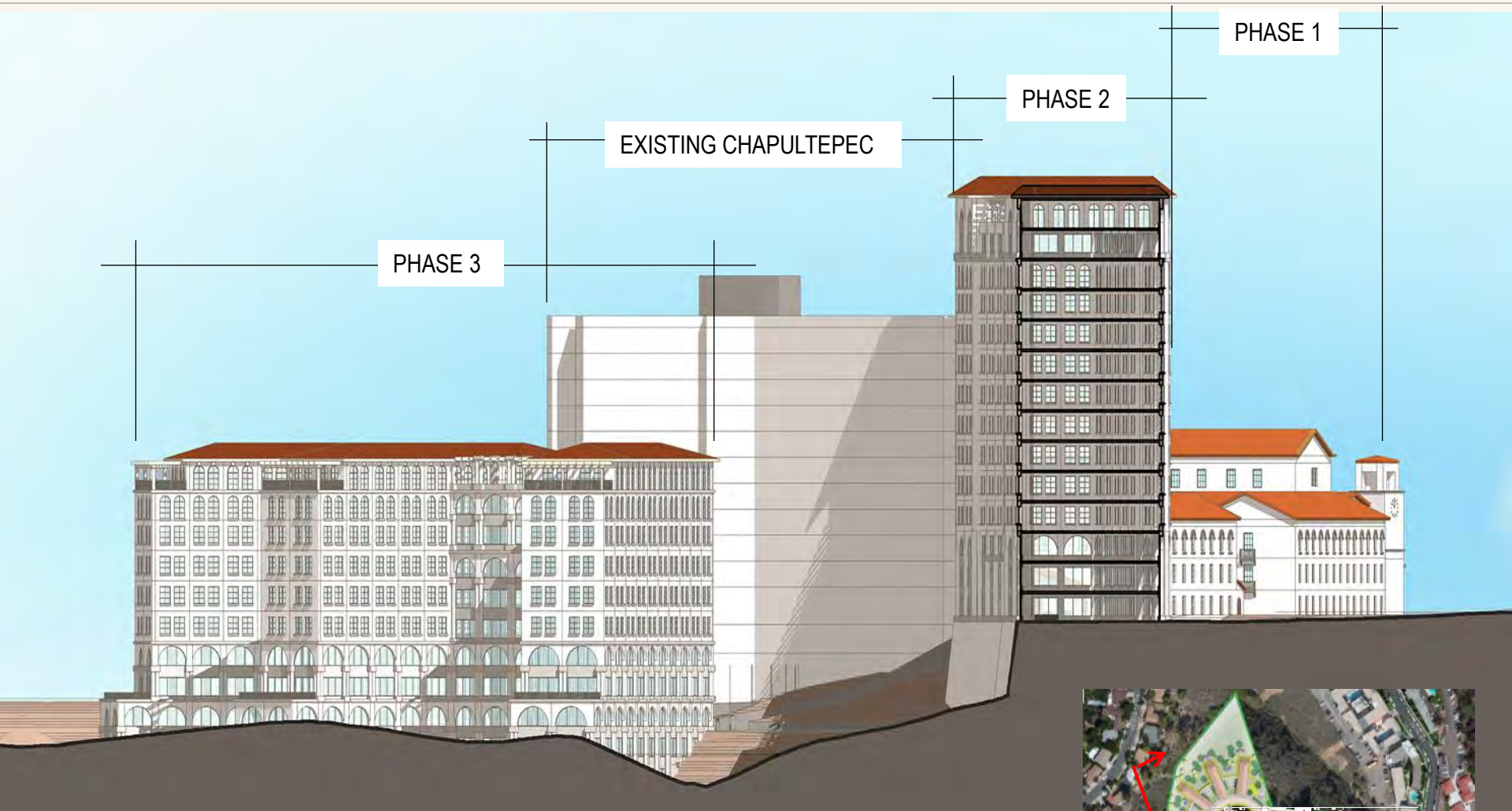
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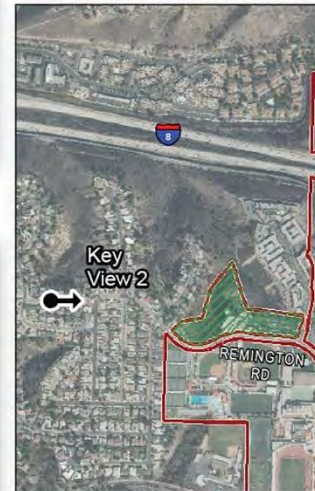
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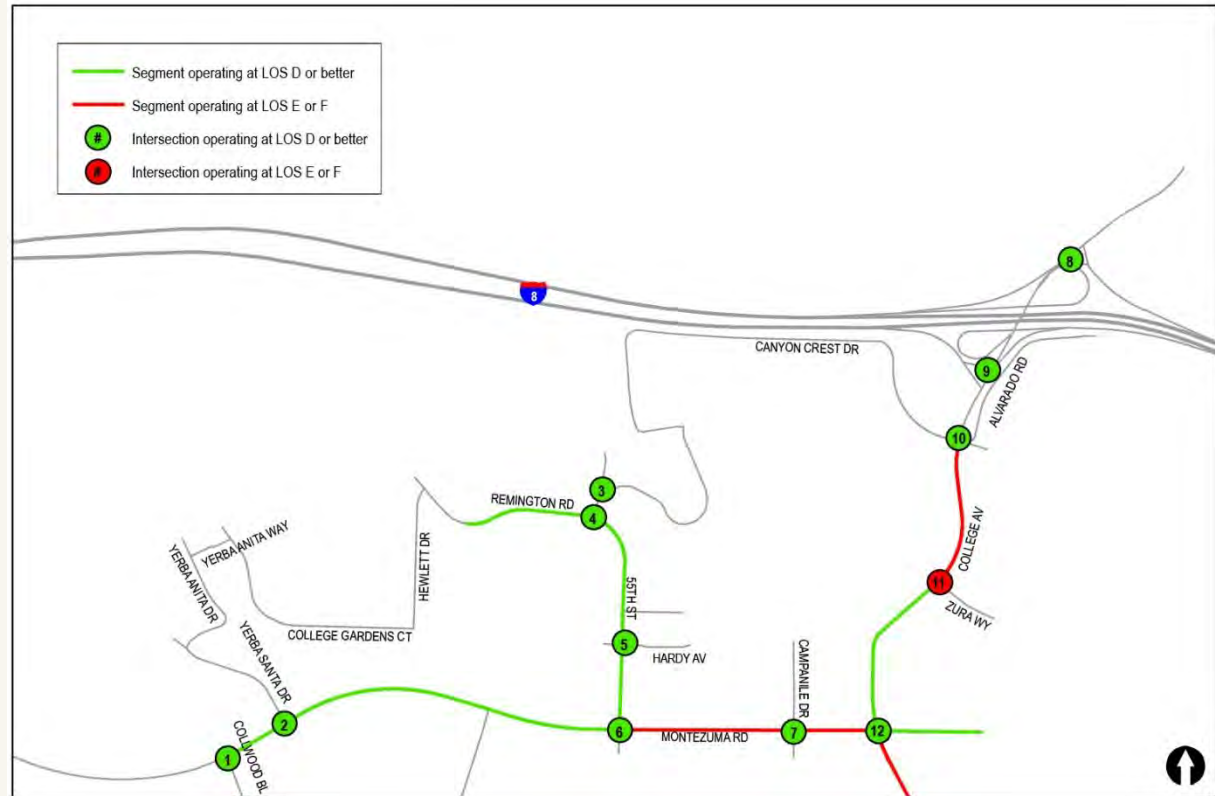
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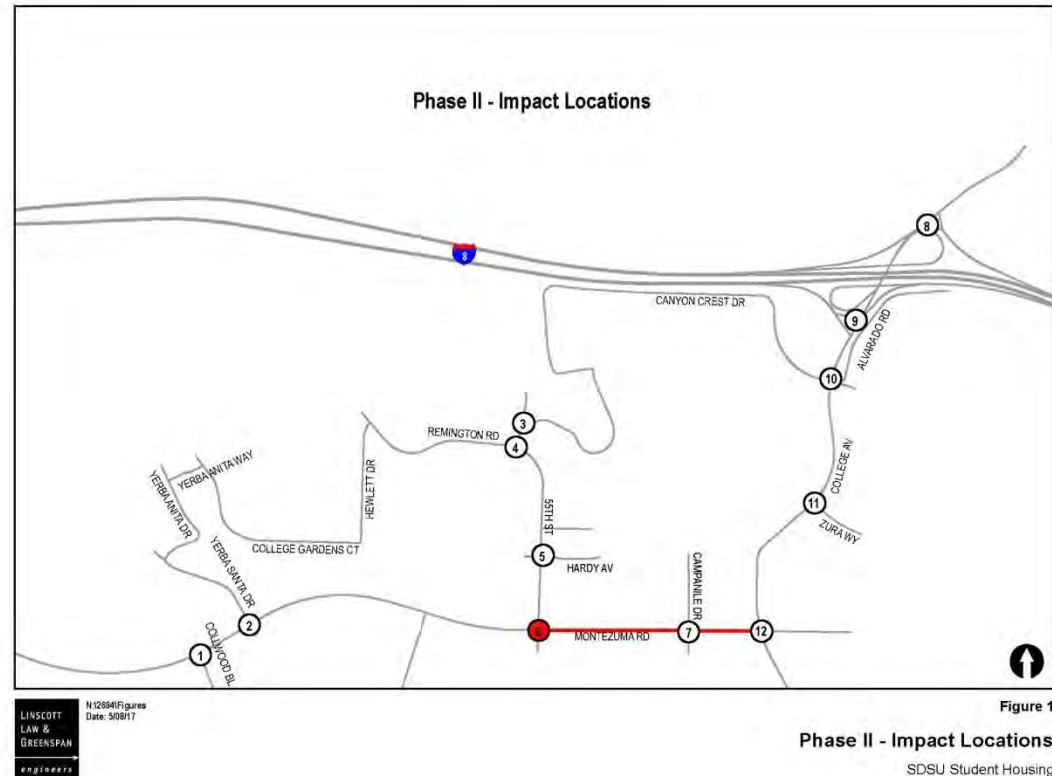
Traffic – Phase II Significant Impacts

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Street Segment Impacts

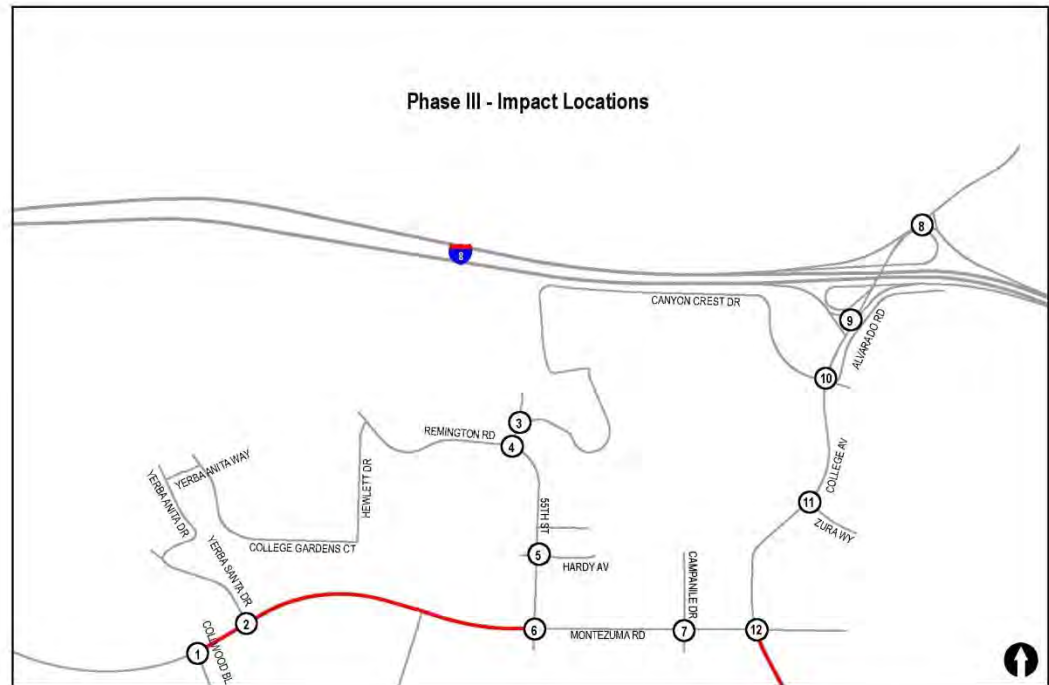
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Traffic – Phase III Significant Impacts

Street Segment Impacts

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Necessary mitigation is not feasible; therefore impacts are significant/unavoidable
- Phase III: College Ave. – Montezuma Rd. to Arosa St.
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A Message from President Hirshman:

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EIR Process

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New Student Housing Response to DEIR Comments CACC Meeting

June 14, 2017

A Message from President Hirshman:

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May 8, 2017

Overview

- Purpose of Meeting
- Significant and Unavoidable Impacts
 - Aesthetics
 - Traffic
- Strategy to eliminate “significant and unavoidable” impacts
- All other impacts either less than significant (LTS) or reduced to LTS with Mitigation
- Next Steps

Purpose of Meeting

- Update the community about the environmental document and review process
- Preview of proposed changes to the Draft EIR in response to comments
- Summary of how these modifications affect impacts

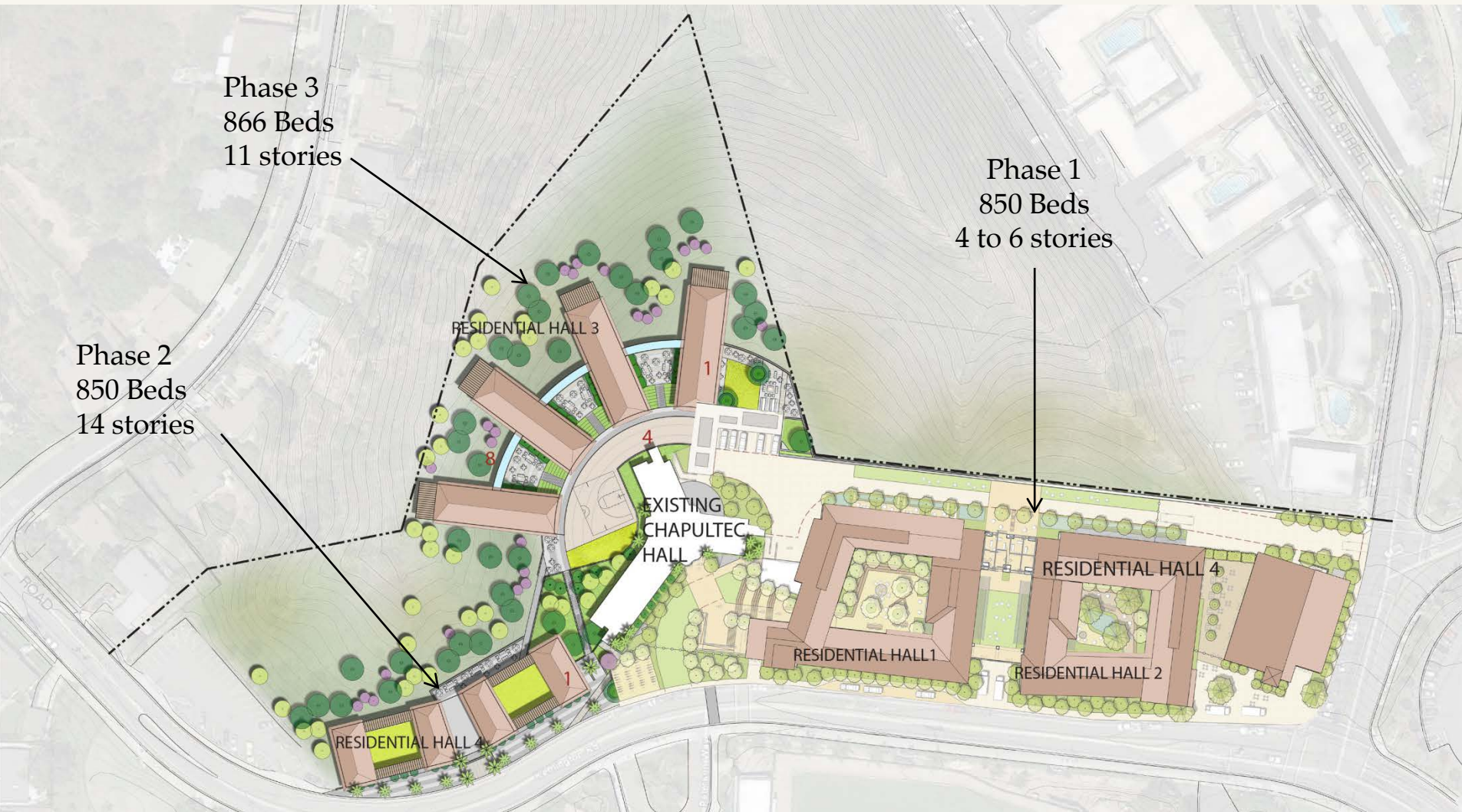
Significant and Unavoidable Impacts (Project as proposed in the Draft EIR)

- **Aesthetics: Visual character and quality**
 - Portions of Phase II that exceed height of Chapultepec
 - Phase III
- **Traffic - Street Segment Impacts – Phase III**
 - Montezuma Rd. – Collwood Blvd. to 55th St.
Implementation of Necessary mitigation is not feasible; therefore impacts are significant/unavoidable
 - College Ave. – Montezuma Rd. to Arosa St.
Implementation of Necessary mitigation is not feasible; therefore impacts are significant/unavoidable

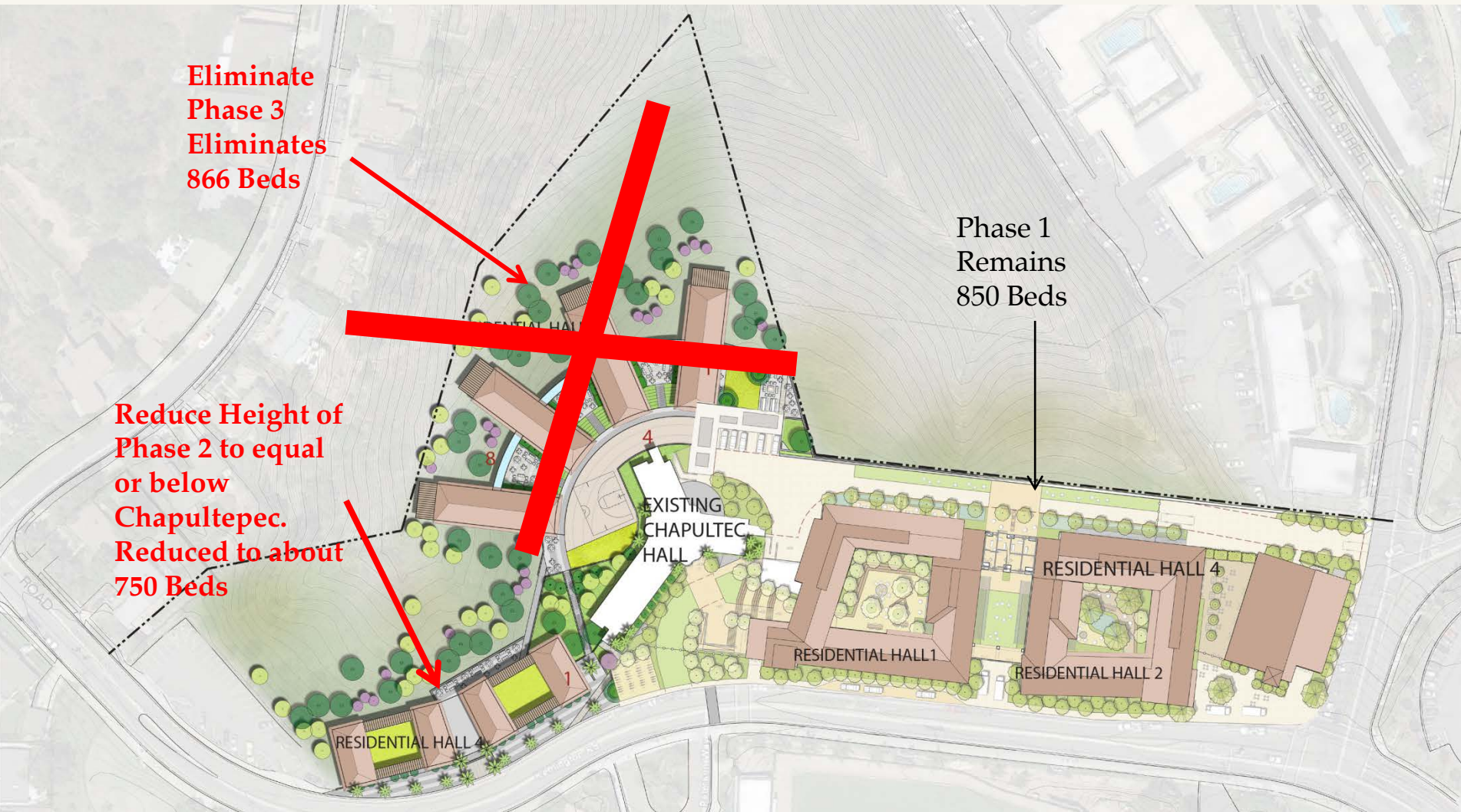
To Avoid these impacts:

- Eliminate Phase III
 - Reduces the total bed count by 866
- Reduce the height of Phase II to equal or below the height of Chapultepec
 - Reduces bed count from 850 to about 750

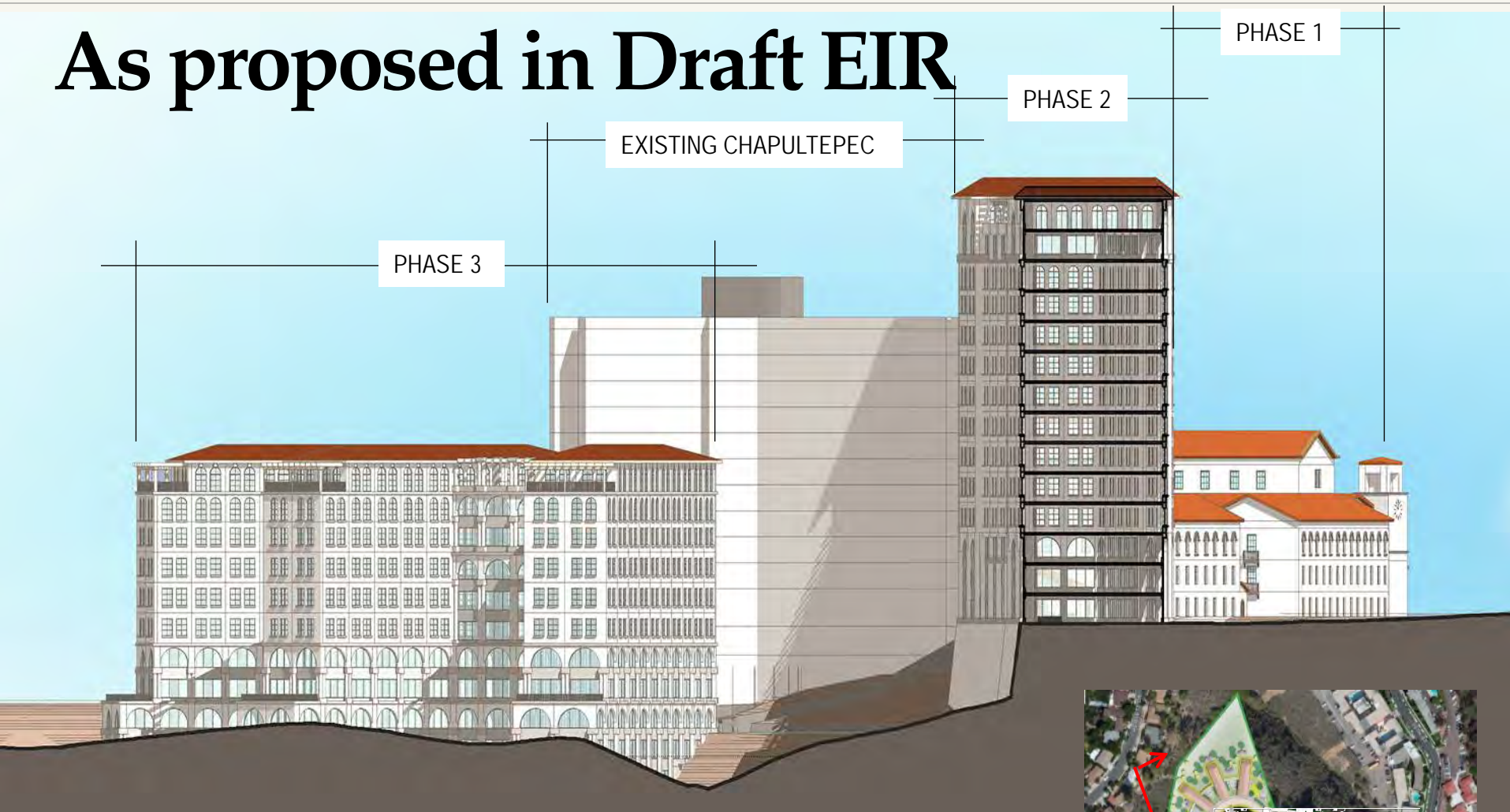
As proposed in Draft EIR



Proposed Modifications for Final EIR



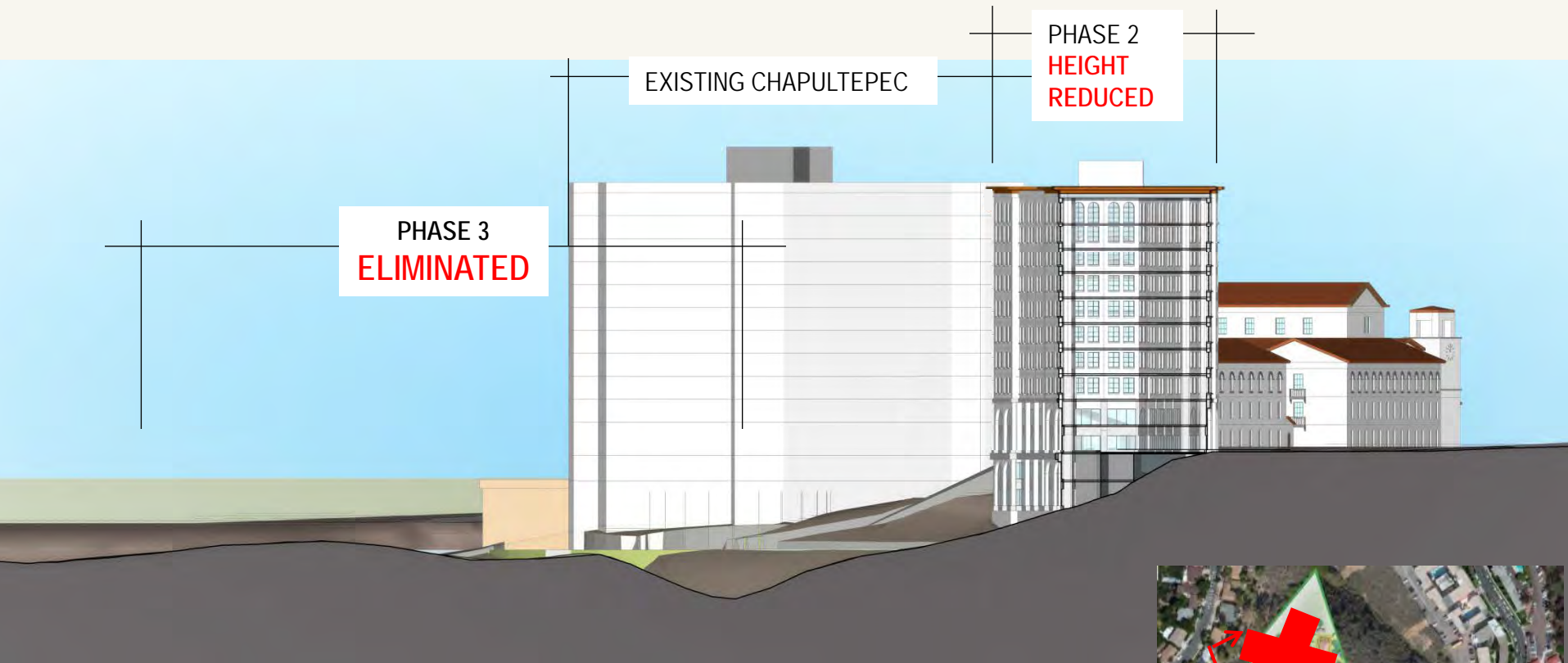
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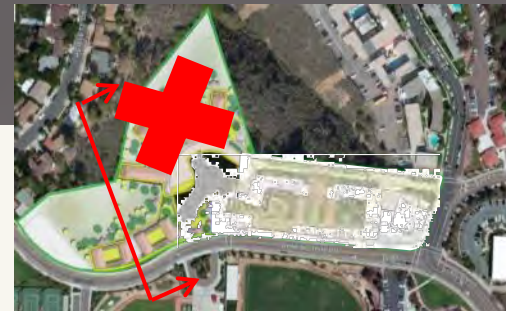
Site Section – Looking East



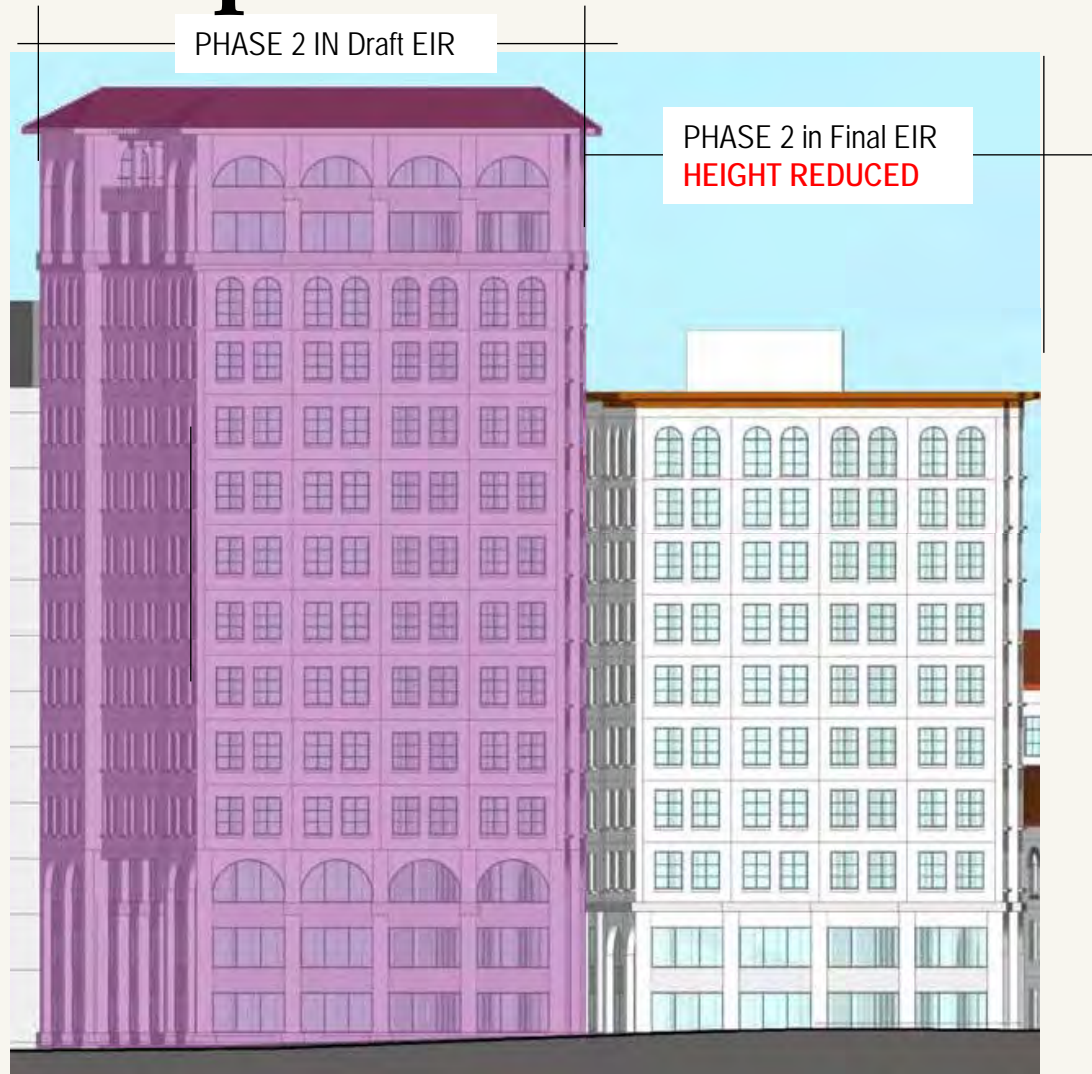
Proposed Modifications for Final EIR



Site Section – Looking East



Phase II Comparison



Aesthetics – Comparison



View from Remington Road, Looking East – Draft EIR



View from Remington Road, Looking East – Reduced Height



Key map

Aesthetics – Comparison



View from Hewlett Drive, - Draft EIR



View from Hewlett Dr.,– Phase III eliminated, Phase II reduced height



Key map

Biological Resources

Existing Conditions Assessed and Cataloged;
Rare Plant Survey, California Gnatcatcher
Survey (not present)

- Phase I:
 - No direct impacts;
 - Indirect impacts to nesting birds, wildlife
- Phase II:
 - Direct impacts to 0.59 acre coastal sage scrub habitat;
 - Indirect impacts to nesting birds, reptiles, plants, other wildlife
- Phase III:
 - **Phase eliminated**
 - **Impacts eliminated**

All biological resource impacts will be fully mitigated



Traffic – Project Features

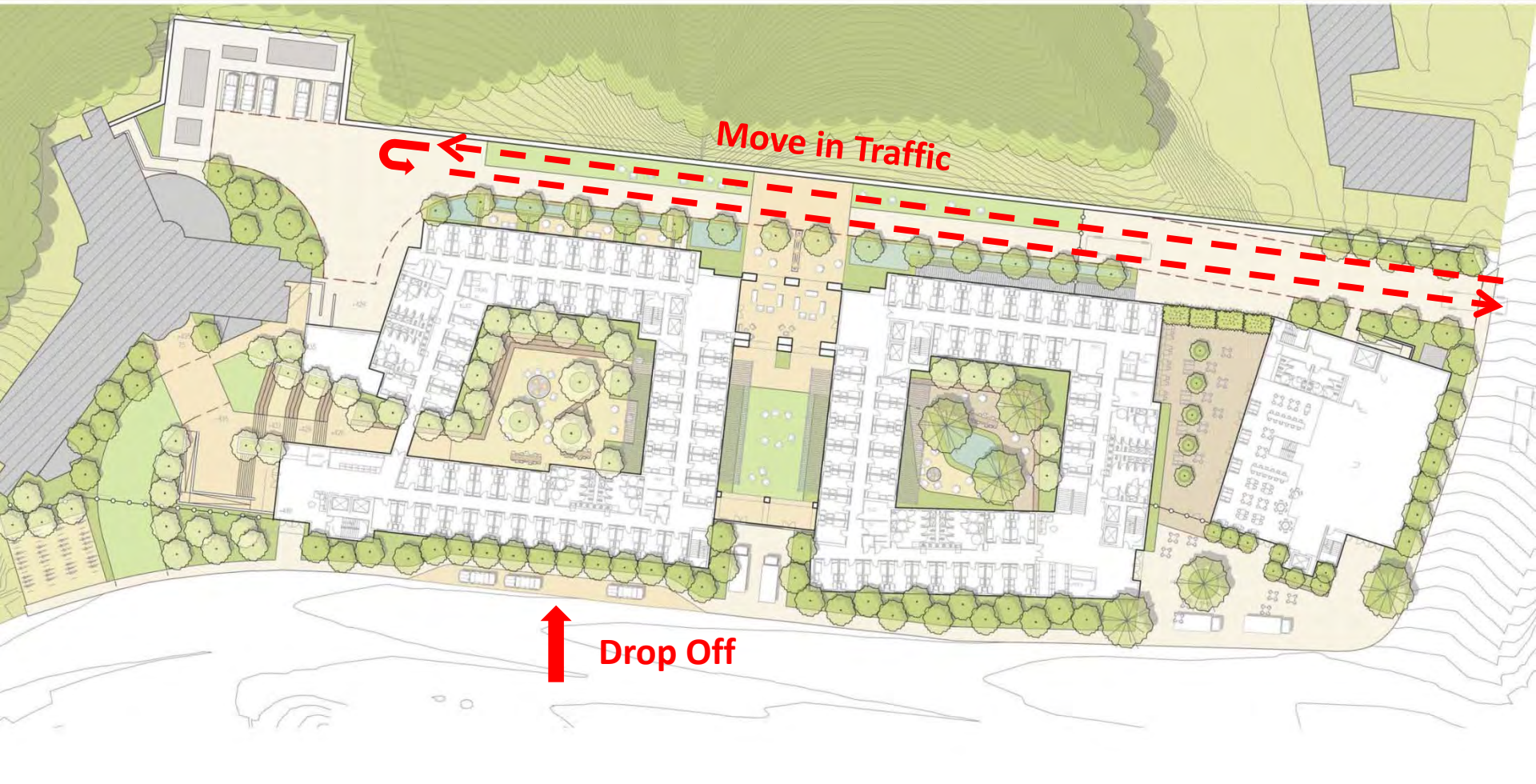
- New loading/unloading zone on Remington Road
- Move in/move out relocated to fire lane at north edge of phase I
- Repainting curbs, replacing and adding “No Standing” signage along Remington Road
- Improved signage at entrance to College View Estates
- Remington Road lighting enhancement
- Synchronization of traffic signals along 55th Street between Montezuma Road and Remington Road





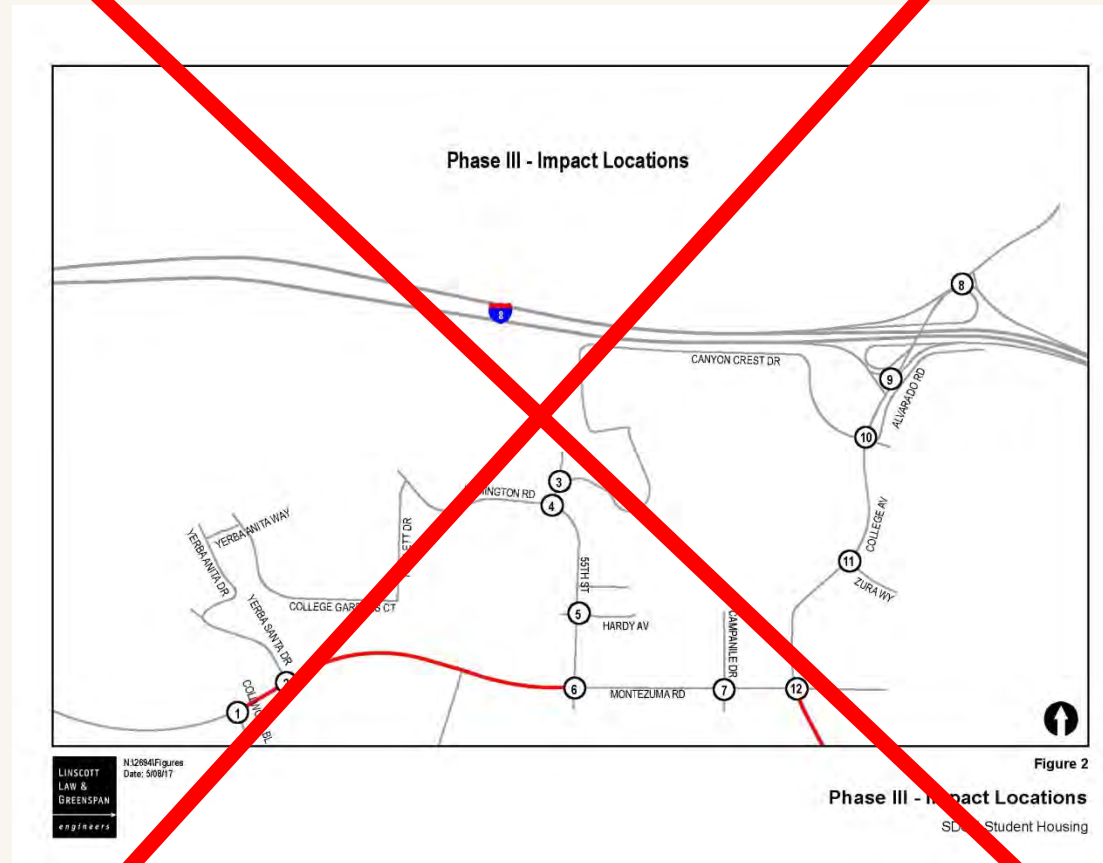
SAN DIEGO STATE
UNIVERSITY

Traffic – Project Features



Traffic – Phase III Significant Impacts

- Phase eliminated
- Impacts eliminated



EIR Process

- Draft EIR released April 21, 2017
- Comment period ended June 5, 2017
- Written responses to all comments will be included in the Final EIR
- Final EIR will be posted on SDSU website when complete www.sdsu.edu/chapultepec
- Hard copies of Final EIR will be available at SDSU Facilities Planning, Design and Construction office
- Trustees Meeting to consider project September 19 & 20, 2017
- Public notice in advance of meeting

SDSU NEW HOUSING PROJECT OUTREACH

In addition to numerous unscheduled calls and emails with residents, staff from San Diego State University documented nearly 30 meetings, community presentations, and calls with community leaders and elected officials.

JANUARY 2017

January 4- SDSU meeting with Councilmember Georgette Gomez

January 10- M. Collins meeting with Office of Senator Toni Atkins (Spehn)

January 18- Scoping Meeting

January 20- N. Borunda email communication with neighbors

January 23- M Collins call with Office of Councilmember Georgette Gomez (Buklova)

January 23- N. Borunda call with resident Michael Jenkins

FEBRUARY 2017

February 2- tour of project site with Councilmember Georgette Gomez

February 8- SDSU presentation at College Area Community Council (CACC)

MARCH 2017

March 20- email communication with neighbor and CVEA president Gary Campbell

March 24- G. Jacobs phone call with CVEA President Gary Campbell

March 28- SDSU presentation at College View Estates Association (CVEA)

APRIL 2017

April 17- G. Jacobs coffee with resident Jose Reynoso

April 21- J. Jacobs coffee with resident Roberto Torres

April 21- email communication with CACC President Rhea Kuhlman and CVEA President Gary Campbell

April 28- M. Collins meeting with Office of Councilmember Gomez

MAY 2017

May 1- M. Collins call with Office of Assemblymember Gloria (Javier)

May 3- M. Collins meeting with Office of Senator Atkins (Spehn)

May 5- M. Collins call with Office of Senator Atkins (Spehn)

May 8- M. Collins hosted Draft EIR Public meeting

May 9- M. Collins call with Office of Senator Atkins (Spehn)

May 9- M. Collins call with Office of Assemblymember Todd Gloria (Spehn)

May 17- M. Collins call with Councilmember Gomez

May 23- G. Jacobs call with neighbor Terry Shirley

May 23- G. Jacobs call with neighbor Jim Schneider

JUNE 2017

June 14- SDSU presentation at CACC

June 16- M. Collins meeting with Assemblymember Gloria

June 21- M. Collins call with Office of Councilmember Gomez (Buklova)

June 23- M. Collins meeting Councilmember Gomez and Senator Atkins

July 2017

July 12- M. Kilkenny communication with resident Michael Jenkins

July 12- SDSU announces reduced project at CACC

July 14- R. Gregg meeting with CVEA President Gary Campbell

July 18- R. Gregg meeting with Jim Schenider

July 20- R. Gregg meeting with community members Jose Reynoso, Saul Emering, and Terry Shirley



August 16, 2017

Laura Shinn
Director, Facilities Planning
San Diego State University
Administration Building, Room 130
5500 Campanile Drive
San Diego CA 92182-1624

Dear Ms. Shinn:

This letter is to express the support from the College Area Business District for San Diego State University's New Student Housing Project planned for construction in fall of 2017. The project is located at the west end of campus near 55th Street and Remington Road. This additional housing is for over 800 students with many amenities to accommodate the student resident lifestyle.

The fundamental basis of our support is connected with SDSU's Student Success focus. Students living in the residence halls can better connect to the university and be more successful. Having more students live on campus reduces the overall traffic impact on the surrounding neighborhoods and offers the resident students close proximity to the university's resources afforded them for academic success.

Our support is also for the continued beautification of the campus. SDSU has recently improved the aesthetics of the College Area with new construction of such projects as South Campus Plaza and the Engineering and Interdisciplinary Sciences building. Both of these projects have beautified the campus and enhanced the on-campus student experience. These projects have also made the campus more inviting for local residents to visit campus to shop, dine and simply enjoy the public, on-campus amenities.

The College Area Business District strongly supports the proposed new student housing project for all of these reasons. We have seen, and know we will continue to see, SDSU bring more to the on-campus experience for the faculty, staff and students while also offering the neighboring communities additional resources for shopping, dining and leisure. All of this brings economic vibrancy to the area and that fits our mission perfectly.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Russo", written over a horizontal line.

Paul Russo
Board President

August 11, 2017

Ms. Sally Roush
Interim President, San Diego State University
Admin Building, Room 130
5500 Campanile Drive
San Diego, CA 92182

Dear President Roush,

As a long time neighbor of San Diego State University, I am pleased to write this letter of support for the New Student Housing Project located next to Chapultepec Hall.

The University continues to have a need for additional on-campus housing to better accommodate the needs of the evolving student population. I appreciate the University's efforts to build housing that is inclusive of amenities and spaces that are designed to encourage the academic success of the many students on campus.

I also greatly appreciate that the proposed project will reduce traffic in the area and hopefully reduce student's reliance on cars to get to and from campus.

As San Diego State University continues its ascension to one of the top universities in California and the nation, I appreciate your time, attention, and resources to the needs of your student population, while also considering the impacts on the surrounding community.

Please continue to engage the community as you expand and beautify not just the housing on campus, but the many shops and amenities that residents have come to count on.

Sincerely,

Terry Shirley
5181 Reservoir Drive
San Diego, CA 92115

Mesa Colony, Chair