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In 1887, the California Legislature approved creation of the Northern Branch of the State Normal School in Chico thus beginning its important role as the higher education institution of the North State. Today, after 130 years of academic excellence, California State University, Chico (Chico State) finds itself celebrating another exciting milestone through completion of this 2030 Campus Master Plan, as well as a new Strategic Plan (2019-2024).

Both documents represent the most inclusive planning processes in the history of the University by engaging numerous campus and community stakeholders. Efforts elicited a very diverse set of perspectives which directly shaped the recommendations found within this report.

Together, these two documents provide a unique and comprehensive roadmap for the future. The 2030 Campus Master Plan captures the broader physical development vision to support the Strategic Priorities and Enduring Commitments found within the newly adopted Strategic Plan. In addition, the Campus Master Plan finds inspiration in Chico State’s enduring focus on Experiencing Excellence through access to dynamic opportunities found across campus.

This report represents a very exciting time in Chico State’s long history to better position ourselves for the future. To quote President Gayle Hutchinson, “We are beginning to write the story of our institutional journey to prominence. Together, we will transform tomorrow.”
The 2030 Campus Master Plan represents a unifying vision for California State University, Chico (Chico State) which aligns our new Strategic Plan - Mission, Vision, Enduring Commitments, and Strategic Priorities - with our physical development goals into a single document to help guide the future direction of this dynamic University.

The Campus Master Plan is a collection of powerful ideas. These ideas establish a flexible framework for coordinating physical change across the institution. The plan embraces both campus and community, and is reflective of the goals and objectives of a multitude of University stakeholders.

The Campus Master Plan is designed as a long-range tool that can adapt and flexibly respond to unexpected future changes. This plan serves as a fresh vision for the University. It places increased focus on providing realistic, yet visionary solutions to reach the University’s future goals by building upon key planning drivers outlined within this report.

Many of the concepts illustrated in this plan are multi-step initiatives that may require more than one project to achieve. They are designed to optimize institutional resources and adjacencies. The Campus Master Plan outlines parameters to strategically manage and phase opportunities over short-term, mid-term, and long-term time horizons.

The 2030 Campus Master Plan identifies opportunities for growth and improvement for Chico State while also emphasizing an integrated approach to future development. The plan strives to achieve a balance of vision and realism with the understanding that higher education evolves over time. In order to address the possibility of change, a series of master plan guiding frameworks and goals have been established to serve as the underlying framework to advise all future planning decisions and priorities.

The master plan guiding frameworks, shown within this Executive Summary, focus on key areas identified during the master planning process to help drive student success, campus enhancement, inclusion, and community connectivity to strengthen Chico State.

Throughout the process, the master plan guiding frameworks influenced the direction of alternative concepts and drove evolution of the final Campus Master Plan. The master plan guiding frameworks served as the foundation from which all specific campus systems recommendations were derived.
The 2030 Campus Master Plan paralleled efforts led by President Gayle Hutchinson to develop a new Strategic Plan for Chico State. This provided a unique opportunity to closely align the physical development vision with the new Mission, Vision, Strategic Priorities, and Enduring Commitments. Both the strategic and campus planning processes represent the most inclusive efforts that Chico State has experienced in its long history.

MISSION
Chico State is the comprehensive University of the North State with a global reach. Through excellence of inquiry, innovation, and experiential learning, we develop students who are critical thinkers, responsible citizens, diverse leaders, and inspired stewards of environmental, social and economic resources.

VISION
Chico State will be known as a preeminent University solving the unprecedented challenges of the 21st century.

STRATEGIC PRIORITIES
All of Chico State’s priorities are predicated on the primacy of student success enabled by excellence of faculty and staff as well as communication, technology, and philanthropy.

Equity, Diversity, and Inclusion
Cultivate and nurture a welcoming and inclusive campus where students, faculty, and staff have an equitable opportunity to thrive.

Civic and Global Engagement
Build stronger and more vibrant communities by connecting the University and community in mutually beneficial ways to effect meaningful change in the world around us.

Resilient and Sustainable Systems
Advance environmental, social, and economic sustainability, while striving toward a just and resilient future.

ENDURING COMMITMENTS
Enduring commitments are time-honored promises we make to students and each other. They are the building blocks for a high-quality college education and essential ingredients to student success. They focus on the following four topic areas:
- Academic Distinction
- Transformative Student Experiences
- Prominent Scholarship and Innovation
- Culture of Excellence and Accountability
The 2030 Campus Master Plan was completed over an 18-month period and divided into four key planning phases. The effort began in March 2018 with Phase 1: Launch, which was followed by Phase 2: Discover, Phase 3: Prototype and Refine, and finally, Phase 4: Implement. The process provided the opportunity to develop a collective vision for Chico State’s Campus Master Plan, to develop and refine goals, and to give them physical form in the campus plan.

**PHASE 1: LAUNCH**

During this first phase of the Campus Master Plan, the master planning team worked closely with Chico State constituents to identify goals, establish planning objectives, and to collect and review information related to existing campus conditions through one-on-one discussions, focus group meetings, committee sessions, open forums, site visits and through the examination and analysis of existing documentation and institutional data sets.

**PHASE 2: DISCOVER**

Next, the master planning team developed a series of graphical and written analyses of campus systems which identified critical issues and development opportunities. The team also developed a series of enrollment
Housing and dining are an important part of the overall student experience. The Campus Master Plan brings housing back to the center of campus and recommends additional dining options and locations throughout campus.

**HOUSING & DINING**

- 5 MINUTE WALK
  - Existing BMU Dining and Coffee
  - Rio Chico
  - Creekside Houses
  - New 1st Street Dining & Residence Halls
  - New Creekside Residence Halls
  - New North Residence Halls
  - New Grab-and-Go Dining
  - Shasta & Lassen Hall Renovations
  - Existing Sutter Residence Dining Hall
  - New Grab-and-Go Dining
  - New Grab-and-Go Dining
  - New Grab-and-Go Dining
  - New Hotel & Conference Center Restaurant
  - New Neighborhood Restaurants & Cafes
  - New Neighborhood Restaurants & Cafes

**Renovations**

- Whitney Hall Renovation
- Demo Rio Chico
- Renovate RCE
- Demo Plumas Hall Labs
- Renovate Langdon
- New Academic / Research Building
- Program Moves to New Forensics Lab / Office Building
- Use New Academic / Research Buildings as Swing Space
- New Mixed-Use Building
- Renovate Meriam Library
- Demo Old FMS Building
- Renovate FMS Building
- Renovate Deen House
- Renovate Sapp House
- New Cycling Path
- Esplanade Underpass

**Scenarios and Space Needs**

Scenarios and space needs projections for consideration by campus-wide stakeholders to help determine the most appropriate growth trajectory for Chico State. The feedback helped to moderate projections and to better quantify the needs for future development on campus.

**Phase 3: Prototype & Refine**

Several alternative plans were generated during this third phase to test and explore realistic options for campus development based on the findings from the Launch and Discover Phases.

**Phase 4: Implement**

Based on input from campus and community stakeholders, the master planning team prepared a final Campus Master Plan, combining the best components of the plans from Phase 3. This plan establishes an overall organizing strategy for campus, and defines a series of fundamental frameworks and goals.

In this final phase, the master planning team summarized the findings and recommendations into the final 2030 Campus Master Plan report that you see before you today, setting the stage for a very bright forward facing future for Chico State.
The 2030 Campus Master Plan is rooted in Chico State’s core values and as mentioned earlier in this report, aligns very closely with Chico State’s new Strategic Plan (2019 - 2024). As a tool for building consensus, the master planning process included workshops, open forums, focus group meetings, committee meetings, and design charrettes. Input was solicited at every major decision point within the process.

Chico State leadership also understood that not everyone has the flexibility or capability to participate in person, therefore a 2030 Campus Master Plan website was established to solicit input at any time during the day, throughout the entirety of the process.

A very inclusive and transparent process was achieved by involving individuals from all facets of the Chico campus community. The process required on-going commitment from Chico State’s leadership and committee members, as well as participation from students, faculty, staff, alumni, and Chico citizens. A wide range of dedicated individuals from both the campus and the community provided thoughtful input that helped to guide the master planning process and the resulting Guiding Frameworks and Goals.
The school needs more parking. It is reduced at the main gym, students are forced to park, and the amount of student and car activity is increasing. Challenges include: lack of student engagement, low interest in student engagement, and difficult to handle large events. The school needs more parking.

The design is not safe for students. It is not clear where to go, and it is difficult to navigate. The school needs more parking.

Please send feedback on this page. Your response will help us improve the design. Our students are a diverse group, and we welcome feedback from all.

We would like to build a new athletic field for the student body. We need your feedback. We welcome feedback from all.

The campus needs more quality outdoor spaces. We welcome feedback from all.

Student feedback is essential to our success. We need your feedback.
A SUSTAINABLE CHICO STATE
Invest in sustainable strategies such as on-site renewable energy production to achieve net zero. Enhance existing natural amenities such as Big Chico Creek.

A MOBILE CHICO STATE
Provide safe and accessible pedestrian routes across all of campus. In key areas, expand bicycle access and support facilities to encourage sustainable modes of transit.

AN INCLUSIVE CHICO STATE
Promote an inclusive environment by fostering a welcoming campus, access to robust support services, and facilities reflective of a diverse population.

A CONNECTED CHICO STATE
Make campus a more welcoming place for all through improved wayfinding and placemaking. Explore partnerships and investment in strategic community assets.

AN EXPERIENTIAL CHICO STATE
Elevate the student experience by increasing the number of students living on campus and ensure all students have better access to dining, recreation, and support options.

A LEARNING CHICO STATE
Enrich the academic and research environment through targeted building renovations and expansions, combined with strategic investment in new facilities.
CAMPUS MASTER PLAN GUIDING FRAMEWORKS & GOALS

**AN INCLUSIVE CHICO STATE**

- Improve services and facilities for counseling, health and wellness
- Increase resources to address food and basic needs insecurities
- Provide new and renovated facilities and open space to reflect today’s student

**A CONNECTED CHICO STATE**

- Enhance regional assets such as the University Farm
- Seek partnership opportunities with the City of Chico
- Create a visible and accessible arts and culture district

**A SUSTAINABLE CHICO STATE**

- Implement carbon reduction strategies to achieve carbon neutrality by 2030
- Phase off natural gas and increase on-site renewable production
- Decentralize campus energy systems into efficient district level systems
- Improve landscape and stormwater function

**AN EXPERIENTIAL CHICO STATE**

- Dedicate the campus core to the student experience
- Enhance opportunities for campus activity beyond classroom hours
- Create equitable student housing close to the campus core
- Improve and expand facilities for recreation, athletics, and learning

**A MOBILE CHICO STATE**

- Consolidate existing parking opportunities
- Improve safety and campus character of the Ivy/Warner corridor
- Extend and clarify the pedestrian network
- Re-introduce non-motorized vehicles into campus

**A LEARNING CHICO STATE**

- Transform the academic environment for today’s student
- Maximize existing academic space
- Increase facilities to improve the academic and research environment

**A SUSTAINABLE CHICO STATE**

- Implement carbon reduction strategies to achieve carbon neutrality by 2030
- Phase off natural gas and increase on-site renewable production
- Decentralize campus energy systems into efficient district level systems
- Improve landscape and stormwater function
Chico State continually strives to create a more inclusive, high-quality learning community that recruits, enrolls, engages, supports, and graduates a diverse and successful student population. At Chico State student demographics are changing rapidly, with more first generation, low income, and Hispanic students enrolling. The University has recently attained Hispanic-Serving Institution (HSI) designation, while the Mechoopda cultural history on campus continues to play an important role in the identity of the University. With a changing student body comes changing needs, preferences, and support networks that the University must address. How can Chico State reflect the student needs of today, while preparing for the student of tomorrow?

The Campus Master Plan provides recommendations for physical spaces, new housing models, and basic needs services that will provide an enhanced platform for Chico State to create the inclusive, high-quality learning community needed to support the student body.
STUDENT ACCESS TO FACILITIES

Part of what makes a vibrant campus outside of classroom hours is student access to basic services such as study and lounge spaces, and food. Campus analysis revealed that students currently have very limited access to most facilities in the evenings and on weekends. Only the Wildcat Recreation Center (WREC), the Bell Memorial Union (BMU), and Meriam Library are accessible in the evenings and on weekends, with food service discontinued after 7pm except for Sutter Café. Campus life in the core could be improved with increased access to facilities after hours and additional food offerings later in the evening and on weekends.
Housing affordability is a major concern facing Chico State students, particularly first generation, low income students. Downtown Chico is located on the southern edge of campus, and many of the off-campus housing offerings in this area are financially out of reach for many students. Those who are unable to afford rental prices in these areas typically find housing north of West Sacramento Avenue, where price points are lower. Comparatively, housing north of campus is farther from basic services such as markets and grocers, has increased safety issues, and distance to campus is greater. Food security for many students is also a major concern.

Creating more cost-efficient on-campus housing alternatives may help to alleviate off-campus housing issues for some students, while strengthening food service programs such as the Hungry Wildcat Food Pantry may help improve the quality of life and raise the persistence and retention rates of at-risk students.
The needs, issues, and preferences of today’s student have changed substantially since many of the campus facilities and spaces were created. In striving to create an inclusive environment for students to thrive academically, physically, mentally, and socially, the Campus Master Plan recommends key facility improvements that address existing space and potential for new facilities. Key facility improvements include:

- Increase on-campus student housing opportunities closer to the academic and social fabric of campus, with active and flexible first floors that provide space for students to collaborate, study, and create in a variety of settings
- Enhanced opportunities for living-learning and themed housing communities
- Renovate existing facilities to include more student gathering spaces, enhanced areas for group study, active learning, and increased variety of food options and locations
- Provide basic needs services that address food insecurity and opportunities to provide clothes closets for free or reduced rate clothing
- Consolidated physical and counseling and wellness center and assess opportunities for increased counseling services
- Enhanced recreational facilities to promote physical wellbeing
- Create more dedicated space for student organizations, while providing additional space for a variety of event sizes
- Maintain existing and provide additional outdoor gathering spaces
The Campus Master Plan provides more spaces focused on support and programs dedicated to providing an inclusive and welcoming environment where students, faculty, and staff can succeed and thrive.
STUDENT SUPPORT & COLLABORATION RECOMMENDATIONS

01 SOVEREIGNTY CENTER
Recognizing and embracing the Native American history of the land where the University now sits is of paramount importance, and a new Sovereignty Center will serve all indigenous peoples, with a special recognition of the place the Mechoopda hold on this land. The Sovereignty Center will serve as a venue to conduct government to government relations meetings and community/University outreach meetings. This center will serve the existing indigenous student body as a student center, workspace, and place to come together, and will serve as that base for student recruitment, retention, and outreach.

Providing a central location on campus near other student services and facilities is critically important, and a separate facility for this function is also desired. The Campus Master Plan proposes that the existing Center for Continuing Education (CCE) be renovated to create this new center. The RCE relocation is discussed within the campus core recommendations.

STUDY SPACES
Students have expressed a widespread need for additional informal study spaces, similar to the successful 4th floor of Meriam Library, a highly utilized and effective study area. Open study should not only be limited to academic buildings, but may be considered within residence halls and during renovation of other buildings such as Trinity Hall. Spaces could include a high degree of flexibility and technology such as outlets, monitors, or television screens for distance collaboration.

INNOVATION, COLLABORATION & MAKER SPACES
As new buildings are constructed and existing facilities renovated, opportunities to address the growing demand for open, flexible, high-tech to no-tech spaces will play an important role in enhancing the campus learning environment. These spaces are intended for making, collaborating, learning and sharing and will provide students with opportunities to enhance their skills in areas such as 3D modeling and printing, laser cutting, coding, robotics, or low-tech options such as woodworking, painting, sculpting etc.

These spaces also enhance entrepreneurship skills, acting at times as informal incubator space for new and engaging ideas, and can foster internal and external partnerships. At Chico State, renovations to Trinity Hall, Meriam Library, and the ground floors of new residence halls could serve as viable locations for these types of spaces.

THEME HOUSING/LIVING LEARNING
Theme housing is a tradition at Chico State, and this program could be expanded as new residence halls are constructed closer to the campus core. In addition to theme housing, new living-learning opportunities could be created in the new halls, or in existing halls such as Shasta and Lassen.

STUDENT ORGANIZATION SPACES
There are multiple student organizations on campus, and dedicated space for these organizations is limited. The Campus Master Plan provides potential locations for expanded dedicated student organization spaces in multiple locations, specifically within the BMU and the new mixed-use building south of the BMU, across 2nd Street. Given the central...
location of the BMU to student life, there may be opportunities to reconfigure the larger conference spaces into more heavily used student organization space, while larger flexible spaces could be constructed on the upper levels of the new mixed-use building.

CULTURAL CENTERS
At Chico State many of the University's cultural centers are located on the first floor on the east side of Meriam Library, including the PATH Scholars/DreamCenter, Cross-Cultural Leadership Center, and Civic Engagement Program. As the first floor is reconfigured with the relocation of the Museum of Anthropology and Information Technology Support Services (ITSS), the University can create additional centers in this location, creating a vibrant node of diverse and unique programs that address student needs. Also, through these renovations, opportunities exist to make these centers more visible both within the building and from the exterior, creating a more active first floor at Meriam Library.

HEALTH & WELLNESS
As part of the University’s mission to promote physical well-being, future enhancements to Acker Gymnasium and expansion of the WREC will be to provide additional recreation and health, wellness and counseling services to students, faculty, and staff. This consolidated model relocates the existing Student Health Center into the expansion.

FOOD PANTRY/CLOTHES CLOSET
The Hungry Wildcat Food Pantry is a successful program run by the University to help students alleviate food insecurity issues. If possible, this program could be expanded in size, with a potential satellite location at University Village to better serve a campus population farther from the campus core.

Building on the success of the food pantry, the University could also consider developing a clothes closet that provides assistance in securing clothing and other basic needs goods at reduced or no cost.

OUTDOOR GATHERING SPACES
Several key outdoor gathering spaces exist on campus today, including the plaza south of the Bell Memorial Union, Trinity Commons/Free Speech Area, Kendall Lawn, and the lawn area west of the Rose Garden. While not defined interior spaces, these areas play a key role in the campus fabric as open, flexible, programmable areas that accommodate a wide range of events, both formal and informal. As part of the Campus Master Plan, significant change is proposed for the North Campus Plaza between Tehama and Plumas Halls. Additionally, the plan calls for expansion of the plaza in front of the WREC. The goal is that these spaces will continue to build on the outdoor campus fabric as spaces for diverse and inclusive events and activities.
While academic pursuits are paramount to the success of a student, that is only part of the story. Many experiences, learning opportunities, and life lessons happen OUTSIDE of the classroom, away from the academic environment. The Campus Master Plan creates an experiential framework that address a myriad of issues, including core student services, residential life, living-learning environments, recreation and athletics, health and wellness, arts and culture, and collaboration and hang-out spaces.

The physical environment also plays an important role in the student experience. Physical campus form, neighborhood character and function, landscape and site performance are addressed as well. All of these components work together to create the identity of the University and a strong lasting impression with students long after graduation.
EXPERIENTIAL FRAMEWORK

STUDENT LIFE FOCUSED

Throughout the master planning process, several key student experience themes emerged during multiple discussions with University personnel and the community, and have helped inform the basic principles of a dynamic experiential framework that aligns with the University's Strategic Plan, Mission and Vision. At the most fundamental level, the experiential framework:

- Creates a strong “HUB” of student-focused programs and spaces in the campus core centered on the BMU and Meriam Library. Non-student focused operations such as administrative offices and functions are moved outside of this zone.

- Concentrates residential life and student housing into three neighborhoods, North, Creekside, and 1st Street that are all within a 5-minute walk from the “HUB.” New models for more cost-effective housing are explored, with transparent, dynamic, and engaging first floors that build strong communities.

- Enhances recreation, athletic, and outdoor learning opportunities on West Campus and at an expanded WREC. First-in-class indoor and outdoor facilities accommodate student demand now and in the future, while creating a stronger identity for the Chico State athletics.

- Engages the campus and community by bolstering an already well-defined arts and culture district, through renovations to existing performance space and consolidation of museums currently found throughout campus at a new public face from Esplanade by the Gateway Science Museum.

- Integrates with downtown Chico through development partnership opportunities at the 25/35 Main Street and Lost Park property, creating opportunities to develop needed shared assets.

As a loose and flexible plan, this framework establishes key decision-making principles for proposed new facilities and helps determine appropriate renovation strategies and programming for existing buildings to create a vibrant campus that engages students well beyond the academic day.
At the heart of the concept, the student "HUB" at the campus core is envisioned as the center of student life and activity during the day, in the evenings, and on weekends. A strong mix of student-focused, technology enhanced spaces combined with multiple dining service options activates the campus 24/7.
THE "HUB" CAMPUS CORE

DEDICATED STUDENT SPACES
At the center of the Campus Master Plan framework is the idea of the "HUB," a campus core that is vibrant, diverse, exciting, and devoted to the students. Whether it is formal or informal study, collaborative learning, spaces to meet as student organizations, or simply places to go relax outside of the classroom and be in the community. The center of campus is reimagined as a series of open, transparent spaces available beyond the typical class times. Key recommendations of the Campus Master Plan include:

- Enhancing the first floor experience of Meriam Library to include student organization spaces, cultural centers, and different types of learning environments, such as the successful smart classrooms located in the basement today
- Additional student organization space at the BMU through reconfiguration of the current large conference spaces
- Trinity Hall reimagined as the epicenter of student activity, providing maker spaces that promote innovation and entrepreneurship, collaboration space for group study, and flexible rooms to host a variety of student functions
- Regional & Continuing Education Center renovated as the new Sovereignty Center, bringing the Native American heritage, traditions, and campus functions into the campus core
- Transparent first floors of new construction and renovations at Glenn II, the new Science Building, and the Student Services Center (SSC)
- Strategic renovations to Laxson Auditorium to better serve its mission in the performing arts
- Updated executive administrative functions in Kendall Hall, Sapp Hall, and Deen House
- Enhanced food services at more flexible hours throughout the campus core

LEGEND
- Student Dedicated Spaces
- Continued Administrative Functions
The concept of the "HUB" is to provide more student-centric space in the campus core. Non-student interfacing functions are moved to the campus perimeter, and different types of student spaces replace them.
CAMPUS CORE RECOMMENDATIONS

01 MERIAM LIBRARY RENOVATION
Meriam Library serves as the primary student gathering and study space on campus. Currently, the fourth floor of the library is best suited for student collaboration and is constantly teeming with student activity. It can serve as a model for future building improvements. A primary goal of the Campus Master Plan is to transform the library into a 21st century library to meet the needs of the student body both today and into the future. There are numerous exterior and interior improvements required to extend the life of the building that was originally built in two phases in 1959 and 1975. System upgrades include the addition of a fire sprinkler system, lighting upgrades for energy efficiency, HVAC replacement, hazardous material removal, upgraded restrooms for required access, and interior finishes improvements.

Beyond physical improvements, the University would be wise to consider programmatic improvements as well. The first floor of the library currently houses the Museum of Anthropology which could be relocated closer to the existing Gateway Science Museum. ITSS, located on the first floor, serves an important role that can be accomplished outside of the campus core. Spaces on the first floor should include areas for study, collaboration, and innovative types of learning, including additional smart classrooms like those located in the Meriam Library basement that have been used quite successfully.

The University can also continue to build upon the success of the cultural centers on the east side of the building in the Cross-Cultural Leadership Center (such as, Multicultural and Gender Studies, Pathways, Dreamers, Star Center, and Tribal Relations). The University should seek opportunities to create more visual transparency into this portion of the library given its key location along the central east-west spine of campus.

02 TRINITY HALL RENOVATION
Trinity Hall was completed in 1933 and first served as the library at Chico State with some classroom space. When Meriam Library was constructed in 1959, the building was converted to the Campus Activities Center, housing student government offices, lounges, and a bookstore. Currently it contains the Rural California Nursing Preceptorship Program, School of Nursing, and the History department. While the exterior of the building is iconic and serves as a central facility within the historic core, the interior is uninviting, confusing, and disjointed. Given its excellent location in the campus core, adjacent to Meriam Library, the Bell Memorial Union, and several other key academic buildings, the Campus Master Plan proposes that Trinity Hall be reimagined as a center for student collaboration, hang-out, studying, and learning. Large maker spaces and shared technology could be housed in the high-volume spaces in the building, with multiple types of collaboration venues provided throughout. Visibility into the building can be improved through increased lighting to create a more inviting atmosphere that contributes to an active campus environment throughout the entirety of the day. The Campus Master Plan recommends that the School of Nursing and the History department be relocated to dedicated facilities prior to any renovations.

03 THE BELL MEMORIAL UNION RENOVATION & EXPANSION
The BMU, first constructed as a 42,000sf building in 1967 and later expanded to a 133,000sf building in 2001, is home to a multitude of student uses including the bookstore, food services, a 1,000 seat
auditorium, conference rooms, meeting rooms, and a game room. In the nearly 20 years since its last renovation, student demands have shifted dramatically. Student organizations are now seeking additional study and operations spaces and many of the conference rooms and meeting spaces are not fully utilized due to their inflexibility. Overall space additions and transformations are needed to maximize its potential.

The Campus Master Plan recommends that the BMU consider internal renovations to reorganize existing meeting and conference rooms to create additional student organization spaces. Student organization offices could be concentrated around an open, flexible central space that allows for programmatic flexibility and increase utilization. South of 2nd Street across from the BMU, a new facility is proposed to provide a mix of uses such as student-focused retail at the ground floor with parking and new large-scale rooms such as an auditorium and event space above. This facility will increase the quantity of parking in a high demand area, provide students with additional service, retail, and dining options, as well as provide much needed event space near the campus core. A walkway could link the second floor of the BMU to the new facility for improved access and sharing of the existing kitchen.

**04 CENTER FOR CONTINUING EDUCATION (CCE) RENOVATION**

Originally constructed as the third heating facility for the Chico State campus, the CCE building now houses Regional and Continuing Education. As one of the key historic buildings within the campus core, the exterior facade of the building should be maintained, however, the Campus Master Plan recommends that the use be changed. A primary goal for the future vision of campus is to promote student uses within the campus core. As such, the CCE offices can be relocated to a new facility on the perimeter of campus such as the proposed academic/office building to be constructed where Modoc Hall is today, or on the southwest edge of campus in the proposed Forensic Anthropology building.

The Campus Master Plan proposes that the building be renovated to become the Sovereignty Center at Chico State given its ideal location along Big Chico Creek and adjacency to open space and the campus core. Recognizing and embracing the Mechoopda history on the land where the University now sits is of paramount importance, and the Sovereignty Center will not only embody the history and heritage of the Mechoopda people, it will also serve as a venue to conduct government to government relations meetings, as well as community and University outreach meetings with all our local regional and statewide Tribal partners. This center will serve the existing Native American student body, as a student center, workspace, and place to come together, while at the same time serving as a base for student recruitment, retention, and outreach.

**05 STUDENT SERVICES CENTER RENOVATION**

The SSC is a tremendous asset to students as it provides a single stop for all activities related to registration, admissions, orientation, parking permits, advising, records and registration, fees and tuition, financial aid, scholarships, and more. The overarching goal for any future renovations to the SSC are not to pull apart what is working quite well for students, but rather to reorganize services to be more student focused within the building by providing a more active first floor after normal 8-5pm business hours.
Given SSC’s proximity to Meriam Library and the BMU, and its highly visible location along 2nd Street, the first floor should accommodate students at any time of day. Flexible rooms for large and small gatherings, study and tutoring spaces, lounges and casual study would be best positioned on the ground floor, with one-stop shop student services above.

**LAXSON AUDITORIUM RENOVATION**

Laxson Auditorium was completed in the early 1930s and has since been renovated with updated lighting, sound, and counterweight systems. The auditorium seats 1,200, the largest in the area. Additional renovations should include additional restrooms, front of house lighting, and additional structural support in the ceiling where necessary. Code implications should be considered prior to any large-scale renovations.

**KENDALL HALL**

Located in the heart of campus, Kendall Hall serves as the primary administrative engine of the University, including the President’s office. While the administrative functions of the building are intended to remain, future upgrades to the facility are necessary for continued use into the future including updating mechanical, electrical and plumbing (MEP) systems, interior lighting and plumbing fixtures, appropriate quantity and type of restrooms available on each floor, and furniture/office updates.

**DEEN HOUSE**

Located within the Historic South Campus Neighborhood, the Deen House has fallen into disrepair. Complete interior and exterior renovation are necessary to restore the building to its original character. Once renovated, University Advancement could relocate here by bringing Advancement adjacent to Sapp Hall, which already houses some of the University Advancement offices and functions, and Sierra Hall which houses University Public Engagement, Office of Commencement, University Box Office and Staff Council Office.

**SAPP HALL**

Also within the Historic South Campus Neighborhood, Sapp Hall houses part of University Advancement, Alumni and Parent Engagement, and the Chico State Calling Center. Substantial interior and exterior upgrades are also necessary for this facility to restore it to its original character.
Students who live on campus during their 1st year are statistically more likely to persist and ultimately graduate. The Campus Master Plan provides alternatives that provide enough student housing to accommodate all 1st-year students.
ON-CAMPUS VS OFF-CAMPUS

There is a great need to keep on-campus housing prices low to remain competitive with the off-campus market. Strategies for new types of economical units could provide housing at price points in line or below the off-campus market.

DOUBLE OCCUPANCY, TRADITIONAL

As the University works to bring costs of student housing down, the Campus Master Plan recommends that new inventory brought online should be at lease double occupancy, traditional units. “Micro-Unit” concepts could be explored to provide a more efficient and cost-effective footprint.

UNIVERSITY VILLAGE FUTURE

At a minimum, the Campus Master Plan recommends that enough new housing for all 1st-year students who request on-campus housing be developed near the campus core. This move frees up nearly 500 beds in University Village, opening up potential opportunities for upper class student housing, married housing, and international student housing. Alternatively, the University could choose to sell off this asset in the future.
STUDENT LIFE FOCUSED

Through the master planning process, housing was identified as one of the key issues for the student body. Housing is primarily located in three areas, with nearly 60% of all beds located in Whitney, Sutter, Shasta and Lassen Halls. Esken, Konkow, and Mechoopda Halls are on the far northern edge of campus, just south of West Sacramento Avenue. The University also has an apartment-style housing complex located over a mile from campus called University Village.

Primary student dining locations are at Sutter Residential Dining in Sutter Hall and the Marketplace Café in the BMU. There are also several grab-and-go/coffee locations in Selvester’s Café-By-The-Creek, Sutter Café, the BMU, Holt Station and Butte Station. Sutter Residential Dining currently has capacity to accommodate approximately one-third of the proposed new housing on campus. Key recommendations of the Campus Master Plan are to:

- Add nearly 1,800 beds within a 5-minute walk to the campus core by adding density in the existing north district, creating new housing along Big Chico Creek near Yolo Hall, and redevelop the Rio Chico properties as a partnership opportunity
- Renovate Whitney, Shasta, and Lassen Halls to meet the needs of today’s students
- Use efficient floor layouts that maximize student space on the first floor of new buildings, while providing comfortable but economical room accommodations above
- Move all 1st-year students out of University Village and repurpose those units as upper classmen, graduate student, international student, and family apartments
- Add a second residential dining location at the proposed 1st Street Housing
- Consider new grab-and-go/coffee locations throughout campus

Additional food service options and locations will better serve the student population as more beds are added on campus.
Housing and dining are an important part of the overall student experience. The Campus Master Plan brings housing back to the center of campus and recommends additional dining options and locations throughout campus.
Housing & Dining Facility Recommendations

01 Creekside Residence Hall

As part of the effort to increase student housing on campus, particularly in close proximity to the campus core, the Campus Master Plan proposes new housing along Big Chico Creek as the first step in a multi-phase process. The overarching goal of the Campus Master Plan is to increase the number of beds near the campus core to ensure that all first year students can be housed on campus, should the University choose to pursue a first year live-on requirement. This includes relocating all first year students from University Village to the campus core.

Approximately 800 beds are proposed within one large building with breezeway. To make the units more affordable, each room could be built as a double occupant, “micro-unit” with the goal of maximizing the number of students per square foot. This does not mean however, that the design needs to suffer. Each room can be designed to accommodate student needs by providing strong Wi-Fi access, multiple outlets, economical storage for clothing and personal items, and modest study/hang-out space.

While the rooms within this proposed model may be smaller than current trends, the goal is to create a dynamic atmosphere on the first floor with student hang-out space, small kitchen areas, collaboration and study spaces, maker space, and open flexible areas able to adjust to large or small gatherings. The potential also exists to teach classes in these flexible spaces as well. A high degree of programming should be considered for the first floor to enliven these areas throughout all times of the day. The goal is to create places where students want to spend their time while in the residence halls, and investment should be made when designing these spaces to ensure they reflect the needs and character of today's students.

Given the scenic location along Big Chico Creek, the building has the opportunity to take advantage of a strong indoor-outdoor relationship, with outdoor seating areas spilling outside the building on the first floor. Enhanced access points across the creek to the east and south could also be considered to strengthen connectivity to the facility.

02 North Residence Hall

As the second step in the housing sequence, the North Residence Hall will add significant density to the existing North Campus residential village of Shasta, Lassen, Sutter, and Whitney Halls. The Campus Master Plan proposes the construction of a 6-story residence hall in the location of Butte Hall today. The plan creates a series of bar buildings oriented toward the creek, the main walk, and Shasta & Lassen Halls, forming an events lawn in the center. Student spaces are located at the ground floor with housing above.

The concept is similar to the proposal for the Creekside Residence Hall in that the rooms can be compact, with a dynamic first floor, creating a sense of community in each building. The Creekside Residence Hall can serve as swing space during construction. Once the new North Residence Halls are online and Shasta and Lassen are renovated, the University can relocate all 1st year students from University Village to campus.

03 Shasta & Lassen Hall Renovations

Shasta and Lassen Halls were constructed in the late 1950s to house the growing student population after World War II. While only 3-stories in height, they are incredibly efficient buildings when viewed through a student per square foot perspective. Strategic interior room renovations to upgrade fixtures, increase Wi-Fi
bandwidth, and add electrical outlet capacity would be beneficial to improving the overall student experience. Additionally, all MEP systems should be upgraded as necessary. These renovations could happen in concert with the North Residence Hall construction.

**WHITNEY HALL RENOVATION**

Whitney Hall is the largest residence hall on the Chico State campus, housing over 500 students each year. Built in 1969 at 9-stories tall, the building needs substantial renovations including interior updates such as telecommunications, MEP, energy efficient lighting, updated restrooms, structural upgrades, adding fire protection, and removal of any hazardous materials.

A dining hall was originally constructed at the ground floor of Whitney Hall, which has since been replaced by the Sutter Dining facility. The ground floor of Whitney currently houses the First Year Experience (FYE) program. If FYE relocates in the future, the space is set up nicely to be a vibrant community space with multiple types of flexible, programmable areas.

**1ST STREET DINING & RESIDENCE HALLS**

Rio Chico, not currently owned by the University is reimagined as a partnership opportunity to provide a dynamic residential life and dining component to campus near the WREC. The facility is positioned to frame a new campus entry from 1st Street to the west of campus. As with all new housing facilities, the room sizes will be kept to a minimum with an emphasis upon the student experience on the first floor. With redevelopment of Rio Chico, it presents the opportunity to transform 1st Street from Warner Street to the railroad tracks into a pedestrian-only promenade experience extending from the campus core. Improved connections across Big Chico Creek tie the neighborhood together with the Creekside Residence Hall.

Sutter Residential Dining Center currently has capacity to accommodate approximately 600 new students on campus. However, with the potential for 1,800 new beds on campus, a new residence dining hall is envisioned at the base of the new 1st Street housing. Similar in food service and style as Sutter, this new facility could accommodate the influx of new students in on-campus housing.

**RIO CHICO CREEKSIDE HOUSES**

Along Rio Chico Way sit seven homes, some or all of which are historic in nature. As part of the Rio Chico development, these homes are proposed to be updated and could be utilized by the University to provide low cost housing to new faculty and staff. New improvements should include both interior and exterior renovations.

**PARTNERSHIP DINING OPPORTUNITIES**

In addition to on-campus dining, the Lost Park Partnership and proposed mixed-use building south of the BMU are opportunities to add more commercial dining opportunities, including potential partnership with the University Farm to provide some of the produce and meat for operations. A potential restaurant at the base of the proposed hotel at Lost Park could provide food service of a different nature. With the addition of these locations, the University can serve its students, faculty, and staff over an expanded geography.
LIGHT FOOD SERVICE/COFFEE

Additional grab-and-go locations could be considered to better serve all areas of campus. As Holt Hall is renovated, a newer modern café replacing Holt Station could be an opportunity to better serve students in Holt Hall between classes.

The eastern edge of campus where Modoc Hall is currently located is underserved, and considerations for additional light food service could be considered with the future construction of new academic facilities there as well.

ESKEN, MECHOOPDA, & KONKOW HALLS

Esken, Mechoopda, and Konkow Halls have served the University well as student housing since their construction in 1983. Over the long-term, as new residence halls are constructed closer to the campus core, these halls are proposed to come offline and the land reimagined for athletics, recreation, and learning uses within the West Campus neighborhood.

UNIVERSITY VILLAGE

Located nearly a mile from campus, University Village provides apartment style and independent living options for students. While many upperclassmen live in University Village, it is also home to over 350 1st year students each year. From stakeholder interviews held during the master planning process, it became clear that these 1st year students can be better served by living near the campus core and should be relocated as new facilities are built to accommodate the entire 1st year class. With 1st year students relocated to on-campus housing, Chico State will be able to provide additional space for non-1st year students at University Village.
NORTH CAMPUS NEIGHBORHOOD

A vibrant neighborhood that enhances the student experience through new living-learning opportunities, state-of-the-art academic and research facilities, and a flexible network of outdoor spaces that reflect the landscape character of the Big Chico Creek corridor.

A reimagined North Campus Neighborhood embraces and expands the mix of academic, research, and residential life in an environment that blurs the line between living and learning, fostering an atmosphere where students and faculty can engage with one another in a variety of settings. A wide range of spaces provide flexible environments for creation, collaboration, study and play.

The plan strengthens the north-south pedestrian connection to Meriam Library and South Campus. In addition, a major outdoor gathering space framed by Tehama, Plumas, and the new North Residence Hall is envisioned to provide opportunities for flexible programming and outdoor learning. Landscape is enhanced by extending the Big Chico Creek character into the neighborhood and bringing stormwater systems to the surface. A new cycling path connects campus east to west.
A new laboratory and research building with state-of-the-art classroom, office, and laboratory space replaces the Plumas Hall laboratories. Shasta and Lassen Halls are renovated, and new housing with active multi-use first floors is created to add residential density closer to the campus core.
Mown landscape and existing hardscape are replaced with naturalized, lower maintenance planting like that found on the banks of Big Chico Creek. Stormwater currently piped into the creek from the neighborhood is brought above ground to enable infiltration and aquifer recharge. Surface stormwater detention collect and slow the flow of neighborhood runoff.
NORTH CAMPUS NEIGHBORHOOD

A multi-functional residence hall brings students closer to the campus core and strengthens the link between north and south campus. The character of this vibrant neighborhood is defined by the indoor/outdoor relationship between building and space.
WEST 1ST STREET NEIGHBORHOOD

The main campus walk extends into the neighborhood, knitting South Campus together. New residential opportunities mixed with recreation, wellness, and academics creates a unique district, centered on the campus plaza at the heart of the neighborhood.

A new vision for the Rio Chico neighborhood sets the stage for dramatic campus change west of the Ivy/Warner corridor. The main South Campus pedestrian walk is extended west to the railroad tracks, strengthening the connection of the neighborhood to the campus core. An expanded WREC/Student Health Center, along with new housing and dining opportunities on the Rio Chico site anchor the west end of the campus walk. Additional plaza space expands the character of the landscape at the WREC entry and creates a strong indoor/outdoor relationship with the new facilities.

Langdon Hall is renovated, and a new Forensic Anthropology/Academic/Administrative building is envisioned, adding to the diverse mix of neighborhood uses. Pedestrian connections are reinforced across Big Chico Creek to new student housing that sits strategically between the academic core to the east and the athletics, recreation, and learning neighborhood to the north. Connections across Ivy/Warner Street are made more visible and intentional through signage and traffic calming design measures to ensure a safer and more pedestrian-friendly campus environment.
Nearly 1,200 beds transform the neighborhood into a social center of campus. New dining, lounge and study space at the ground floor provides multiple communal gathering venues for events. The WREC Expansion/Student Health Center, connects via skywalk to the existing WREC and provides additional multi-use court space, workout rooms, and an integrated counseling and wellness center.
New construction combines solar and potential green roof technology, collecting and slowing runoff from the neighborhood. Permeable paving is used where possible and planting areas are increased to provide additional detention opportunities. Street runoff flows into basins for infiltration and cleaning before reaching Big Chico Creek.
The athletics, recreation and learning neighborhood is home to the intercollegiate athletics, recreation activities, club sports, and the Kinesiology department. Due to limited space and lack of field lighting, all outdoor venues are scheduled on a block system with Kinesiology classes in the morning, intercollegiate athletics in the afternoon, and recreation and club sports in the evening on the lit fields only. Many of the fields suffer from overuse and lack of lighting. The Hammer Throw and underground utilities create unsafe field surfaces on Fields 10B and 1-4 respectively.

Acker and Shurmer Gymnasiums are well beyond their initially intended life cycles. With no air conditioning in the event space, outdated and undersized locker and training facilities, and lack of coach’s offices, significant renovation or replacement is needed. The WREC is undersized, specifically in the areas of multipurpose courts and training rooms.

Parking is a significant issue, as current surface lots are undersized and can be difficult to access during peak demand events. A central parking structure is recommended to serve multiple venues, and to provide daily parking for general campus use.

The Campus Master Plan envisions additional indoor and outdoor space for athletics, recreation, club and learning opportunities. A new arena is created as the anchor of the district and includes a performance venue, locker and training rooms, coach’s offices, classroom spaces and support. An outdoor pool is constructed as a shared-use venue between the University and community. Shurmer is removed and Acker is transformed into recreation, club, and Kinesiology space. The east stadium bleachers are removed to create a strong entrance and district identity at the corner of Warner Street and Legion Avenue. Existing fields are upgraded and lit, extending time of use and reducing wear. A new softball facility is proposed to significantly upgrade the venue.

**LEGEND**

- Existing Athletics/Recreation Facility
- Proposed Athletics/Recreation Facility
- Existing Field Space
- Proposed Field Space
- Plaza/Pathway
- Cross-Campus Connector Path
- Physical Fitness Loop
The Campus Master Plan significantly increases the quantity and quality of indoor and outdoor athletic, recreation, and learning spaces in the district. Additional fields are created, while existing fields are formalized and lit to extend the time of use, alleviating scheduling conflicts. The arena creates a signature facility for the University and the City of Chico.
ATHLETICS, RECREATION & LEARNING

01 ARENA, POOL FACILITY & PARKING STRUCTURE

For decades, Chico State has done an excellent job of competing at a high level, without state-of-the-art facilities. The current overlap between intercollegiate athletics, recreation, club sports, and Kinesiology classes requires substantial coordination, time, and facilities maintenance to successfully achieve all program objectives. The Campus Master Plan proposes the addition of a new competitive arena to dramatically improve current conditions and bring the overall portfolio of competitive athletic venues up to and beyond the level of Chico State’s peers.

The new arena is proposed north of University Stadium along Warner Street, to significantly enhance the experience of entering campus from the north. With a capacity of 4,000 seats, the arena has the potential to become a prime destination not only for athletic competitions, but also for large performances and events, commencements, and convocation. The arena will not only be an asset for Chico State, but also a tremendous asset for the community and region.

In addition to the arena, the proposed program includes space for new coach’s offices and team locker rooms for Women’s Soccer, Women’s Volleyball, Women’s Cross Country, Women’s Basketball, Women’s Softball, Women’s Track and Field, Women’s Golf, Men’s Soccer, Men’s Cross Country, Men’s Basketball, Men’s Track and Field, and Men’s Golf. Weight and training rooms, athletic academic success space, tickets, concessions, and meeting rooms are also proposed to be included. The learning environment is also enhanced through academic classrooms, collaboration rooms, and faculty offices to provide easy classroom-to-field access for Kinesiology classes seeking to utilize the new north fields. Large storage spaces should be included for the various arena user groups.

More recently there has been substantial support for the construction of an outdoor pool in association with the arena. This pool could be a shared asset for learning between the University and the community with a dedicated entrance, locker rooms, and support space.

West of the new arena, in place of the current surface parking lot, the Campus Master Plan proposes a 900-car parking structure to serve not only the arena, but also the baseball, softball, soccer, and stadium venues in close proximity, as well as daily student, faculty and staff parking. Access to the structure is proposed from Warner Street and West Sacramento Avenue, and should be controlled during large events to minimize vehicular disruption to the greatest extent possible. A sports plaza between the parking structure and the arena is also proposed to serve as the front door to the venue, as well as provide a gathering space during events and for outdoor educational opportunities.

02 ACKER GYMNASIUM RENOVATION

Completed in 1961, Acker Gymnasium currently contains space for intercollegiate athletics, basketball courts, weight training rooms, a dance studio, locker rooms, offices, and classrooms. Substantial renovations are necessary to improve the overall condition of the facility, including HVAC systemwide improvements and installation of air conditioning in the gymnasium, locker room renovations, lighting and interior finish upgrades to the weight training rooms, dance studio, and classrooms. If the new arena is constructed, the offices serving intercollegiate coaches and team locker rooms will be relocated to the new facility. With a practice court and weight training rooms included as part of the program at the new arena, Acker Gymnasium can be dedicated to recreation,
club and Kinesiology programs. The Campus Master Plan recommends demolishing the hallway and coach’s offices that connect Acker to Shurmer, as well as the defunct pool area when Shurmer Gymnasium is removed.

03 UNIVERSITY STADIUM SEATING
University Stadium is a lighted outdoor stadium with bleacher seating on both the east and west sides of the field. The future arena will accommodate commencement events upon its completion, reducing the need for the amount of seating currently provided in the stadium. The east bleacher seating is in poor condition, restricts entrance to the west part of campus from the corner of Legion Avenue and Warner Street, and should be demolished. The existing west bleacher seating was constructed more recently and is in better condition. The Campus Master Plan recommends more permanent additions be added to the north and south ends of the west bleachers to increase seating, as well as position restrooms, concessions, and storage space below. The press box can be relocated to the west side of the stadium.

04 FIELD 6&7 IMPROVEMENTS
Fields 6&7 are heavily utilized for recreation and club sports which creates substantial wear and tear on the natural turf. The Campus Master Plan proposes converting these fields to a synthetic turf surface, sized large enough to accommodate a rugby field in the north-south direction, three recreation fields in the east-west direction, and two softball fields in the north and south corners. Lighting and fencing/netting can be added to extend hours of use. In addition, appropriate underdrainage can be installed to avoid excessive wear. It is also recommended that the existing restrooms at this location, though relatively new, be relocated to the University Stadium seating addition.

05 HAMMER THROW VENUE
The Hammer Throw venue is currently located at the northwestern-most corner of the property, partially over Field 10B. The long distance from the track creates logistical challenges during meets. Stakeholder interviews revealed that positioning the Hammer Throw venue in closer proximity to the track would help alleviate these issues. The Campus Master Plan proposes constructing a new Hammer Throw venue south of Nettleton Stadium along the railroad tracks, west of Field 6&7. The condition of Field 10B is also to be improved as the Hammer Throw venue moves closer to the track.

06 SOUTH FIELD IMPROVEMENTS
The large open field space south of Yolo Hall is home to many of the outdoor classes and activities conducted by the Kinesiology department. Substantial utility infrastructure runs under these fields from the Boiler Chiller plant to the campus core, leaving an uneven playing surface with potentially dangerous manhole infrastructure located at grade throughout the field. The Campus Master Plan proposes that this lawn space be formalized into three synthetic turf, half-size fields for instruction and play, with the easternmost two fields potentially combined as a larger, more flexible space. Lighting could also be considered, though further evaluation is needed to determine the most appropriate use of lighting next to the proposed future residence halls.
GOLF PRACTICE AREA

The Golf Practice area is located south of Shurmer Hall and plays an important role in the Kinesiology curriculum. The Campus Master Plan proposes relocation of the practice area to the northwest corner of the property. The size of the practice area should remain as large as it is in its current condition or, if possible, expanded in size. This move will allow for the development of a future residence hall along Big Chico Creek, while maintaining desired proximity to Yolo Hall.

NORTHWEST FIELD IMPROVEMENTS (10B)

The natural turf field west of the Soccer Stadium, known as Field 10B, is currently in poor condition and in need of renovation. Irrigation to this field is supplied by Cal Water and during a recent drought, the water was shut off, causing the field condition to suffer. Additionally, the Hammer Throw for the Track and Field program is located along the western edge of the field, causing significant dents and divots, making the field currently unsafe for competition, practice, or classes.

A new well should be considered in this part of campus to supply water to the irrigation systems for the fields located here to improve the quality and consistency of the turf. A range of options can be considered for field improvements, however, further study is needed to determine the extent of renovation needed, from reseeding or re-sodding to complete regrading and installation of underdrainage. Lights can also be considered to maximize use. The Hammer Throw is to be relocated near the tracks on the west edge of Fields 6&7.

NORTH FIELDS & PARKING

Chico State has long dealt with a shortage in field space for varsity practice, recreation and club sports, and Kinesiology classes. The addition of two full size synthetic turf fields will help alleviate this issue. The north fields will be located east of the Soccer Stadium and would be capable of multiple configurations for maximum flexibility. Lighting should be included to help maximize the time of use each day, and perimeter netting/fencing should be considered. A surface lot for approximately 100 vehicles should be constructed south of the new fields.

The east side of the north fields could be constructed first while Esken, Mechoopda, and Konkow Halls are still in use, or the entire complex could be constructed at one time once appropriate student housing is constructed closer to the campus core, allowing Esken, Mechoopda and Konkow to come offline.

SOFTWARE STADIUM IMPROVEMENTS

The current Softball Field is home to the Women’s Softball team and holds up to 500 spectators. Substantial upgrades are necessary to bring this facility up to an appropriate standard for athletic competition. The Campus Master Plan recommends that the stands and team dugouts be removed and replaced, with permanent seating for 1,000 spectators. Lighting can be added to allow night games, and dedicated restrooms and concessions can be considered along with the improvements. Perimeter security fencing is also an option to give the University flexibility in securing the facility during events. The stadium scoreboard could be updated, and appropriate bullpen areas constructed. The new stadium seating can be designed to also include additional secured storage space below.
WREC Expansion/Student Health & Wellness Center

The WREC was built in 2009 and serves as the main student recreation facility on campus, featuring three basketball courts, an indoor running track, four group exercise rooms, a pool and hot tub, and a 3-story climbing wall and bouldering area. Additional facilities are included for ballroom dance, hip hop, paintball, rugby, water polo, fencing, and many more activities.

While only ten years old, the WREC has outgrown its current footprint, and an expansion is recommended to the south of the current facility, attached at the second level by a skybridge over 2nd Street. The additional program needs include additional space for 1-on-1 training and video training sessions, additional multi-use courts, and an on-site location for Outdoor Adventure Sports which is currently located in the BMU. Storage for Outdoor Adventure Sports can then move from the Rainbow Warehouse to the Warehouse once construction of the new University Services Building is completed.

A second overarching goal of the WREC Expansion is to bring physical and mental health and wellness together under one roof.

The addition extending across Orange Street is proposed to house facilities for mental and physical health. The services provided at the Student Health Center are to be relocated to the new addition. The current configuration of the addition requires that Orange Street be discontinued north of W. 3rd Street. The University will need to collaborate with the City of Chico to determine the feasibility of the closure.
West Campus Neighborhood becomes the ultimate stage for athletics, recreation and learning. New and improved athletic facilities create a new benchmark for the conference and beyond.

The West Campus Neighborhood reimagines the existing play fields and facilities through renovation, creating new state-of-the-art venues, and linking the pedestrian and cycling network throughout the neighborhood. A significant new plaza and gateway sets the stage for a strengthened neighborhood identity. Pageantry banners within the district and along Warner Street add to the identity.

A new parking structure consolidates parking to one location, with access points from Warner Street and Sacramento Avenue. Outdoor facilities such as Nettleton Stadium, the softball facility, and soccer facility receive upgrades for security and access, while the overall structure of entry points and pathways through the neighborhood is clarified. Where possible, stormwater detention measures are implemented, and fields are properly drained to larger detention basins along the west side of the district near the railroad tracks.

A new academic facility replaces Shurmer Gymnasium, strengthening the academic component of the neighborhood with Yolo Hall. A new Creekside Residence Hall frames the formalized fields south of Yolo Hall.
A new arena becomes an asset for Chico State, community, and region. An outdoor pool also serves dual roles as a learning space for the University and a community use opportunity. West stadium bleachers are capped on each end with expanded seating, storage, and restrooms. A new softball facility houses the Women’s Softball team, and a new academics and research building faces Ivy/Warner Street.
New fields will provide opportunities for infiltration and recharge and will have proper underdrainage to surface detention systems at the west edge of the neighborhood. Overflow for the detention systems will continue to pipe to Big Chico Creek. Paved areas are minimized, and runoff from hardscape will move into detention areas to increase infiltration.
NEIGHBORHOOD TRANSFORMATION

The neighborhood is transformed from a confusing mix of disparate uses, into a cohesive plan that addresses the University’s needs for enhanced athletic, recreation, and outdoor learning facilities.
A NEW FACE FOR ATHLETICS

A new gameday approach serves as a gathering space for tailgating on gamedays, as well as providing outdoor learning and training opportunities.
DISTRICT IDENTITY

The arena creates an iconic approach to campus from Sacramento Avenue. A new neighborhood entry plaza creates a signature campus gateway to the neighborhood. The outdoor pool facility creates a new opportunity for campus/community interaction.
Academic and research excellence is at the very core of the Chico State mission. Several key factors were assessed to develop recommendations for University needs that align with strategic priorities and areas of growth, including enrollment trajectory, current space utilization and demand, workforce demand for degrees offered, and updated space guidelines that more accurately reflect today’s active learning style.

The Campus Master Plan provides recommendations for new space and renovations of outdated and under-performing facilities, where new facilities should be located to maximize proximity to the campus core and preferred adjacencies to maximize collaboration opportunities, and how to address impacts of increased enrollment in the future. The Campus Master Plan also provides a physical framework for new discovery, innovation, entrepreneurship and collaboration, all focused within or near the campus core.
A 1% GROWTH TARGET
Over the life of the Campus Master Plan, the University is targeting a 1% annual growth. This growth model provides a key benchmark to determine future space demands, not only for academics and research, but for faculty offices, student housing and dining, athletics and recreation, and support services.

BEST PRACTICE SPACE GUIDELINES
State University Administrative Model (SUAM) space guidelines, utilized since the 1960s for the California State System, no longer reflect realistic expectations of space related to today's more active learning styles. The Campus Master Plan uses national best practice guidelines as the basis for the space needs assessment and recommendations.
Degrees in the academic programs offered by CSU, Chico are in high demand. Further, it is anticipated that as economic development shifts eastward, away from the high cost urban areas, this demand will increase in closer proximity to the campus.

Chico State currently utilizes 41 unique scheduling blocks for classes. There may be opportunities to streamline the schedule to alleviate space pressures on Tuesdays and Thursdays, while increasing utilization on Mondays, Wednesdays, and Fridays.

In order to optimize energy and space use efficiency, the University may consider extending the operational teaching schedule during the week and look for opportunities to teach on Saturdays. This would allow enrollment growth while limiting new facility needs.
The master planning team analyzed two approaches to assess space needs. The SUAM Manual provided the basis of the first approach, and those space planning standards were used for various calculations as applicable, such as for teaching laboratories, offices and library space. Where space planning standards were not provided, the applicable space categories from all CSU System institutions were totaled and an average assignable square feet (ASF)/full time enrollment (FTE) calculation was used. SUAM utilization metrics were also used for both classrooms and teaching laboratories.

A 1% per year enrollment growth rate was assumed for both approaches.

To provide a basis of comparison, the SUAM space inventory was converted to categories used by the Department of Education’s Facilities Inventory Classification Manual, which is the most widely used space inventory system in US higher education. This allowed the master planning team to develop planning standards more in line with practices observed nationally. For the second approach to this space model, different utilization metrics were used that reflected both national practices and Chico State’s strategic goal for more engaged learning environments. Finally, this latter space model was adjusted to reflect other strategic goals related to student retention and student support space. In particular, the need for additional student space was consistently articulated by many campus stakeholders who provided input into this process. Ultimately, it was determined that the latter, customized space model better represented the campus needs and strategic goals and served as the basis for the physical planning. In this model, significant space needs were identified across many space types and units.
### How are the 137 Classrooms in ALL BUILDINGS Used During Fall 2017?

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### How are the 133 Teaching Laboratories in ALL BUILDINGS Used During Fall 2017?

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SPACE: UTILIZATION ANALYSIS

The CSU System uses space planning standards and utilization guidelines which were developed in 1966. At that time, when many campuses were young and had a commuting population, the focus was on maximizing through-put via traditional, forward-facing lecture. The utilization targets of 53 weekly room hours (WRH) of classroom use and 15 ASF per student station reflect this. Much has happened in both space planning and program delivery in the last half century. The newly developed field of learning science has changed our understanding of the effectiveness of various instructional environments to produce positive outcomes which impact both student retention and success. In recognition of these new practices, the master planning team recommends a target utilization metrics of 35 WRH, with 66% station occupancy, and a campus average of 22–25 ASF per student station. The latter space planning standard allows for a greater variety of learning spaces on campus, such as active learning environments which can command 25–30 ASF per station.

In general, the utilization metrics observed mostly meet or exceed the recommendations from the master planning team using a national perspective. As noted in the following graphic, the campus-wide average of all classroom use was 34.3 WRH, as compared with the 35 WRH recommended. The analytics also showed that the majority of the classroom inventory is in the 30–75 seat capacity range. The highest use was in the 50–60 seat grouping, although this had the fewest classrooms available with only two rooms. The mapping indicated a high concentration of classrooms north of the creek, in an area separated from student study spaces and amenities.

Additional analysis showed that the campus-wide average for student station occupancy was 68%, which exceeded the recommended target of 66%. However, the campus classrooms also averaged a low 17 ASF/student station indicating a predominance of highly traditional and inflexible learning environments. Where there were more progressive, active learning environments, they were highly utilized, such as those in the new Arts and Humanities Building.

While utilization was generally very high, areas for potential improvement were also identified. There are currently 41 distinct scheduling blocks being used, and both classrooms and teaching laboratories had peak use on Tuesdays and Thursdays. Opportunities to increase utilization include optimization of the scheduling blocks and increased scheduling of classrooms between 2–4pm on Mondays and Wednesdays. Increasing use of space on Fridays, Saturdays, mornings, and evenings could also help to meet growth demands without requiring construction or renovation.

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What is the Average WRH of Classrooms in a Building?  
(Select a Mark to Filter, Deselect Mark to Unfilter)

What is the Count and Average WRH of Classrooms in a Capacity Group?  
(Select a Mark to Highlight Classrooms)

What is the WRH of each Classroom?  
(Hover for Room Data)

CSU System Guideline = 53 WRH

National Perspective Guideline = 35 WRH

CSU Chico Average of Selection = 34.3 WRH

CLASSROOM WEEKLY ROOM HOURS (WRH) ANALYSIS
PROGRAM: RECOMMENDATIONS

PROJECT BACKGROUND
The analysis provided is based upon both quantitative and qualitative data. Quantitative data sources included student enrollment and completion data, Census data, job postings, course records, staffing files, and space inventory files. Empirical data was developed through on-site interviews with key stakeholders, academic deans, administrative directors, and campus leadership.

PROGRAM DEMAND GAP ANALYSIS
Opportunity for Growth
We conducted an environmental scan of external factors on growth such as population demographics, educational attainment and occupational demand. Study was focused on the top 15 counties of origin for students, which included major metropolitan areas around Sacramento, Los Angeles and San Francisco, in addition to the local service area of Butte County. Academic programs were aligned with job occupations and a program gap demand analysis was performed, comparing degree completers in the top 15 counties for enrollment with occupational needs in those areas, using real-time job posting data. This found that there is a tremendous demand in the market for degrees in the academic programs offered by Chico State, as illustrated in the following graphic.
GAP ANALYSIS BY COLLEGE

This chart compares average annual job openings in each of the Chico State academic colleges with the completers available and identifies a significant gap, indicative of strong demand for these programs. Further, it is anticipated that as economic development shifts eastward, away from the high cost urban areas, this demand will increase in closer proximity to the campus.
ACADEMICS & RESEARCH

ZONES OF LEARNING EXCELLENCE

Many of the academic and research buildings are located just outside of the campus core along Big Chico Creek. The Campus Master Plan increases opportunities for cross-college and department collaboration by building upon the foundational structure of the existing academic nodes and strengthening core areas. New academic footprints better serve the node created by Tehama and Plumas Halls, while strengthening connections with the new Science Building and the engineering cluster created by Langdon and O’Connell.

A new business school consolidates the College of Business and provides students with state-of-the-art technology that promotes increased entrepreneurship, discovery, and innovation.

Holt Hall, one of the largest and most highly utilized academic classroom and laboratory facilities on campus, is renovated for systems improvements and classroom upgrades that promote active learning styles. Existing performance spaces and classrooms enhance the educational experience in Ayres Hall and Laxson Auditorium.

The Butte Replacement Building replaces the aging Physical Science Building, anchoring the east edge of campus and connecting to the creek, park, and community. This building becomes a strong terminus to the campus walk and provides substantial additional classroom and office space to replace Butte Hall.

In the northeast part of campus, Modoc Hall and Aymer J. Hamilton (AJH) have extended beyond their useful life and the entire district is reimagined as an opportunity for increased academic, office, and administrative functions. While the proposed arena will greatly improve the quality of the competitive athletics facilities, it will also play a key role in enhancing the footprint of the academic environment with additional classroom and office space and a strong indoor-outdoor relationship with future outdoor fields.
ACADEMIC SPACE RECOMMENDATIONS

01 BUTTE REPLACEMENT BUILDING
Butte Hall has long served the institution, providing a large percentage of the overall instructional and office space on campus. Additionally, the program from the Physical Science Building has been relocated to Siskyou II. As both of these buildings come offline in the future, substantial additional instructional and office space is required.

A Butte Replacement Building located on the site of the Physical Science Building provides this additional space while allowing for different teaching pedagogies to take place. Instructional space would contain the latest technology to allow for both in-person and online learning in a potential hybrid model scenario. An efficient layout means that less square footage is needed, while flexible rooms and offices add to the building’s adaptability.

This building sits at a key site on campus, orienting to the creek and adjacent to Children’s Park, a key community asset. Because of the prominence of this location, additional consideration to the facades, entries, and indoor/outdoor relationship should be considered.

02 GLENN II ACADEMIC BUILDING
Glenn Hall was completed in 1958. This 41,000 gsf building currently contains the majority of the College of Business. The College of Business is also located in Tehama and Trinity Halls, as the growth of the program has pushed beyond the capacity of the building. The Campus Master Plan proposes replacement of Glenn Hall with a new 4-story, 72,000 gsf building in its place to allow the College of Business to co-locate all programs together within a single facility. Technology, classrooms, and laboratories should be state-of-the-art spaces to meet current and future academic demands.

Given the building’s location within the historic campus core, the architecture should reflect and honor the scale, proportion, and materiality of the adjacent existing buildings, while providing a level of transparency on the ground floor in order to create highly visible classroom, collaboration, and study spaces to promote an engaging campus environment. A large, light-filled auditorium for lectures, classes, and meetings can be positioned to overlook Big Chico Creek on the northern side of the building.

A small space for a food vendor to expand upon the current offerings from Selvester’s can also be included within the ground floor area of this proposed building. During demolition and construction, the operations of Glenn Hall can be temporarily located in Butte Hall.

03 MODOC II ACADEMIC BUILDING
Modoc Hall contains the Psychology department, Child Development department, classrooms, an observation room, and laboratories. The Aymer J. Hamilton building contains Communication Sciences and Disorders Program, Osher Lifelong Learning Institute (OLLI), Child Development Laboratory, and Resources for International Studies Education (RISE). These buildings are sited along Arcadian Avenue in the northern part of campus. Modoc Hall is in very poor condition and has one of the highest Facility Condition Index (FCI) scores in the entire CSU System. AJH, a former elementary school, is in poor condition. As a sprawling single-story building, it does not provide the amount of density that could potentially be achieved in this district given the land-locked nature of campus.
A new Modoc II facility would combine the programs listed above into a 3-story, 75,000 gsf building in the same location. Classrooms, laboratories, and observations rooms will need to accommodate the multiple teaching and learning styles of today’s students. Outdoor play space should be located directly adjacent to the building. A new surface parking lot should be constructed to offset demolition of lots Q and C. Through a more efficient use of land, an entirely new higher density district of academic, office, and administrative buildings can be created. During renovations, the existing departments and uses within Modoc and AJH will need to be relocated, potentially to Butte Hall.

**HOLT HALL RENOVATION & ENTRY ADDITION**

Holt Hall currently supports the College of Natural Sciences, Science Education department, Mathematics and Statistics department, Biological Sciences department, Nutritional and Food Science department, the Center for Math and Science Education, the Center for Water and Environment, the Louis Stokes Alliance for Minority Participation, classrooms, lecture halls, and laboratories. It is one of the largest classroom, laboratory and office buildings on Chico State’s campus. Substantial renovation is needed to remove hazardous materials, upgrade MEP and telecom systems, upgrade overall accessibility, and transform classrooms to meet current academic standards.

The front of Holt Hall faces a new proposed cycling path and upgraded pedestrian walk, yet the building is unwelcoming at the ground floor, with no transparency to the interior. As such, a 10,000 gsf addition is proposed as a new engaging building entry with study and hang-out space positioned adjacent to the walkway. A small vendor shop could replace and expand upon the service currently provided by Holt Station. This addition would enhance both the indoor and outdoor experience overlooking Big Chico Creek by enlivening the adjacent plaza space. During renovations, the existing departments and uses within Holt Hall will need to be relocated, possibly to Butte Hall.

**ACADEMIC/ADMINISTRATIVE/OFFICE BUILDINGS**

With the demolition of Modoc Hall and the AJH building, and potential future construction of Modoc II, substantial additional land area would become available for additional facilities. Two new academic/administrative/office buildings can be constructed in this district. The intent is to relocate non-student interfacing departments to the perimeter of campus to transition the campus core back to students. Both buildings are proposed as 4-story structures to maximize efficiency of the University’s existing footprint and could total as much as 85,000 of additional future space. These buildings can be considered as part of a unified district with Modoc II, and respond sensitively to the surrounding residential community, using appropriate setbacks and open space as a buffer to off-campus uses.

**AYRES HALL RENOVATION**

Ayres Hall houses the Art and Art History department, as well as classrooms, art studios, the foundry-sculture laboratory, and the B-SO Space. The Campus Master Plan proposes that classroom spaces and art studios be upgraded to accommodate current teaching methods and provide flexibility for future adaptations of space use.
The Forensic Anthropology Laboratory is currently located in Plumas Hall laboratories, but the facility has been deemed inadequate to serve both the current and future needs of the Forensic Anthropology department. Presently, the Human Identification Laboratory (HIL) provides forensic anthropological services to law enforcement agencies and the medical examiner’s office in California. The current location of the laboratory does not allow for an appropriate amount of privacy when transporting remains in and out of the laboratory.

A new 3-story, 33,500 gsf facility is recommended at the perimeter of campus on the southeast corner of West 1st Street and Cedar Street. The public facing lobby and atrium could be located along 1st Street, with the more private forensic laboratory and research activities placed on the ground floor south of the entry. The second floor could house offices for the Department of Anthropology as well as laboratory/classroom/collaboration spaces. Floor three can accommodate additional class/office/administration space as needed to provide space for any non-student interfacing departments that are to be relocated to the perimeter of campus. Floor three could also be constructed as a shell, with an interior fit-out occurring when the space is needed.

The existing Plumas Hall laboratories is a single-story, high bay building with interior courtyard, housing engineering laboratories, the forensic anthropology laboratories, and storage. The existing structure is proposed for demolition as part of the future vision for the campus, and a new 3 to 4-story laboratory and research building constructed in its place, maintaining connections to Tehama and Plumas Halls. The first floor of the new building should be as transparent as possible, to put research on display. The west facade will reinforce the Warner Street Corridor, while the east facade will frame a new lower courtyard that could be utilized for indoor/outdoor learning and testing opportunities. Stairs and ramp can be constructed to connect this courtyard to the larger proposed plaza and north walk running between Tehama and Plumas Halls. New permanent forensic anthropology space will need to be constructed, and temporary engineering laboratory space will need to be allocated prior to the demolition of Plumas Hall laboratories.

As enrollment increases, specifically in the areas of Engineering and Business, new facilities to accommodate additional classroom, laboratory, and office space will likely be needed. Two important considerations in locating future academic buildings are adjacency to existing academic facilities and proximity to the campus core. A new 3 to 4-story academic facility on the west side of Warner Street on the current Shurmer Gymnasium site addresses these considerations by providing additional academic space near Plumas and Tehama Halls, the new Science Building, and O’Connell and Langdon Engineering Centers.

The ground floor of the new building is to be as transparent as possible, allowing students and visitors to see the activity taking place inside the building. Entrances to the new building can be positioned to address existing street crossings to the north and south.
Langdon Engineering Center houses the Construction Management Department, Civil Engineering Department, the California Pavement Preservation Center, classrooms, and engineering laboratories. Renovation considerations should include improving the HVAC system of the building, upgrades to the exterior facade to improve energy efficiency, enhancing the classroom and laboratory spaces to accommodate today’s teaching methods, and laboratory equipment upgrades. During renovations, general classroom and office space could be relocated to Butte Hall or other campus space, while specialized laboratories may need to be updated incrementally to avoid taking laboratories offline during peak seasons of use.
A consolidated College of Business is housed in Glenn II, a larger building located where Glenn Hall is today. The ground floor is highly active and highly transparent. Smaller pavilions for gatherings and collaboration extend to the creek, blending with the landscape as it extends toward the building.
As a building with no "back door", the front of Glenn II faces onto and frames the quad and rose garden. Together with the New Science Building, a strengthened academic neighborhood is created to enhance learning and create collaborations between business and the sciences.
At Chico State, connections continue to be enhanced at multiple scales within the University, the Chico community, and local and regional partners to uniquely position students for engagement, collaboration, and career opportunities. The University’s regional assets, specifically the University Farm and the Big Chico Creek Ecological Reserve (BCCER), provide critical services and support the local and regional educational systems, while connecting students with research, grant, and professional development opportunities with community partners.

The Campus Master Plan provides recommendations on collaboration opportunities with the Chico community including potential development partnerships, outreach and cultural events and centers, and recreation/learning. Recommended University Farm improvements will provide the physical facilities to support the values, vision, and strategic goals of the College of Agriculture.
Chico State is located in the heart of the City of Chico, and regionally at the northeast edge of the Sacramento Valley, one of the richest agricultural areas in the world. Big Chico Creek runs into the Sacramento River just 5 miles west, and the city itself is tucked up against the foothills of the Sierra Nevada Mountains. As the largest city in California north of Sacramento, the City of Chico serves as the cultural, economic, and educational center of the Northern Sacramento Valley. As such, the University seeks to increase connections within the City of Chico and the North State.

In addition to the campus core, the University Farm is located just south of the city on 800 acres and serves as the Agricultural Teaching and Research Center. The vision and values of the University Farm are supplemented and reinforced by the physical improvements recommended in the Campus Master Plan and will promote broader outreach opportunities with the campus, North State and agricultural community.

BCCER is 3,950 acres of land located north of Bidwell Park, operated by the Chico State Research Foundation. The mission of BCCER is to work to preserve critical habitat and provide a natural area for environmental research and education. The goals of the reserve should continue to be reinforced, and new opportunities to provide public outreach and education pursued where possible.
LOCAL PARTNERSHIP OPPORTUNITIES

COLLABORATION & OUTREACH
The Chico State campus is located directly north of thriving downtown Chico. While many partnerships currently exist through organizations such as the Downtown Chico Business Association and corporate partners with the College of Business and others, further physical and programmatic partnership opportunities have been identified as part of the Campus Master Plan. Laxson Auditorium plays an important role in community interaction, hosting multiple performances throughout the year. With a focus on developing and strengthening local and regional partnerships, the Campus Master Plan recommends:

- Creating a partnership to re-envision 25/35 Main Street property and Lost Park into a mixed-use development
- Redeveloping the Rio Chico properties as student housing and dining
- Creating a new Forensic Anthropology laboratory for education, research, and partnership/collaboration with local, state, and federal law enforcement agencies
- Creating a new mixed-use building that includes retail, parking, and student spaces on 2nd Street
- Relocating existing museums found on the interior of campus closer to the Gateway Science Museum, creating a new arts and culture district with improved access from Esplanade
- Establishing a Sovereignty Center to serve as a location for interaction between the tribal and local governments
- Creating a new arena and outdoor pool facility as a shared-use with the community and a regional draw for large events
- Increasing outreach and partnership opportunities between student programs and local downtown businesses

LEGEND

- Existing Partnership Space
- Proposed Partnership Space
- Big Chico Creek Partnership
- Downtown Chico Partnerships
LOCAL PARTNERSHIP OPPORTUNITY RECOMMENDATIONS

01 HOTEL & CONVENTION CENTER
Lost Park is located at a critical intersection of the University, city, and Lower Bidwell Park, yet is largely neglected and in need of a new vision. Chico State, in partnership with the city, will revitalize this area by bringing a much-needed hotel and convention center to serve the community. Additional hotel space is needed for multiple events throughout the year and the city lacks conference room space in the size, quality, and availability needed. At the first two levels of the facility, flexible conference room space accommodates a wide range of uses and events, including a kitchen and small restaurant component.

25/35 Main Street properties are currently located where the proposed hotel and convention center are to be constructed in the future. The functions in these buildings will need to find an appropriate home as part of the construction of the Forensic Anthropology building, or an additional academic/administrative building on North Campus. Alternatively, the University could seek out rental space downtown to temporarily house these functions.

02 RETAIL & PARKING STRUCTURE
Next to the hotel and convention center in the Lost Park neighborhood, storefront retail enlivens the street corridor, with structured parking above and behind providing additional public parking space and space for the hotel and convention center.

03 MIXED-USE OFFICE BUILDING
As the third component of the Lost Park redevelopment, an office building is conceived to provide additional space for local businesses to operate downtown, or for the University to lease as part of a move to position administrative functions at the perimeter of campus.

04 BIG CHICO CREEK & CHILDREN’S PARK
Big Chico Creek runs directly through campus but is under state ownership. Much of the creek is overgrown with invasive plant species and serves as a home for the transient community, which creates safety concerns, real or perceived, for the University community. Children’s Park and Bidwell Bowl, an iconic amphitheater on the banks of Big Chico Creek are owned and operated by the City of Chico, where many of the same issues regarding safety and access persist.

Positive steps have been made recently that allow the University to address the health of the creek banks by clearing unsafe and invasive vegetation. Further coordination between the city and University is needed to ensure that safety concerns at Children’s Park and Bidwell Bowl are addressed.
THE UNIVERSITY FARM

As one of only four farms in the CSU System, the University Farm is an essential element to the College of Agriculture as it provides the same type of hands-on learning experience for students in the same way that chemistry laboratories support their discipline. Multiple operations occur throughout the University Farm, including aquaponics, beef, swine, sheep, and organic dairy units, greenhouses and irrigation training, orchards, organic vegetables, row crops, and regenerative agriculture. Classroom space is also found at the University Farm, and the Meats Laboratory is an important educational and economic component, providing students with hands-on learning in animal processing and business development skills. The University Farm also has a long-standing tradition of guiding school trips for a unique educational experience, providing the next generation with their first opportunity to interact with the agricultural industry.

The master planning process with the University Farm has yielded a series of recommendations that will provide appropriate facilities aligned with the University Farm’s mission and values and provide a quality hands-on education, while continuing to benefit the region’s farmers and ranchers through research conducted.

KEY

01 Beef Unit Renovation
02 Swine Unit Buildings Renovation
03 Modular Swine Farrowing House/Nursery
04 Solar Arrays
05 Residence Hall
06 Sheep Buildings Renovation
07 Meats Laboratory Renovation and Expansion
08 Central Equipment Storage
09 New Maintenance Shop
10 Soil Testing Facility
11 Crops/Orchards Building
12 Creamery/Food Science Complex
13 New Milking Parlor
14 Loafing Shed
15 Replacement Hay Pole Barns
16 Parking Lot and Road Improvements
17 Classroom/Laboratory/Office Building
18 University Farm Store

LEGEND

- Proposed Renovation
- Proposed New Facility
- Proposed Solar Array
FARM RECOMMENDATIONS

01 BEEF UNIT RENOVATIONS
Many of the facilities at the University Farm are aging, some well beyond their intended lifecycle. The Beef Unit buildings are no exception. Each building has an important role in the Beef Unit and should be renovated as needed, including structural improvements, roof, electrical upgrades, floor refinishing, and HVAC system upgrades.

02 SWINE UNIT BUILDINGS RENOVATIONS
The Swine Unit buildings need significant renovation, including structural improvements, roof, electrical upgrades, floor refinishing, and HVAC system upgrades.

03 MODULAR SWINE FARROWING HOUSE/NURSERY
The Swine Unit lacks appropriate swine farrowing facilities. The Campus Master Plan recommends adding modular Swine Farrowing Houses/Nursery near the existing swine unit buildings.

04 SOLAR ARRAYS
The University Farm has multiple locations that would be optimal for solar arrays. A more detailed assessment of location and quantity would need to be conducted, but the goal is to make the University Farm energy positive through the addition of solar arrays. Land selection should ensure that no Class 1 farmland be taken out of production for solar installation.

05 RESIDENCE HALL
A small number of students are full-time residents of the University Farm as they need to respond to potential issues 24/7, yet there are not adequate residential accommodations. Students are currently housed in small rooms attached to the Swine, Beef, or Dairy units, or they live in a collection of recreational vehicles parked on the University Farm lot. A modest residence hall with restrooms, showering facilities, and small kitchenettes is recommended to house the number of students needed full-time at the University Farm now, and plan for a build-out for increased demand in the future.

06 SHEEP BUILDINGS RENOVATIONS
The Sheep buildings need significant renovation, including structural improvements, roof, electrical upgrades, floor refinishing, and HVAC system upgrades.

07 MEATS LABORATORY EXPANSION
The Meats Laboratory is a meat processing facility, operating under federal inspection, which serves multiple purposes within the College of Agriculture and University Farm. In addition to its primary focus as an educational facility, the facility also supports livestock animals raised by other units at the University Farm for educational purposes that are purchased by the Meats Laboratory to be harvested, processed, and sold by students under the supervision of the United States Department of Agriculture and a staff meats technician.

The facility is currently undersized for its operations and an addition is needed for more educational opportunities, additional equipment, and increased production. Meats produced at the Meats Laboratory will be sold at the University Farm Store once constructed.
CENTRAL EQUIPMENT STORAGE BUILDING

In order to properly operate the University Farm, large amounts of equipment are required. Currently this equipment is stored in multiple locations across the University Farm lot, creating logistical issues for operations and making proper housing and maintenance more difficult. The Campus Master Plan proposes construction of a new Equipment Storage building adjacent to the maintenance shop, capable of consolidating the University Farm equipment in one place. Additionally, this will free up space in the University Farm’s core and create a more appealing initial impression for visitors.

MAINTENANCE SHOP

The current maintenance shop maintains the majority of the equipment on the University Farm; however, it is undersized to adequately support this effort. The Campus Master Plan recommends a new maintenance shop, located northeast of the Meats Laboratory. At 10,000 gsf, the new facility will be able to house all of the University Farm’s maintenance operations for the foreseeable future.

SOIL TESTING FACILITY

A small soil testing facility could be added to the University Farm near the greenhouses to enhance the Horticulture department learning curriculum. The addition of the testing facility will allow students to work directly between the facility and the greenhouses.

CROPS/ORCHARD BUILDINGS

The Crops building is in poor condition and should be removed. In its place, a new crops/orchard building can be constructed, combining the two functions into one building.

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The Crops building is in poor condition and should be removed. In its place, a new crops/orchard building can be constructed, combining the two functions into one building.

CREAMERY/FOOD SCIENCE COMPLEX

The Campus Master Plan recommends a new Creamery and Food Science Complex be constructed across the University Farm road south of the Milking Parlor to better integrate academic programs that challenge students and incorporate new trends and innovations. The addition should be secure, with separate cold storage for produce inside the complex.

MILKING PARLOR

The existing Milking Parlor is inadequately sized to accommodate the number of milking cows that the University currently has, and the equipment is outdated. A new Milking Parlor near the same location is proposed to be constructed in the future.

LOAFING SHED

The Loafing Shed is in poor condition and is beyond salvage. A new, slightly larger Loafing Shed is recommended to be constructed in its place.

HAY POLE BARN

The existing Hay Pole Barns serve an important function for the University Farm but are in poor condition and need to be replaced. The Hay Pole Barns should be replaced in the same location.

PARKING LOT & ROAD IMPROVEMENTS

All of the main University Farm roads are currently gravel and require improvement. The Campus Master Plan proposes to pave the roads for dust control, traffic safety, minimize vehicle wear, and create a more
appropriate visitor approach. In addition to the roads, a paved parking lot is recommended to accommodate the many events which take place in the pavilion, as well as give students, faculty, and staff a location to park near the classroom buildings in the future.

17 CLASSROOM/LABORATORY/ OFFICE BUILDING

The Agriculture Classrooms Building is the only dedicated classroom space at the University Farm, and the front office is in a small house at the center of the yard. An addition to the existing classroom building with class and laboratory rooms will strengthen co-curricular programs that support experiential learning and student success, as well as increase opportunities for active learning with key stakeholders and the agricultural community. New office space is recommended in the facility to enhance efficiency between University Farm operations and educational opportunities.

18 UNIVERSITY FARM STORE

The 10,380 gsf University Farm Store is to be located at the corner of Nicholas Shouten Lane and Hegan Lane. The store will include a full store component for produce, meat, deli/ice cream, dairy products, nuts, wine and other grocery items. The back of house will include a cooler, freezer, kitchen, dry storage and an office. In addition to the store, the building is to include conference rooms, storage, and a 260-person conference area with an additional 3,000 gsf outdoor conference patio and covered outdoor barbecue area. The Campus Master Plan includes 53 parking spaces, as well as bus parking, with a loading dock capable of receiving large semi-trucks.

BIOSECURITY EXTERIOR FENCING

Biosecurity fencing is an increasingly important component for farms to minimize the risk of spreading disease by keeping animals and pests out, reducing the number of access points and introducing a ‘clean’ policy for boots and tires. The fencing could be implemented over time, with the most vulnerable crops protected first. The ultimate goal is to surround the entire University Farm property.
Campus mobility addresses the key systems and elements that provide access to and through campus. Chico State seeks to enhance the pedestrian experience by limiting vehicle/pedestrian conflicts, strengthening campus connections, and clarifying priority circulation routes. Vehicular circulation and parking play an important role in the daily life of students, faculty, and staff, but the needs of the vehicle need to be balanced against the pedestrian and non-motorized vehicular experience, along with the University’s desire to reduce campus carbon emissions, of which single passenger vehicles make up a significant percentage. Entry and arrival, by both vehicular and pedestrian, are important aspects of the University’s overall identity.

The Campus Master Plan proposes opportunities for parking consolidation, safety improvements for pedestrian/vehicular conflict areas, improved campus entries, clarified internal campus circulation, and overall enhancement of the cycling network to encourage alternative transit options to and from campus.
The pedestrian network has undergone substantial improvement in the past decade, especially on South Campus with the renovation of 1st Street into the main pedestrian campus spine. The pedestrian network breaks down on North and West Campuses, as many of the walkways are combined with streets, creating unsafe conditions for the pedestrian. Along the creek, the path that loops south of the Boiler/Chiller plant is unsafe and should be reconfigured.

The Campus Master Plan proposes a series of pedestrian improvements to provide a coherent, logical sequence of connections, gathering spaces, and an appropriate sidewalk hierarchy that appropriately defines major and minor campus paths. The Campus Master Plan recommends the following improvements:

- Enhance the primary north-south walk connecting the 1st Street walk to North Campus to extend the same quality of materials and finish as 1st Street
- Reconstruct the North Campus circulation systems, specifically the path running along Big Chico Creek as pedestrian paths with dedicated cycling lanes
- Construct (in phases) a new primary path from the WREC to the arena through West Campus as new development comes online, tying campus together west of Ivy/Warner Street
- Enhance the primary connection from West Campus across the railroad tracks to better serve as a pedestrian gateway to campus
- Extend the South Campus experience along 1st Street to the railroad tracks, creating a pedestrian only zone that stitches the east and west sides of Ivy/Warner Street together
- Establish new and reconstructed walks to follow the recommended guidelines for hierarchy throughout campus
- Create plaza spaces at North Campus, West Campus, and the 1st Street extension to provide flexibility for multiple functions, shade, and appropriate seating and gathering space for students
- Improve pedestrian safety at crosswalks along the Ivy/Warner corridor
- Realign Creekside path on West Campus north of the Boiler/Chiller Plant for increased visibility and safety
Enhance and reinforce primary pedestrian corridors to improve campus connectivity and create a more cohesive and unified appearance that ties the grounds together.
NON-MOTORIZED VEHICLE NETWORK

INCREASED RIDERSHIP STRATEGIES
At Chico State there is an established walk-only zone in the campus core, which encompasses most of the campus. While this zone is intended to eliminate potential conflicts with pedestrians, it creates an untenable situation for individuals arriving to campus on bicycles, scooters, skateboards, etc. Bicycle racks at the perimeter of campus, at the edge of the walk-only zone, are perceived as unsafe with a high quantity of bicycle thefts reported annually. Whereas racks in the campus core require students, faculty, and staff to walk their bicycles long distances to secure lock locations.

As a result, non-motorized vehicle use to and from campus has suffered. Through the master planning process, strong support emerged for reducing the walk-only campus zone and creating a non-motorized vehicle path that parallels the north side of Big Chico Creek to provide a continuous connection through campus to the neighborhoods east and west. Further, a new connection links campus to Lower Bidwell Park and beyond. Additional Campus Master Plan recommendations include:

- Relocate existing bicycle parking and create new bicycle parking adjacent to the new cycling path on the interior of the campus
- Create additional secondary cycling paths through campus, specifically on West Campus, for greater connection and access
- Consider opportunities to establish a north-south cycling connection west of the Butte Replacement Building, connecting the Big Chico Creek Corridor path to 1st Street
- Partner with the City of Chico to establish safer city connections to campus to increase cycling use

LEGEND

- Existing Major Path
- Proposed Major Path
- Existing On-Street Dedicated Lane
- Proposed On-Campus Minor Path
- Walk-Only Zone
- Bicycle Parking
A direct connection linking the entire campus has been missing for nearly 30 years. A new path will alter non-motorized vehicle use to, from, and on campus, while dramatically improving connectivity as students, faculty, and staff are able to gain closer access to their destination without dismounting.
Along the north side of Big Chico Creek, a new pedestrian path and dedicated two-way bicycle path is envisioned, creating a seamless connection through campus.
Pedestrian safety is paramount. In addition to dedicated lanes, it is recommended that stop signs and crosswalks be established at all intersecting paths coming from bridge crossings, to ensure the pedestrian always has the right-of-way. The total width of the path should continue to allow emergency access as needed.

**KEY**

01 Pedestrian Lighting
02 New Concrete Pedestrian Path
03 Pedestrian Walk Striping
04 Cycling Lane with Pavement Markings
05 Stop Bar Painting Stripe
06 Non-Motorized Vehicle Stop Sign
07 Pedestrian Walk

**PEDESTRIAN SAFETY**

Pedestrian safety is paramount. In addition to dedicated lanes, it is recommended that stop signs and crosswalks be established at all intersecting paths coming from bridge crossings, to ensure the pedestrian always has the right-of-way. The total width of the path should continue to allow emergency access as needed.
VEHICULAR NETWORK

PERIMETER VEHICULAR TRAFFIC

The Chico State campus has, overall, a limited interior vehicular circulation system, with the notable exception of the Ivy/Warner corridor that bisects West Campus from the campus core. West Sacramento Avenue makes up the northern edge of campus, while 2nd Street marks the southern boundary, though recent and proposed facilities are located on the south side of the street.

Two major north-south streets, Esplanade and Nord Avenue, handle most of the vehicular traffic on the east and west sides of campus, respectively. Interior roads are limited to emergency and service use only. The Campus Master Plan makes the following recommendations for vehicular circulation improvements:

- Utilize upcoming construction to underground power cables along the Ivy/Warner corridor to reconfigure Ivy/Warner Street as a notable campus asset, creating a unique look and feel, including a proper boulevard with turn lanes, enhanced crosswalks, banners, lighting, and stormwater detention where feasible to collect, clean, and infiltrate water
- Enhance campus entries at existing and proposed drop-off and turnaround locations
- Continue to serve existing parking structures by providing appropriate ingress and egress, specifically for the proposed arena parking structure with access from West Sacramento Avenue and Warner Street
- Continue to provide access to interior accessible parking locations currently serving campus
- Create dedicated cycling lanes on any road improvement projects
- Improve the parking lot entrance to the Gateway Science Museum surface parking lot from Esplanade

LEGEND

- Major Street
- Minor Street
- Accessibility/Service/Emergency
- Parking Structure
- Enhanced Pedestrian Crossing
- Proposed Streetscape Improvements
- Campus Gateway Location
Given its location and impact upon campus circulation, Chico State has a unique opportunity to "brand" the future Ivy/Warner corridor as a campus street from West Sacramento Avenue to 2nd Street with signage, enhanced crosswalks, boulevards, trees, and lighting.

**IVY/WARNER CORRIDOR**
The Ivy/Warner corridor is reimagined as a complete street with a distinctly Chico State feel. A raised, planted median acts as a traffic calming measure and bioswales collect street runoff. Utilities are consolidated in a corridor under the street, allowing future utility work to be less disruptive. Raised, highly visible crosswalks force the vehicle to slow down for pedestrians.
PARKING

A CONSOLIDATION STORY

Much of the current parking at Chico State is located along 1st and 2nd Streets on the south end of campus, in two existing parking structures and multiple surface lots. Additional surface lots serve West Campus and Esken, Konkow, and Mechoopda housing. More surface parking is located near Aymer J. Hamilton (AJH) and Modoc Hall, including a lot shared with the Bidwell Mansion and Gateway Science Museum. Accessible spaces on the interior of campus are located as needed to serve surrounding facilities.

The proposed parking plan provides a modest increase of approximately 300 spaces overall, which does not fully support proposed campus growth. However, because vehicle carbon emissions contribute significantly to the overall emissions of the University, this decreased supply encourages alternative modes of transportation to and from campus. The Campus Master Plan recommends the following improvements:

- Consolidate surface parking on West Campus and replace it with a 900-vehicle parking structure
- Redevelop the existing surface parking lot between Chestnut and Hazel Streets south of 2nd Street as a mixed-use facility that includes 300 parking spaces
- Provide accessible parking to the campus interior as needed
- Create a 300-vehicle public parking structure on the Lost Park property that serves the hotel and convention center
- Expand and reconfigure the surface parking lot at the Gateway Science Museum to accommodate the increased student, faculty, and staff presence proposed for this area

LEGEND

- Existing Parking Structure
- Proposed Parking Structure
- Proposed Partnership Parking Structure
- Surface Parking
Overall, the Campus Master Plan proposes to consolidate much of Chico State's existing surface parking into future parking structures near the perimeter of campus in order to free up valuable land assets owned by the University for higher and better uses such as academics and improvements to the student experience.
PUBLIC TRANSIT

Students can ride the B-Line (Butte Regional Transit) public bus system in Chico for free during the school year. Multiple routes throughout the city converge at the Transit Center located at the corner of 2nd Street and Salem Street, just south of Chico’s core campus. The transit system currently serves the campus population well, and the University and the City of Chico should continue to look for opportunities to add stops and new routes if found that it will result in increased ridership.

The University also operates a Campus Connection Shuttle, a free shuttle service provided by the University Police Department to the campus community as an alternative to walking on campus at night. Riders must wait at a designated stop along the Campus Connection route in order to be picked up and will only be dropped off at designated stops.

University Village students can utilize the University Village (UV) Bus, leaving UV every 30 minutes to transport students to classes on the main campus as well as the University Farm.

As facilities are built or removed, and circulation patterns reconfigured, the University will need to update designated drop-off and pickup locations in order to continue to best support the campus community.

LEGEND

- Route 8
- Route 3
- Route 9
- Route 5
- Route 16
- Route 15
- Route 4
- Route 2
- Route 14
- Route 17
- Route 20
- Route 40
- Route 41
- Campus Connection Shuttle
- Transit Stop
- Transit Center
Students ride the B-Line transit system for free during the school year, providing a valuable transportation alternative to the individual vehicle. Continued use is to be encouraged.
Campuses across the world have experienced global, regional and local shocks and stressors due to climate change. These take the form of environmental changes and can have direct ties to our economic and physical well-being. The Rockefeller framework of 100 Resilient Cities defines resilience as the ability “to withstand, respond to, and adapt more readily to shocks and stressors, to thrive because of flexible and well-planned systems.”

In 2018, the City of Chico conducted a climate vulnerability assessment which analyzed the region’s changing climate and impending effects. Two major factors – increased average temperatures and changes in annual precipitation – were identified as having the potential to create a number of ripple effects for the region. From decreased snowpack and available water to increased flooding with the occurrence of severe storm events, as well as the increased probability of wildfires and heat waves, the health, environmental and infrastructure impacts of these changes have already begun to be felt.

Most recently in late 2018, Chico State witnessed its neighboring communities of Paradise and neighboring communities on the ridge devastated by the Camp Fire. In early 2019, Chico State also experienced a Supercell storm event which flooded many campus buildings generating significant damage.
A RESILIENT FUTURE

As the climate changes and Chico State's campus grows, the University is acting to adapt to and mitigate regional impacts in line with state and CSU policy. Resilience efforts include ensuring growth coincides with the campus commitment for climate neutrality by 2030 and programmatic undertakings to better serve campus constituents and the broader Chico community.

The campus is inherently an asset for all who work and learn on its grounds. In addition, Chico State also understands the larger impact of being an active community member, as recently demonstrated when its doors opened to volunteers during the Camp Fire.

The Campus Master Plan identifies strategies to recognize and integrate the University's role in mitigating the effects of climate change and protecting vulnerable populations on a local, regional and state-wide level.
## Climate Change Impact Identified in Report

<table>
<thead>
<tr>
<th>Impact</th>
<th>Master Plan Strategies to Mitigate Risk</th>
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</thead>
<tbody>
<tr>
<td><strong>Increased Average Temperature</strong></td>
<td>Capitalize on building location and directional placement (passive strategies) to enhance shading for cooling needs; tree shading</td>
</tr>
<tr>
<td><strong>Changes in Annual Precipitation</strong></td>
<td></td>
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<tr>
<td>Increased frequency, intensity and duration of heat days</td>
<td>Capitalize on building location and directional placement (passive strategies) to enhance shading for cooling needs</td>
</tr>
<tr>
<td>Increased storm and flooding events</td>
<td>Utilize best management practices to assist evapotranspiration and ground infiltration</td>
</tr>
<tr>
<td>Increased wildfire</td>
<td>Fire resistant construction techniques and materials</td>
</tr>
<tr>
<td>Loss of snowpack/decreased water supply</td>
<td>Infiltrate aquifer for storage, utilize native landscaping practices to avoid irrigation demand where possible</td>
</tr>
<tr>
<td>Infrastructure and utility failure</td>
<td>Create redundancy in electrical systems in case of outages and decentralize from central plant to create resilience through district systems. Utilize renewable energy production and battery storage onsite to allow temporary or selective campus operations during utility power disruptions.</td>
</tr>
<tr>
<td>Diminished water supply</td>
<td>Utilize low-impact development techniques to manage and capture stormwater for aquifer storage (identified in Sherwood diagram)</td>
</tr>
<tr>
<td>Heart-related illnesses and heat exhaustion</td>
<td>Offer shading throughout campus areas and provide well ventilated indoor spaces</td>
</tr>
<tr>
<td>Increased carbon emissions</td>
<td>Maintain 2030 neutrality target through tactics such as net zero building development, existing building renovations, facilitating non-vehicular transit, and other methods identified in the updated Climate Action Plan.</td>
</tr>
<tr>
<td>Forest mortality</td>
<td>Preserve existing trees and plant new trees in coordination with development</td>
</tr>
<tr>
<td>Shifts in ecosystems</td>
<td>Support Big Chico Creek by managing edges to prevent erosions. Runoff can also be treated before entering the creek system through natural landscaping and infiltration.</td>
</tr>
<tr>
<td>Stress on road systems</td>
<td>Minimize surface parking areas and utilize permeable pavers.</td>
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<tr>
<td>Stress on sensitive and endangered species</td>
<td>Decrease stormwater runoff into Big Chico Creek, and treat runoff on campus as much as possible.</td>
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<tr>
<td>Disruption in public services</td>
<td>Increased redundancy, decentralization</td>
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<tr>
<td>Crop failure</td>
<td>Crop diversity, increased monitoring and irrigation systems</td>
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<tr>
<td>Economic disruption</td>
<td>Increase diversity of economic partnerships and revenue streams</td>
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<tr>
<td>Unstable food systems</td>
<td>Increase food distribution opportunities</td>
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<tr>
<td>Periods of poor air quality</td>
<td>Design considerations for building scale ventilation and filtration systems.</td>
</tr>
<tr>
<td>Increased financial burden</td>
<td>Increasing biodiversity through campus as a various ecological and environmental strategies including establishing the campus as a wildlife sanctuary through vegetation choices and creek management.</td>
</tr>
<tr>
<td>Decreased quality of life</td>
<td></td>
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<tr>
<td>Higher risks for vulnerable populations</td>
<td></td>
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<tr>
<td>Loss of biodiversity</td>
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SUSTAINABILITY FRAMEWORK

CURRENT SUSTAINABILITY EFFORTS

Chico State was a founding signatory of the American College and University Presidents’ Climate Commitment in 2007 and has since been a leader within the California State University system in advancing sustainability. Since 2006, sustainability has been integrated with Chico State’s Strategic Plan, pushing the University to:

- Work to be climate neutral by 2030
- Cultivate knowledge, research, and practice to increase awareness that our individual and collective actions have impact regionally, nationally, and globally
- Be wise stewards of resources and embrace sustainability and resilience as a way of living
- Integrate sustainability and resilience into curriculum, research, and campus operations to better serve students and meet the needs of society
- Recover and adapt to significant difficulties or challenges and recognize our responsibility to forge resiliency in the communities we serve

Programmatically, the University fosters a culture of sustainability through academic and extracurricular activities. Interdisciplinary classes exploring economic development, watershed protection and regenerative agriculture are among the long list of ways that the University creates place-based opportunities for research and development. General education requirements have offered a myriad of individual classes with an option for a Minor in Sustainability.

One example of Chico State’s efforts can be seen in the South Campus Neighborhood Project, completed in Fall 2018. It represents a three-year collaboration between Chico State and the Public Works-Engineering Division at the City of Chico. Students and professionals evaluated the South Campus Neighborhood to identify neighborhood improvement concepts. This area is densely populated by students and city residents and is home to a mix of services and businesses.

Culminating in a final neighborhood report with place-based strategies to improve existing conditions through urban design, mobility and engagement, the project brought together over 750 students from four colleges at Chico State for more than 33,000 hours of applied student work. It provides realistic and implementable steps to advance sustainability initiatives.
CSU Chico Master Plan

Second Nature
- Work to be Carbon Neutral by 2030
- Continue to work toward a resilient campus & community

STARS AASHE
- Achieve Platinum rating by 2021

California State University System
- Continue to lead the CSU system in sustainability

Physical Impact Areas of Campus Commitments
- Carbon
- Energy
- Landscape + Ecology
- Water
- Building Performance
- Food
- Mobility
- Social Justice
- Waste

Campus Goals and Physical Strategies

CAMPUS COMMITMENTS
Chico State’s three sustainability commitments can be organized into nine recurring impact areas. Each has physical implications for campus planning and can help advance campus goals for each commitment.
VALUES AND COMMITMENTS TO GUIDE PHYSICAL PLANNING

Chico State’s triple bottom line approach is visible via three public commitments – 1) STARS from the Association for the Advancement of Sustainability in Higher Education (AASHE), 2) Second Nature, and 3) the CSU System. These three commitments have served as the backbone for campus programming and community interactions, greenhouse gas emissions reductions and continued leadership among their CSU peers in addressing climate change.

Chico State’s Climate Commitment is reported through the online platform Second Nature in two categories: resilience and carbon. The University has highlighted climate stressors from the City of Chico’s vulnerability report through the 100 Resilient Cities framework. Paired with quantitative information from CalAdapt, an online tool from the California Energy Commission, Chico State used this assessment as another learning tool within the University’s curriculum to guide students in strategizing for urban resilience.

The carbon commitment through Second Nature tracks a path toward carbon neutrality in 2030 with interim targets of achieving 1990 levels of emissions by 2020. Details of their path and strategies are outlined within climate action plans and updates. Chico State’s efforts to reduce emissions resulted in their 2014 recognition as a winner of the Climate Leadership Award.

Reporting on academic programming, commitment to equality and community connections, operations and other categories, Chico State earned a Gold rating AASHE’s STARS recognition program. The University is also a leader in meeting and exceeding policies set for all CSU campuses.
The Six Key Planning Frameworks outlined in the master plan are closely connected with the impact areas of the University’s commitments. Physical implications for each impact area are described in various sections of this report. This section describes principles of each impact area to inform campus recommendations.
CARBON

According to AASHE standards, Chico State first reported campus greenhouse gas emissions in 2007. Since then, the University has shown reductions in total emissions, as well as per capita and per square foot emissions.

GOALS:
- Achieve 1990 levels of emissions by 2020
- Work to be carbon neutral by 2030
Continual upgrades and efficiencies to existing infrastructure have the potential to build resilience and strengthen the University’s assets. Rather than continuing with the business-as-usual baseline approach, campus investment can actually create a higher return over purchasing a large amount of offsets to reach carbon neutrality.

The campus has some solar PV installed today and currently has plans for more. Additional solar installations will assist the campus in utilizing low carbon energy production. California’s grid will also be cleaning over time. In line with state policy, more renewable sources will create daily electricity and are recommended for campus.

A significant portion of Chico State’s emissions are from campus activities such as commuting, purchasing supplies and food, and the waste that results. The more that the University can do to direct decisions about campus policy, guidelines and resources to assist all members of the campus community in making low carbon choices, the closer Chico State can get to carbon neutrality.
CHICO STATE CAMPUS EMISSIONS

Chico State has been tracking campus emissions since 2007, according to AASHE. In the business-as-usual scenario, campus growth will lead to a rise in campus emissions.
Over the years, **Scope 1** – direct emissions – have remained consistent. This is due to on-campust systems and infrastructure remaining virtually the same, from the campus fleet to refrigeration and chemicals, as well as natural gas use for steam. Farming activities and fertilizers have a higher share than other Scope 1 emitters and have increased slightly.

**Scope 2** – indirect emissions due to providing energy through the grid – have decreased, largely due to installation of solar on campus and California’s policy of cleaning the grid. Scope 2 will potentially reduce further because of the state policy to source a larger share of renewables for the grid and due to on-site PV. Chico State has also recently switched from purchasing coal derived power to the local utility provider who does not use coal in their portfolio.

The last reported year of 2018 saw large reductions of **Scope 3** emissions. Comprised of commuting, air travel, waste and purchasing, this category of emissions is due to related activities for the University but not necessarily on campus. The drop in 2018 is mostly due to the decrease in student commuting and in air travel.

Reorganizing the three scopes into emission source categories – buildings, transportation, and other – identifies the University’s biggest challenges in coming years.
RECOMMENDATIONS

Achieving the 2030 growth projected in this Campus Master Plan could be prohibitive for Chico State’s neutrality goals. Although growth in the business as usual case of emissions keeps Chico State under the 1990 emissions level, the next eleven years will prove crucial to reaching zero.

Investment in campus assets, though seemingly cost prohibitive in the short term, will in general provide larger returns over the long term. Compared to purchasing a large amount of offsets, Chico State will benefit from understanding growth patterns and planning for those changes now. Goals for existing building reductions, creating new building standards, updating infrastructure, and shifting away from fossil fuels are provided within this Campus Master Plan.

General recommendations to explore in more detail in the upcoming climate action plan update are as follows:

BUILDINGS

- Update existing buildings with energy efficiency measures
- Design new construction for net zero energy
- Establish mechanical systems that capture and reuse as much energy as possible (see Energy section)
- Phase off natural gas in favor of electricity or even biogas
- Install on-site renewables
- Utilize California’s grid as it continues to source more renewable generation

TRANSPORTATION

- Decrease single occupancy vehicle commuting with student housing near and on campus
- Understand challenges with faculty and staff commuting and mitigate through incentives, access to transit, bicycle infrastructure, carpool challenges, or other means specific to the area
- Upgrade campus fleet to low emitting options
- Consider air travel offsets

OTHER

- Reduce waste through purchasing policies, behavior change programs and utilization of reusable materials
- Increase recycling and composting programs
- Continue to research and implement regenerative agricultural practices
Chico State’s GHG emissions will need to be evaluated and explored in order to present a pathway to neutrality. The above waterfall diagram is a sample list of strategies with the possible magnitude of impact for each. Decisions on specific approaches and actions will potentially change this diagram.
ENERGY

Chico State’s campus currently comprises close to 3.6 million sq. ft of built space. To accommodate campus growth and shifting needs, approximately 1.9 million gross sq. ft of space, including parking structures, is proposed to be added to the existing campus inventory. This includes demolition of approximately 800,000 sq. ft across the campus by 2030.

With physical changes on campus, comes an opportunity to review and evaluate how energy is being produced and utilized. This Campus Master Plan underlines the importance of analyzing systems to ensure that all facets of operations culminate in the University meeting its mission; energy and infrastructure is tied directly to reducing a cost burden for students, providing modern facilities and educational opportunities, and being a responsible citizen of the City of Chico.

In alignment with Chico State’s goals for sustainability and attaining carbon neutrality, the following pages identify principles that guide the Campus Master Plan related to energy consumption and efficiency.

GOALS:
- Reduce building energy consumption
- Phase off natural gas through electrification and utilize heat-recovery systems
- Increase on-site renewable production coupled with storage
- Create redundancy between systems

ENERGY PRINCIPLES:

INSTITUTE SMART GROWTH STRATEGIES

As the Chico State campus grows and adapts to increasing educational demands, space utilization and density will need to be capitalized along with mechanical systems that support internal comfort and efficiencies. Net zero building design – utilizing shading, glazing and orientation – paired with systems that recapture wasted energy or heat will help the University maximize its space and minimize energy consumption and emissions.
The State of California and other entities such as the University of California are beginning to shift away from fossil fuels. State policy mandates that 50% of a Public Utility Commission’s energy portfolio must be renewable by the end of 2026, followed by 60% by the end of 2030 and 100% by the end of 2045. Designing for net zero and developing a plan to phase off natural gas in favor of renewable sources, Chico State is paving the way for other CSU campuses to take an aggressive stance on the utilization of fossil fuels.

**ELECTRIFY THE CAMPUS**

Creating redundancies between systems will strengthen the University’s current infrastructure. Current reliance on the central plant can be shifted to local chilled water and hot water loops that connect back to central lines. Local generation in mixed-use clusters of buildings can also help support balancing load and peak demand cycles.

**CREATE NODES TO DECENTRALIZE**

Solar PV installed on campus property will reduce campus emissions and build resilience in times of outages and failures. The University has three arrays established and four planned on the Main Campus and University Farm. Chico State should continue to explore installation of PV on parking structures and lots for shading as they are developed, and even investigate future opportunities for partnerships on large-scale renewable projects on or off campus once on-site development has been maximized.

**DEVELOP PHASED RENEWABLES**
EXISTING CONDITIONS

The following overview provides a snapshot of Chico State’s existing energy infrastructure. The intent of this section of the Campus Master Plan is to provide a series of high level recommendations and strategies to meet Chico State’s previously outlined goals. For a detailed understanding of the analysis and methodology behind this study, please refer to the Appendix.

Based on 2012-2013 utility data, Chico State has combined electric and natural gas expenditures of nearly $5.0 million annually. Chico State’s total annual energy consumption is approximately 28,000,000 kWh and gas consumption of 1,250,000 therms with a total energy usage (EUI) of 68.3 kBtus per square feet each year.

CHILLED WATER & STEAM SYSTEM

The central plant includes (2) 1250 Tons and (2) 1800 Tons electrical chillers and (2) 20,000 ton hour CHW Thermal Energy Storage (TES) system that assist the campus in generating and storing chilled water during the off-peak periods. The stored thermal energy is discharged during peak periods to cool the facilities, thus helping the campus offset peak demand and reduce operating costs.

The steam system currently comprises of (2) Steam Boilers –( 27,600lb-steam/hr, 26,778MBtu Output) that supply steam through an underground distribution system to provide heating to majority of the buildings on campus. Currently the central plant serves approximately 1,600,000 sq. ft of building space.

NATURAL GAS SYSTEM

Natural gas is supplied to the University by Pacific Gas & Electric Company (PG&E). There are three (3) utility-owned natural gas meters that serve the majority of the buildings on campus. Several buildings on campus are not connected to the campus gas distribution system but are connected directly to PG&E’s gas service. These buildings have separate, individual utility-owned meters.

Natural gas is piped to serve hot water boilers and domestic water heaters that provide space heating in certain buildings and domestic hot water needs for the facilities. Natural gas is also used for dedicated boilers at various campus buildings for generating steam and industrial hot water. Most of the central campus gas distribution was installed in the 1960’s, while the North Campus gas distribution was installed in the early 1970’s when the Boiler-Chiller Plant was built. Portions were also added in 2000 to connect Yolo Hall.

The University has adopted aggressive goals for moving toward climate neutrality. California’s Executive Order B-18-12 mandates that all new state-owned buildings and major renovations must be net zero energy by 2025 with an interim target of 50% by 2020. This does not apply to the CSU System, but Chico State is choosing to move in the direction of net zero energy for all new buildings. The campus also plans to phase out natural gas although the CSU System has not mandated this shift.
Diagram is based upon 2013 data, building EUI estimates were approximated according to program and gross square footage. Actual figures will vary.
**ELECTRICAL SYSTEM**

The campus is currently served from a 115kV transmission service originating from an outdoor switchyard located on the south west side of the campus. The campus derives its power from a PG&E 115kV system which provides redundancy through two circuits provided from two switching stations also owned by PG&E.

**ON-SITE RENEWABLES**

The campus also has photovoltaic systems on the roof of Acker Gymnasium, Yolo Hall, Parking Structure #2 and the Arts and Humanities building totaling approximately 415 kW that offset a portion of the campus total energy consumption. A total of 325 kW is installed on Acker Gymnasium and Yolo Hall, as well as 78 kW installed on Parking Structure #2 with 12 kW on Arts and Humanities. More PV arrays are planned for installation on the University Farm, the Bell Memorial Union, the New Science Building and the Wildcat Recreation Center for the addition of more than 1,400 kW. Estimated output of these alone can support more than 2 million kWh of electricity throughout the year.

**TELECOMMUNICATIONS**

Chico State completed the construction of a campus-wide telecommunications infrastructure upgrade project in 2001. This project provided for the construction of new underground conduit, copper, and fiber cable systems from each campus building to the main MDF location. AT&T is the Local Exchange Carrier (LEC) providing 10 Gigabit Service.

The 2001 telecommunications infrastructure planning upgrade project provided for improvements inside state-owned buildings. Activities included new or upgraded telecommunications rooms to house cable terminations and electronic equipment for networks, replaced cables for voice and data outlets and removal of old cables. Chico State is moving towards implementing voice over internet protocol (VOIP) in all its buildings.
Chico State is served primarily by a central plant which distributes steam and chilled water. Natural gas is connected by PG&E lines and distributed via campus lines for most buildings.
RECOMMENDATIONS

CAMPUS SYSTEMS STRATEGY

To understand opportunities and implications of campus growth, an evaluation of the future state of the University began with an analysis of existing building energy assumptions. Based on typical demand estimates for similar building uses, electricity, natural gas and cooling demand have been benchmarked for the campus.

Chico State does not currently individually meter buildings. This was explored as part of the technical analysis completed during the master planning process, and is a key strategy recommendation. There is current momentum on campus to integrate metering throughout campus. The University does have data from which campus-wide assumptions can be drawn. Specific details related to this analysis can be found in the Appendix to this document.

In addition, the figures to the right show current assumptions of demand for power, heating and cooling paired with growth assumptions for how that may change given the projected 2030 growth and building development on campus.
Energy projections for current, future BAU and future with new and existing building efficiencies are depicted to the right. Estimates include campus growth as outlined in the Campus Master Plan, and efficiencies assume that existing buildings are renovated and new buildings are high efficiency by 2030. Natural gas projections are based upon if the campus keeps the status quo for heating reliance.
ENERGY EFFICIENCY STRATEGIES

In order to move toward decentralized systems and new efficiencies integrated into new and old building stock, an approach based upon energy at three scales - campus, cluster and building have been considered. By developing smaller districts with specific geographic zones and planned development programming, the campus can capitalize on mixed-use districts containing laboratories, academic and office, residential, auxiliary and parking uses.

Together, these can create a balance by utilizing a combination of systems and technologies which help normalize peak demand throughout the day. Suggested mechanical systems can be utilized in an efficient manner to not only decrease energy consumption but also to mitigate greenhouse gas emissions and migrate the campus towards carbon neutrality. A full list of efficiency measures can be found in the Appendix. Strategies include:

- Install energy metering in facilities to monitor HVAC, natural gas, water, lighting and plug loads consumption
- Optimize building orientation and building envelope components to promote daylighting and minimize heat gain or loss from the building
- Promote the use of heat recovery systems (Heat Recovery Chiller or VRF) to maintain thermal comfort in spaces. Storage of hot water generated from the heat recovery system will be used during morning warm up or nighttime heating loads. Waste heat recovery from the system will also be utilized for preheat of domestic hot water. This will help eliminate combustible sources like gas from facilities that generate greenhouse gas emissions
- Use heat pumps as applicable to reduce heating and cooling system loads and minimize natural gas consumption
- Use photovoltaic and solar thermal systems to offset overall energy usage in the building
- Utilize storage systems (thermal energy and battery) to minimize peak demand charges, promote energy efficiency, and assist campus with critical operations during periods of utility outages
- Form a microgrid system at the campus to integrate on-site and utility power sources to provide flexibility, resiliency, self-reliance to shield the campus from rising utility costs
- CHILLED WATER & STEAM SYSTEM

To meet the cooling and heating capacities of the proposed facilities planned in the Campus Master Plan and to transition to a carbon neutral future, we recommend the following:

- Promote heat recovery chillers as part of new and major renovated facilities to phase out steam and the use of natural gas in the future
- Electrical boilers in conjunction with renewables should be used to meet the peak heating demands
- Connect HR chillers to current chilled water distribution loop in a distributed system configuration
- Form a CHW and HHW loop system around a group of new and existing buildings
- Provide solar water heating to offset high domestic water heating demand in facilities like Housing, Student Rec Centers etc
- Promote the use of heat pump water heaters to meet domestic water heating demands in buildings
With new development on campus, energy systems can be decentralized into smaller heat recovery chiller loops. There will still be a need to connect local systems to chilled water loops where necessary.
NATURAL GAS SYSTEM
An analysis of the existing natural gas distribution system revealed that existing system capacity will need to be upgraded to support all planned facilities. An analysis of the existing natural gas distribution system will need to be conducted to ensure adequate pressure is achieved at each of the proposed building sites during design.

To meet the demands of the proposed facilities planned as part of the Campus Master Plan, as well as transition to a carbon neutral campus, we recommend the following:

- Phased replacement of old steel lines to buildings that require natural gas for equipment like laboratories, kilns, and kitchens
- Phase out old natural gas lines to existing buildings that require domestic water heating by promoting heat pump water heaters and solar thermal systems
- Extension of lines to proposed facilities
- Provision of new earthquake valves
- Provision of new isolation valves
- Provision of looped system

ELECTRICAL SYSTEM
A review of the electrical system revealed that although the system is adequately sized to meet the capacities of the existing facilities, the existing distribution system is old, lacks redundancy and does not provide flexibility and resiliency to meet planned facility demand as part of the Campus Master Plan. To meet future demand and transition to a carbon neutral campus, we recommend the following:

- Upgrade existing 12kV Switchgear with a dual sectional gear (currently in progress)
- Provision of new smart selector switches to facilitate isolation, redundancy and balancing of loads
- Form a loop system with multiple 15V feeders around the campus to serve existing and proposed facilities planned
- Replace old substations in buildings.
- Provision of metering in each building to monitor energy consumption
- Replacement of existing old MV cables/conduit system
- Provide seamless integration of renewable power and storage systems in the future with a proposed 12kV distribution system
- Form a microgrid at the campus level to promote reliability, resiliency and islanding capabilities
- Use heat recovery chillers to provide both cooling and heating in the clusters for part of the year and use steam distribution until phased out to supplement heating during peak periods. Steam distribution could be replaced with condensing boilers (gas) in the future to supplement the heating during peak periods.

TELECOMMUNICATIONS
A review of the telecommunications system revealed that the system is adequately sized to meet the capacities of the existing facilities and demand of planned future facilities. However, to transition to a carbon neutral campus, we recommend the following:

- Phased transition of all existing buildings to a VOIP system
- Upgrade of existing old infrastructure in existing buildings to remain
- Provision of new conduit infrastructure, single mode fiber and copper (for emergency services) to all new buildings planned as part of the proposed master plan
BUILDING PERFORMANCE

As a specific target aligned with the goals and principles of energy, building performance will play a large role in decreasing energy demand and lowering Chico State’s emissions. Enhancements will be seen in existing building reductions and new building performance. To successfully implement these principles and achieve their goals, the University will need to conduct a building audit and review systems appropriate to the local climate and the campus budget.

Goals:

- Implement standards and rollout a plan for existing building renovations
- Construct new buildings to be net zero energy

ENHANCE EXISTING BUILDING PERFORMANCE

Chico State’s current building stock and infrastructure will need upgrades over time due to regular maintenance and updates in efficiencies. Investments in energy efficiency measures through building scale metering, consistent evaluation, and targeted upgrades will lower campus energy use and GHG emissions across campus.

ESTABLISH NET ZERO TARGETS

Targets for highly efficient new construction will keep energy demand low and use as few resources as possible. The University will need to conduct studies to understand local climate context and its implications for building design and materials selection.
The entirety of the Chico State campus is an arboretum, with over 200 species of plants. Trees are continually planted in an informal way across the University, a practice that is well received and a signature of the campus landscape. A second unique and powerful feature of campus is Big Chico Creek running year-round through the campus grounds.

The proposed landscape framework creates a series of landscape types to enhance the aesthetic and functional aspects of the land, while reducing routine maintenance. Generally, the plan suggests the following key principles for the landscape framework:

- Improve the creek corridor by continuing to remove invasive and overgrown planting to improve visibility, safety, beauty, and ecosystem health

- Extend the creek landscape character beyond the creek beds and incorporate stormwater detention functions into the more naturalized landscape areas

- Limit lawn to the most iconic and formal areas of campus, specifically Kendall Lawn, the Trinity Commons Free Speech Area, the quad lawn west of the Rose Garden, and athletic fields

- Where feasible, reduce hardscape along key paths and plazas, replacing with natural landscape similar to the WREC entry plaza

- Where feasible, implement permeable paving systems

- As street corridors are redesigned, include stormwater capture elements at street edges

- Continue to enhance the character of the campus arboretum through the informal planting of a wide variety of tree species consistent with the Arboretum and Vegetation Committee’s recommendation

- Introduce synthetic turf in the athletics and recreation areas to reduce water demand and maintenance

**LEGEND**

- Urban Character
- Maintained Lawn
- Athletic Fields
- Natural Landscape
- Creek Landscape
- Creek Daylighting
- Plaza / Gathering Space

Naturalize Landscape to Reduce Maintenance and Water Use

Maintain Athletics / Rec Landscapes as Necessary for Competition
Extending the Big Chico Creek corridor landscape to other areas of campus will reduce maintenance, add aesthetic value, promote a more diverse ecosystem, and create a higher functioning stormwater management landscape.
WATER

Chico’s average annual precipitation can be depicted as a concave curve with peaks in January and December between four and five inches. The hottest summer months average less than a half inch each. Chico’s water supply is from groundwater sources.

Chico State’s Main Campus sits within the 240 square-mile Big Chico Creek Watershed. The upper watershed consists mostly of forest, transitioning to rangeland mid-elevation, urban and recreational uses through the City of Chico and University, and irrigated agriculture in the lower reach near its confluence with the Sacramento River. Within the Big Chico Creek Watershed and bordering the upstream limits of Bidwell Park is the Big Chico Creek Ecological Reserve (BCCER) which is an auxiliary unit to the University. There is a great deal of land restoration, management, research, and education happening at BCCER that will directly impact the health of the watershed and is within control of the University.

To support local ecosystems and respond to the impacts of climate change, Chico State’s guiding principles for understanding water resources and stormwater management fall under four categories as shown on the next page. Each of these principles have been crafted according to Chico State’s values, and also position the University to inhabit the campus with a low impact on the Big Chico Creek.

GOALS:
- Decrease water usage on a holistic basis
- Capture rainwater for aquifer recharge
- Increase awareness of water systems and local assets
Water is a resource for all parts of campus, from internal building systems like bathrooms, laboratories, and cooling towers, to campus-wide chilled water and steam distribution to irrigation. As a mechanism to decrease water use, and the costs involved, campus domestic water use should be viewed and analyzed as a system.

INTEGRATED WATER MANAGEMENT

Water Principles:

The built environment’s addition of impervious surfaces has dramatically increased issues of flooding and stormwater runoff. By mimicking natural patterns of flow, treating runoff through natural systems, recharging the aquifer and other mechanisms, the campus can protect itself from potential flooding and erosion.

STORMWATER MANAGEMENT

A distinct part of Chico State’s mission is to prepare their student population for life outside higher education. This is through academics and their commitment to sustainability, utilizing important land assets such as the Butte Creek Ecological Reserve and the Big Chico Creek Ecological Reserve. Capitalizing on campus water systems as a learning tool, such as with the Center for Water and the Environment, builds more awareness of regional threats and solutions.

PROMOTE EDUCATION AND OUTREACH
EXISTING CONDITIONS

Campus water resources fall under two main categories: domestic water and stormwater. This section explores water management under separate headings in order to address appropriate strategies for each. Because the goal of decreasing water usage is mainly through mechanisms like efficient fixtures and behavior change, the majority of this section will focus on stormwater management.

DOMESTIC WATER

The City of Chico and the University receive potable water from Cal Water, which derives its resources from the local subbasin. During fiscal year 2018, the total domestic water and sewer costs at the University totaled to about $260,000 and $132,000 respectively. This was for almost 58 million gallons used for building and irrigation needs.

In addition to the municipal supply, Chico State owns and operates a raw water system for cooling towers and irrigation, including a well and pump station located on the north side of Big Chico Creek, near Butte Hall. Well water primarily services cooling towers, followed by irrigation across campus. Any irrigation demand left unfilled by campus landscaping is done with purchased municipal water. During FY 2018, this was about 10 million gallons, costing the University about $41,000. There is rarely a need to use Cal Water to supply cooling towers.

The campus has reduced potable water use by 20% over recent years by indoor water efficiency improvements and decreasing irrigation demand. This is aligned with CSU’s policy on decreasing water usage by 20% by 2020.

STORMWATER

Chico State sits within the West Butte Groundwater subbasin, which neighbors Vina and East Butte. West Butte and Vina have been exploring options to artificially recharge groundwater with treated discharged municipal water.

Big Chico Creek is a central artery through the campus and serves as a central focal point. The creek and the surrounding watershed support important habitat for anadromous fall and spring-run Chinook salmon and steelhead trout. This includes spawning habitat for those and other riparian species.
This diagram shows drainage areas tied to Chico State or City systems. This also locates outfall areas. City drains outfall to Big Chico Creek downstream from campus.
WATER FLOWS - CURRENT STATE

Chico State's campus is identified from FEMA as being outside the 100-year flood hazard zone, though areas just south of campus and surrounding Little Chico Creek are within it. As with the threat of wildfire, the University may not feel direct impacts of flooding to the area but would potentially see neighbors, students, faculty and staff impacted. Ultimately, the local disturbance of daily flows would disrupt campus programming.

The City of Chico utilizes diversion dams to divert excess water from the Sierras. One is located just upstream from campus, with others located near Five Mile Recreation Area at the toe of the hillside. Little Chico Creek also has a diversion dam located on the eastern edge of the city. Chico's climate vulnerability assessment reports that areas around Little Chico Creek are at risk of levee or dam breaks.

The University operates a 5-year maintenance permit and is required to maintain the Big Chico Creek edge, which is highly prone to erosion. The campus itself is currently about 60% impervious and 40% pervious and is split between drainage areas that outfall directly to Big Chico Creek or the City of Chico drain system at 25 outfall locations. The City of Chico storm drain system ultimately outfalls into Big Chico Creek just downstream of campus.

There is currently limited stormwater quality management prior to discharge into the creek. However, several recent projects at the University have incorporated stormwater treatment measures to reduce runoff and improve water quality. Three major efforts were the installation of drought-tolerant landscaping and a cistern at the Student Services Center, sub-surface irrigation and swales for filtering rainwater at Yolo Hall, and a sediment filter installed with a swale at Arts and Humanities.

The characteristics of the watershed and existing infrastructure systems are important to inform the future development of the campus and strategies to manage stormwater safely and sustainably. Important considerations include:
As a compliment to the aerial view of campus flows, this diagram shows a systems perspective water throughout building and landscape alike.
EXISTING INFRASTRUCTURE CONDITION

Capacity and the life-expectancy of existing storm drain systems should be evaluated for optimal functions.

FLOODING

The entire campus lies within the 200-year flood plain, with lower-lying portions at higher risk. The campus typically only regularly experiences minor localized flooding when major storm events cause the creek to top its banks in certain locations. Bridge crossings are the main concern for flooding. However, this year an approximately 5-inch rainfall event (corresponding to a ~20-year, 24-hour storm event) caused extensive flooding throughout the campus and surrounding community. Hail and debris compromised the storm drain system via localized inlet blockage.

DROUGHT

Climate change is anticipated to make both flooding and drought periods more intense. The campus has reduced potable water use by 20% over recent years by indoor water efficiency improvements and converting significant areas of turf to bark and/or drought-resistant native vegetation. Signage promoting these efforts carried the slogan "Brown is the New Green."

SOILS AND GROUNDWATER

High infiltration potential exists across the majority of the campus, with mostly sandy soils draining to a shallow aquifer below. Shallow groundwater conditions exist around buildings in some areas of the campus. Chico State owns and operates a raw water system for irrigation and a well and pump station located on the north side of Big Chico Creek, near Butte Hall. The assumption is that the aquifer is recharged by shallow infiltration and interflow that eventually reaches Big Chico Creek. The Campus should be conscientious about balancing withdrawals and stormwater recharge for the sustainability of its raw water source.
Chico State’s estimated current distribution between impervious and pervious surface cover is about 60% and 40% respectively.
RECOMMENDATIONS

DOMESTIC WATER

On a building scale, Chico State could integrate more water efficiencies with plans for existing and new buildings. By ensuring that buildings are outfitted with high functioning fixtures, paired with education and behavior change programs, potable water demand may not increase as dramatically as the BAU case with campus growth.

The University is exploring an additional well on campus. This would decrease the reliance on Cal Water. Potentially, the focus on aquifer storage could balance additional draws that the campus uses for irrigation. Focusing landscaping techniques on native and drought resistant plants will also level the need for irrigated land.

In the future, Chico State may want to explore graywater systems to further decrease irrigation and building water demand. This treated water can be used for flushing and other non-potable needs. Current economics may not support this case, but as our climate continues to change there may come a time that this proves necessary. Currently, domestic water recommendations are as follows:

- Install low flow plumbing fixtures to reduce overall potable water consumption
- Create a storm water retention system for use in irrigation
- Establish an additional well to meet irrigation demand
- Utilize xeriscaping to reduce overall irrigation water demand
- Pursue smart irrigation weather controls to minimize water consumption
- Install metering of buildings and irrigation zones to monitor water consumption

STORMWATER

General recommendations explored in the following pages align with Chico State’s stormwater management principles. Overarching guidelines that focus on Big Chico Creek and stormwater runoff are:

- Enhance Big Chico Creek both ecologically, and as a campus amenity by providing water quality treatment and mitigating stormwater peak flows to limit erosion and degradation
- Improvements to stormwater management facilities offer an opportunity to integrate teaching and research into the design of stormwater facilities
- Decrease runoff and increase stormwater infiltration on campus to improve the resilience of water systems by offsetting non-potable water draws from the aquifer.

Using Low Impact Development, or LID, can help achieve the broad recommendations. LID is a type of stormwater best management practice (BMP) that prioritizes natural systems. The EPA defines stormwater BMPs as “methods that have been determined to be the most effective, practical means of preventing or reducing pollution from nonpoint sources.”

Traditional methods of closed drainage collection and centralized detention areas act to remove stormwater runoff from the site in the quickest and most efficient manner possible. The LID approach looks at stormwater as an asset to be retained in an effort to mimic the natural hydrological cycle. These decentralized stormwater collection networks may also be designed to retain stormwater for reuse as irrigation or other purposes.
From recent analysis on a master planning level, Chico State could employ the following BMPs in noted areas to assist campus stormwater management systems. Additional locations across campus could use similar techniques post evaluation.
The implementation of LID techniques can include benefits such as greatly improving the quality of stormwater runoff, restoring the infiltration of water to the aquifer, eliminating costs associated with conventional drainage systems, and reducing development impacts such as erosion and flooding.

A full list of LID recommendations can be found in the Appendix accompanying this report. The adjacent diagram illustrates the proposed stormwater management features in the context of the Campus Master Plan. Various strategies are shown that relate to building scale as well as campus scale opportunities.

Localized treatment at the building scale utilizes a toolkit of LID BMPs that manage stormwater on a site-by-site basis. LID strategies allow for natural filtration of stormwater, as close to the original location of rainfall as possible. By keeping treatment localized, the natural hydrological cycle can be more closely mimicked, and there is less complexity in the design, construction, and operations of the stormwater facilities.

Proposed BMPs include various bioretention devices, self-retaining areas, permeable paving systems or porous pavement, surface conveyance channels as well as infiltration trenches and other infiltration-based facilities. Combinations of LID strategies for a site should be chosen based on density. Denser sites, or projects with more impervious surfaces, should utilize pervious paving to a larger extent than less dense development areas. Development can be planned so that overflows from dense development areas first flow to less developed parcels that have excess capacity before running over into the campus-scale stormwater management network. For a complete list of LID and BMP recommendations, see the Appendix.
The overall strategy for stormwater is to provide as many infiltration opportunities as possible to help recharge the aquifer and use the aquifer water as a strong water use resource for the University moving forward.
The long-term value of the Campus Master Plan is in its power to establish capital priorities and optimize valuable resources. Through the master planning process, several projects were identified including new construction, renovations, parking areas, and open space opportunities. The Campus Master Plan considered not only the size, scope and scale of potential projects, but also the sequencing in which projects may occur.

If a project is considered for implementation, the sequencing matrices on the following pages help the University determine if there are enabling projects that must first be completed to allow the proposed project to move forward. This allows Chico State leadership to make informed decisions regarding the feasibility and timeline of potential future projects.
PHASE 1 PROJECTS
NUMBERS DO NOT INDICATE PRIORITY OR ORDER

KEY
01 Butte Replacement Building
02 Upgrades to Electrical Distribution System & Utility Upgrades
03 Northwest Field Improvements
04 Softball Stadium Improvements
05 Hammer Throw Venue
06 Game Fields 6&7
07 Golf Practice Area
08 University Services Building
09 Warehouse
10 Forensic Anthropology/Admin/Office Bldg
11 WREC Expansion / Student Health Center
12 Ivy/Warner Corridor Street Improvements
13 North Campus Non-Motorized Vehicle Path
14 University Stadium Restrooms / Seating
## PHASE 2 PROJECTS

**Numbers do not indicate priority or order**

<table>
<thead>
<tr>
<th>Key</th>
<th>Project Description</th>
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<tbody>
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<td>01</td>
<td>North Fields (East Half)</td>
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<tr>
<td>02</td>
<td>West Campus Parking Structure</td>
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<tr>
<td>03</td>
<td>Arena</td>
</tr>
<tr>
<td>04</td>
<td>Pool Facility</td>
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<tr>
<td>05</td>
<td>West Campus Gateway Plaza</td>
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<td>06</td>
<td>Whitney Hall Renovation</td>
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<td>South Field Improvements</td>
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<td>08</td>
<td>Creekside Residence Hall</td>
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<td>09</td>
<td>Student Services Center Renovation</td>
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<tr>
<td>10</td>
<td>Glenn II Academic Building</td>
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<tr>
<td>11</td>
<td>CCE Renovation to Sovereignty Center</td>
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<tr>
<td>12</td>
<td>Hotel &amp; Convention Center</td>
</tr>
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<td>13</td>
<td>Retail + Parking Structure</td>
</tr>
<tr>
<td>14</td>
<td>Mixed Use Office Building</td>
</tr>
</tbody>
</table>
PHASE 3 PROJECTS

NUMBERS DO NOT INDICATE PRIORITY OR ORDER

KEY

01 Acker Gymnasium Renovation
02 Warner Street Laboratory/Research Building
03 North Campus Plaza Improvements
04 North Residence Hall
05 Lassen Hall Renovation
06 Shasta Hall Renovation
07 The Bell Memorial Union Expansion
08 Laxson Auditorium Renovation
09 Museum
10 Additional Surface Parking
11 Modoc II Academic Building
PHASE 4 PROJECTS

NUMBERS DO NOT INDICATE PRIORITY OR ORDER

KEY

1. North Fields & Parking (West Field)
2. Warner Street West Academic Building
3. Langdon Engineering Center Renovation
4. The Bell Memorial Union Renovation
5. Trinity Hall Renovation
6. Kendall Hall Renovation
7. Ayres Hall Renovation
8. Pathway Tunnel to Lower Bidwell Park
9. Holt Hall Renovation & Addition
10. Academic/Admin/Office Buildings
### Phase Independent Projects

**Numbers do not indicate priority or order**

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<td>Meriam Library Renovation</td>
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<td>03</td>
<td>Deen House Renovation</td>
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<td>04</td>
<td>Sapp Hall Renovation</td>
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<td>05</td>
<td>Rio Chico Creekside Houses Renovations</td>
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<tr>
<td>06</td>
<td>1st Street Dining &amp; Residence Halls</td>
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<tr>
<td>07</td>
<td>1st Street Walk Extension &amp; Plaza</td>
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<tr>
<td>08</td>
<td>Selvester’s Cafe Renovation</td>
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</tbody>
</table>
PROJECT SEQUENCING
SEQUENCING SUBJECT TO CHANGE

LEGEND
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase Independent

Renovate Holt Hall
Renovate BMU
Renovate Trinity Hall
Renovate Kendall Hall
Renovate Ayres Hall

New Engineering Building

Demo Konkow, & Mechoopda

North Field #2

Academic/Office Bldgs 1 & 2

25/35 Main Demo

Offsite Office Building

Renovate Meriam Library

Renovate Deen House

Renovate Sapp House

University Stadium Seating

Renovate Selvester's

Esplanade Underpass

Demo Rio Chico

New 1st St. Housing

1st St. Walk Extension

Renovate Creekside Houses

Use New Academic/Office Buildings as Swing/Backfill

Renovate Sapp House

Hotel Parking Structure

Hotel + Convention Center

Renovate Langdon

Renovate Meriam Library

Renovate Deen House

Renovate Sapp House

University Stadium Seating

Renovate Selvester's

Esplanade Underpass

Demo Rio Chico

New 1st St. Housing

1st St. Walk Extension

Renovate Creekside Houses
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<td>Improved 10B Practice Field</td>
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<td>2</td>
<td>North Multi-Purpose Fields</td>
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<td>3</td>
<td>New Softball Facility</td>
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<td>Stormwater Detention Area</td>
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<td>Parking Structure</td>
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<td>Arena</td>
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<td>Pool Facility</td>
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<td>West Campus Gateway Plaza</td>
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<td>Acker Gymnasium Renovation</td>
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<td>Existing Ropes Course Location</td>
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<td>Enhanced Pedestrian Gateway</td>
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<td>New Golf Practice Area Location</td>
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<td>South Field Improvements 1-4</td>
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<td>17</td>
<td>Warner Street West Academic Building</td>
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<td>Creekside Residence Hall</td>
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<td>Rio Chico Creekside Houses Renovations</td>
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<td>Rio Chico Redevelopment</td>
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<td>Langdon Engineering Center Renovation</td>
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<tr>
<td>22</td>
<td>1st Street Extension &amp; Plaza</td>
</tr>
<tr>
<td>23</td>
<td>Warehouse</td>
</tr>
<tr>
<td>24</td>
<td>University Services Building (USB)</td>
</tr>
<tr>
<td>25</td>
<td>Forensic Anthropology/Admin/Office Bldg</td>
</tr>
<tr>
<td>26</td>
<td>WREC Expansion + Health Center</td>
</tr>
<tr>
<td>27</td>
<td>Student Services Center Renovation</td>
</tr>
<tr>
<td>28</td>
<td>Meriam Library Renovation</td>
</tr>
<tr>
<td>29</td>
<td>The Bell Memorial Union Renovation</td>
</tr>
<tr>
<td>30</td>
<td>Mixed Use Building</td>
</tr>
<tr>
<td>31</td>
<td>Deen House Renovation</td>
</tr>
<tr>
<td>32</td>
<td>Sapp Hall Renovation</td>
</tr>
<tr>
<td>33</td>
<td>Trinity Hall Renovation</td>
</tr>
<tr>
<td>34</td>
<td>Glenn II Academic Building</td>
</tr>
<tr>
<td>35</td>
<td>RCE Renovation/Sovereignty Center</td>
</tr>
<tr>
<td>36</td>
<td>Kendall Hall Renovation</td>
</tr>
<tr>
<td>37</td>
<td>Selvester's Cafe Renovation</td>
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<tr>
<td>38</td>
<td>Laxson Auditorium Renovation</td>
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<tr>
<td>39</td>
<td>Ayres Hall Renovation</td>
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<tr>
<td>40</td>
<td>Butte Replacement Building</td>
</tr>
<tr>
<td>41</td>
<td>Pedestrian Path Underpass</td>
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<tr>
<td>42</td>
<td>Hotel &amp; Convention Center</td>
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<tr>
<td>43</td>
<td>Retail + Parking Structure</td>
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<tr>
<td>44</td>
<td>Mixed Use Office Building</td>
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<tr>
<td>45</td>
<td>Museum</td>
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<td>46</td>
<td>Academic/Admin/Office Buildings</td>
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<tr>
<td>47</td>
<td>Expanded Surface Parking</td>
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<tr>
<td>48</td>
<td>Modoc II Academic Building</td>
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<tr>
<td>49</td>
<td>Holt Hall Renovation &amp; Addition</td>
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<tr>
<td>50</td>
<td>Holt Hall Plaza</td>
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<tr>
<td>51</td>
<td>New North Residence Hall</td>
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<tr>
<td>52</td>
<td>Lassen Hall Renovation</td>
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<tr>
<td>53</td>
<td>Shasta Hall Renovation</td>
</tr>
<tr>
<td>54</td>
<td>Non-Motorized Vehicle Path</td>
</tr>
<tr>
<td>55</td>
<td>Stormwater Daylighting</td>
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<tr>
<td>56</td>
<td>North Campus Plaza</td>
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<tr>
<td>57</td>
<td>Warner Street Laboratory/Research Building</td>
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<tr>
<td>58</td>
<td>Whitney Hall Renovation</td>
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<tr>
<td>59</td>
<td>Ivy/Warner Street Improvements</td>
</tr>
<tr>
<td>60</td>
<td>12kV Upgrades</td>
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