CI 2025
Envisioning our Future

Presentation to CI Site Authority Board
December 2, 2013
Today’s discussion:

- Overview of CI 2025
- Concept of Development Advisor
Overview and Summary

Critical need and justification for a multi-project development:

**Enrollment Growth**  CI is a growing campus (8% per year) with increasing demand; full build-out at 15,000 FTES.

**Academic Need**  Enrollment growth requires additional academic space for faculty and students to interact and engage in scholarly work. Lecture and laboratory space is a critical need.

**Student Housing**  Enrollment growth requires additional on campus student housing that is currently over-capacity. CI can accommodate over 400 additional students living on campus with current enrollment.

**Residential Real Estate Market**  Real estate market in Ventura County is showing signs of improving. Phase 2A/B development opportunity exists.
## CI Expected Growth

<table>
<thead>
<tr>
<th></th>
<th>Existing Program</th>
<th>Short-Term Program (1-5 years)</th>
<th>Mid-term Program (6-10 years)</th>
<th>Long-term Program (over 10 years)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Enrollment</strong></td>
<td>4,000</td>
<td>6,000</td>
<td>10,000</td>
<td>15,000</td>
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<tr>
<td><strong>Academic and Support</strong></td>
<td>516,000</td>
<td>774,000</td>
<td>1,290,000</td>
<td>1,935,000</td>
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<tr>
<td>Assignable Square Feet</td>
<td></td>
<td></td>
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<tr>
<td><strong>Student Housing</strong></td>
<td>171,000</td>
<td>345,000</td>
<td>520,000</td>
<td>1,035,000</td>
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<tr>
<td>Assignable Square Feet</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Beds</td>
<td>825</td>
<td>1,500</td>
<td>2,250</td>
<td>4,500</td>
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<tr>
<td>Parking</td>
<td></td>
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<td></td>
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<tr>
<td>Total Spaces</td>
<td>2,145</td>
<td>2,750</td>
<td>3,375</td>
<td>5,250</td>
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</table>
The CI Boundary
Capital Expansion Strategy

- Provide **sound financial return** while meeting the needs of planned enrollment growth.
- Ensure **no financial or operational risk** for the University.
- Promote **regional economic development** by bringing new job and business to foster mutually beneficial relationships between businesses and CI.
- Expand educational, internship, experiential learning, employment, and career **opportunities** close to the campus.
- Enhance CI’s ability to **recruit and retain** outstanding faculty, staff and researchers.
- Deliver a **high quality design** enhancing the University environment and expressing the cultural heritage of the area.
Leverage of Site Authority

- **SA Purpose:** Foster redevelopment

- **Essential objectives:**

  1. Facilitate the **optimal use** of site by the California State University and other compatible uses, and mitigate the onsite and offsite impacts.
  2. Promote development and redevelopment through **tax incentives** while preserving the site.
  3. Provide **income for further development** of the University.
  4. Provide desirable economic, cultural, and social **benefits** to the region.
  5. Provide **revenue-generating authority** to achieve the development.
  6. Plan for, finance, and carry out the **reuse of the site** for CSU campus and related uses.
Short-term projects – one to five years

Self-Funded:

- Student Housing expansion
- Univ. Glen housing expansion
- Health Center
- Surface Parking (1,000 spaces)
- Dinin Commons expansion
- Child Care center
- PV Power Cell Generation

Partially Self-Funded:

- Events Center (multi-use facility with academic space)
- Athletic Facilities

Not Self-Funded:

- Science 2 Lab Building
- Secondary Entrance Road
Short-term selected projects

Short Term Projects Map
(Project locations are tentative and subject to possible modifications.)
Mid-term projects – six to ten years

**Self-Funded:**
- Conference Center
- Recreation, Wellness and Health Center
- Student Housing expansion
- Surface Parking Lot (1,000 spaces)
- Retail Operations

**Partially Self-Funded:**
- Performing Arts Center

**Not Self-Funded:**
- Academic Building
Mid-term selected projects

Mid Term Projects Map
(Project locations are tentative and subject to possible modifications.)
Long Term – over ten years

Projects for the long term will be identified consistent with the CI’s “Vision for the Future.”
The Anticipated Development Process

- SA Approval of Concept.
- Engage Development Advisor.
  - Begin research and analyze various financing options for the projects.
  - Assist the CI 2025 Project Team.
  - Develop a communications plan for CI 2025
- Initiate and complete the RFP process for Master Developer
  - Review and evaluate responses to the RFP.
- Prepare documents and presentation to update Trustees.
- Complete the design phase for projects.
- Begin construction.
- Anticipated delivery of first projects Spring 2017.
Next Steps

- SA to discuss Development Advisor RFP