

CI 2025

Envisioning our Future

**Presentation to CI Site Authority Board
December 2, 2013**

Capital Expansion Opportunity

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.

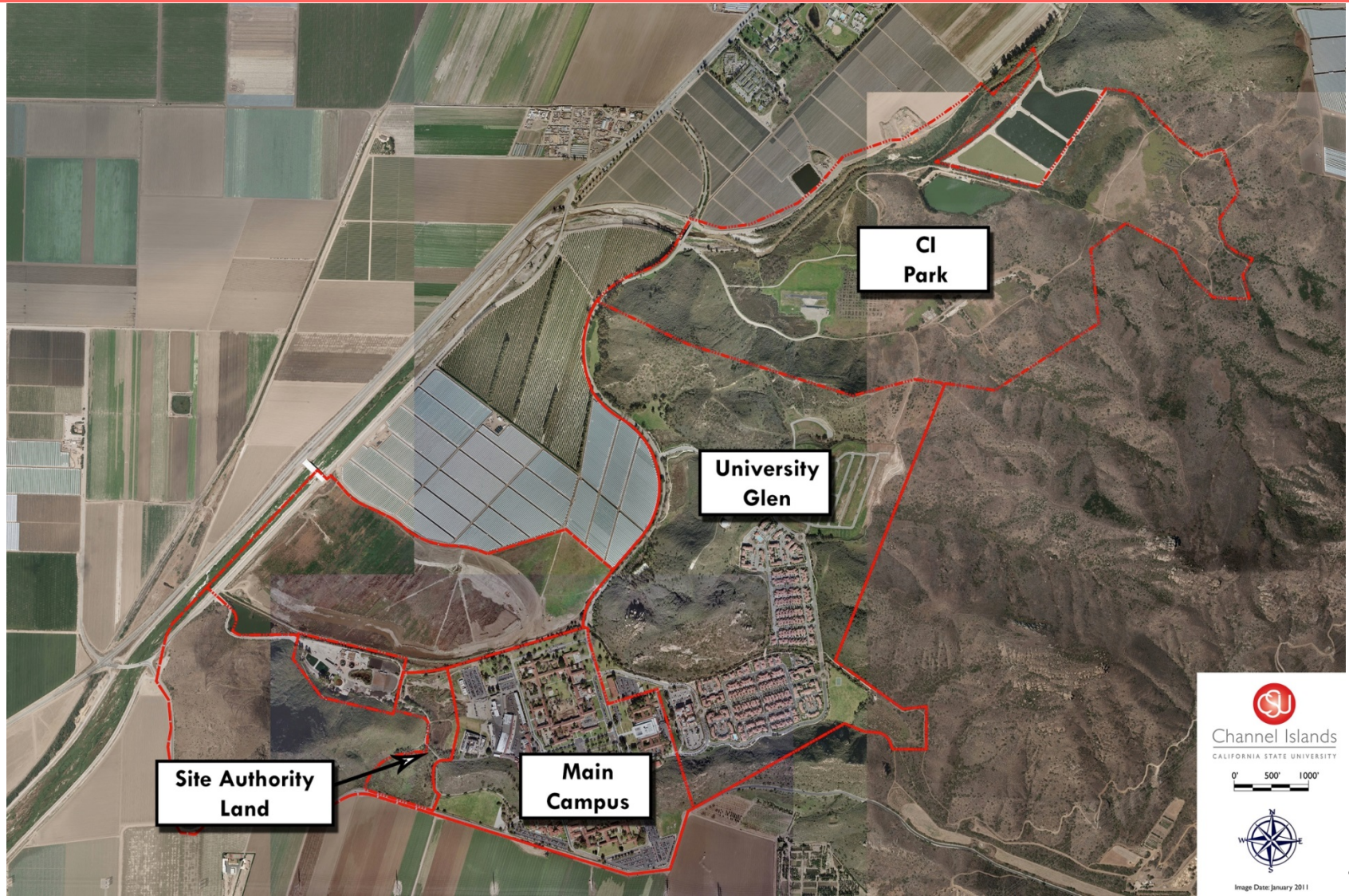
Student Housing Enrollment growth requires additional on campus student housing that is currently over-capacity. CI can accommodate over 400 additional students living on campus with current enrollment.

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

CI Expected Growth

| | Existing Program | Short-Term Program (1-5 years) | Mid-term Program (6-10 years) | Long-term Program (over 10 years) |
|---|------------------|--------------------------------|-------------------------------|-----------------------------------|
| Total Enrollment | 4,000 | 6,000 | 10,000 | 15,000 |
| Academic and Support Assignable Square Feet | 516,000 | 774,000 | 1,290,000 | 1,935,000 |
| Student Housing Assignable Square Feet | 171,000 | 345,000 | 520,000 | 1,035,000 |
| Number of Beds | 825 | 1,500 | 2,250 | 4,500 |
| Parking Total Spaces | 2,145 | 2,750 | 3,375 | 5,250 |

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)
- Dining Commons expansion
- Child Care center
- PV Power Cell Generation

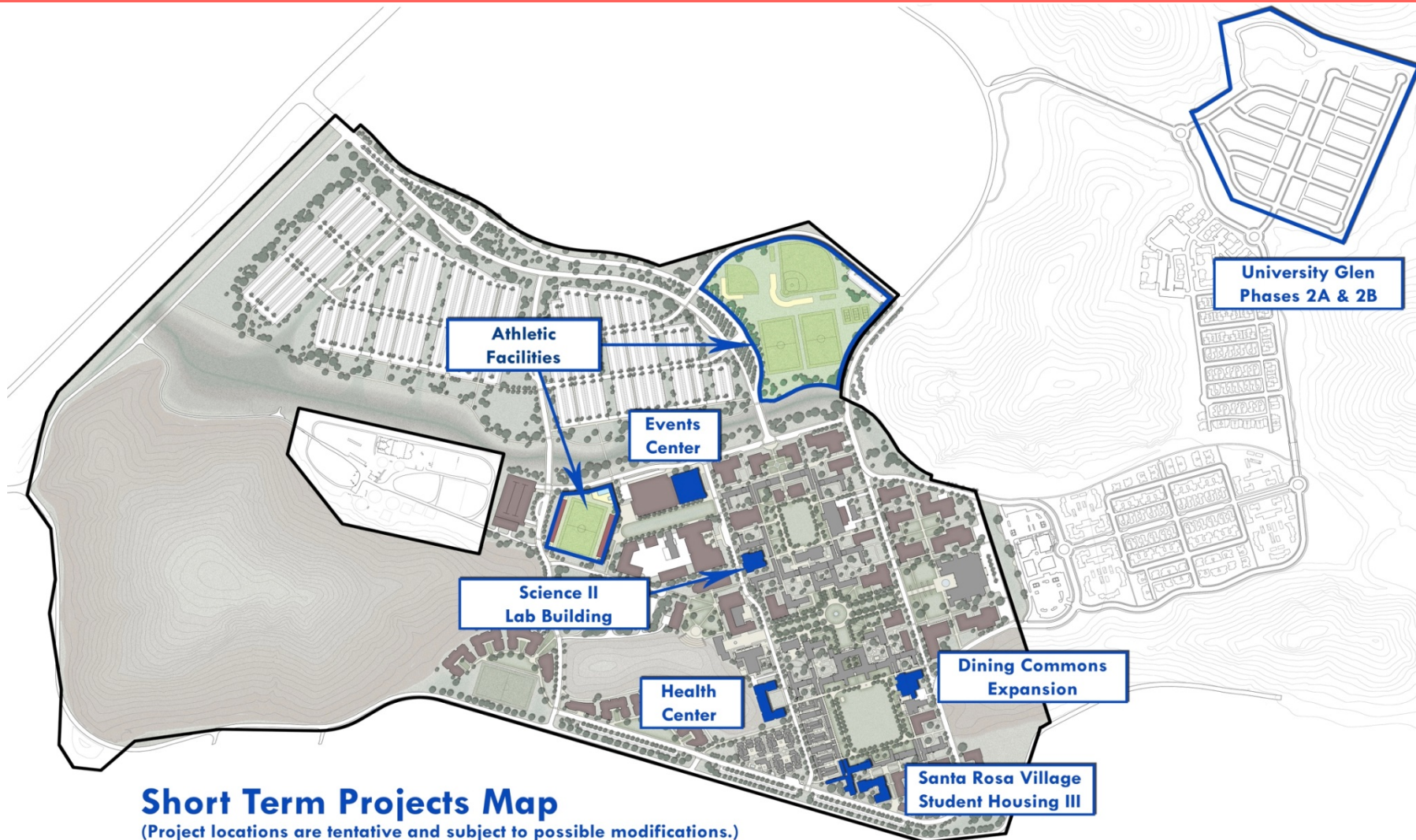
Partially Self-Funded:

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

Not Self-Funded:

- Science 2 Lab Building
- Secondary Entrance Road

Short-term selected projects



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

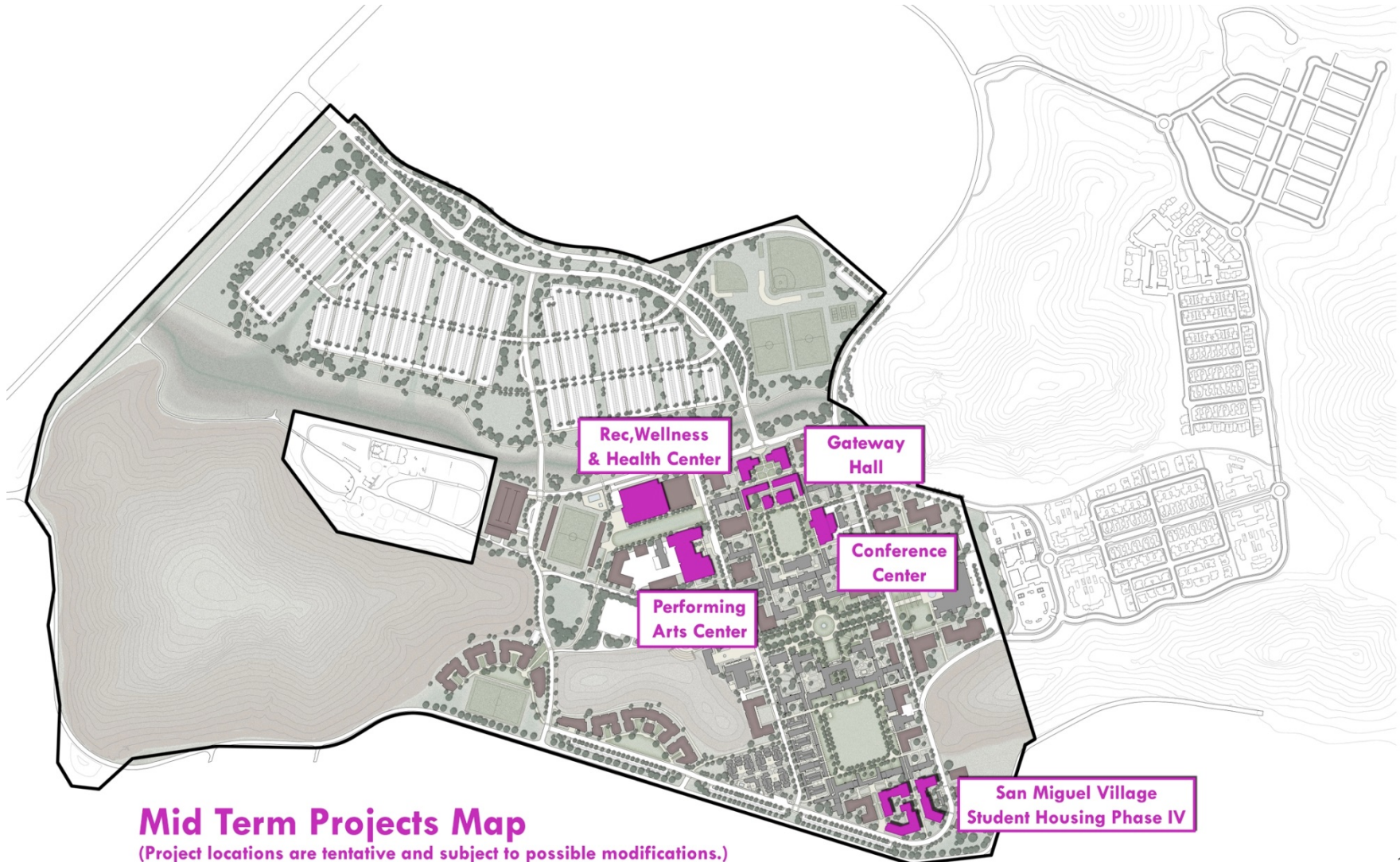
Partially Self-Funded:

- Performing Arts Center

Not Self-Funded:

- Academic Building

Mid-term selected projects

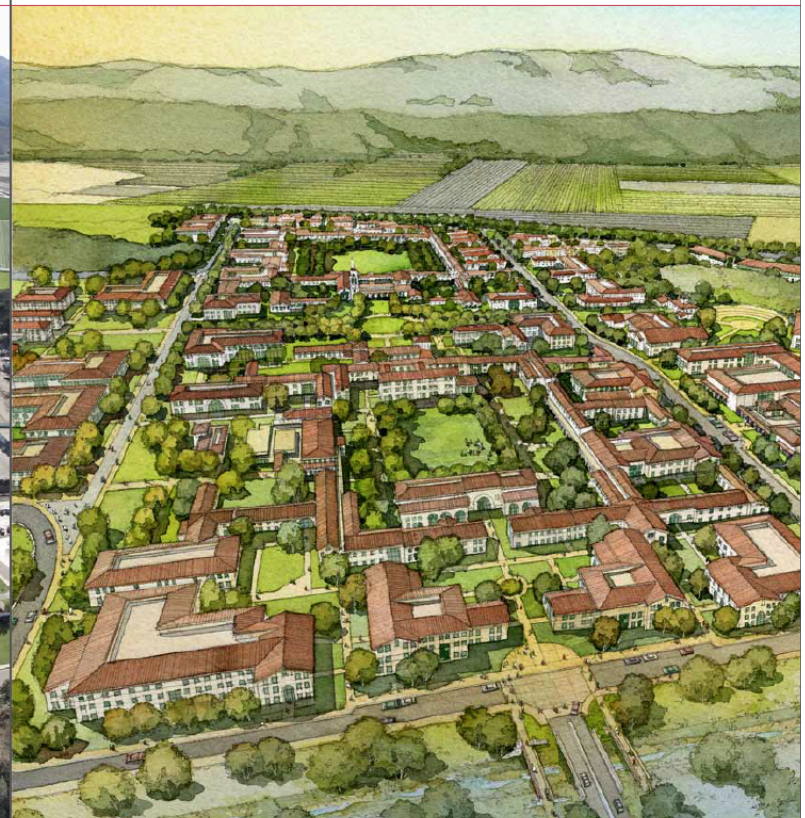


Long Term – over ten years

Projects for the long term will be identified consistent with the CI's
“Vision for the Future.”



Existing view looking south from campus entry



Proposed view looking south from campus entry

Anticipated Development Process

- 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.

CI 2025: Envisioning our Future

- Next Steps
 - SA to discuss Development Advisor RFP