

CI 2025 Vision Plan Update

University Glen Community Plan



November, 2016

Agenda

1. Introductions
2. CI 2025 Vision Plan
3. University Glen 32 Acre Development
4. Next Steps
5. Questions

CI 2025 Vision Plan



Overview

- Enrollment Growth
 - CI is a growing campus with increasing demand; full build out of 15,000 FTEs
- Academic Need
 - Enrollment growth requires additional academic space for students & faculty to interact & engage in scholarly activity.
- Student Housing Growth
 - Students want “college experience” that includes on-campus housing.
- Residential Real Estate Market
 - Real estate market in Ventura County is improving. Phase 2A/2B development opportunity exists

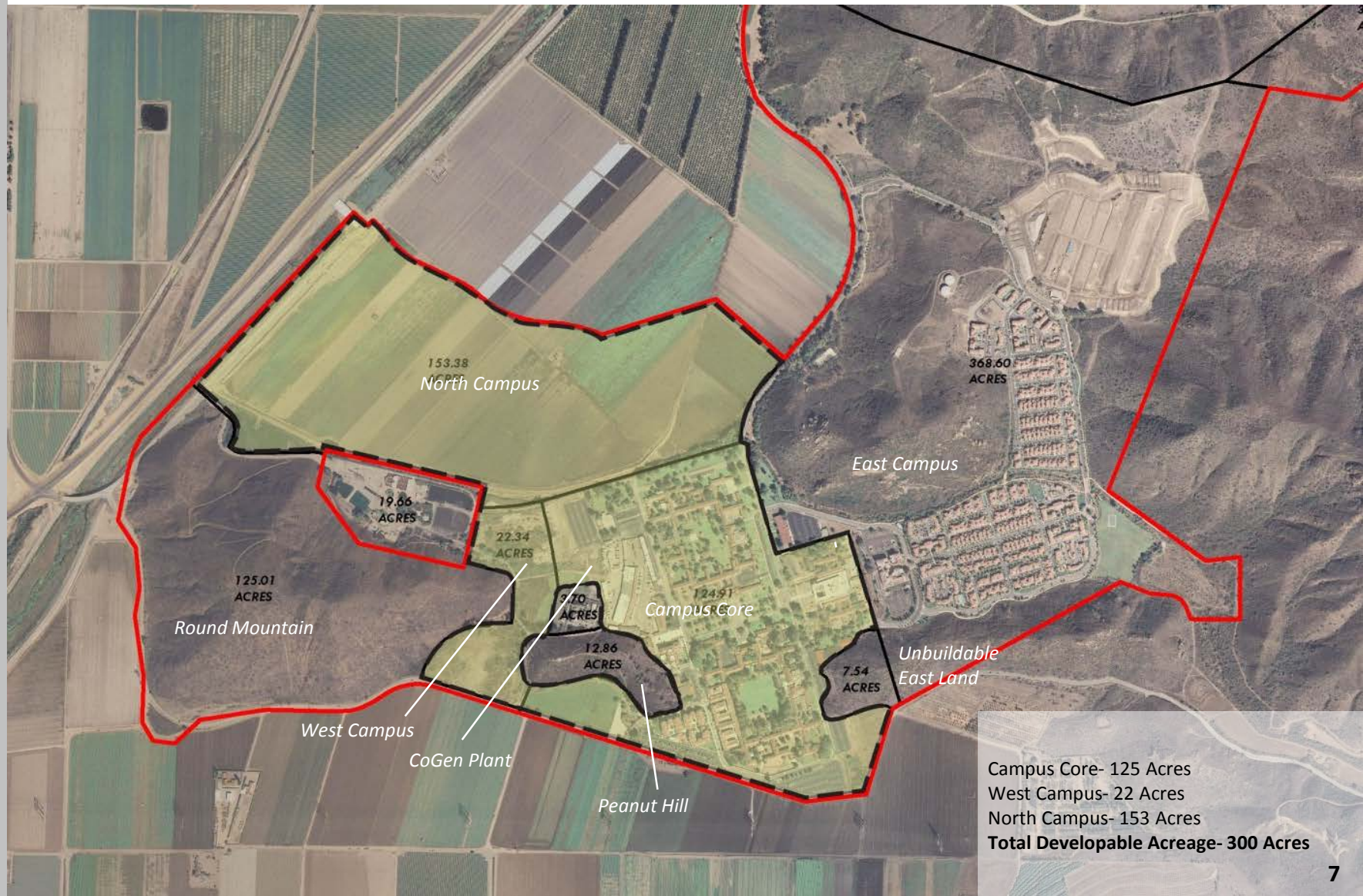
Goals

- Identify and leverage potential revenue sources
 - Site Authority (UG, housing, retail, tax increment)
 - Student housing, parking, retail, external events
 - Wellness/Recreation/Events Center
 - Public/public & public/private partnerships
 - Student fees
 - Grants, philanthropy, sponsorships, endowments
- Develop viable economic plans to support CI's growth
 - Academic, student life, residential
 - Plans for the next decade
- Facilitate integration of campus with community

Process/Schedule

- Identify optimal means to implement CI 2025 Vision Plan programmatic needs
- Evaluate alternative methods & opportunities to achieve delivery of these programmatic needs
 - Assess existing financial situation
 - Evaluate all potential revenue sources & approaches to reducing costs
 - Evaluate alternative financing & development structures
 - Develop multiple strategies to support the Program priorities
- Develop an implementation plan for the selected development strategy

Campus Land



Campus Core- 125 Acres
West Campus- 22 Acres
North Campus- 153 Acres
Total Developable Acreage- 300 Acres

University Glen 32 Acre Development



32 Acre Development Program

Original Program *

- 242 House/Town Houses (for sale)
- No Amenities

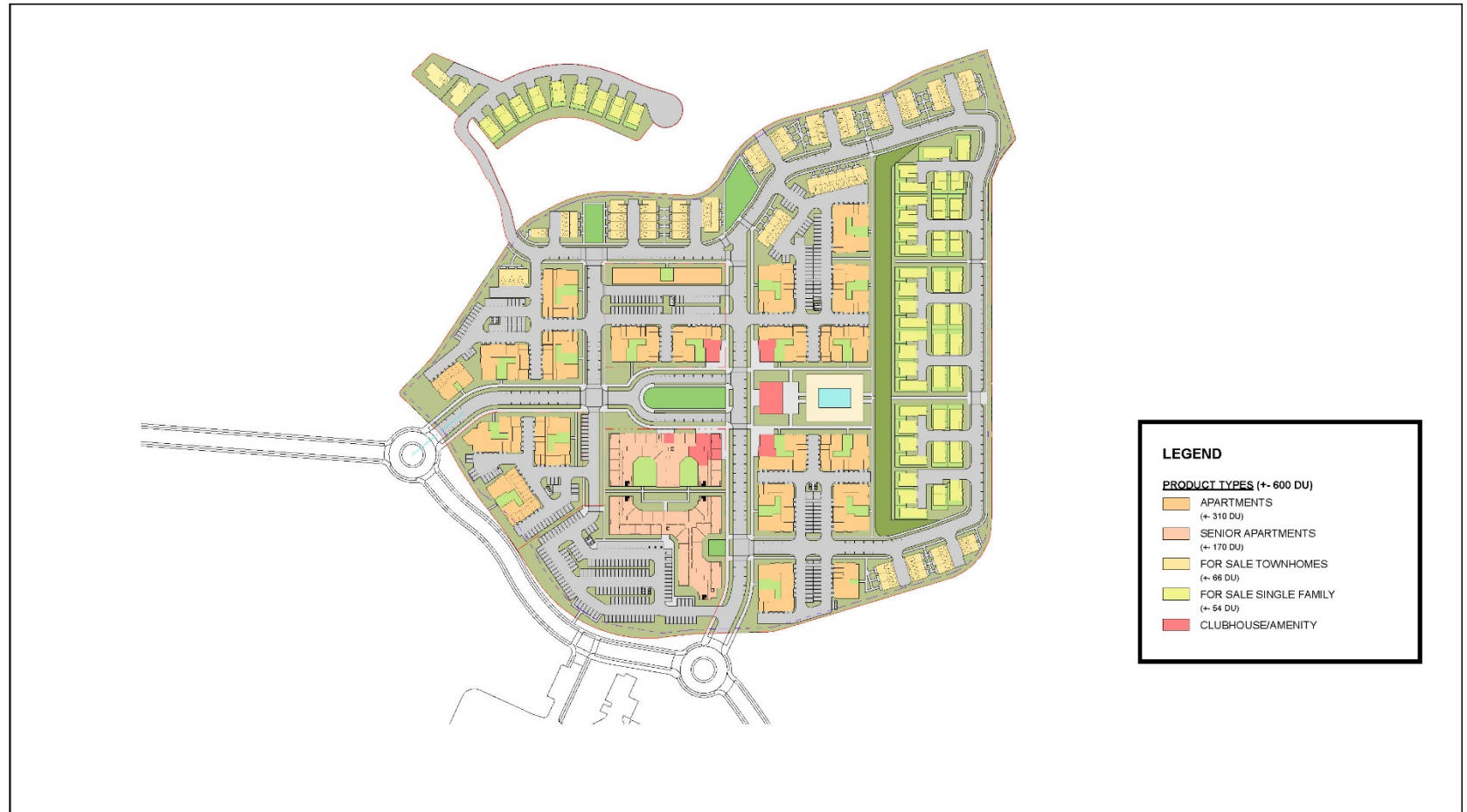
** Developed in early 2000's. Post 2007/08 economic downturn, this is no longer viable solution*

Proposed Development Program *

- 66 Town Houses (for sale)
- 54 Single Family Houses (for sale)
- 310 Market Rate Apartments
- 170 Senior Living Apartments (age restricted)
- Amenities
 - Club House
 - Community Meeting Spaces
 - Pool
 - Gym
 - Central Green Space

** Submitted by Kennedy Wilson in Spring 2016 based on RFP requirements*

32 Acre Development Concept Plan – Site Plan



32 Acre Development Concept Diagram – Open Space



32 Acre Development Concept Diagram - Height



Next Steps



Timeline for Development Agreement

- Fall 2016
 - Commence work on EIR Update
 - Outreach to Campus, University Glen, and outside communities
 - Commence negotiations with Developer on final Agreement
- Winter 2017
 - Draft EIR published for public review and comment
 - Public Hearing for draft EIR
 - Identify EIR mitigation measures
- Spring 2017
 - Issue EIR Notice of Determination
 - Site Authority approval of Development Agreement
 - CSU Board of Trustee approval of Development Agreement / Adoption of EIR

Questions

