

CALIFORNIA STATE UNIVERSITY, FRESNO
Fresno, California 93740

Campus Planning Committee

Minutes

April 22, 2016

Members

Present: Deborah Adishian-Astone, Taylan Bennett, Robert Boyd, Kirsten Corey, Hongwei Dong, Yolanda Doub, Rick Finden, Tom Gaffery, Paul Halajian, Lisa Kao, Frank Lamas, Jeff Macon, Sara Mitchel, Dennis Nef, Fred Nelson, Chris Pluhar, Donald Stengel, Mike Tillman, Rich Vaillancour, Sandra Witte and William Wright

Absent: John Bushoven, Eric Chan (C.O.), Mike Coles, Brad Hyatt and John Kriebs

Guests: Leta Ciavaglia (Fancher Creek Properties), Devon Fullner, David Horn (Yamabe & Horn Engineering), Mark Lee (Lee Jagoe Architecture), Michael Mosinski and Lori Pardi

Meeting called to order at 8:07 a.m.

1. Approval of September 23, 2016 agenda. It was MSC to approve the agenda.
2. Approval of the April 22, 2016 minutes. It was MSC to approved the minutes.
3. Approval of the February 19, 2016 minutes. It was MSC to approved the minutes.
4. Maravillosa at Campus Pointe (*Informational*) – Deborah Adishian-Astone

Chair Astone introduced Leta Ciavaglia representing Fancher Creek Properties LLC and Mark Lee, President of Lee Jagoe Architecture, the consultant for the Maravillosa at Campus Pointe project.

The senior housing project is part of the Campus Pointe Master Plan that was approved by the CSU Board of Trustees in 2007. The project and elevations presented today offer improvements to the original design and tie into the architectural style of the Save Mart Center and other buildings in the vicinity.

The three-story, 140-unit housing development for residents ages 55+ will be located on the south side of Palmilla at Campus Pointe in the empty lot that is adjacent to the Save Mart Center.

The plan has been enhanced with an auto court entry, stronger drop off area and plenty of gated parking. Other items include a loading zone, parking for shuttle and three elevators. Maravillosa will offer one bedroom/one bath units with approximately 700 square feet and two bedroom/two bath units with approximately 1,050 square feet. Each unit is self-contained and will have its own kitchen, laundry area, bedroom(s), and living area.

The building complex will include common areas such as a community center, café, social areas, meeting rooms, fitness rooms, library, game room, leasing offices, etc.

Discussions with the College of Health and Human Services have taken place to create opportunities for internships and other possible linkages to Physical Therapy, Nursing and the Gerontology Program. Facilities intended to support these efforts include a demonstration/ catering kitchen (not proposing food service, but to potentially work with the Food Science and Nutrition Department), four offices, exam rooms, concentration rooms, therapy rooms, large multipurpose room, restroom and storage facility. Approximately 1,000 square feet will be designated for these partnerships so as to ensure that these academic programs have a landing space in the building.

There have also been discussions with the Osher Lifelong Learning Institute to see if there are programs and/or events they might want to host at Maravillosa.

There were additional questions and discussion regarding emergency services, the orientation of parking stalls and ADA compliance.

The project is 100 percent accessible. The building will have five points of entry; caretakers can access any entry point. The developers will review the parking stalls to determine best orientation (i.e., vertical or angled).

5. Kremen Building New Donor Recognition Tiles (*Informational*) – Rich Vaillancour

This project is intended to be a continuation of the donor recognition tiles at the Kremen School of Education. Mr. Vaillancour shared an illustration and photographs of the proposed location for the next round of donor recognition tiles.

The proposed location is on the exterior wall of the north east corner tower of the Kremen building, along the pathway that leads from Keats/Matoian Avenue to the building.

The goal is to increase the inventory by approximately 720 tiles. The material that will be used for the tiles is the same granite that was used on the more recent donor wall.

The wall will include a wall identification plaque for the wall name and a directory tile that points people to the digital display located near the entrance. The display provides information regarding the exact location of each recognition tile.

Chair Astone highlighted that this project is new to the campus. This would be the first time the University adds this type of installation on an exterior wall of a building.

There was additional discussion regarding the location, flow of traffic, placement of tiles on the ground versus a wall, inventory of tile spaces for future donations, maintenance and the aesthetics in the area.

The Campus Planning Committee was very supportive of the concept and made the following recommendations.

- Consultation with Mr. Devon Fullner to ensure that there is coordination between this project and future projects that are anticipated in this area.
- Additional lighting, preferably LED, for that space.
- Revisit the elevation and consider working outward from the center so that initial placement

- is balanced and proportional since installations come in segments and not all at once.
- Illustrate some seating options so that the area feels more like a space and intentional.

Mr. Vaillancour will return to the group with an updated visual as to how it might look with the recommendations made by this committee.

6. Quad Area Deferred/ADA improvements (*Informational*) – Sara Mitchel

Facilities Planning has been working with David Horn of Yamabe & Horn Engineering, Inc. and Rich Vaillancour of Robert Boro Landscape Architects to develop construction documents for improvements to the Quad area located between Social Science, McKee Fisk, Family Food Science and the Professional Human Services building.

The concept, originally designed by ZGF, was initially discussed at Campus Planning on December 14, 2015.

The new design fits within the survey of the area and will encourage strong circulation and offer additional seating. The plan is to embellish the ground plain and the whole environment to make it more attractive. Part of the objective is to establish continuity by adding visual elements that tie the area to other spaces on campus.

Trees will not be removed to accommodate this project. A double row of Chinese Pistache may be added to enhance and create additional shade.

The plan will include a wide ellipse band to provide secondary circulation throughout the site. Paths will be widened to accommodate food trucks. Seating will be provided near the existing oak trees with additional seating placed wherever possible. The existing E-phone will remain; the trailer will be relocated; and there are plans to upgrade the lighting and security cameras. The area has outdoor wireless and will include power sources for students to charge their devices.

Some of the surfacing will be done using organic material. There is consideration to expand the banding on each side to provide a smoother surface and an option for individuals using wheelchairs, skateboards, scooters, etc. Everything will be accessible.

It was suggested that the campus reduce the turf area that will be used near the buildings or consider an alternative material. Mr. Vaillancour will take a look at this and recommend some low maintenance environmentally sensitive solutions.

The project was funded by President Castro as part of deferred maintenance and was identified as a priority one project due to necessary ADA and walkway/path of travel improvements.

Ms. Mitchel added that there is a sense of urgency to move forward in the coming weeks so that most of the work can take place over the summer. This type of work tends to be lengthy, noisy and disruptive. The winter break would not allow sufficient time to complete it.

Chair Astone commented that the project has been approved as part of the deferred maintenance and the campus will need to move forward with the construction documents in order to complete the project before the start of the fall 2016 semester. Full consideration will be

given to the input that was provided; however, these are necessary improvements that should not be delayed.

Formal approval may be taken at the next meeting but it is not required; nonetheless, she asked committee members to please voice any additional questions or concerns so that they can be addressed at this meeting before moving forward.

Hearing none, the project team will be addressing the widening of the bands, reviewing the materials that were recommended, and ensure that consultation takes place with the President's Committee on Disabilities and Access and the Occupational Health, Safety and Wellness Committee in the coming weeks.

7. Bicycle Wayfinding Signage Plan (*Action*) – Tom Gaffery

Mr. Gaffery brought before the committee the Bicycle Wayfinding Signage Plan to request approval on the design. Specific projects will return to the committee as funds are identified and the campus moves towards construction.

Bicycle signage will be placed along bike routes throughout the campus and extend into the cities of Fresno and Clovis. They will provide information about points of interest and the actual distance to other destinations on the route.

The proposed design is very similar to our current wayfinding signage and is not expected to cost more than \$100 per unit.

If the plan is approved the next phase would be to have Alta create a full set of construction drawings that would include the detailed sign shop drawing specifications as well as detailed field specifications that include locations, orientation, depth, placement, existing utility conditions, etc.

There will be three sets of plans: one for the campus, the City of Fresno and the City of Clovis. The plans for Fresno and Clovis will be set up as city-plan sets and will have the city stamp on the front. The city will do the project as specified. We then provide a letter stating that the campus will maintain the signs in perpetuity.

There was additional discussion regarding foot traffic and the need to improve delineation for the use of pathways, and concerns with parking lots and certain crossings throughout the campus. Suggestions include the possibility of using signage in this effort and working with students, departments and programs to bring education and awareness on the issue.

Mr. Vaillancour moved to approve the Bicycle Wayfinding Signage Plan as presented, seconded by Dr. Lamas. The motion carried without opposition or abstentions.

8. Parking and Transportation (*Update*) – Tom Gaffery

Mr. Gaffery has been working with Chair Astone, Mr. Boyd and Ms. Mitchel on a five-year parking plan to coordinate the timing and funding necessary to repair and maintain the multiple parking lots throughout the campus.

A list of parking and roadway projects for summer 2016 was distributed. These include parking

lots P4 located east of the Joyal Building, P29 behind the Student Health and Counseling Center, P30 in front/south of the Henry Madden Library, and Jackson Avenue.

The project list includes additional details on the work that will take place on each of the lots. Some of the highlights include the following:

- Parking lots P4 and P29 are out to bid.
- Trees will not be impacted as part of these projects.
- Additional motorcycle parking will be added in the grass island between P30 and P31.
- Accessible parking in lots P4 and P30 will be reconstructed in concrete.
- Barstow Avenue will be under construction this summer for the major bikeway between Viticulture and Enology and Cedar Avenue and the overlay from Cedar to Woodrow.
- Jackson Avenue will be closed for the summer so that the entire roadway can be reconstructed.
- Communication targeted towards people in these areas will be going out to make sure they are aware of the closures.

A contract has been issued to Avison Construction for improvements at Chestnut Avenue and Bulldogs Lane. The work includes updated signage and striping, enhanced signage for pedestrian crossing, radar speed displays in both directions for drivers, as well as a flashing-type sign for pedestrians. This project is minor in scope and will not require a road closure. Work is expected to commence on May 23, 2016.

9. Other Business

Chair Astone shared that Tom Gaffery accepted a position at CSU San Bernardino and will be leaving Fresno State in a few weeks. Tom made his career at Fresno State working for Auxiliary Services, Parking, Public Safety, Facilities and the Office of the Vice President for Administration. The Campus Planning Committee thanked him for his efforts in improving the campus, his leadership on multiple projects and wishes him the best at CSU San Bernardino.

Chair Astone and Mr. Boyd provided updates on the Infrastructure Project that is nearing completion this fall 2016; the use of temporary facilities (modulars) to accommodate staff as projects take place; removal of the remaining PG&E power lines along Barstow Avenue, Chancellor White's visit and the opportunity to discuss the central plant project; and Dr. Witte announced the ribbon cutting ceremony for the Jordan Research Center scheduled for Friday, May 13, 2016, at 9:00 a.m.

Meeting Adjourned at 9:35 a.m.