



# Capital Planning Committee

## Meeting Minutes

### April 10, 2017

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**In attendance:** Tom Lollini (acting Chair), Jill Anthes, Andrew Harris, Alan Jung, Linda Oubre, Jason Porth, Michael Scott, Dominique Cano-Stocco, Wendy Bloom

**Absent:** Ann Sherman, Jennifer Summit, Alvin Alvarez, Keith Bowman, Troi Carleton, Gene Chelberg, Corinne DaCunha, Frank Fasano, Luoluo Hong, Alan Jung, Simon Lam, Kenneth Monteiro, Robert Nava, Alison Sanders

#### **Committee Charter and Proposed Roster draft**

- New draft of the Committee Charge discussed, including committee serving as Campus Master Plan advisory group. Committee members are a cross section of University leadership and will have a chance to weigh in on the Master Plan as it evolves, and provide feedback and recommendations.
- Roster reviewed – new members proposed:
  - Elizabeth Smith, AVP, Marketing & Strategic Communications
  - Dominique Cano-Stocco, Executive Director, Government and Community Relations
  - Associated Students (representative to be suggested by VP Hong)
  - Simon Lam is retiring and will be stepping down. Committee thanked him for his service.
- Confirm Charge and Roster at next meeting with committee Co-Chairs present

#### **Station Café/Transit Plan** (See presentation).

- Currently the Station Café is the most visible identification and “entry” point to our campus, as the SF State “monument” sits back off the corner under the large tree.
- UCorp would renew the current vendor’s lease to accommodate a development partnership.
- Presentation shows a concept as proposed by the Station Café vendor. Since there is no significant/noticeable entry to campus, this might work as such in the meantime, until the Campus Master Plan tackles wayfinding and signage.
- This proposal would merge a new café with a transit gateway onto our campus, and extend the café outdoor seating into the HSS courtyard. The design offers more covered areas for the long waiting lines for the Bart shuttle, and the Café structure itself would form a noise barrier to 19<sup>th</sup> Ave. Inside the HSS courtyard, Café service would face the courtyard, and take advantage of low-wind between the buildings. The backside would face 19<sup>th</sup> Ave., and the columns would

provide space for MTA signage. The HSS courtyard would be gated to discourage public sleeping. Events can also be had inside courtyard since it's gated. Some of the landscape in front of HSS will become additional seating, and possibly university wifi can be extended to cover this area.

- **Q:** There are often several hundred students queuing for Bart shuttle. The proposed overhang is longer, which provides more protection than the current during inclement weather, but, the line is typically in the other direction as it faces oncoming traffic
- **A.** The design process will consider the queuing issue. In the structure, it may be possible to paint lines on floor to encourage people to form the line in other direction. It's also possible to add a NextBus screen for Muni on back/blank side of café, but a committee member noted the Bart shuttle does not use NextBus. We may have additional obligations for signage from the MTA as 19<sup>th</sup> Ave. is a right of way
- **Noted by member:** MTA signage perhaps can be on columns. Possible they can be wrapped.
- **Q.** Will Facilities keep up the cleaning/maintenance?
- **A.** The current vendor and UCorp will contribute towards the cleanliness, and roof will be sloped to discourage birds and dirt build-up from 19<sup>th</sup> Ave., but similar to the Muni platform, we trade for keeping up the cleanliness.
- **Noted by member:** The SF State "monument" on 19<sup>th</sup> Ave. was not maintained for many years during budget cuts, so this structure needs to be maintained at all times.
- **Q.** Students have complained about high cost of food on campus, so if vendor takes on the building and maintenance of this new station, will they raise the cost of their food to recoup?
- **A.** The lease renewal terms will be extended to accommodate the investment and its responsibility. Also, vendor leases enforce keeping food costs down.
- **Noted by member:** It would be nice for leases to also enforce food variety on campus.
- **Q.** Is it possible for the back/blank side of the cafe to show campus info?
- **A.** Not sure how campus feels about electronic signage/info to public.
- **Noted by member:** It would be shame to leave space blank. It's possible to consider a projection of artwork, etc. Tom asked if there is a campus committee to advise on signage?
- **A.** Advancement's AVP Elizabeth Smith can respond to what is appropriate signage/communication.
- **Q.** Can university colors be considered instead of white?
- **Noted by member:** Purple and gold is our identity. We should use it somehow, but will defer to Elizabeth Smith in how we can incorporate it.
- **A.** We might consider using as accents, or projecting it onto the white so we can change colors when we want to.

- **Action items:** PP&D team to review Bart Shuttle queuing, food costs from vendor to recoup investment, station maintenance (bird droppings/roof cleanliness/dirt from 19<sup>th</sup> Ave., MTA signage and opportunity to promote campus events.
- **Q.** Should the main entry point to campus be kept a separate plan, since when combined with the café it becomes a larger conversation, especially since wayfinding is part of the Master Plan anyway?
- **A.** This is the primary point of entry to the campus. Tying the branding to the main entry/transit station may be a significant way to amplify that. This is the best location for a campus entry, since thousands of people see this from 19<sup>th</sup> Ave. and cross the transit intersection daily.
- **Q.** It is appropriate for the campus to have an entry but it may not be appropriate to combine it with this project, as it may diminish the power of the entrance. We may be trying to load too many goals onto the café operation. It feels like signage has been appended to the project and is part of the café, not an entry to the campus. Can we move the café into courtyard instead, and keep this area as our campus entrance?
- **A.** If you decouple the signage from the café, there's no funding for signage only.
- **Q.** We can have a nice archway that a vendor would *not* pay for, and this will be our statement piece. Does it have to be at the corner? At Berkeley, the entry is a block away, at that is considered the main entrance, and thousands take their photo by that gateway.
- **A.** There's been a lot of talk about creating the gateway but we haven't seen any funding for it. There was a competition 3 years ago but nothing has come of it. Wayfinding is part of the Campus Master Plan anyway, and we don't know the cost of this project yet.
- **Q.** Elizabeth Smith might agree that any opportunity to get our name placed on the campus should be taken advantage of, as long as there is funding. This may not be a perfect plan, but it's better than waiting a long time or not at all. Branding is unfunded, let alone physical implementation of such may not happen for many years. We want to be able to identify the campus. We don't have an iconic building that grounds our campus as an entry point, and this might be a better option than none.
- **A.** We can move the blade south instead of north, then we can leave the lettering space open. We might lose 3 columns and move it down in the meantime. It might become the most photographed space on campus.
- Committee agreed by consensus to lop off "entrance" portion and only consider a café proposal.

Other updates (see presentation):

- PP&D working on 16 summer projects. See presentation where they're happening.
  - Q. Since we painted University Park North garden apartments, can we paint the fire station too, now that our buildings have been repainted and look nice?
  - A. We're in conversations with them, especially since we discovered we've been paying their utility bills.
- Mashouf is running behind schedule due to rain. Crews are working overtime to get occupancy permit early August. Has been tricky working with the Fire Marshall.
- Capital call for Projects:
  - Many missed the detail this was for 2018-2019 projects
  - 2017-2018 projects are underway, and some will be completed over the summer even though it's past the fiscal year
  - 44 submitted: 7 major, 37 minor
  - Major ones such as CLA, Science are not listed because they are already underway
  - Others such as the Psychology elevator rebuild and the new 2<sup>nd</sup> elevator is underway to insure access, when the first elevator breaks down

Meeting Adjourned. Next meeting May 15, 2017, 3:00PM – 4:00PM