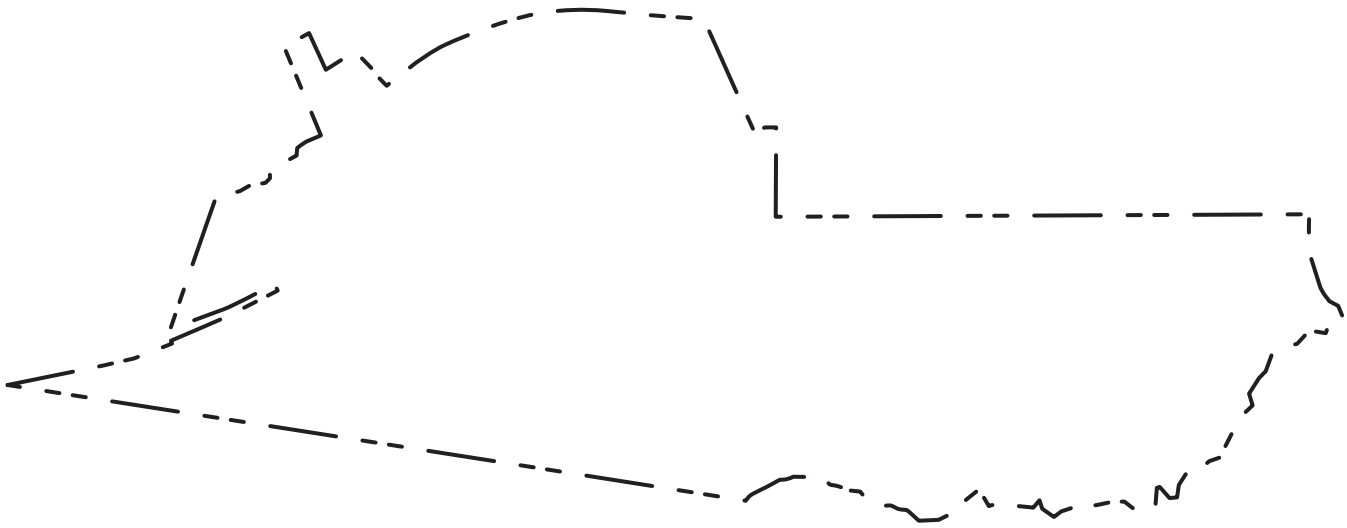


The Land Use and Site Development Framework consists of the plans that will guide the placement of facilities to accommodate program growth.

The goal for facilities development is to accommodate

Existing Land Use

Figure 27 illustrates the existing generalized pattern of primary land uses on the 364-acre Hayward campus. Academic uses occupy the center of the relatively flat, developable portion of the campus. This core academic zone is flanked by the Pioneer Heights housing area on the south, and surface parking on the east, west and north. Athletics fields occupy the northwest part of the



Development Pattern

The campus has been built to this point largely in accordance with the original plans for the site prepared in about 1963. This plan serves as an important starting

corresponding to a 10-minute walk, or between 2,000 and 2,500 feet respectively, is considered to delineate the outer limits of an optimal zone for primary academic uses. As shown in Figure 28, overlaying the campus with this walking circle centered at the approximate middle of the existing academic area, results in a zone within which academic uses will be concentrated.

(right and below)
Academic facilities will be expanded and new facilities will be added with enrollment growth.

Land Use Plan

Future land uses are illustrated on the Land Use Plan, Figure 29, and are discussed in the following section. They include the following:

- Academic and academic support uses
- Student housing and affiliated uses
- Student services
- Athletics and recreation
- Faculty and staff housing
- Major open spaces
- Open space reserve
- Campus support
- Parking

Land Uses

The land uses illustrated on the Land Use Plan are described in detail below.

Academic and Support Uses

Academic

Academic uses are proposed almost entirely within the existing academic zone bordered by the loop roads, Carlos Bee Boulevard and Harder Road. To acknowledge the new entry road from the east, two building sites are shown flanking the new entry turnaround and drop-off. These should be buildings of campus-wide importance and buildings that have a potential to attract the larger Hayward and regional community, since they are well located and highly accessible. Programs such as performing arts or visual arts, or library would be well located at this entry. Student services will also be located in this area. In the

long term, this would also be an excellent location for a visitor center, information kiosk, and visitor parking for prospective students and their parents.

The academic core is not planned to have particular precincts corresponding to grouping of disciplines such as sciences and engineering, or arts. Instead, there can be flexibility in locating uses. While there may be desirable adjacencies identified at the time of siting specific new buildings, generally a mix of uses and disciplines will ensure maximum interdisciplinary interaction among faculty and students.

Library

The existing Hayward library occupies one of the early campus buildings and is no longer able to meet modern criteria for a technologically advanced, interactive venue for learning. The plan calls for this building to ultimately be renovated for other uses such as offices or classrooms, and that a new library to meet emerging student learning needs be built in a location where it can have high visibility as well as good access for resident and commuter students, during the day as well as at night.

Public-Oriented Uses

At present, Hayward lacks a critical mass of facilities to host conferences such as during the summer months. In particular, the lack of a larger auditorium limits the University not only in attracting revenue generating events but also creates challenges in hosting student orientation and other large University gatherings. Implementation of new large performance and event

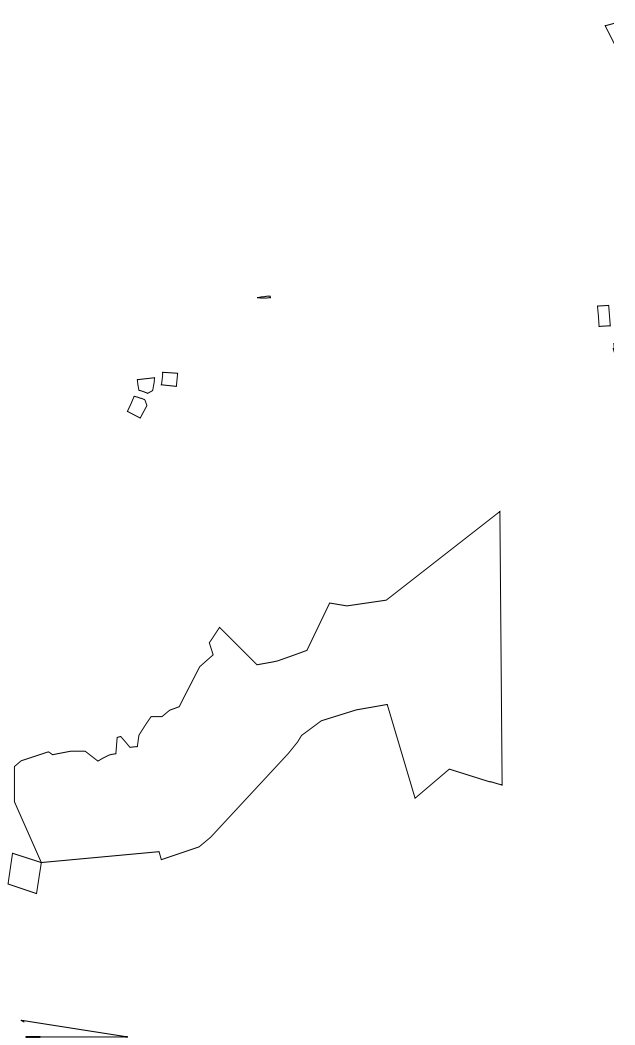
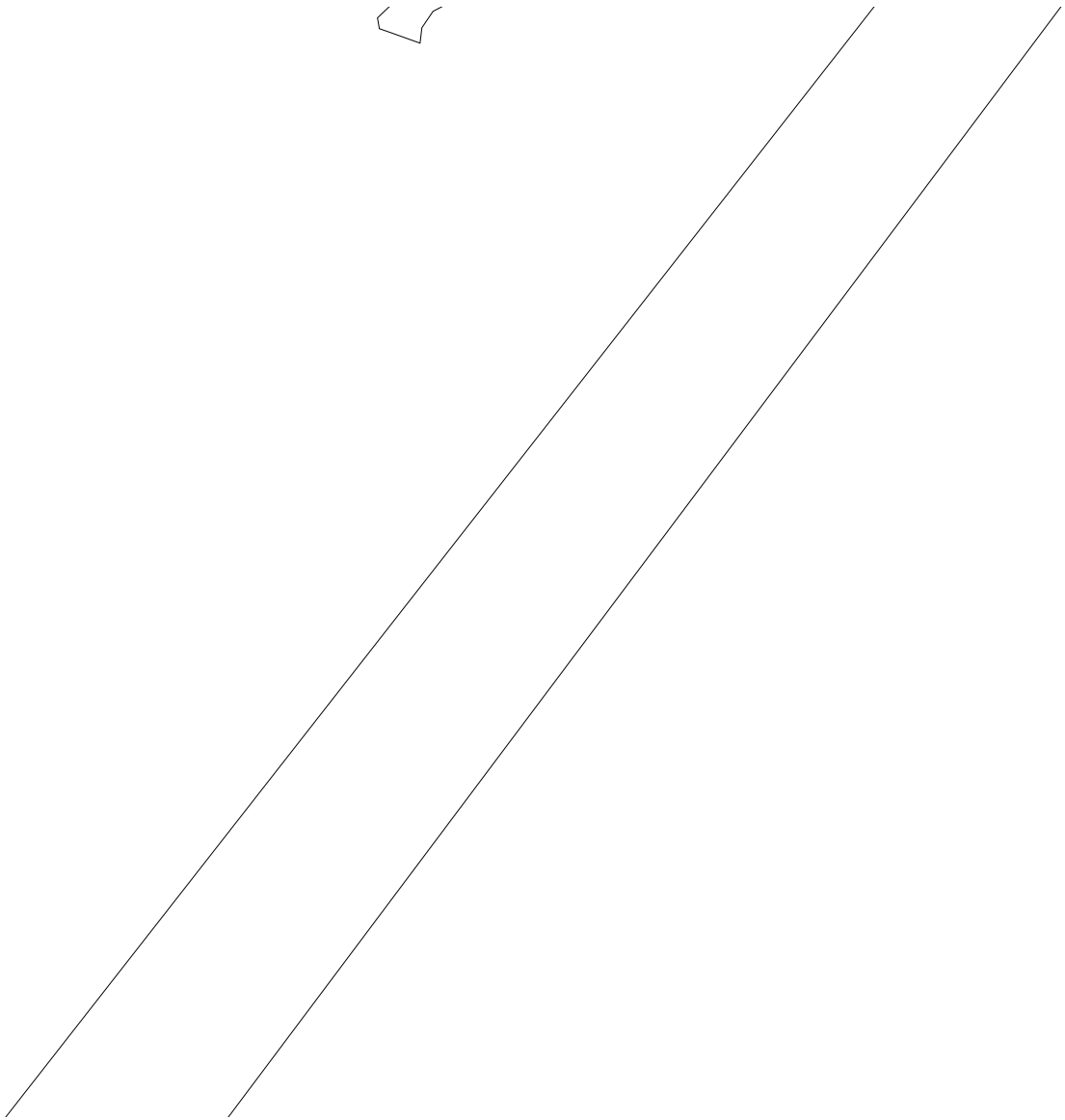
spaces would help the University host these special events and would also provide opportunities for expanded curricular offerings in the arts.

Housing and Affiliated Uses

Student Housing

As of Fall 2008, Hayward has the capacity to house less than 10% of its ultimate FTES of 18,000. Increased levels of on campus housing have the potential to greatly change the quality of the campus experience by supporting additional student facilities (food service, entertainment, and recreation), by increasing the critical mass of students and the perceived activity level of the campus, and by supporting a 24/7 learning community. The University is therefore setting a goal of housing 5,000 students, a number that will be approximately equivalent to the size of the freshman class at 18,000 FTES.

Two neighborhoods of student housing are shown. One involves the completion of the Pioneer Heights area into a vital student neighborhood including housing, dining, recreation and support facilities. This housing area is set amidst the rolling terrain of the south campus area and adjoins the large open space reserve on the south. Pioneer Heights can accommodate approximately 3,000 students when fully



unparalleled views of San Francisco Bay and the City of Hayward and will include the same amenities as Pioneer Heights with residences, dining and support facilities. It will include informal recreation areas and is also directly adjacent to the fields and courts of the athletics zone. This housing neighborhood can accommodate approximately 2,000 students.

It is currently envisioned that a large proportion of future student housing will be configured as suites, but over time other models such as traditional dormitories or apartments may be included as well.

Residential Dining and Food Service

Food service on campus will be accomplished in three ways:

- Dining commons located in the student housing neighborhoods
- Campus-wide food service located in the University Union
- Small distributed café, kiosk and vendor locations throughout the academic core.

This variety of dining options will make food and the activity that accompanies it more easily accessible throughout campus.

Student Services

Student Health Center

The University's Student Health Center provides students with basic health services including immunizations and health insurance (available through the Associated Students). The center also provides

specialty clinics including physical therapy, podiatry, psychiatry, therapeutic massage, and optometry, the latter provided through the University of California, Berkeley School of Optometry. Recognizing that the transition to university life can be a challenge, especially in light of the many other responsibilities students have, the Student Health Center also provides counseling services.

The current Student Health Center is situated near central campus and was built in 1974. The center has outgrown its current physical space which necessarily limits the services the center can provide students. Additionally, the current structure occupies space suited for academic development. The Master Plan calls for an evaluation of the current facility which will take into account the services the center should provide and the physical limitations of the current space. A relocation of the center, possibly closer to Pioneer Heights for easier student accessibility and the re-development of the current location for an academic facility should be undertaken in the foreseeable future.

Career Development Center

In an effort to help students secure employment after graduation, Cal State East Bay provides students with career counseling, cover letter and resume writing, practice interviews, and a variety of job fairs and recruitment events through the Career Development Center. The center, a division of Student Affairs, will be located in the new Student Services and Administration Replacement Building when it is opened in the fall of 2009. The center will continue to provide career counseling and services to students.

(right and below)
The athletic facilities on
the Hayward campus
- recreation fields,
gymnasium and pool - will
remain and be improved.

Bookstore

Cal State East Bay's bookstore is located in the University's Old Student Union. The bookstore provides students, faculty and staff with a variety of services which include textbook retail, course readers, university merchandise, a computer store, school supplies, and a post office. The location of the facility and its size appears to be adequate at this time. However, with the advent of more online services including online book orders and desktop publishing the University will wish to continually evaluate the role of the bookstore and the services it provides.

Child Care

The Cal State East Bay Early Childhood Education Center offers high quality innovative programs and developmentally appropriate activities in a safe, nurturing and supportive environment. The mission of the center is to provide quality early childhood programs and services for the infant, toddler, and preschool children of the students, faculty and staff and local community.

The Early Childhood Education Center operates in partnership with Child Family Community Services, Inc. (CFCS). As enrollment grows, the University will assess the need for an expanded child care facility and a suitable site for it.

Athletics and Recreation

The field areas currently in athletics and recreation use will be maintained. The current practice soccer field that lies below parking lot A will be relocated slightly to



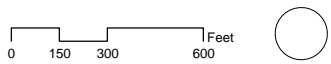
Parking

As detailed in a following section, parking at the Hayward campus will be provided in a combination of surface lots and structured parking. These facilities will remain at the periphery of campus, ensuring that pedestrian/vehicular conflicts are kept to a minimum. Parking structures are located to capture many trips as soon as they enter the campus, thus reducing traffic on loop roads and facilitating transit, bicycle and service access movements. In addition, appropriate amounts of parking for the disabled, short term, delivery and service will continue to be provided in the interior of the campus.

Illustrative Plan and Parcel Plan

The Illustrative Campus Plan (Figure 30) shows how the program can be accommodated within the land use plan and strategies outlined above. The Illustrative Plan, in addition to accommodating the full range of campus land uses such as academic and housing, also reinforces the pattern of open space and landscaping that will make Hayward a beautiful and distinctive campus. The plan is an illustration of the campus if the concepts of this plan are followed. Actual design will undoubtedly vary somewhat as specific projects are

Figure 30
Illustrative Campus Plan





Phasing Plan

The accompanying plan (Figure 32) illustrates the

Academic and Instructional Support Facilities

67(0 6FLHQFH 7HFKQRORJ\ (QJLQHHULQJ 0DWK (GXFDWLRQ Building

This approximately 200,000 gsf state-of-the-art instructional building will replace the functions in the obsolete Science Building and will combine science and science education with laboratories and model spaces for student teachers learning to teach math and science based on applied research in the field of science.

Science Building Renovation

Subsequent to the completion of the STEM Education Building the existing Science Building will be renovated for general instructional and departmental space.

Library/Learning Commons

This new facility will replace the pan AMC 1003mAMCID 1003 >and will combine>>Tte3.Tlion of the STEM Education e/MCAspan 3> com/SpaET /d

Carlos Bee Boulevard Parking Structure

This parking facility will be located at the north entrance of the campus, will provide an additional 1,400 parking spaces.

Hayward Boulevard Campus Entry

The new campus entry from Hayward Boulevard will be implemented at the same time as new facilities in this area of the campus. The entry would include intersection improvements at Hayward Boulevard, a landscaped entry road leading to the edge of the academic zone at Old Hillary Road. It will require reconfiguration of adjoining parking lots as well as a realignment of the East Loop Road.

Site and Open Space Improvements

Further description of concepts for open space and landscape improvements can be found in the Open Space and Landscape Framework section of this master plan.

Entry Quad Improvements

Concurrent with renovation of the Science Buildings and implementation of the Library/Learning Commons, final improvements to the Entry Quad will be completed. This will include improved wayfinding and signage, lighting, plantings, and furnishings to ensure an attractive new image of the campus as viewed from the visitors arriving via the new Hayward Boulevard Campus Entry.

Student Commons and Main Promenade Improvements

Improvements to the plaza space adjoining the new Recreation and Wellness building, the main walkway leading from that plaza through the middle of campus, and the large quad area below that which fronts on the new and old University Unions and Bookstore will be made to accommodate the vastly increased volume of students who will be arriving from Pioneer Heights and to support growth of student activities and events.

- Wherever possible, design occupied spaces for natural ventilation and day-lighting; orient buildings and internal spaces to maximize natural ventilation and day-lighting. Provide solar control devices to reduce solar heat gain in occupied spaces.

-

v solar control devices to reduce solar heat gain in occupied spaces through the use of shading devices, overhangs, louvers, and other devices.

Landmark Sites

Once Warren Hall is renovated, the campus will lose its current landmark building. Several sites provide an opportunity to build new iconic, landmark structures with high visibility for visitors and the campus community. These sites are associated with campus arrival points and significant campus open spaces, as indicated in Figure 35.

- New Campus Entry Sites (Parcels 8 and 13) will be located at the primary visitor entry to the campus upon implementation of the new entry from Hayward Boulevard. Adjoining the Entry Quad at Old Hillary, these sites are prominent, and would be excellent candidates for uses that would attract the Hayward

Orientation of buildings to control heat gain and to allow the efficient use of screening and shade devices will cut energy consumption. In the case of a screening arcade, the resulting space can be a gathering space as well.
(UC Merced)

would be appropriate. Any structure should include stairs and elevator to assist in connecting adjoining lower and higher elevations nearby.

- Parcels 2 and 20 are the first sites visible upon entry from Carlos Bee and Harder Road, and provide an opportunity for image-making architecture. Building design should incorporate prominent form elements and transparency facing the entry roads or parcel corners.

Sustainable Design and Climate Responsiveness

As described in the Sustainable Campus Framework chapter of this master plan, the Hayward campus is committed to reducing natural resource consumption

