



San Luis Obispo County Community College District
Board of Trustees Study Session Brief

Purpose: The October 3, 2018, Study Session will present an overview of opportunities and challenges related to real estate usage, Measure L planning, and facilities planning for South County. The Study Session format provides a venue for questions and discussion by Trustees regarding recent and emerging options for alternative sources of revenue and opportunities for increasing access to higher education in South County through alternative delivery sites.

The study session will have three topics of presentation and discussion on the agenda.

1. Real estate usage – Kiessig Property (Attachment A, page 2)
2. Measure L Planning – SLO Student Campus Center (Attachment B, page 4)
3. Facilities Planning – South County Expansion (Attachment C, page 7)

The information herein is provided as an overview and preparation for the Study Session. Please send questions to me as they arise and I will work to provide additional information both prior to and during the Study Session. The goal is that the Cuesta team provides the entirety of information that will assist you in understanding the current opportunities and challenges thereby supporting a productive and interactive discussion as we launch planning for the third issuance of Measure L.

There are exciting options for Cuesta College to consider and I look forward to the informed discussion on October 3rd.

In service,

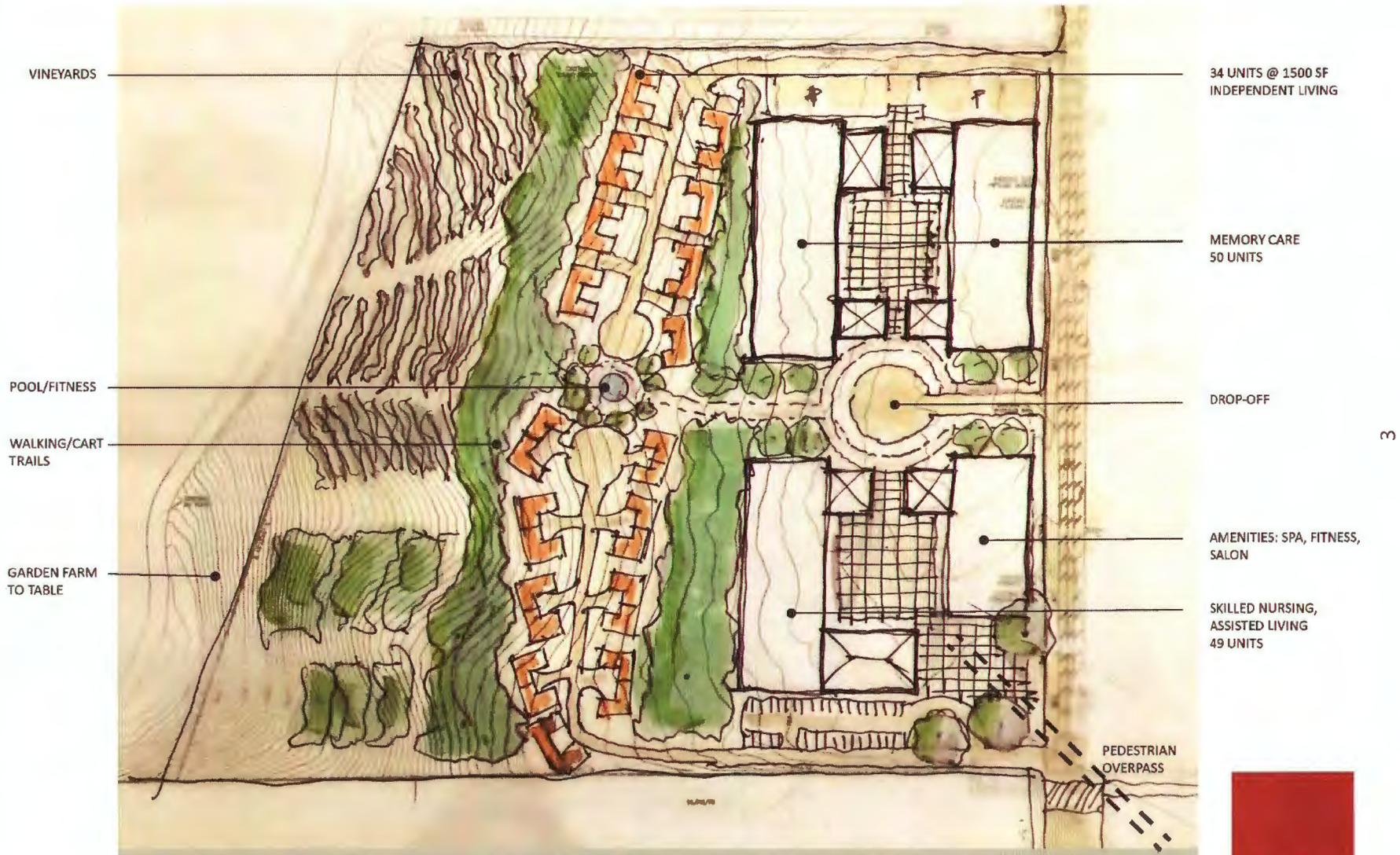
Jill Stearns, Ph.D.

Superintendent/President Cuesta College

Attachment A

The generous gift of the Kiessig property in Paso Robles to Cuesta College in 1997 provides opportunity to explore use as a revenue generating asset. The North San Luis Obispo County has increasing need for long-term care facilities to serve the growing population of older adults. Local architectural firm, PMSM, has developed a concept project that is estimated to generate \$1-1.5 M annually for 50 years. Under this project design, Cuesta College would retain title to the property and the tenant would construct and operate the care facility. A unique benefit of this use concept is the potential for the long-term care facility to serve as a clinical site for our existing LVN program and future allied health programs offered at the North County Campus.

Concept rendering of senior living and memory care facility on following page.



CUESTA COLLEGE NORTH: SENIOR LIVING & MEMORY CARE



Attachment B

Measure L Planning – SLO Campus Center

The planning for the third issuance of Measure L includes consideration of a Campus Center on the SLO Campus. Preliminary planning was for new construction and at today's construction costs, the resources allocated to the project support construction of a new build of 30,000 square feet or less. The program space requirements to provide a one-stop support services experience for students are in excess of 45,000 square feet. An analysis of current services, staffing, programs, and existing spaces provided the foundation for re-envisioning an approach to a Campus Center that would address the gap between the identified needs and available resources.

Analysis Summary:

Cuesta College Cabinet engaged in thoughtful review and mapping of current services, number of employees, and facility assets of the 3000 complex. This building complex houses most of the student services provided by Cuesta College. Additionally, the buildings contain the Library and Learning, Student Success Center, Math Lab, IT, AV, research, Academic Senate, deans, and the mailroom. Career Connections is currently located in the 5000 complex near the bookstore.

Key findings of the analysis:

- Planned new construction of Campus Center would not be of sufficient size to house all student services
- Construction of a new building would leave college without resources to repurpose 3100 building for alternate use
- New construction would provide campus entrance for new and returning students
- The Student Success Center, specifically the Math Lab, needs additional space
- The Student Health Center must remain in current location

Alternative:

Director of Facilities, Terry Reece, proposed consideration of comprehensive renovation of the 3000 building complex as a solution. This option supports:

- Comprehensive redesign of 3100 to co-locate all student services
- Update of outdated facility design that is uninviting and difficult to navigate
- Redesign of the center of campus as the Campus Center
- One-stop services model in support of student completion
- Exterior plaza style connection of 3000 and 5000 complexes into inviting student space
- Redesign of wayfinding from all parking lots to Campus Center
- Minor remodel of 3200, 3300, and 3400 to accommodate expansion of Math Lab, relocation of Academic Senate, and Faculty Attic

- Minor remodel of 4100 to accommodate IT and AV
- Expansion of 8000 to accommodate storage needs of HR and fiscal services
- Design of campus entry with wayfinding to Campus Center
- Minimal disruption to Cuesta College Foundation
- Expectation that all student services will be co-located

Challenges include:

- Swing space requirements for all of 3100 Building
- Disruption at middle of campus for 12-18 months
- Identifying alternate locations for programs other than student services currently housed in 3100 including academic affairs
- Expectation that student services will be housed in a new building

The image on the following page illustrates the supports that must remain in place to maintain the structural integrity of the 3100 building. Required elements are in **red**. All other walls and structures can be removed in the redesign.

While the fine print cannot be read on this copy, the opportunity for an open floor plan is evident in the illustration.

Appendix C

Cuesta College has offered classes in the evening on the Arroyo Grande High School campus for many, many years. The annual lease provides instructional space, but there is not adequate parking to support efficient course offerings. Further, the location is out of the regular path of travel and has little visibility even within the immediate neighborhood.

To ensure access to higher education in the South County, Cuesta College is exploring alternative education sites. At this time, there are two locations with potential to expand Cuesta's reach to South County residents.

Oak Park Boulevard, Pismo Beach

Upon announcement of the closure of all Orchard Supply Hardware stores, Cuesta College contacted the property owner of the Pismo Beach location at 825 N. Park Blvd. Details are still being gathered, but preliminary review is encouraging. This location includes both a large interior space with few existing walls, multi-stall restrooms, and exterior space. There is an existing high capacity parking lot, food and amenities within walking distance, and nearby access to public transportation.

This facility will remain in service as Orchard Supply Hardware through December 2018. It is estimated that planning, DSA process, and renovation will require a minimum of 18 months.

Willow Road, Nipomo

Cuesta College was approached by a local developer and alumnus regarding a planned mixed-level housing development at Willow Road in Nipomo titled Cañada Ranch. The planned development includes apartments, townhomes, small lot, and large lot homes. There is commercial space along the 101 corridor, green space, and walking, biking, and horseback riding trails incorporated into the plan. The plan includes a 3.8 acre parcel for Cuesta College along Highway 101 with public transportation, food, and amenities nearby. The site would be developed to meet our exact needs including parking. This project is being presented to the San Luis Obispo County Board of Supervisors as soon as October 2018. The submitted plans indicate the site planned for Cuesta College; however, no commitment has been made on behalf of the district.

This development is in close proximity to Nipomo and New Tech High Schools- sites where our dual enrollment program has strong and expanding interest. This location will afford opportunity to provide a breadth of educational programs to the existing residents of South County and those that will dwell in the more than 1,200 residences included in the Cañada Ranch development.

The map on the next page illustrates the Cañada Ranch proposal.

A RANCH
+ Master Plan

