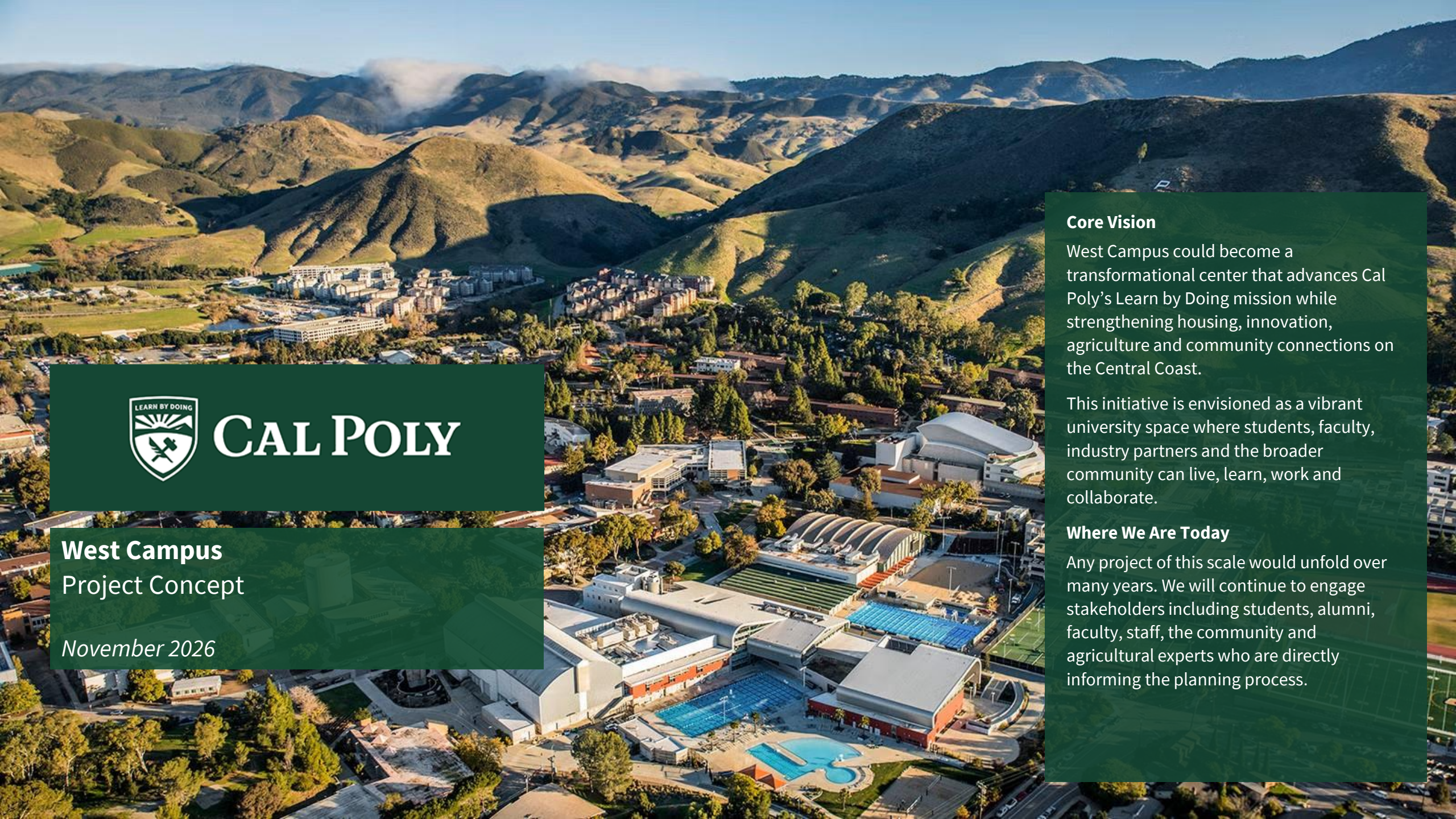


CAL POLY

West Campus
Project Concept

November 2026

Core Vision

West Campus could become a transformational center that advances Cal Poly's Learn by Doing mission while strengthening housing, innovation, agriculture and community connections on the Central Coast.

This initiative is envisioned as a vibrant university space where students, faculty, industry partners and the broader community can live, learn, work and collaborate.

Where We Are Today

Any project of this scale would unfold over many years. We will continue to engage stakeholders including students, alumni, faculty, staff, the community and agricultural experts who are directly informing the planning process.

Principles

Our approach to development

- No net loss of agricultural land available for student learning
- The university will not disrupt, but rather enhance teaching and research for CAFES and all other colleges
- Costs for replacement, remediation, etc. will be borne by the university
- New Brughelli Ranch is *not* a replacement for ag land for classes but a future site for innovation and applied research
- The university is evaluating the land because it may create new Learn by Doing, student-service and university-value opportunities for CAFES and all Cal Poly students
- Financial sustainability is a strong consideration, but revenue generation is not the sole purpose

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Why This Location?

The West Campus site sits at a **unique intersection between Cal Poly and the City of San Luis Obispo**, making it one of the few locations capable of supporting integrated multiple uses. The site offers:

1. **Proximity** to existing campus infrastructure
2. **Direct connections** to the surrounding community
3. **Access** to major transportation corridors
4. **Adjacency to innovation** and research assets
5. **Opportunities** to strengthen the university's physical gateway and identity
6. **Recent Opportunity Zone designation** provides tax incentives to stimulate investment.

Importantly, the location also allows Cal Poly to explore a **new model for integrating agriculture, innovation, housing and community** in a way that supports the university's long-term mission without disrupting the academic core of campus.



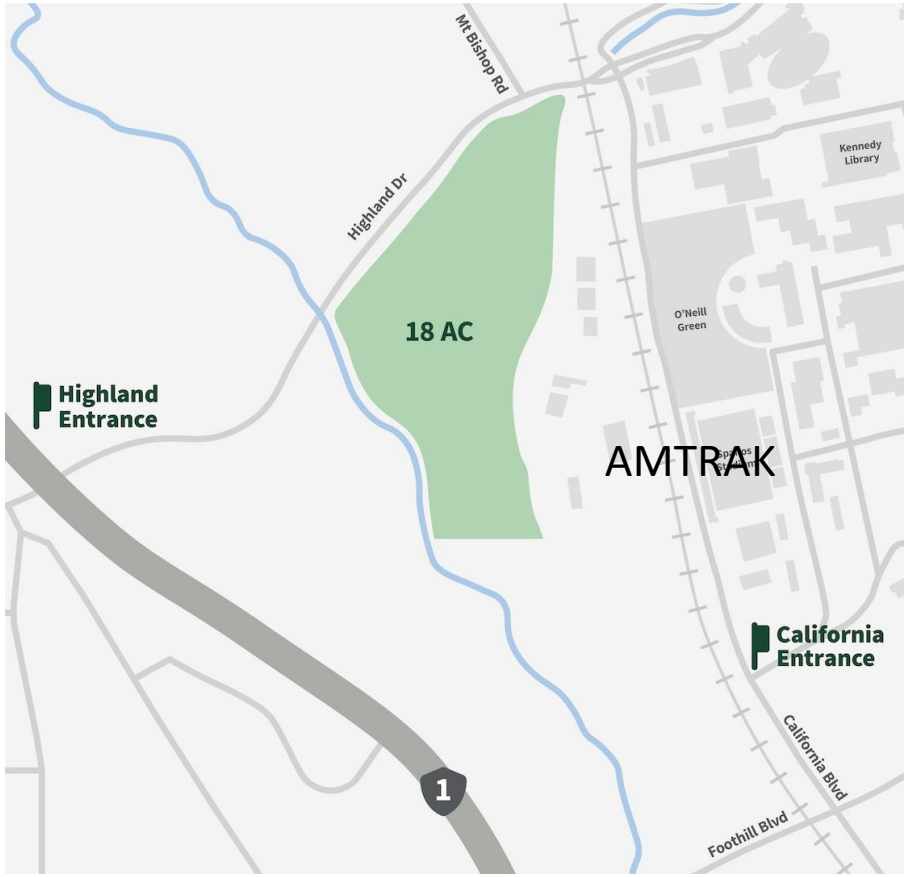
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Why Not Other Locations?

- Building on spray field – soil type and geo-tech analysis – not suitable for development
- East of the spray field – originally slated for upper division housing and amenities – NOT consistent with a pedestrian campus and traffic flow
- Land in the city – cost prohibitive – would have been +25 m or more added cost
- H-9 – added cost and too close to existing neighborhoods



West Campus District — Reimagining Campus Life



Addressing Regional Needs

The project responds directly to critical regional challenges:

- Student housing demand and need for basic services such as grocery
- Economic development opportunities
- Industry and innovation partnerships

A Long-Term Strategic Investment

West Campus is designed to create generational impact, strengthening our educational mission while enhancing the physical and economic connection between Cal Poly, the City of San Luis Obispo and San Luis Obispo County.

Building for the Long Term

West Campus represents a long-term investment in:

- Student success and Learn by Doing
- Regional economic vitality
- Innovation and entrepreneurship
- Sustainability
- Community resilience



Program Elements Under Consideration Offer Needed Services and Learn by Doing Opportunities

Hotel
100-200 Keys/Beds
Learning opportunities for students in hospitality, nutrition, food sciences and others

Student Housing
1,500-2,000 Beds
Likely for upper-level students



Multi-Purpose Event Space

Greenspace
– *Maintains existing trail system*

Retail/Grocery
up to 50,000 SF
– *Grocery access*

Industry Partnerships
50,000-100,000 SF
– *Internship opportunities*
– *Center for Innovation and Entrepreneurship Hub*

Intergenerational Care
100-150 Child Capacity
20-50 Adult Capacity
Learning opportunities for students in psychology, nutrition, health sciences and other disciplines

Faculty, Staff & Alumni Living
50-100 Units

This program represents potential concepts and uses, with final uses to be determined.

93 acres (73%) of Class I Land in Use for Classes



No Additional Development of Ag Lands – North of Highland

