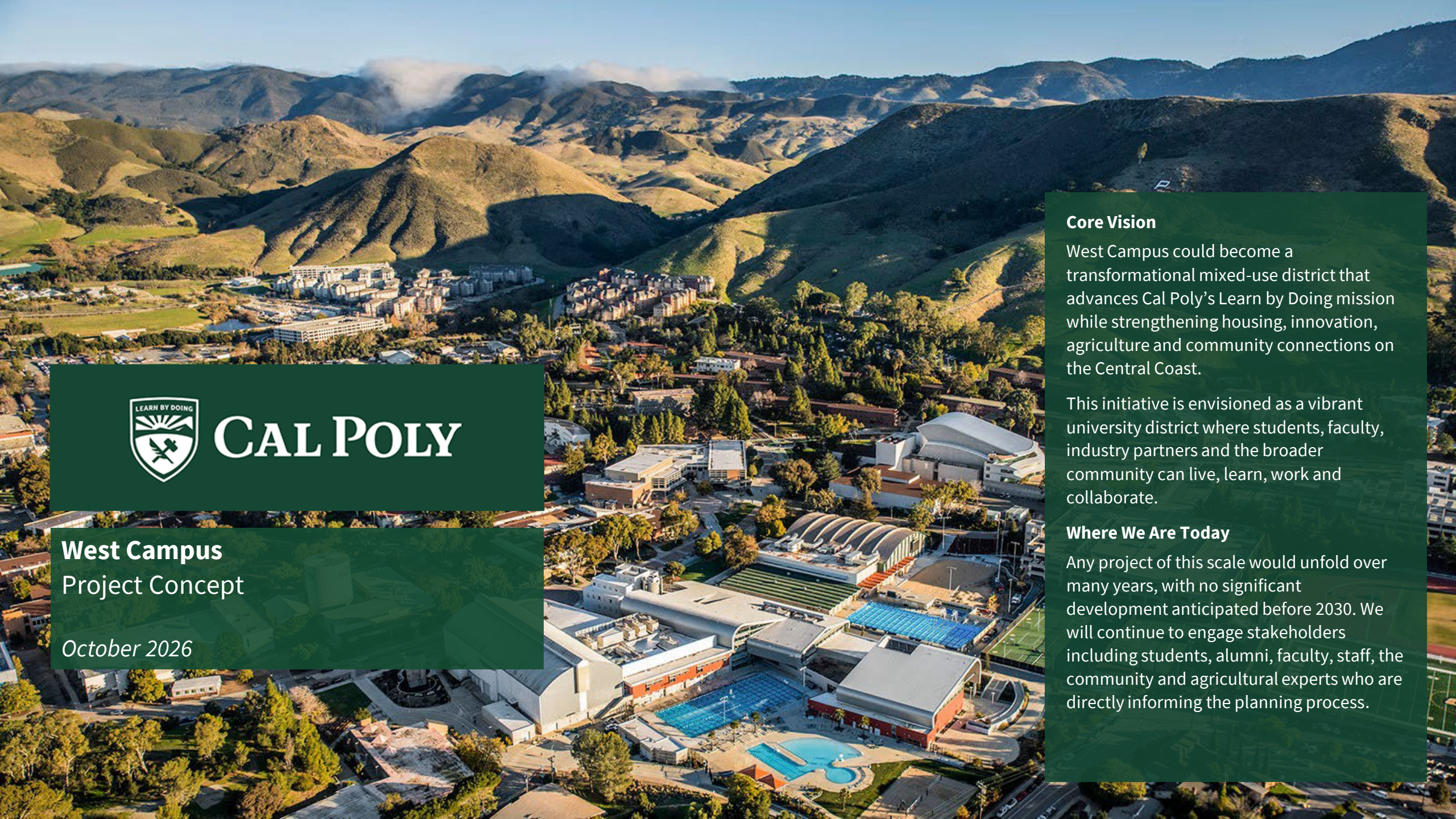


CAL POLY

West Campus
Project Concept

October 2026

Core Vision

West Campus could become a transformational mixed-use district 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 district 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, with no significant development anticipated before 2030. We will continue to engage stakeholders including students, alumni, faculty, staff, the community and agricultural experts who are directly informing the planning process.

Principles

- 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

Brughelli Ranch: Ag Innovation, Research and Development

- Donation of 150 years old ranch from Ercole Brughelli's estate
- Near Airport – (Buckley Road) same side as access to current Engineering hangar
- 390 acres – permanently protected through an agricultural conservation easement
- 60% prime agricultural land including:
  - 100+ acres of irrigated class I land
- Adds to our portfolio for Learn by Doing but **NOT TO REPLACE** land adjacent to campus for classes

CAL POLY

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 a thoughtfully integrated mixed-use district. 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

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.



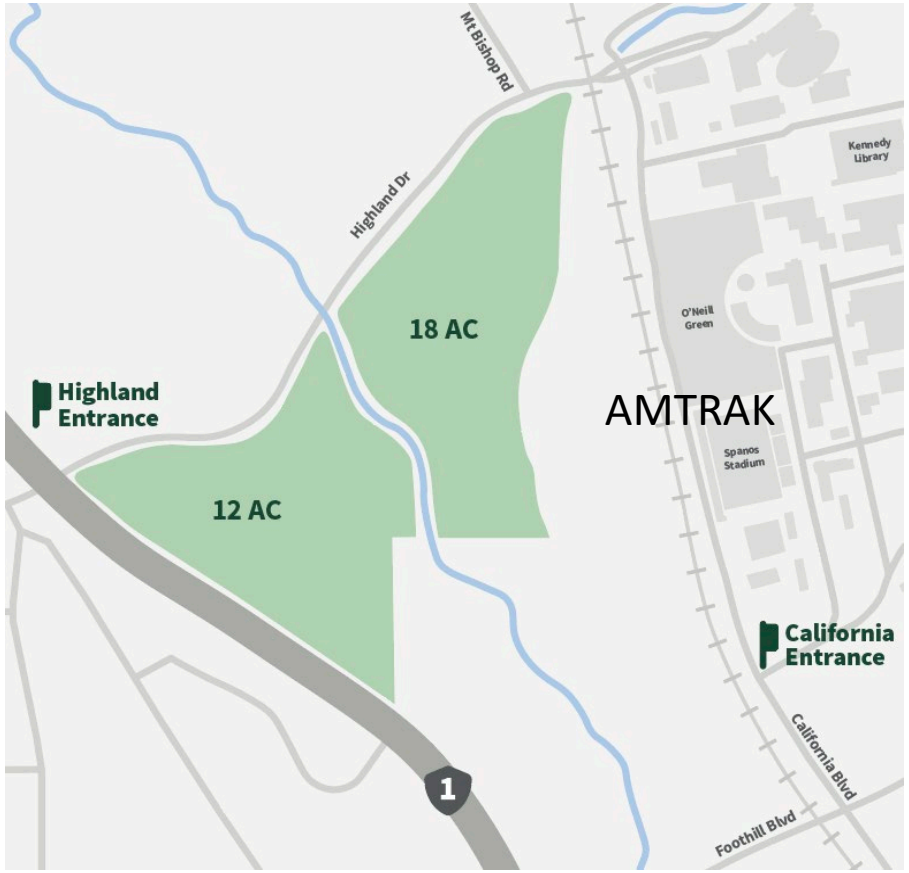
CAL POLY

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

The project will leverage private-sector expertise while supporting Cal Poly's mission and long-term strategic and financial goals.



Long-term Regional Transformation Themes

Innovation Economy	Ag-Tech Leadership	Conference Destination
Research Partnerships	Talent Retention	Economic 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

Orchards, Ag Crops and Greenspace
~15 Acres
- *Includes potential crops*
- *Maintains existing trail system*

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

Industry Partnerships
30,000-60,000 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
100-150 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

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



No Additional Development of Ag Lands – North of Highland

