Saint Mary’s has been educating and inspiring young leaders for more than 150 years. Building upon these values, the Campus Master Plan identifies ways to enhance facilities, expand amenities, strengthen community, promote sustainability and health, and respond to technological changes necessary to support the College’s academic mission over the next 15 years and beyond.
“The campus should be as intriguing and engaging as its scholarly pursuits are, because we are whole people. That’s what Saint Mary’s College values in young people, to build the whole person and value the whole person.”

- Saint Mary’s College Administrator
Introduction

The Saint Mary’s College Campus Master Plan (or “Plan”) encapsulates the vision for making the institution the leading Catholic comprehensive university in the western United States. It builds on the rich history and traditions of the institution and campus, and outlines a series of goals, strategies, projects and implementation actions that will bring positive change for decades to come. The Plan proposes a series of critical projects and new facilities that will meet the academic, social and recreational needs of the College community. It is focused and strategic, and includes only projects and programs that are necessary, realistic and have obtainable funding sources. To help frame the discussion, this Introduction chapter includes the following sections:

- **Campus History**: Provides a brief history of the two previous (San Francisco and Oakland) and current (Moraga) campuses.

- **Campus Master Plan Purpose**: Describes the need, plan area and horizon years for the Campus Master Plan.

- **Planning Process**: Highlights the College and Moraga planning processes that informed the development of the plan and its various elements.

- **Plan Overview**: Provides an overview of the remaining chapters in the document.

Saint Mary’s iconic Chapel, built in 1928, is the architectural and spiritual focal point of the campus.
Saint Mary’s College of California has an extensive history dating back to its founding in San Francisco in the mid 19th century. The following is a brief summary of the College’s history and the unique programs and events that have shaped Saint Mary’s over the past 150-plus years.

SAN FRANCISCO BEGINNINGS
Saint Mary’s College was founded in 1863 by the Most Reverend Joseph Alemany, Archbishop of San Francisco. In 1868, the De La Salle Christian Brothers took direction of the College. The College was originally located in the Bernal Heights neighborhood of San Francisco and consisted of a chapel and academic building. Today that neighborhood has a bell-shaped street layout that pays tribute to the College.

OAKLAND CAMPUS
In 1889 the College built a new facility, affectionately known as the “The Old Brickpile,” at the corner of Broadway and 30th Street in downtown Oakland. Over the building’s relatively short lifespan, it suffered two fires (1894 and 1918) and was heavily damaged in the 1906 earthquake.

MORAGA CAMPUS
In 1928 the College decided to move east and established a new, purposefully built campus on ranch land in what is now Moraga. Designed by renowned local architect James Donovan, the campus was envisioned to be centered on an open green surrounded by Spanish Revival buildings. The campus was originally accessible only by dirt roads and the Sacramento Northern Railroad, a small gauge rail line that connected Chico to Oakland. The original campus was smaller than the current campus, and included 11 buildings that were constructed between 1928 and 1929. These included prominent buildings such as the Chapel, Dante Hall and Galileo Hall.
The College grew during the 1930s and developed many new academic and sports programs. In 1936, the Saint Mary’s hillside was graced with the addition of “La Cruz de la Victoria,” the Cross of Victory. The cross has become a familiar landmark among Saint Mary’s students, alumni, professors and staff.

In the 1930s the Bay Area saw major transportation projects, including the Golden Gate Bridge, Bay Bridge and Caldecott Tunnel, which helped to make the College more accessible. Due to the increased ability to travel to the College by automobile, the Sacramento Northern Railroad ended passenger service in 1941.

After the attack on Pearl Harbor in December of 1941, the United States Navy began using the Saint Mary’s campus for pilot training. The Navy’s involvement on the campus resulted in some significant changes, including moving the main entrance to the front of campus, which resulted in the clear view of the Chapel as visitors enter down Saint Mary’s Road. The Navy also built Assumption Hall, now a freshman residence hall, and the world’s largest indoor pool at the time, (which no longer exists).

In 1959 Saint Mary’s “phone booth stuffers” made the covers of prominent news periodicals, including LIFE magazine. In 1970 the College became coeducational and in 1977 the Hearst Art Gallery was dedicated, which remains the sole accredited museum of art in Contra Costa County.

Today, Saint Mary’s College of California is a vibrant institution located in the picturesque Moraga Valley. Its Spanish Colonial Revival buildings and gracious grounds connect the College to its Catholic foundation while supporting cutting-edge academics, strong athletics programs, and a tight-knit student community (see images on the following page).
Chapter One: Introduction and Campus Profile

The Moraga campus, home to Saint Mary’s College of California since 1928, has a rich architectural character and strong sense of place.
The picturesque campus is organized around a series of main axes that originate from the Chapel.
Regional Location
Saint Mary’s College is located within the San Francisco Bay Area - one of the preeminent centers for commerce, innovation and education in the United States. The College benefits from having a semi-rural setting within this bustling urban region. While not directly adjacent to major freeways, the campus is a short distance from both Highway 24 (a major east-west freeway connecting Oakland to Walnut Creek) and two Bay Area Rapid Transit Stations (one in Orinda and the other in Lafayette). Figure 1.1 shows the College’s location within the broader San Francisco Bay Area.

Campus Master Plan Area
The Campus Master Plan Area, shown on Figure 1.2, encompasses the entire 443 acre main campus located in the eastern portion of Moraga. The campus is surrounded on the north and west by residential neighborhoods, and on the east and south by rangeland and open space.
The main campus includes a wide variety of buildings and structures that serve the academic, religious, professional, residential, athletic and logistical needs of the Brothers, students, faculty and staff that call Saint Mary’s home. As of 2015 the main campus includes:

- 68 buildings totaling 969,000 gross square feet
- 1,576 residence hall beds
- 2,139 parking spaces

In addition to the main campus, the College also owns and operates a 27,476 square foot building in downtown Moraga known as the Rheem Campus. This facility is not included in the Campus Master Plan because it is not physically part of the main campus and is regulated under a separate conditional use permit by the Town of Moraga.

**Planning Horizon Years**

In order to adequately plan for the future, the Campus Master Plan establishes an overall horizon year of 2030. However, within this 15 year period, major capital improvements are divided between two interim horizon years: Phase 1 projects envisioned to be constructed between 2015 and 2020 and Phase 2 projects envisioned to be constructed between 2020 and 2030(+).
Planning Process

In late 2012, the College initiated a process to update the 1990 Campus Master Plan in order to address changing needs. The following is a summary of the key ideas, desires and opportunities gathered during the planning process.

College Community Input

As an initial phase of the Campus Master Plan update process, the College conducted extensive outreach between January and April 2013 to gain valuable input directly from the College community. This included facilitated sessions with over 15 College Committees to discuss assets, challenges and opportunities for the future. It also included individual walking tours lead by Jana Carp (a local planner and academic with the College) with key College stakeholders to identify how they navigate the campus and understand their collective impressions of various physical and natural features.

This “Campus Visioning” process provided a valuable opportunity to understand what the College community feels are the major assets, challenges and opportunities of both the College and the campus. The insights, perspectives and ideas that emerged from these two outreach efforts were used by the College as the foundation for developing this Campus Master Plan.

MAJOR PHYSICAL AND PROGRAMMATIC ASSETS

Committees identified many positive qualities and characteristics about both the College and the physical campus that should be protected or enhanced in the future. Participants primarily mentioned that the College has a strong history and tradition that has helped shaped both the collegiate mission and the physical design of the campus over the past 150 years. They emphasized that these values need to be respected as the College grows.
and changes in the future and that the physical beauty of the campus needs to be maintained.

In addition to physical attributes, committees also described unique teaching and programming assets that have helped define Saint Mary’s College. This includes the College’s strong focus on teaching and high-quality academics, as well as promoting interaction between faculty and students. This ability to formally and informally interact is seen as a key asset that differentiates Saint Mary’s from many other colleges. Participants also highlighted the College’s unique programming and facilities as important assets, including the Museum of Art and successful Division I sports teams.

Finally, committees mentioned that the size of the campus – intimate, well-maintained, and compact – is a key asset that allows for an enjoyable personal and academic experience. The overall combination of the compact campus and the College’s small student body size has enabled efficient communication and interaction between Brothers, students, faculty and staff, which

The College community provided a wealth of ideas and perspectives that framed the planning process

### Top Identified Assets

- **The College’s unique history and traditions**, which are focused on the overall mission, stewardship, Catholic heritage, and Lasallian values.

- **The physical beauty of the campus**, reflected in the natural setting, architectural cohesion, and the prominence of the Chapel.

- A **connected, diverse community** that allows for efficient communication and interaction between Brothers, students, faculty, and staff.

- A **strong focus on teaching** that includes high-quality faculty, small class sizes, and an intellectually-challenging environment.

- **Distinctive and unique programming**, including formal and informal athletics, world-renewed arts, collaborative research, community engagement, sustainability awareness, and the Legacy Garden.

- A **human-scaled campus** that includes a variety of uses while also being intimate, compact, and walkable.
Challenges and Opportunities

Due to the diverse mix of people and perspectives represented on the various committees, many challenges and opportunities were identified that could be addressed during the Campus Master Plan Update process. Some of these may be addressed quickly through near-term projects, some might require more time or financial resources, and others may not be feasible in the foreseeable future.

Committees mentioned that there are a variety of student housing and service needs that are not currently being met, largely due to the College’s diverse student body (full-time, part time, undergraduate, graduate, on-campus and commuter). Participants discussed enhancing the student experience by creating a variety of vibrant social gathering spaces, providing more on-campus services, and extending operating hours later at night and into weekends. Many upper-division students also mentioned that they have a difficult time finding housing on-campus or affordable options nearby.

Committees also mentioned the near-term need for additional faculty and staff facilities. Participants suggested that the College should consider creating more faculty office space, redesigning existing offices to be more flexible, improving access to technology (wireless and wired internet), and increasing storage options. Some participants also stated that in general, faculty offices and classrooms are insufficient, outdated or not technologically-advanced enough to support the curriculum and level of teaching the College offers.

In addition, many committees mentioned that there should be more transportation options to and from campus, and more efficient parking on campus. The lack of regular and reliable bus/shuttle service to BART and the need for sufficient parking and loading zones at appropriate locations were also identified as an ongoing frustration for commuters, whether they were students, faculty or staff.

More modern and affordable housing and better transit options are major opportunities for the College.
Top Identified Challenges and Opportunities

- **Ensure financial sustainability**, both in the short- and long-term, through project/program prioritization, fund development, improved retention, and potential enrollment increases; with an emphasis on Graduate and Professional Programs, many of which are offered in off-campus locations.

- **Maintain a positive student experience** by providing 24/7 services and amenities, improving gathering spaces, and increasing student engagement on campus.

- **Create new/remodeled facilities for faculty** that are a sufficient size to serve current needs, while also being flexible enough to ensure their long-term utility.

- **Create new/remodeled facilities and amenities for commuter and part-time students** including dedicated workspaces, improved access to technology, and increased storage of materials.

- **Create more efficient parking** by finding ways to reduce overall demand while increasing parking near high-use facilities (classrooms, library, dining areas, and sport facilities).

- **Increase transportation options** through improved transit to and from campus, and better bike and pedestrian movement through campus.

- **Improve coordination and cooperation with the Town of Moraga** in order to streamline College projects and help improve Moraga commercial areas with services that students would use.

- **Increase housing options both on campus and near campus** for students (all undergraduate levels as well as graduate), faculty, and staff.

- **Improve technology** by upgrading existing and installing new data infrastructure (wireless internet, plug-in internet, and mobile).

- **Promote environmental sustainability** through building design and the more efficient use of resources and operations.

- **Capitalize on emerging education models** that are focused on service-learning and hybrid online learning.
Moraga Community Input

After the Administrative Draft Campus Master Plan was submitted to the Town of Moraga in August 2015, the Town initiated a formal public review and input process. This process allowed Moraga residents and local agencies to better understand the plan, ask questions and provide feedback. Specifically, the College held an Open House on December 7, 2015 and the Town hosted December 17, 2015 study sessions and formal hearings with the Planning Commission and Town Council. (Note: this section will be expanded in the final Campus Master Plan based on the outcome of the Moraga community input process)

Public Hearings and Plan Adoption

The 2015 Campus Master Plan was adopted by the Moraga Town Council on [TBD]. (Note: this section will be expanded in the final Campus Master Plan based on the outcome of the Moraga public hearing process)
Process Schedule

The Campus Master Plan process involved outreach, research, analysis, design and coordination by the College, Town of Moraga, other public agencies and the community at large. It was an extensive, comprehensive process that took nearly four years, with project initiation in 2012 and plan adopted in [TBD]). The diagram below illustrates the overall process from the initial on-campus outreach efforts through to plan adoption, and how the College and Town of Moraga coordinated throughout the process.
The Campus Master Plan is a strategic, action-oriented document that presents a clear vision followed by specific strategies and actions necessary to achieve positive change in the coming years. Each of its chapters helps to tell the story of how the campus will become an even better place in the years ahead. Following this Introduction, the Campus Master Plan includes the following:

**CHAPTER TWO: CAMPUS VISION**
This chapter presents the College's broad vision for the future of the campus. The vision is followed by a series of goals and key strategies that highlight important values and actions that will be taken by the College to ensure the vision is fully implemented.

**CHAPTER THREE: FACILITIES PLAN**
This chapter provides a summary of future college enrollment projections and faculty and staff needs, which provide the basis for determining future facility and space needs. It presents and describes each future planned project on the campus, including its purpose, use, size and location. The chapter also summarizes mobility and infrastructure improvements that are necessary to adequately accommodate the new projects. Lastly, it identifies strategies and actions the College will take to improve sustainability, improve environmental quality, and ensure proper stewardship of natural resources.
CHAPTER FOUR: DESIGN GUIDELINES AND STANDARDS

This chapter provides guidance on the desired design and character of buildings, landscapes, infrastructure and open space areas on campus. It outlines specific development standards and policies to ensure that future projects reflect the Campus Vision and community desires.

CHAPTER FIVE: IMPLEMENTATION

This chapter provides a summary of how the Campus Master Plan will be implemented over time, and specifically includes detail on how the Town of Moraga will use the plan while reviewing and approving individual projects. It includes a detailed Implementation Action Plan that identifies ways for the College and Town to coordinate on individual actions, investments and projects.