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Office of the President

TO MEMBERS OF THE FINANCE AND CAPITAL STRATEGIES COMMITTEE:

DISCUSSION ITEM

For Meeting of January 16, 2019

LONG RANGE DEVELOPMENT PLAN AMENDMENT AND DESIGN, STUDENT HOUSING WEST PROJECT, SANTA CRUZ CAMPUS

EXECUTIVE SUMMARY

The Student Housing West project (Proposed Project) is being proposed to address unmet demand for on-campus housing by current UC Santa Cruz students, to reduce density in existing on-campus housing so as to provide more appropriate student living spaces, and to replace obsolete student family housing that is not a viable candidate for renovation. The Proposed Project will also help meet the requirements of the 2008 Comprehensive Settlement Agreement with the City and County of Santa Cruz and nine citizens ("Comprehensive Settlement Agreement") to be able to enroll 19,500 students in accordance with the 2005 Long Range Development Plan (LRDP).

The Proposed Project will construct housing for approximately 3,000 students at two sites on the UC Santa Cruz main campus via a public-private partnership delivery method in which the Proposed Project sites will be ground-leased to Collegiate Housing Foundation, a non-profit limited liability corporation or its affiliated designee (CHF), and developed by a private development partner under a contract with CHF.

The Proposed Project will demolish the existing 200-unit family student housing complex and childcare center located west of Heller Drive (Heller site) and redevelop the site with approximately 2,900 new apartment- and community living-style beds for continuing upper division undergraduate and graduate students. The Proposed Project will also develop approximately 140 apartments for student families (to serve approximately 140 students and their estimated 280 dependents) and a childcare center on a site northeast of the intersection of Glenn Coolidge Drive and Hagar Drive (Hagar site). Cumulatively, the two sites are approximately 30 acres. When fully developed, the Proposed Project will deliver approximately 2,700 apartment- and community living-style beds for upper division undergraduate students, approximately 220 studio- and community living-style beds for graduate students, approximately 140 apartments for students with families, an early education services facility serving 140 children of students, faculty, and staff, and associated amenities spread across two sites.

The development of the Proposed Project will require approval of an amendment of the 2005 LRDP to change the land use designation of the Hagar site from Campus Resource Land to Colleges and Student Housing. It will also require approval of the Proposed Project's design following action pursuant to the California Environmental Quality Act. The campus anticipates requesting the Regents take these actions at the March 2019 meeting.

A discussion of the ground lease business terms and financing for the first phase of the Proposed Project is included in a companion closed session item.

BACKGROUND

The Project Objectives

The following objectives were established by the campus for the Student Housing West project (Proposed Project):

- Comply with the University's commitment under the Comprehensive Settlement Agreement with the City and County of Santa Cruz and nine citizens ("Comprehensive Settlement Agreement") to initiate housing development in the area west of Porter College before development of new beds in the North Campus Area;
- Support development of sufficient and affordable, on-campus student housing under the President's Housing Initiative;
- Develop additional housing in a timely manner to meet the campus's obligations in the Comprehensive Settlement Agreement;
- Develop new housing while minimizing displacement impacts on students with families;
- Locate undergraduate, graduate, and family student housing on campus in order to facilitate convenient access to classrooms and other learning environments, student services, and campus amenities such as retail, restaurants, and fitness facilities (thereby reducing growth in vehicle trips to campus by students);
- Incorporate adequate support space needed for students and residential life staff;
- Provide a childcare facility to serve both students and employees in a location that maximizes its accessibility to families living on and off campus;
- Incorporate design, massing, density, siting, and building footprint strategies to minimize removal of sensitive habitats and environmental impact;
- Develop housing at the highest level of sustainability that the project can afford, with Leadership in Energy and Environmental Design (LEED) Silver certification, at a minimum; and
- Provide a reasonable amount of on-site parking to meet basic parking needs of the project while minimizing traffic impacts on campus.

The Project Process

UC Santa Cruz initially explored opportunities for additional student housing when it conducted its Student Housing West 2014-15 Campus Housing Study. The opportunity to move forward

with the expansion of on-campus housing gained a new sense of urgency with the housing crisis facing the campus's students and the region. The President's Housing Initiative, announced in 2016, galvanized efforts within the campus to move forward while carefully considering the pathway which also allowed for further academic development of the campus. Based on a number of factors (e.g. scope, schedule, cost, campus debt capacity), a public-private partnership model for project delivery was determined to be in the best interest of the campus. In support of a housing project, the campus conducted a market study to better understand demand so as to ensure the project was properly sized as well as best suited to meet the needs of the students. The demand study supported a project sized at roughly 3,000 beds. In spring 2017, the campus published a request for proposal to all development teams which had been prequalified for such projects through a vetting process conducted by the Office of the President. Based on an intensive review process, the teams were narrowed to three final proposers and the campus finalized its selection of a development partner in September 2017. Upon selection, the campus immediately engaged the selected developer in the real estate transaction and design process associated with public-private partnership projects.

The Genesis of the Project Site

At the outset of the Proposed Project, the campus reviewed sites west of Heller Drive, examining different configurations and sitings based on the site studies completed in the 2014-15 Campus Housing Study. As a result of the current 2005 Long Range Development Plan and subsequent Comprehensive Settlement Agreement, the campus decided that housing development in the area west of Porter College near Heller Drive (the Heller site) would be initiated before development of new bed spaces in the North Campus area. After the original Proposed Project boundary was established (approximately 50 acres) and based on discussions with regulatory agencies, the need to sensitively manage species habitats (such as habitats for the California red-legged frog) resulted in a footprint of approximately 13 acres that could be developed without a costly and time-consuming permitting process.

As a result, the campus had to examine different configurations and site locations on the western side of campus. These options resulted in unacceptable densities and adjacencies for different student populations. Therefore, the campus needed to examine options siting a portion of the development on one or more other sites. The campus considered many factors in evaluating alternate options, including the feasibility of the options from a programmatic, cost, environmental, and schedule framework, including limiting disruption to residents of the existing family student housing complex. Moving the family student housing units and the childcare facility to the eastern portion of campus near the entry and close to employee housing emerged as the best solution. It ensures that the scale of development is appropriate for students with families, addresses the environmental sensitivities at the Heller site, locates child care together with family student housing, provides access to childcare near the entrance of campus, and places childcare close to employee housing to provide access for those employees who have children enrolled in the center. It also builds upon prior studies done by the campus that suggest that locating childcare near the intersection of Hagar and Coolidge Drives would be beneficial for access. After reviewing campus-identified site alternatives including those suggested by the development team, the Chancellor made the decision to move forward with siting family student

housing and childcare at the intersection of Hagar and Coolidge Drives (the Hagar site). Prior to this decision, presentations were made to the Administrative Leadership Team, Academic Senate leadership, the Academic Senate Committee on Planning and Budget, and the Committee on Campus Planning and Stewardship. Their feedback, as well as the feedback from those who had served on the Proposed Project's developer selection and evaluation team, was shared with the Chancellor. In addition, feedback from current residents in family student housing, who reviewed the programmatic impact of the west site versus an alternative site, was also shared with campus leadership.

The Need for the Proposed Project

As of fall 2018, UC Santa Cruz provided a total of 9,104 on-campus student beds, which accommodated approximately 45 percent of the total enrollment. The Comprehensive Settlement Agreement, executed in 2008, requires the campus to provide 7,125 beds for an enrollment of up to 15,000 students and then additional beds to be calculated as 67 percent of enrollment beyond 15,000 students. To recognize the campus's 2005 Long Range Development Plan's target enrollment capacity of 19,500 students, a total of 10,125 beds are required, or approximately 1,000 additional beds. Based on current enrollment growth trends, it is anticipated the campus will require a portion of the planned additional beds no later than 2021-22 to comply with the Comprehensive Settlement Agreement.

Beyond compliance with the Comprehensive Settlement Agreement, there is existing strong demand for on-campus housing. In fall 2018, there were over 1,560 students on waiting lists for campus housing and a demand study conducted in 2018 revealed an unmet demand for 4,650 on-campus beds by existing enrolled students. The Proposed Project has been developed to address these needs.

When completed, the Proposed Project will include approximately 2,900 new beds in apartment-style and community living-style units (rooms consist of beds, a small study space, and bathroom with large communal kitchens and living spaces located elsewhere in the buildings) for upper division undergraduate students and graduate students and 140 new apartments for students with families.

PROPOSED PROJECT DESCRIPTION

Hagar Site

The Proposed Project includes the construction of approximately 140 two-bedroom apartment units for students with families at the Hagar site. The site will include 35 two-story buildings, each comprised of four two-bedroom apartment units (approximately 950 square feet per unit), with two units per floor. Other site elements will include an approximately 13,500-square-foot early education services facility to serve children of students, faculty, and staff; an approximately 3,500-square-foot community building; playgrounds and inward-facing open spaces areas; a community garden; an approximately 1,375-square-foot service and maintenance building; and a 150-square-foot wastewater treatment plant located within a concrete masonry unit building.

Residential parking will be provided along internal roadways with one parking space for each apartment (140 total) and approximately 18 additional spaces for visitors. In addition, between 40 and 50 spaces in an adjacent parking lot will serve the early education services facility as well as additional visitors. The Hagar site also includes approximately 290 covered bicycle parking spaces for residents and employees, and about 30 spaces for visitors.

The Proposed Project also includes a new pedestrian path connecting the southwestern corner of the site to the Hagar/Coolidge intersection and existing pedestrian infrastructure and crosswalks which provide access to the mass transit stop located on the southern side of Coolidge Drive. An additional crosswalk will be added to improve pedestrian access to the mass transit stop along the northern side of Coolidge Drive. The Village Road mass transit stop, located north of the Proposed Project, will continue to be accessible from the site along the east side of Hagar Drive. These features are illustrated in page 5 of Attachment 1.

Heller Site

The Proposed Project includes the demolition of the existing family student housing complex and childcare facility that currently occupies the Heller site, and the construction of new upper division undergraduate and graduate student housing, parking, and other support and amenity spaces in its place. Following demolition, the Proposed Project will involve the construction of six buildings as illustrated on page 5 of Attachment 1.

Buildings 1 through 5 are apartment-style units intended for upper division undergraduates. Buildings 1, 3 and 5 in the northern, western, and southern portions of the site are planned to be seven stories tall. Buildings 2 and 4, in the central portion of the site, are planned to vary in height from five to six stories, with the lower portions of those buildings being closer to Heller Drive. Overall, these buildings will include approximately 780 units providing a total of approximately 2,700 beds and support spaces, such as laundry facilities, mail facilities, custodial space, and storage. In addition, centrally sited student “hubs” will be located in Buildings 4 and 5 and include retail amenities, a fitness room, administrative and student services, multi-purpose rooms, study areas, a convenience store, and social spaces for residents and neighboring student communities on the east side of Heller Drive. These features are illustrated in page 8 of Attachment 1.

Graduate student housing will be provided in Building 6, located in the southernmost end of the Heller site. The building is planned to be five stories tall, with one element at four stories, and will provide a total of approximately 165 units, including some studio units that can accommodate couples as well as co-housing units for single students, for a total of approximately 220 beds.

Vehicle and bicycle parking will be provided to serve the site. The Proposed Project will provide approximately 175 surface parking spaces for residents and 40 spaces for service vehicles and visitors. The spaces will be provided in a parking lot in the southwestern portion of the site and in two parking lots located west of Buildings 1 and 3. Accessible, oversized, car share, and electric vehicle charging spaces will be distributed throughout the parking areas. There will be

approximately 300 to 400 covered secured bicycle parking spaces for residents and approximately 100 to 115 bicycle parking spaces for visitors. A bike share program will also be implemented.

Pedestrian infrastructure improvements within the site will be connected to existing campus pedestrian infrastructure, such as the current pedestrian bridge that crosses over Heller Drive linking the existing family student housing complex to Rachel Carson College and its dining facility. Crosswalks will be installed to provide access to the Heller Drive mass transit stop located between the southern driveway and the bridge; this stop will be relocated to be closer to the pedestrian bridge to allow for more direct access. Pedestrian improvements will be installed north of the northern driveway so as to improve access to the Heller Drive mass transit stop located below Porter College and near Rachel Carson College. These features are illustrated in page 8 of Attachment 1.

Proposed Project Schedule

Construction of housing and other facilities on the Hagar site is anticipated to commence in summer 2019 with substantial completion anticipated by summer 2020.

Construction on the Heller site is anticipated to commence once existing student families and childcare are relocated to the Hagar site and the existing housing units and childcare facility are demolished (anticipated fall 2020). Completion of construction of the Heller site is anticipated to occur in two stages, in fall 2022 and fall 2023.

Proposed Project Financing and Delivery Model

The Proposed Project will be implemented through a public-private partnership using a third-party bond financing structure. The campus anticipates the Regents will be asked to approve business terms associated with the financing, development, operation, and management of Phase 1 of the Proposed Project at the March 2019 meeting.

Phase 1 of the Proposed Project includes construction of the Hagar site and construction of a portion of the Heller site. Business Terms for Phase 2 of the Student Housing West Project (the remainder of the Heller site) will be brought forward to the Regents as a separate item to be considered at a future date.

PROPOSED PROJECT DESIGN ELEMENTS

Location and Site Description

Hagar Site

The approximately 17-acre Hagar site is located on the main campus at the northeast corner of the intersection of Glenn Coolidge Drive and Hagar Drive. The site is a hillside with gently rolling topography sloping down toward both Glenn Coolidge and Hagar Drives. Development on the 17-acre Hagar Site is proposed at the southernmost part of the currently undeveloped 87-

acre site, immediately adjacent to roadways. This portion of the site slopes more gently in comparison to other portions of the grasslands in this area of the campus and, as a result, offers an opportunity to efficiently provide accessible paths of travel and minimize earthwork.

Heller Site

The 13-acre Heller site is located between Empire Grade Road and Heller Drive, which is the main north-south roadway on the western side of the campus and also serves as the west entrance to the campus from Empire Grade Road. The Heller site is currently developed with the existing family student housing complex, which consists of approximately 200 two-bedroom townhouses in 42 two- and three-story apartment buildings, 257 parking spaces, utilities, roads, and pedestrian infrastructure. The complex also includes a childcare center serving only the children of students, located in several buildings with an associated fenced play yard. Vehicular access to the complex including the childcare center is from Heller Drive via Koshland Way. A pedestrian bridge that crosses over Heller Drive links the existing complex to Rachel Carson College and its dining facility.

Project Density

Hagar Site

The 17-acre Hagar site will be developed with approximately 35 two-story buildings comprised of four two-bedroom apartments per building (approximately 950 gross square feet per apartment), resulting in a residential density of approximately eight units per acre. The units are designed to serve approximately 140 students and their estimated 280 dependents for a total population of approximately 420 residents. The type of development described is suitable to the site and its geology (i.e., lighter-weight buildings with less density overall) which also suits the design necessary to ensure a high-quality experience for UCSC students and their family members while allowing for high-density construction in more appropriate areas (i.e. Heller site).

The Early Education Services Facility (approximately 13,500 gross square feet) will be located near the Hagar Drive entrance to the site providing ease of access for student, faculty, and staff parents who live off-site.

Overall, the Hagar site is comprised of approximately 153,600 gross square feet of building improvements; Figure 1 outlines its conceptual space program.

Figure 1: Hagar Site Conceptual Space Program

Student Type	Housing Units	Number of beds	Number of Buildings	Building Space (gross square feet)
Students with Families	140	140	35	135,100
Childcare Facility	--	--	1	13,500
Community Building, Service Building, and Wastewater Treatment Facility	--	--	2	5,000
Total for Site	140	140	38	153,600

Heller Site

The 13-acre Heller site will be developed for upper division undergraduate and graduate students. Undergraduate housing includes a variety of apartment- and community living-style units in five mid-rise (five to seven story) buildings providing approximately 2,700 beds, arranged around multiple outdoor plazas. Graduate housing includes studio- and community living-style units in one mid-rise (four to five story) building providing approximately 220 beds. Overall, the Heller site's planned density is approximately 226 beds per acre.

In terms of composition, approximately 20 percent of the undergraduate beds are in double occupancy community living-style units, nine percent are in double occupancy rooms, and 25 percent are in triple occupancy rooms so as to create lower price point options for students. Approximately 56 percent of the graduate beds are accommodated as community living-style units.

The Heller site is comprised of approximately 858,900 gross square feet of building improvements. The distribution of unit types is summarized in Figure 2.

Figure 2: Heller Site Conceptual Space Program

Student Type	Housing Units	Number of Beds	Number of Buildings	Building Space (gross square feet)
Undergraduate – Phase 1	521	1743	3	463,200
Undergraduate – Phase 2	260	969	2	260,300
Graduate	163	220	1	96,600
Student Commons	--	--	--[a]	35,300
Wastewater Treatment Facility	--	--	1	3,500
Total for Site	944	2,932	7	858,900

[a] Student commons are located within the undergraduate buildings.

Building Design, Configuration and Access

Hagar Site

The Hagar site has been designed to provide the needed housing with low-profile buildings in order to minimize visual impacts. The Proposed Project's layout and design were developed respecting the site's prominent location, surrounding landscape, and the UC Santa Cruz Physical Design Framework.

The two-story family student housing (FSH) buildings will be of contemporary design, emphasizing functionality, simplicity, and efficiency. The buildings will include photovoltaic panels and solar thermal hot water heating systems. The proposed exterior material palette will employ variations in material, texture, and color to reduce the visual scale of the Proposed Project while also working to blend the Proposed Project into the surrounding environment. Exterior surfaces will include cement-board siding combined with a secondary system of vertical wood panels or planks, and metal with high performance coatings, both for durability in the coastal marine condition and for an expressive quality appropriate to the semi-rural site. Enhanced high-performance glass will promote daylighting and passive solar heat gain in the winter without excessive use of glazing.

The early education services facility will be a one-story structure consisting of childcare program areas with supporting administration and play yards. Observation rooms with one-way visual and acoustically-insulated glass will be provided for researcher and student observation of the class rooms and play yards.

The Hagar site's outdoor spaces will be landscaped to serve active and passive recreational functions. The landscaping will consist of a combination of lawns, walking paths, play areas, outdoor seating and benches, and outdoor amenities such as a gazebo, barbeque areas, and other gathering spaces. In addition, trees will be planted around the perimeter of the new development to connect the site visually to the nearby Jordan Gulch.

All residential buildings will be sited in two circular inward-facing loops with the community building and early education services facility located on the western portion of the site. Access will be via a driveway on Hagar Drive and a driveway on Glenn Coolidge Drive. Both driveways will be 'right-in, right-out' only, so traffic will use the Hagar driveway to enter when coming from the south and the Glenn Coolidge driveway when approaching from the north. All traffic exiting the site heading toward the Glenn Coolidge/Hagar intersection will exit on Glenn Coolidge Drive. An internal loop road and a cross road will serve the residential buildings as well as the early education services facility and community building.

Heller Site

The Heller site housing has been designed to address the housing needs of the campus while remaining within the area currently occupied by the existing family student housing complex to minimize impacts to the habitat that surrounds the site. The Proposed Project's layout and design was developed with sensitivity toward the surrounding landscape, other buildings on the campus, the vision of the Student Housing West Design Guidelines, the 2005 LDRP, and the UC Santa

Cruz Physical Design Framework. To minimize visual impacts, taller buildings will be located in the western and northern portions of the site, away from Heller Drive and adjacent to the redwood forest edge.

The contemporary-style undergraduate buildings will have rooftop solar photovoltaic panel systems which will be surrounded by parapets to screen the panel system from views. Some buildings will have glass door entryways and windows looking into the indoor common areas. The proposed exterior material palette will employ variations in material, texture, and color to create a variegated exterior envelope and provide the necessary articulation to reduce the visual scale of the Proposed Project. Stucco exterior surfaces will be juxtaposed with other surfaces having more color and texture, such as metal siding painted in a range of muted colors, colored cement-board, cast-in-place concrete, and acetylated wood panels. Design elements such as screening and reduced glass have been incorporated to make the buildings less hazardous for birds.

The graduate building, located at the southern end of the site, is comprised of one building with three interconnected wings ranging from four to five stories high. The building will be clad in stucco, wood, and painted metal siding to complement adjacent buildings. The wings of the building will be joined by an open-air or glazed outdoor circulation spine at each level which is envisioned as painted steel clad in a metal or wood lattice to provide security.

The Heller site includes plazas adjacent to all the undergraduate housing buildings and a large central plaza between Buildings 4 and 5. Under the proposed landscaping plan, a vast majority of the site will be planted with landscaping comprised of low-growing native plants, climate-adaptive ornamental shrubs, and groundcovers. Two lawn areas are planned centrally on the site, and grasslands will be maintained between the site and Heller Drive. Existing clusters of mature trees in the southern and southeastern portions of the site will be maintained to continue to provide screening from viewpoints along Heller Drive. New trees will be planted in the open space areas and parking lots on the site.

The Heller site entrance via West Koshland Way will be removed and replaced with a new driveway that will be located further south and directly aligned with Oakes Road, creating a four-way intersection at this location. This driveway and internal roadway will provide access to the parking areas located to the west of Building 6 and also loop around the western edge of the site to a second site entrance near the northern end of the site. Pedestrian facilities will include the continued use of the existing pedestrian bridge over Heller Drive connecting the Proposed Project to the Rachel Carson College Dining Hall. Crosswalks and pedestrian facilities will be improved to the north, south, and east of the site across Heller Drive to enhance the Proposed Project's connection to the existing campus infrastructure.

Long Range Development Plan

The Long Range Development Plan (LRDP) provides a comprehensive framework for the physical development of the UC Santa Cruz campus. The LRDP ensures that campus

development supports academic, research, and public service goals while being responsive to UC systemwide policies and enrollment needs.

As shown in Attachment 2, the 2005 LRDP land-use plan designates 335 acres of undeveloped land to the Campus Resource Land land-use category. This designation was assigned to lands not planned for development during the 2005 LRDP timeframe but also reserved for future use by the campus. The LRDP noted that should the campus need to develop some portion of Campus Resource Land, it would conduct additional environmental review and seek an LRDP amendment. The Hagar site is located at the southern tip of the East Meadow and is currently designated as Campus Resource Land. The land located immediately west of the Hagar site is also designated as Campus Resource Land. The land located immediately adjacent and to the north of the Hagar site comprises the vast majority of East Meadow acreage and is designated as Protected Landscape. The Protected Landscape designation was assigned to special campus landscapes for their scenic value and to maintain special vegetation and wildlife continuity zones and, to the extent feasible, would be retained in an undeveloped state as the campus grows. The land located immediately south of the Hagar site beyond Coolidge Drive is designated and developed as Employee Housing.

The proposed LRDP Amendment #2 will change 17 acres of land located at the southernmost tip of the East Meadow which is currently designated Campus Resource Land to Colleges and Student Housing (Attachment 2).

With the proposed amendment, the Student Housing West Project will be consistent with the UC Santa Cruz 2005 LRDP approved by the Regents in September 2006.

The Proposed Project is consistent with the LRDP principle of respecting the natural environment and preserving open space as much as possible by constructing the new development at the Heller site almost completely within the footprint of the existing family student housing complex, clustering the development at the Hagar site which is adjacent to existing housing and two roadways, and leaving the vast majority of the East Meadow undisturbed.

The Proposed Project is consistent with the LRDP principle of integrating the natural and built environment by adhering to campus design standards with respect to lighting and landscape design and planting; incorporating earth tones and textures, and climate-adaptive landscaping; providing two dispersal areas for the California red-legged frog at the Heller site; and minimizing the impact on prime viewsheds by developing low-rise buildings in the lowermost portion of the East Meadow, thereby avoiding the interruption of views across the majority of the East Meadow.

The Proposed Project is consistent with the LRDP principle of maintaining the campus's core configuration of academic and administrative buildings surrounded by residential colleges and housing.

The Proposed Project is consistent with the LRDP principle of encouraging sustainability and efficiency in building layouts by clustering the buildings at the Heller site within the existing footprint of the family student housing complex and configuring the buildings at the Hagar site simply and in a manner that is sensitive to the natural and the built context of the site.

Sustainability

In accordance with the UC Sustainable Practices policy, the Proposed Project will meet or exceed LEED Silver by incorporating measures that will result in significant energy savings, construction waste reduction, recycled material use, and water conservation. The Proposed Project as currently proposed will achieve a minimum LEED Silver, and is pursuing LEED Platinum as a goal. Sustainable features include (i) an optimized exterior envelope; (ii) high-efficiency light fixtures and lighting control systems; (iii) heating-only mechanical systems (with the exception of main electrical or similar rooms) with cooling provided via operable windows and passive cooling; (iv) electrically operated systems (with the exception of the emergency generators); (v) solar photovoltaic rooftop systems; (vi) an on-site wastewater treatment plant providing sanitary sewer processing and recycled water for non-potable uses; (vii) high-efficiency fixtures and appliances; (viii) site-wide recycling and composting; (ix) climate-appropriate plants and high-efficiency, weather-controlled irrigation systems; and (x) a multi-modal approach to circulation and campus connectivity.

Seismic Safety Policy

The Proposed Project will comply with the University of California Seismic Safety Policy including independent seismic peer review.

CEQA COMPLIANCE

The EIR Process

In accordance with the California Environmental Quality Act (CEQA) Guidelines, an Environmental Impact Report (EIR) has been prepared for the Student Housing West Project.

The Draft EIR was initially circulated to responsible agencies, the State Clearinghouse, and other interested parties for a 45-day public review period beginning March 27, 2018 and ending May 11, 2018. The review period was then extended for an additional 47 days ending on June 27, 2018. Subsequently, in light of comments received on the Draft EIR and revisions to the project, the campus prepared a Revised Draft EIR, which was circulated for a 45-day public review period beginning September 17, 2018 and ending November 1, 2018. Four public hearings on the findings of the Draft EIR were held on May 2, May 3, June 6, and June 7, 2018, to solicit input from the public. Two public hearings on the findings of the Revised Draft EIR were held on October 23 and October 24, 2018.

The Project EIR is tiered from the Program EIR prepared for the UC Santa Cruz 2005 Long Range Development Plan (Attachment 5) for most topics. In the 2008 Comprehensive Settlement

Agreement, the campus agreed not to rely on the 2005 LRDP EIR for analysis of population and housing and water supply impacts. Therefore, in addition to analyzing the impacts of the Student Housing West project, the Proposed Project's EIR also includes supplemental environmental analysis intended to replace the water supply and population and housing analysis in the 2005 LRDP EIR (LRDP EIR Supplement).

Upon close of the public comment period for the revised Draft EIR on November 1, 2018, the campus began the process of diligently reviewing and responding to all public comments received and is finalizing the EIR document. Concurrently, the campus is developing findings including a statement of overriding considerations.

The Impacts of the Proposed Project

With four exceptions, the EIR concludes that all of the Proposed Project's significant impacts would be reduced to a less than significant level with the incorporation of LRDP and project-specific mitigation measures. The exceptions will be significant and unavoidable project impacts in the area of aesthetics, on both scenic vistas and scenic resources, and a significant and unavoidable impact on water supply. The LRDP EIR Supplement finds that campus growth under the 2005 LRDP will result in significant and unavoidable water supply impacts and requires the development of additional housing that will result in significant and unavoidable cumulative impacts related to traffic and water supply.

Alternatives Evaluated in the Revised DRAFT EIR

Seven alternatives were evaluated in the Revised Draft EIR, several of which were based on suggestions received from the community and campus during the original EIR public comment period as well as additional review and consideration by the campus. In addition to the seven alternatives evaluated in detail in the Revised Draft EIR, the campus considered five other potential project alternatives; these other alternatives were not further evaluated, because the campus found that they would fail to meet most of the project objectives, or would be infeasible based on economic viability and the lack of infrastructure. The campus also carefully considered other potential on-campus locations for temporary and permanent family student housing, but all of these were dismissed as either not viable or not environmentally superior to the Proposed Project. The seven alternatives presented in the Revised Draft EIR are described below with further information including site plans included in Attachment 3.

<u>Alternative 1 - No Project</u>
Under the No-Project alternative, the Heller site would remain in its current condition, with 196 beds for students with families and a child care facility. The Hagar site would remain undeveloped.

The No-Project Alternative would avoid or reduce the Proposed Project's potentially significant, significant, and significant and unavoidable impacts related to aesthetics, air quality, biological resources, cultural resources, traffic, and utilities, but could potentially result in a more severe

impact on water supply (based on the wastewater treatment plant component of the Proposed Project not being constructed).

This alternative would not achieve any of the objectives of the Proposed Project.

Alternative 2 - Reduced Project

Alternative 2 would entail development of the Heller site only, with 1,750 undergraduate student beds, 220 graduate student beds, 140 units for students with families, an expanded childcare facility, and student support, dining, and amenity space. Buildings on the site would be five to seven stories tall and structured or offsite parking would be necessary to accommodate appropriate spacing for these three unique student communities. The existing family student housing residents located on site would need to be relocated off site until construction is complete as no suitable location has been identified within the campus for long-term temporary housing. Additionally, the existing childcare center located on site would be relocated to the southern entry of the campus within and near the Granary building. The Hagar site would remain undeveloped.

Due to the reduced size of Alternative 2, the construction period would be slightly shorter than for the Proposed Project. However, construction start would be delayed due to the need to find housing and relocate the student families and redesign the project.

Alternative 2 would reduce most of the Proposed Project's impacts related to development at the Heller site. However, the significant and unavoidable impact on scenic vistas from developing the Heller site and the significant and unavoidable impact on water supply would remain. With respect to the Hagar site, this alternative would avoid all potentially significant or significant impacts of the Proposed Project.

Alternative 2 would not achieve project objectives associated with providing sufficient and affordable on-campus housing; providing housing in a timely manner; relieving overcrowding; locating housing to facilitate convenient access to services and amenities; and developing new housing while minimizing displacement impacts on students with families. The cost of implementing Alternative 2 would be higher than that associated with the Proposed Project for three reasons: the cost of providing temporary off-campus housing for student families at market rates; redesign of the project; construction of structured parking; and the loss of economies of scale with regard to site development costs.

Alternative 3 - Heller Site Development Only

Alternative 3 would entail development of the Heller site only, with 2,712 undergraduate student beds, 220 graduate student beds, 140 units for students with families, an expanded childcare facility, and student support, dining, and amenity space. Buildings on the site would be five to ten stories tall and structured or offsite parking would be necessary. The existing family student housing residents and childcare program would be relocated in the same manner as described for Alternative 2. The Hagar site would remain undeveloped.

Alternative 3's construction period would be longer than that of the Proposed Project primarily due to the need to find housing and relocate the student families, the need for redesign, and based on how working in such a constricted site could affect the efficiency of the project's delivery.

Alternative 3 would increase all of the Proposed Project's impacts related to development at the Heller site, and would increase the significant and unavoidable impact on scenic vistas at the Heller site by developing the site at a very high density. As the water demand would be comparable to that of the Proposed Project, this alternative would result in a significant and unavoidable water supply impact. With respect to the Hagar site, this Alternative 3 would avoid all impacts of the Proposed Project. The cost of implementing Alternative 3 would be higher than that associated with the Proposed Project for four reasons: the cost of providing temporary off-campus housing for student families at market rates; redesign of the project; use of more expensive construction methodologies and materials due to increased building height; and construction of structured parking.

While Alternative 3 would provide all of the needed housing, it would not achieve project objectives associated with providing sufficient and affordable on-campus housing; providing housing in a timely manner; locating housing to facilitate convenient access to services and amenities; and developing new housing while minimizing displacement impacts on students with families.

Alternative 4 - Heller Site and North Remote Site

Alternative 4 would entail development of the Heller site with 1,212 undergraduate student beds, 220 graduate student beds, 140 units for students with families, an expanded childcare facility, and student support, dining, and amenity space. Buildings on the site would be five to seven stories tall and structured or offsite parking would be necessary. The existing family student housing residents and child care program would be relocated in the same manner as described for Alternative 2. The North Remote site (see location map on page 6 of Attachment 3) would be developed with 1,500 undergraduate beds and student support, dining, and amenity space. Buildings on the site would be six to eight stories tall with structured parking required. In addition, the North Remote site would require significant extensions of utility infrastructure and roadway improvements. The Hagar site would remain undeveloped.

Alternative 4's construction period would be longer than that of the Proposed Project primarily due to the need to find housing and relocate the student families, the need for redesign of the Heller site, substantial site evaluation and design of the North Remote site, the significant extension of infrastructure and potential roadway development; and the need to obtain approvals to clear timberland.

Alternative 4 would avoid all of the Proposed Project's impacts related to development at the Hagar site and would reduce the impacts at the Heller site. However, Alternative 4 would have greater impacts on timberland and biological resources compared to the Proposed Project, although the impacts would be mitigated to a less than significant level.

While Alternative 4 would provide all of the needed housing, it would not achieve project objectives associated with providing sufficient and affordable on-campus housing; providing housing in a timely manner; locating housing to facilitate convenient access to services and amenities; and developing new housing while minimizing displacement impacts on students with families. The cost of implementing Alternative 4 would be higher than that associated with the Proposed Project for five reasons: the cost of providing temporary off-campus housing for student families at market rates; increased costs due to additional site investigation, regulatory compliance and design; increased square footage of student support and amenity spaces due to the location of the North Remote site; significant extension of infrastructure and potential roadway development; and construction cost escalation due to a delayed start.

Alternative 5 - Heller Site and East Campus Infill Site

Alternative 5 would entail development of the Heller site with 2,118 undergraduate student beds, 220 graduate student beds, 140 units for students with families, an expanded childcare facility, and student support, dining, and amenity space. Buildings on the site would be five to seven stories tall and structured or offsite parking would be necessary. The existing family student housing residents and childcare program would need to be relocated in the same manner as described for Alternative 2. The East Campus Infill site (see location map on page 6 of Attachment 3) would be developed with 594 undergraduate student beds and student support, dining, and amenity space. Buildings on the site would be seven to eight stories tall with structured parking required. The Hagar site would remain undeveloped.

Due to the need to find housing and relocate the student families, site investigation, design work, and obtaining approvals to clear timberland for the East Campus Infill (ECI) site, Alternative 5 could experience a delayed start of construction which would extend the time period to complete the work in comparison to the Proposed Project.

Alternative 5 would avoid all of the Proposed Project's impacts related to development at the Hagar site and would have comparable impacts at the Heller site. However, Alternative 5 would have greater impacts to timberland compared to the Proposed Project, although the impacts would be mitigated to a less than significant level. New significant and unavoidable impacts to visual character and from construction noise at the ECI site would occur under this alternative.

While Alternative 5 would provide all of the needed housing, it would not achieve the objectives associated with providing sufficient and affordable on-campus housing; providing housing in a timely manner; and developing new housing while minimizing displacement impacts on students with families. The cost of implementing Alternative 5 would be higher than that associated with the Proposed Project for six reasons: the cost of providing temporary off-campus housing for student families at market rates; increased costs due to additional site investigation, regulatory compliance and design; increased site and foundation costs associated with the unique topography and geology of the ECI site; the need to construct additional student support and amenity spaces at the ECI site; the cost of constructing a parking structure for both the Heller and ECI sites; and construction cost escalation due to a delayed start.

Alternative 6 - Heller Site, East Campus Infill Site, and Delaware Site

Alternative 6 would entail development of the Heller site with 2,118 undergraduate student beds, 140 units for students with families, an expanded childcare facility, and student support, dining, and amenity space. Buildings on the site would be five to seven stories tall and structured or offsite parking would be necessary. The existing family student housing residents and childcare program would need to be relocated in the same manner as described for Alternative 2. The ECI site would be developed in the same manner described in Alternative 5. The Delaware site would be developed with 220 graduate student beds as well as student support and amenity space. Buildings would be four to five stories tall with surface parking. The Hagar site would remain undeveloped.

Alternative 6's construction period would be longer than that of the Proposed Project primarily due to the need to find housing and relocate the student families, the need for redesign of the Heller site, substantial site evaluation and design for the Delaware and ECI sites, and the jurisdictional approvals needed for the Delaware site and approvals for clearing timberland on the ECI site.

Alternative 6 would avoid all of the Proposed Project's impacts related to development at the Hagar site and would reduce the impacts at the Heller site. However, this alternative would have greater impacts on timberland, compared to the Proposed Project, although the impacts would be mitigated to a less than significant level. New significant and unavoidable impacts to visual character and from construction noise would occur at the ECI site under this alternative, and potentially greater traffic impacts would occur from the development of housing on the Delaware site.

While Alternative 6 would provide all of the needed housing, it would not achieve the objectives associated with providing sufficient and affordable on-campus housing; providing housing in a timely manner; and developing new housing while minimizing displacement impacts on students with families. The cost of implementing Alternative 6 would be higher than that associated with the Proposed Project for five reasons: the cost of providing temporary off-campus housing for student families at market rates; increased costs due to additional site investigation, regulatory compliance, and design; increased site and foundation costs associated with the unique topography and geology of the ECI site; the need to construct additional student support and amenity spaces at the ECI and Delaware sites; and construction cost escalation due to a delayed start.

Alternative 7 - Heller Site, East Campus Infill Site, and North Remote Site

Alternative 7 would entail development of the Heller site with 1,212 undergraduate student beds, 220 graduate student beds, 140 units for students with families, an expanded childcare facility, and student support, dining, and amenity space. Buildings on the site would be five to seven stories tall and structured or offsite parking would be necessary. The existing family student housing residents and childcare program would need to be relocated in the same manner as described for Alternative 2. The ECI site would be developed in the same manner described in Alternative 5. The North Remote site would be developed similarly to that described in Alternative 4, however, only 906 undergraduate beds would be constructed. Buildings would be

five to seven stories tall and structured parking, along with significant extensions of utility infrastructure and roadway improvements, would be necessary. The Hagar site would remain undeveloped.

Alternative 7's construction period would be longer than that of the Proposed Project primarily due to the need to find housing and relocate the student families, the need for redesign of the Heller site, substantial site evaluation, design, and approvals for clearing timberland for the North Remote and ECI sites, and significant extension of infrastructure and potential roadway development for the North Remote site.

Alternative 7 would avoid all of the Proposed Project's impacts related to development at the Hagar site and would reduce the impacts at the Heller site. However, this alternative would have greater impacts on timberland and biological resources compared to the Proposed Project, although the impacts would be mitigated to a less than significant level. New significant and unavoidable impacts to visual character and from construction noise at the ECI site would occur.

Alternative 7 would provide all of the needed housing, but it would not achieve the objectives associated with providing sufficient and affordable on-campus housing; providing housing in a timely manner; and developing new housing while minimizing displacement impacts on students with families. The cost of implementing Alternative 7 would be higher than that associated with the Proposed Project for six reasons: the cost of providing temporary off-campus housing for student families at market rates; increased costs due to additional site investigation, regulatory compliance and design for the ECI and North Remote sites; increased site and foundation costs associated with the unique topography and geology of the ECI site; extension of infrastructure and roadways for the North Remote site; the need to construct additional student support and amenity spaces at the ECI and North Remote sites; and construction cost escalation due to a delayed start.

Key to Acronyms

CEQA	California Environmental Quality Act
ECI	East Campus Infill
EIR	Environmental Impact Report
FSH	Family Student Housing
GSF	Gross Square Feet
LRDP	Long Range Development Plan

ATTACHMENTS

Attachment 1:	Design Graphics
Attachment 2:	Proposed LRDP Amendment #2
Attachment 3:	EIR Alternatives