

GB1E

Office of the President

TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS

ACTION ITEM

For Meeting of July 14, 2009

CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT AND APPROVAL OF DESIGN, EAST CAMPUS INFILL HOUSING, SANTA CRUZ CAMPUS

EXECUTIVE SUMMARY

Campus: Santa Cruz

Project: East Campus Infill Housing

Proposed Action: Certify the Environmental Impact Report, Adopt the Findings and Mitigation Monitoring and Reporting Program, and Approve Design.

Previous Actions: **March 2009:** Amendment of the Budget for Capital Improvements and the Capital Improvement Program and Approval of External Financing.

Executive Architect: EHDD Architecture, San Francisco

Project Summary: The project would provide 594 student beds in 99 fully furnished apartments, each housing six undergraduate students, on a 3.1-acre site in the northeast area of the developed campus, immediately north of Crown College. The project design consists of two seven- and eight-story buildings that will also contain a small café, student lounges, laundry room, recreational space, and other community areas around a student-oriented plaza and pedestrian link between Crown and Merrill Colleges and the Crown-Merrill Student Apartments.

Total project cost of \$131,671,000 will be funded by external financing, (\$124,671,000) and the Santa Cruz campus's share of the University of California Housing System Net Revenue Reserves (\$7,000,000). Building cost is \$402 per GSF and project cost per GSF is \$578 (project cost per bed is \$221,668) with an asf to gsf ratio of 60 percent.

RECOMMENDATION

The President recommends that, upon review and consideration of the environmental consequences of the proposed project, the Committee on Grounds and Buildings:

- A. Certify the **Environmental Impact Report**.
- B. Adopt the **attached Findings**, Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations.
- C. Approve the design of the East Campus Infill Housing project, Santa Cruz campus

BACKGROUND

In March 2009, the Regents approved the inclusion of the East Campus Infill Housing (ECIH) project, Santa Cruz campus, in the 2008-09 Budget for Capital Improvements at a total project cost of \$131,671,000. The total project cost will be funded from the Santa Cruz campus's share of the University of California Housing System Net Revenue Reserves (\$7 million), and external financing (\$124.7 million). In May 2009, the appointment of EHDD Architecture of San Francisco as executive architect for this project was administratively approved within the Office of the President.

This project is needed to provide additional housing inventory to meet the student housing demand, housing guarantees, and student housing commitments identified in the 2005 Long Range Development Plan Comprehensive Settlement Agreement.

Project Site

The ECIH project would be located on a 3.1-acre site in the northeastern portion of the UCSC main campus, immediately east of Chinquapin Road, north of Crown and Merrill Colleges, and south of the Crown-Merrill Apartments complex. The use is consistent with the *Colleges and Student Housing* designation in the UC Santa Cruz Long Range Development Plan (LRDP).

Project Design

The ECIH project would construct two seven- to eight-story buildings connected by a landscaped plaza, providing 99 six-bed student apartments (594 beds) for undergraduates and two staff apartments. Each student apartment would include a kitchen and living area, two double bedrooms, two single bedrooms, and two bathrooms, each of which would contain two sinks, a shower or bathtub, and a toilet. Total building area would be approximately 228,000 gross square feet and 137,000 assignable square feet.

Along the landscaped connecting plaza would be student lounges, recreational spaces, laundry rooms, mailrooms, study spaces, residential program offices, and a café and retail spaces to serve residents of the new complex and nearby student housing. A roadway that currently provides

access from Chiquapin Road to Crown College and adjacent parking areas would be reconfigured. Parking for students, staff, the campus car-share program, and service vehicles, would be included in this project. Secure bicycle storage would be provided in close proximity to the housing.

The two apartment buildings would be of unequal length, with the western building being about 350 feet long and the eastern building about 140 feet long. The floor plans of the two buildings undulate slightly for visual interest, shaping the plaza between them. To conform to the site's slope, the western building would be stepped down west to east, with the western side of the building one floor higher than the eastern side.

Due to the site's complex geology and soils, the foundation system would consist of drilled cast-in-place reinforced concrete piers (up to 90 feet deep) with reinforced concrete grade beams and a structural concrete slab spanning between them. The buildings would be constructed of structural steel columns, beams and diagonal brace frames, with concrete-filled metal floor and roof decks, and light gauge steel infill framing.

The façades of both buildings would consist of a regular horizontal rhythm of metal-framed windows glazed with clear high-efficiency glass and separated by cement plaster walls. Stairwells are fully glazed and form identifying elements for the complex. The proposed color scheme would consist of browns, grays, and greens, drawn from the natural colors of the surrounding site. The lower roof of the longer western building would be a "green roof," a vegetated area that would function as part of the project's storm water management system with a small accessible roof deck adjacent to it.

The plaza formed by the two apartment buildings would create the entrance to the new complex, pairing visually with the entrance to existing Crown College residence halls. Project landscaping has been designed to integrate the project edges with the surrounding forest and woodland, while also providing open, day light areas to enhance use of the exterior areas by residents. Landscaping elements would include shade trees, evergreen trees, and specimen trees. In addition, native shrubs, ground cover, and grasses would be planted among the trees and around the project site.

The project would include construction of both off- and on-site storm water infrastructure improvements to capture storm water flow from the complex and from areas to the north and divert it to new on-site detention and infiltration facilities. The storm water management system for the proposed project includes a series of detention and bioretention features that would reduce the volume and rate of runoff leaving the site, while improving the water quality through biofiltration. Storm water control features would include the "green roof" previously noted, bioswales and rain gardens adjacent to the buildings and in the plaza, and a terraced bioretention area northeast of the plaza.

The ECIH project will comply with the *University of California Policy on Sustainable Practices*. As required by this policy, the project will implement principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory

and programmatic requirements. The project originally targeted a LEED Silver rating at 33 to 38 points, but is currently expected to achieve a Gold rating at 41 points or more. The project incorporates sustainability measures related to siting and storm water management, water use, materials, and indoor environmental quality. Other sustainable features include: a construction waste management program, installation of plumbing infrastructure necessary to allow future use of reclaimed water for toilet flushing, thermal solar energy panels, energy efficient glazing, and a centrally-controlled energy management system.

The design of the ECIH project has been reviewed in accordance with University policy by UC Santa Cruz's Design Advisory Board. The campus has also conducted independent cost and seismic reviews of the project. The Physical Planning and Construction Office, with the oversight of the Vice Chancellor–Business and Administrative Services, will manage this project. Construction of the project would begin in fall 2009 and the units would be available for occupancy by fall 2011.

Environmental Impact Summary

Pursuant to State law and the University procedures for implementation of the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared for the ECIH project. The Draft EIR was submitted to the Office of Planning and Research's State Clearinghouse and circulated for a 45-day public review period beginning on March 20, 2009, and ending on May 4, 2009. During that time, the document was reviewed by various State and local agencies, as well as by interested individuals and organizations. Five persons made oral comments at the public hearing. Three comment letters on the Draft EIR were received: one from an individual; and two from public agencies (the City of Santa Cruz Parks and Recreation Department and the California Department of Transportation). The State Clearinghouse also submitted a letter acknowledging receipt and circulation of the Draft EIR. Individuals expressed concerns and inquired about a range of project details including: building height; tree and habitat replacement; access to Crown College during construction; fire protection services; air quality; grey water piping; and LEED certification targets. The City comment letter expressed concerns about the potential for future erosion in the adjacent Pogonip Regional Park as a result of increased runoff from the project, and requested future monitoring of storm water conditions. Caltrans raised issues regarding trip generation rates used in the traffic analysis; project effects to state highways other than Mission Street; and the use of a three percent traffic contribution as a significance threshold. The Final EIR includes responses to all public comments, including those received after the close of the public comment period.

The EIR identifies the following potentially significant environmental impacts of the proposed project: Biological Resources (potential to cause the spread of sudden oak death or noxious weeds; potential disturbance to nesting birds as a result of tree removal; potential disturbance to day time roosts or maternity colonies of special status bats; loss of nests of San Francisco dusky-footed woodrat, a special-status species); Hazards and Hazardous Materials (potential interference with the campus Emergency Operations Plan due to construction along the road opposite the fire station); Hydrology and Water Quality (increased operational stormwater runoff that could result in erosion and reduced water quality); and Traffic, Circulation, and Parking

(increased transit demand and pedestrian traffic, which could slow transit service and thus undermine alternative transportation efforts). All of these potentially significant impacts would be reduced to a less-than-significant levels with the implementation of mitigation measures identified in the EIR. Two significant impacts could not be reduced to a less-than-significant level, even with the implementation of mitigation, and remain significant and unavoidable: Aesthetics (degradation of the visual character of the project site due to removal of most site trees and to the large scale of the building); and Noise (temporary construction noise impacts to nearby student housing residents). All other impacts are less-than-significant without mitigation. The final EIR is accompanied by a Mitigation Monitoring Program to ensure that all mitigation measures are implemented in accordance with CEQA.

Findings

The [attached Findings](#) discuss the Project's impacts, mitigation measures, and conclusions regarding approval of the EIR for this project in conformance with CEQA. The Findings also set forth overriding considerations for approval of the project in light of its unavoidable significant impacts.

(Attachments: [Summary Findings](#))

ATTACHMENT 1

**PROJECT STATISTICS
EAST CAMPUS INFILL HOUSING
CAPITAL IMPROVEMENT BUDGET
SANTA CRUZ CAMPUS
CCCI 5433**

<u>Cost Category</u>	<u>Site</u>	<u>Construction</u>	<u>Total</u>	<u>% of Total</u>
Site Clearance	\$1,727,000	0	\$1,727,000	1.3%
Building	7,397,000	84,209,000	91,606,000	71.2%
Exterior Utilities	2,822,000	0	2,822,000	2.2%
Site Development	4,384,000	0	4,384,000	3.4%
A/E Fees ^(a)	1,374,000	7,210,000	8,584,000	6.7%
Campus Administration ^(b)	428,000	2,249,000	2,677,000	2.1%
Surveys, Tests, Plans	134,000	705,000	839,000	0.7%
Special Items ^(c)	2,029,000	8,921,000	10,950,000	8.5%
Contingency	<u>813,000</u>	<u>4,269,000</u>	<u>5,082,000</u>	<u>3.9%</u>
Total	\$21,108,000	\$107,563,000	\$128,671,000	100.0%
Groups 2 & 3 Equipment	0	3,000,000	3,000,000	
Total Project ^(d)	\$21,108,000	\$110,563,000	\$131,671,000	

Statistics

Gross Square Feet (GSF) ^(e)	228,000
Assignable Square Feet (ASF) ^(e)	137,000
Ratio ASF ^(e) /GSF ^(e) (%)	60%
Project Cost ^(d) /GSF ^(e)	\$578
Building Cost ^(f) /GSF ^(d)	\$402
Building Cost ^(f) /594 Beds	\$141,765
Total Project Cost/594 Beds	\$221,668

<u>Comparable University Projects at CCCI 5433</u>	<u>CIB Date</u>	<u>Bldg Cost/gsf</u>	<u>Cost/Bed</u>
UCLA – Northwest Campus Student Housing Infill	Sept 2008	\$ 454	\$166,097

Note: Similar to the Santa Cruz project, the UCLA Northwest Campus Student Housing Infill project is constructed on tight sloped sites and the six- to nine-story residence halls require concrete and steel framing as opposed to wood frame construction. The Santa Cruz project is an apartment complex that requires bathrooms, a kitchen, and living spaces in each apartment.

-
- (a) A/E fees include the executive architect/engineer’s basic services contract fee of \$6,233,418 which represents 6.2 percent of the construction budget.
- (b) Campus Administration includes project management and inspection.
- (c) Special items include value engineering and constructability, permits and agency review, telecommunications/security system consultant, lighting/day lighting consultant, kitchen consultant, acoustic consultant, construction manager at risk consultant, geology consultant, commissioning consultant, storm-water prevention plan, elevator consultant, waterproofing consultant, Title 24 – thermal energy modeling consultant, independent seismic review, hazardous materials (monitoring/testing), environmental planning/CEQA, and interest during construction.
- (d) Current formal estimates verify that projected costs are within the approved budget.
- (e) Gross square feet (gsf) is the total area, including usable area, stairways, and space occupied by the structure itself. Assignable square feet (asf) is the net usable area.
- (f) Building Cost (\$84,209,000) equals the total building cost (\$91,606,000) less the premium UCSC pays on foundations and storm water drainage (\$7,397,000) due to unique topography, geology, and use of natural storm water conveyance systems.