

Office of the President

TO MEMBERS OF THE FINANCE AND CAPITAL STRATEGIES COMMITTEE:

ACTION ITEM

For Meeting of November 13, 2024

SAN BENITO STUDENT HOUSING, SANTA BARBARA CAMPUS: PRELIMINARY PLANS FUNDING AMENDMENT, SCOPE, LONG RANGE DEVELOPMENT PLAN AMENDMENT #7 AND DESIGN FOLLOWING CONSIDERATION OF AN ADDENDUM TO THE 2010 LONG RANGE DEVELOPMENT PLAN ENVIRONMENTAL IMPACT REPORT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

EXECUTIVE SUMMARY

The San Benito Student Housing project would construct approximately 2,224 new beds for undergraduate students in apartment-style units on the UC Santa Barbara Main Campus. The project will help meet demand for on-campus housing and make progress toward the 2010 UCSB Long Range Development Plan (LRDP) goal to increase housing opportunities for students on campus.

The Regents approved \$19.15 million of preliminary plans funding in May 2024. The Regents are now being asked to: (1) approve an additional \$12,926,000 of preliminary plans funding for a total of \$32,076,000 from campus funds; (2) approve the project scope; (3) adopt the California Environmental Quality Act Findings; (4) approve an amendment to the Long Range Development Plan; and (5) approve the project design.

The additional preliminary plans funding would support additional design work to achieve project cost savings, allow the project to move forward, and minimize future schedule and cost impacts to the project. Approval of the full budget would be requested at a future Regents meeting, projected for January 2025.

RECOMMENDATION

The President of the University recommends that the Finance and Capital Strategies Committee recommend that:

- A. The 2024-25 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: Santa Barbara: San Benito Student Housing – preliminary plans – \$19.15 million to be funded from campus funds.

To: Santa Barbara: San Benito Student Housing – preliminary plans – \$32,076,000 to be funded from campus funds.

- B. The scope of the San Benito Student Housing project be approved. The project shall provide approximately 718,900 gross square feet for approximately 2,238 beds for undergraduate students and resident professional staff in seven buildings ranging from two to eight stories. The project would also provide community amenities and a retail food market, restored Environmentally Sensitive Habitat Area, and improved bicycle and pedestrian connections to the UC Santa Barbara Main Campus. The scope includes removal of the foundations of the former Facilities Management yard.
- C. Following review and consideration of the environmental consequences of the San Benito Student Housing project, as required by the California Environmental Quality Act (CEQA), including any written information addressing this item received by the Office of the Secretary and Chief of Staff to the Regents no less than 48 hours in advance of the beginning of the Regents meeting, testimony or written materials presented to the Regents during the scheduled public comment period, and the item presentation, the Regents:
- (1) Adopt the CEQA Findings for the San Benito Student Housing project, having considered both the 2010 Long Range Development Plan (LRDP) Environmental Impact Report (EIR) for the Santa Barbara Campus and Addendum No. 5 to the 2010 LRDP EIR for the San Benito Student Housing project.
 - (2) Adopt as conditions of approval the implementation of applicable mitigation measures within the responsibility and jurisdiction of the Santa Barbara campus as identified in the Mitigation Monitoring and Reporting Program adopted in connection with the 2010 LRDP EIR.
 - (3) Approve Amendment No. 7 to the 2010 Long Range Development Plan.
 - (4) Approve the design of the San Benito Student Housing project.
 - (5) Authorize the UC Santa Barbara Chancellor to amend the LRDP, if required, in response to comments received from the California Coastal Commission, provided that any changes: 1) preserve the fundamental planning principles and objectives of the previously adopted LRDP; 2) do not modify greater than 30,000 gross square feet of allocated building space; and 3) do not modify land use boundaries or designations greater than four acres, except for changes required for additional environmental or coastal protections that may apply campuswide. Any associated changes to the project budget or scope that fall within the parameters in Regents Policy 8103, Policy on Capital Project Matters and/or Delegation of

Authority 2629 on Capital Project Matters, including any conforming changes to the project's design, may be approved by the President or designee.

BACKGROUND

Past and Related Regents Items

- Preliminary Plans funding, May 2024, \$19.15 million (campus funds).

The proposed San Benito Student Housing (San Benito) project remains consistent with the description presented in the May 2024 Regents item.

Project Background and Context

The UCSB 2010 Long Range Development Plan (LRDP) calls for the development of at least 5,000 new beds in student housing to accommodate the expansion of enrollment from 20,000 to 25,000 students during the projected timeframe contained in the LRDP ending in 2025. The Santa Barbara campus has developed 1,500 beds since the LRDP adoption and is currently planning to build at least 3,500 new student beds in locations identified in the Campus Housing Study and included in the LRDP. The campus is preparing plans for both San Benito and a subsequent Phase 2 student housing project (East Campus Student Housing)¹ to meet the LRDP commitment. These student housing projects will support the campus's established goals to provide housing for all first- and second-year students and a four-year residential experience that would support a vibrant campus community.

Off-Campus and On-Campus Housing Demand

Over the last ten years, rents for multi-family units in the surrounding Santa Barbara County south coast market area have increased by 47 percent, and vacancy rates remain well under five percent. Recent data from February 2024 reflect a vacancy rate of just 2.2 percent in the adjacent community of Isla Vista. The current average rent for an apartment is approximately \$2,400 per month in Isla Vista and \$3,000 per month in the adjacent Goleta market area.²

The campus currently provides approximately 2,800 undergraduate student bed spaces in apartment-style units at a price that is approximately 38 percent below comparable student housing offerings in Isla Vista. In fall quarter 2023, occupancy in campus-provided housing exceeded the designed capacity by 116 percent, with over 1,500 students living in tripled rooms originally designed for double occupancy. With the proposed 2,224 new student housing beds provided by the San Benito project, the campus would expand the inventory of Regents-owned housing from the current 10,100 beds to accommodate over 12,300 students. When the following East Campus Student Housing project, with 1,275 new beds, opens in approximately fall 2029,

¹ A separate item is being presented at the November 2024 meeting for approval of preliminary plans funding for the East Campus Student Housing project.

² Data from Brailsford & Dunlavey, Housing Rate Analysis, February 2024.

after necessary approvals, the campus would be able to provide housing to over 13,500 students, and entirely alleviate the need for triple occupancy.

PROJECT DESCRIPTION

Program and Scope

The project would construct a residential community on the UC Santa Barbara Main Campus comprising approximately 606,000 assignable square feet (ASF) and 718,900 gross square feet (GSF). See Attachment 1 for a summary of project sources and uses. The project will include seven low- to mid-rise buildings arranged along a central pedestrian corridor. The building program consists of apartment-style units intended to house undergraduate students in their second year and beyond, offering a higher degree of independence compared to traditional first-year residence halls. The apartments would be predominately four-bedroom units with double occupancy per bedroom housing eight students per unit, with full kitchens, a living space, and private bathrooms. At least 50 bedrooms will include mobility features, and 86 bedrooms will include communications features to enhance accessibility for residents. Common areas within the buildings such as lounges and laundry rooms will be designed to be inclusive and easily navigable for students with mobility, vision, and hearing impairments. Additionally, two-bedroom double occupancy units and singles would be provided to accommodate resident staff and students with special housing needs. Refer to Table 1 below.

Table 1: Project Beds and Unit Mix

Unit Type	No. of Beds/Unit	No. of Units	Total Beds
Studio	1	140	140
Two-Bedroom	4	93	372
Four-Bedroom	8	214	1,712
Subtotal Students*		447	2,224
Assistant Residential Director	2	4	8
Residential Director	3	2	6
Subtotal Resident Staff		6	14
TOTAL		453	2,238

*Includes beds for resident student advisors

The residents would be supported by student amenities on each residential floor, community-wide uses including amenities, administrative offices and student support services, and a retail food market. Programming and design efforts for the project have been overseen by a Building Committee with representation from students, faculty, and professional staff, and informed by the findings from student outreach events and student preference surveys. See Table 2, below, for a program summary.

Table 2: Proposed Building Program

Space Use	ASF	GSF	Efficiency Ratio
Residential Student Units	423,082	480,662	
Residential Support (1)	112,719	161,304	
Subtotal	535,801	641,966	83.5%
Community (2)	27,277	30,760	
Retail and Dining	26,918	27,909	
Building Support (3)	13,950	16,728	
Circulation (4)	1,150	1,552	
Subtotal	69,295	76,949	90.1%
Total	605,096	718,915	84.2%
Covered-Unenclosed (50%)		8,080	
OGSF50		726,995	

(1) Residential floor uses including lounges, back-of-house, circulation

(2) Community-wide uses include amenities, administrative offices, RD and ARD staff residential units.

(3) Custodial, maintenance, and building support

On-Campus Housing Rates and Off-Campus Rate Comparison

San Benito would provide below market rate beds in apartment units to help address the scarcity of student accommodations. To pay for the financing of the San Benito and future East Campus student housing projects, the campus will increase rates across the UCSB undergraduate housing inventory by 3.5 percent above a standard increase for inflation in the current year and five percent above inflation in the following five years. Even with the increased rates, when San Benito opens in 2027, rental rates in San Benito and other UCSB apartments are projected to be approximately 32 percent under market.

Table 3: On- and Off-Campus Rental Rates Comparison

Proposed San Benito Project Rates v. Off-Campus	Projected 2027-28 Monthly Rate Per Bed	Projected 2027-28 Annual Rate Per Bed	% Below Market
Off-Campus Privately Owned Student Housing, double occupancy	\$1,421	\$19,594	-
UCSB San Benito Rate, double occupancy	\$1,112	\$13,346	31.9%

Notes:

* Off-campus market comps assume that 2023-24 rates indicated in Brailsford & Dunlavey local market study (March 2024) will increase by 5% per year during the UCSB premium period and 3% per year thereafter

* Annual amounts include monthly rent and utilities and annual fees

Site Work and Utilities

San Benito will be constructed on the site of the former Facilities Management Yard containing 17 structures built between 1942 and 1978, all of which have exceeded their useful life, and surface parking. Five of the existing structures, comprising 31,417 GSF, are non-compliant with the UC Seismic Safety Policy. These buildings are categorized as Group C buildings in the Campus Seismic Plan with an estimated total cost of \$10 million to achieve compliance. The former occupants have been relocated to leased facilities off campus, and the vertical improvements will be demolished in fall 2024. Construction of San Benito will remove the remaining foundations and underground utilities. The project will also make improvements to Stadium Road and Parking Lot 30 to improve pedestrian and bicycle access between the site and the Main Campus core. Site work includes restoration of the adjacent Environmentally Sensitive Habitat Area (ESHA), which will be integrated into the project landscaping plan.

Heating for San Benito will be provided by air-source heat pumps located in a Central Utility Plant (CUP) developed as part of the project.

Funding Plan

To complete preliminary plans and working drawings, the proposed project would use \$32,076,000 of campus funds. See Attachment 1 for more information on the budget. The expected sources of project funding include long-term external debt financing and housing reserves. Campus funds will initially fund preliminary plans. When the campus requests full budget and external financing approval, the action will also request reimbursing the campus funds used for preliminary plans.

Project Delivery and Schedule

UC Santa Barbara is using a Construction Manager at Risk (CMAR) delivery model, principles of lean construction, and other methods for managing cost and schedule risks. The campus has selected a CMAR and is planning to begin construction in spring 2025. The project is scheduled to be completed in summer 2027 and ready for occupancy in fall 2027.

Subsequent to Regental approval, the project is subject to review and approval by the California Coastal Commission.

PROJECT DESIGN

Site Conditions and Location

The project is located in the northwest corner of the Main Campus on an approximately 11-acre site bounded by Mesa Road to the north and Stadium Road to the west. See Attachment 2 for a location map and site plan. Neighboring campus uses include the Environmental Health and Safety building on the east and Caesar Uyesaka Stadium and Parking Lot 30 to the south. The

main building site is a manmade circular depression, excavated from the mesa in the 1940s during construction of the former Marine Corps Air Station runways. The site has a flat bottom bordered by vegetated slopes that rise approximately 20 feet above the ground plane on the south and east.

The project orients all pedestrian and bicycle access from San Benito to campus at the south and west of the site, where a pedestrianized Stadium Road and the main entrance area at Lot 30 connect San Benito to the campus and surrounding community via a network of pedestrian and bike paths. Vehicular access from Mesa Road is restricted and will be limited to service and delivery vehicles entering the loading dock along the north frontage of the project site. Bicycle parking will be provided for all residents; no vehicular parking will be provided on site. Santa Barbara Metropolitan Transit District Line 28 will be rerouted to incorporate a new stop to serve the project.

Project Design and Physical Design Framework

The program is organized into seven articulated bar-buildings in four rows, oriented to emphasize views to nature and capture ocean breezes. Buildings range from two to eight stories. The scale and density of the project are mediated by a connective network of outdoor spaces and gardens integrated with the adjacent native habitat and ESHA that provide access to daylight, fresh air, and views. See Attachment 3 for design graphics including floor plans and site renderings.

Residents and visitors will arrive at the project's entry plaza located at the southwest corner of the site by way of Stadium Road and an improved southeast bicycle and pedestrian path. An entry plaza and amenity pavilion serve as the project threshold and anchor a central pedestrian pathway slicing northeasterly through the residential buildings, creating an active central gathering space for the residential community animated by student amenities and the building entry towers.

The central pedestrian pathway proceeds through the project on a series of elevated terraces connected by bridges before concluding at a panoramic overlook with views of the Goleta Slough wetlands and the Santa Ynez Mountains to the north. Collectively, the terraces form a plinth which anchors the architectural composition and contains student amenities and building support spaces on the lowest level, separating pedestrian activities above from the vehicular and back-of-house uses below.

The physical design emphasizes the horizontality of the long building facades as a counterpoint to the vertical window pattern of the stacked residential program. Building facades are composed of precast concrete panels in a raised sawtooth pattern that creates a visual texture and casts ever-shifting shadow patterns on the facade throughout the day. At the lower levels the concrete panels are cast with gray cement and dark aggregate, transitioning in upper levels to white cement with light aggregate to help reflect light into the garden courts. Floor-to-floor glazing with operable windows will utilize an anodized framing system.

The long building facades are punctuated at each end by open screened stair towers that will animate the central pedestrian pathway and mark the entrance to each residential building. The stair towers are clad in formed perforated aluminum panels that share a similar profile to the precast concrete cladding. The translucent material and form of the stair towers responds to the daily cycle of sunlight, causing the towers to evolve from opaque to transparent to reveal the movement of residents within and brightly colored stairwell interiors. The stair towers and the terrace bridges of the central pedestrian pathway share a similar expression that includes exposed rectangular beam structure with cable-mesh balustrades. The color scheme for the four rows of buildings and stair towers is inspired by local landscape zones including the coast, wetlands, foothills, and mountains.

The project closely conforms to Physical Design Framework principles of organizing buildings around internal courtyards, emphasizing connections between major development and the campus system of open space corridors, and highlighting surrounding natural features including the slough and mountains.

Sustainable Practices

This project will comply with the University of California Sustainable Practices Policy. The building will achieve a minimum Leadership in Energy and Environmental Design™ Gold certification, with potential for Platinum. The entire project would incorporate electrification and would not utilize natural gas for building heat or hot water generation. Additional sustainable features:

- All housing units will be naturally ventilated with operable windows.
- High-performance exterior envelope design.
- Outdoor bicycle parking.
- Rooftop solar hot water system to provide domestic hot water.
- No onsite parking will be provided for residents.
- Reclaimed water will be used for site landscaping.

This project has been analyzed by the UC Operational Carbon and Energy Assessment for New Construction Tool (OCEAN Tool). The OCEAN Tool identifies high-level estimates of target site energy use, utility costs, and operational greenhouse gas emissions for the proposed project. Building performance metrics are compiled within UC's capital projects database and will be utilized to compare and assess future projects.

Long Range Development Plan

The project is generally consistent with the 2010 LRDP. The LRDP land use designation for the residential building site is Housing, which allows residential uses for students, faculty, and staff, ancillary commercial and neighborhood-serving uses, common laundry and dining facilities, and recreation and garden activities. The land use designation of the southern portions of the proposed Central Utility Plant site, and the southern portion of the proposed Lot 17 service vehicle driveway would require an amendment from a "Recreation" land use designation to an "Academic and Support" land use designation. The project aligns with LRDP goals to provide up

to 2,250 student beds and up to 200 faculty and staff units on the site.

Approval of LRDP Amendment 7 (Attachment 5) is requested to increase the development height limit³ from 65 feet to 85 feet on a portion of the site south of Mesa Road. The height amendment is necessary to allow the number of beds anticipated at the site in the LRDP, make the project more financially feasible, and realize efficient use of limited campus real estate. The LRDP will also be amended to ensure consistency between Land Use and Transportation policies, enabling a reduction of required on-site parking when supported by a site-specific parking study. LRDP maps will also be updated through an amendment to reflect recent delineations of biological resources and circulation improvements proposed in the project. The project and LRDP Amendment will require future approval from the California Coastal Commission.

CONSISTENCY WITH SELECT UC POLICIES AND PRACTICE

The project is consistent with select UC Policies for Seismic Safety, Sustainability, and Small/Disabled Veteran Business Enterprises.

CEQA COMPLIANCE

Pursuant to the California Environmental Quality Act (CEQA), Addendum No. 5 to the 2010 LRDP Environmental Impact Report (EIR) (SCH#2007051128) has been prepared for the San Benito Student Housing (Attachment 4). None of the circumstances that would trigger subsequent or supplemental environmental review under Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 or 15163 have occurred or are present. Findings have been prepared to support the University's determination that the proposed project would not require major revisions of the LRDP Environmental Impact Report (EIR) (Attachment 7).

Key to Acronyms

ASF	Assignable Square Feet
CEQA	California Environmental Quality Act
CMAR	Construction Manager At Risk
CUP	Central Utility Plant
EIR	Environmental Impact Report
ESHA	Environmentally Sensitive Habitat Area
GSF	Gross Square Feet
LEED	Leadership in Energy and Environmental Design
LRDP	Long Range Development Plan

³ The LRDP 65-foot height limit is intended to limit potential aesthetic impacts to the Goleta Slough natural preserve located north of the site across Mesa Road. Although the proposed amendment of the height limit to 85 feet would apply for the entire site, only buildings toward the southern portion of the site will reach that height. Project buildings at the northern edge near the Slough will remain under the current 65-foot height limit to remain sensitive to any aesthetic impacts. The 85-foot height limit conforms to the height limit in the core of the Main Campus.

MMRP	Mitigation Monitoring and Reporting Program
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ATTACHMENTS

Attachment 1:	Project Sources and Uses
Attachment 2:	Project Location Map and Site Plan
Attachment 3:	Design Graphics
Attachment 4:	2010 LRDP EIR Addendum 5: https://drive.google.com/file/d/1MxUs15VMjdTKicLyo6Eac01lnH7vptKj/view
Attachment 5:	LRDP Amendment 7
Attachment 6:	2010 LRDP EIR and Mitigation Monitoring and Reporting Program: https://drive.google.com/file/d/1rmgG5kaJjO9FxFxKmcDGYcZl9a9uUU08vX/view
Attachment 7:	CEQA Findings

ATTACHMENT 1

**PROJECT SOURCES AND USES
SAN BENITO STUDENT HOUSING
PROJECT ID 986410**

PROJECT SOURCES

Fund Source	Total	% of Total
Campus Funds	\$32,076,000	100%
Total Sources	\$32,076,000	100%

PROJECT USES

Category	Approved Preliminary Plans Funding (May 2024)	Proposed Preliminary Plans Funding Amendment (Nov 2024)	Total	% of Total
A/E Fees ¹	\$13,400,000	\$12,526,000	\$25,926,000	80.8%
Campus Administration ²	\$650,000	\$300,000	\$950,000	3.0%
Surveys, Tests, Plans	\$500,000	\$100,000	\$600,000	1.9%
Special Items ³	\$4,600,000	-	\$4,600,000	14.3%
Total	\$19,150,000	\$12,926,000	\$32,076,000	100%

1. A/E Fees include contract fees for the executive architect and engineering team.

2. Campus Administration includes: project management, contract administration, and inspection.

3. Special Costs include: Pre-design studies, physical and environmental planning, California Environmental Quality Act costs, Construction Manager at Risk fees, and reviews related to engineering, design, and other disciplines.