PROJECT INFORMATION SESSION
May 30 & 31, 2018
STUDENT HOUSING WEST
ABOUT THE PROPOSED PROJECT
Project Transaction Structure

- University of California, Office of the President (UCOP)
- University of California, Santa Cruz (UCSC)
- Project ResLife, Contracts, Billing: UCSC - CHES
- 501c3 Nonprofit Owner: Collegiate Housing Foundation (CHF)
- Project O&M: Capstone Management Partners (CMP)
- Developer: Capstone Development Partners LLC (CDP)

Connections:
- Project Development Agreement
- Ground Lease
- Project Management Agreement(s)
Key RFP Project Performance Goals

• Master plan, develop and operate approximately 3,000 beds of housing for upper division undergraduate and graduate students and students with families, including adequate support spaces, amenities, and associated infrastructure.

• Complete and open a minimum of 900 beds no later than July 2020 with the entire project completed by July 2022.

• Achieve the lowest possible rental rates supported by a balanced approach to lifecycle costs and sustainability goals while maintaining rate parity with Campus-owned and operated student housing.

• Minimize impact on the University’s credit rating and campus debt capacity.

• Deliver efficiently design high density housing for diverse communities in sensitive environments with challenging site conditions and complex site and infrastructure needs.
Physical Context & What is Included

• One integrated project... Three unique student population segments.

• Approximately 3,000 beds for upper division undergraduates, graduates, and students with families.

• Two sites... Phased construction
  • Hagar site (west campus, ~13 acres)
  • Heller site (lower campus, ~13 acres)

• Amenities including a market, café, fitness center and study spaces.

• Early Education Center for 140 children.
STUDENT HOUSING WEST
ABOUT THE HELLER SITE
Achieving Quality & Maintaining Affordability

• Site Developable Land
  ○ Confined to 11.25 acres of the 13 acre Heller site to accommodate CA red legged frog habitat.
  ○ Geotechnical investigation further limited type of construction allowed at SW corner.

• Construction Methods & Quality
  ○ Use of pre-cast exterior for buildings 1-5.
  ○ Use of off site manufactured components for buildings 6-7.

• Minimizing Waste & Disruption
  ○ Off site component construction enhances labor/materials utilization and quality.
  ○ JIT delivery with traditional field assembly.
Site & Buildings

- Undergraduates: 5 buildings, ~2,700 beds.
- Graduates: 2 buildings, ~220 beds.
- West side, 8-10 stories; East side 4-5 stories.
- Scale and massing configured to optimize use of available space and avoid impacts to view sheds.
- Community Hub with café, market, fitness wellness center, and a commons/living learning center.
- Dedicated space for study rooms, social lounges, and community kitchens.
- Exterior courtyards, plazas, and spaces focused on informality and individuality.
Landscape

• Mixed forest palette around site edges and corridors to provide forest and habitat connectivity.

• Climate adaptive planting in plazas and planting beds within the site interior using regional native and campus plant palette.

• Development confined to approximate square footage and location of existing Family Student Housing development to allow for maintenance of protected species habitat.

• Provides 1.75 acres of enhanced dispersal habitat between drainages including vegetated cover, barrier-free routes, and protective fencing.
Circulation

• Universal accessibility throughout site.

• Breezeways connect open spaces and buildings within the site.

• New and existing pedestrian pathways provide connection to the campus.

• Two entries… north and south.

• Multi-modal transportation.
  • Car share and loading/unloading zones.
  • EV stations.
  • Secured bike parking and bike share.
  • Mass transportation improvements.
Sustainability

• Goal…. LEED Platinum… Net Zero

• Exceeds UC Sustainable Practices Policy requirements.

• Energy efficient building systems, appliances, and light fixtures.

• Waste Water Treatment Facility
  • Recycled water for toilet flushing and irrigation.
  • Use of excess recycled water elsewhere on campus.

• Rooftop solar photovoltaics and solar thermal.

• Demand management.

• Maintain protected species habitat.
NOTE: This includes Heller use only. Recycled water use at Porter & Kresge Colleges saves an additional 3.9 million gallons per year.
Achieving Quality & Maintaining Affordability

• Site Developable Land
  ○ Set backs and diversion of stormwater to avoid sinkhole in the SW corner.
  ○ Utilize existing grade changes to blend with existing site and minimize view shed disruption.

• Construction Methods & Quality
  ○ Use of off site manufactured components for all residential buildings.

• Minimizing Waste & Disruption
  ○ Off site component construction enhances labor/materials utilization and quality.
  ○ JIT delivery with traditional field assembly.
Site & Buildings

• 35 two-story buildings clustered in 8-12 units per building providing approximately 140 two-bedroom units for student families.

• Community & Administration Building

• Early Education Center & Community Garden

• Interior commons and play areas focused on creating community and safe spaces for children and families.

• Maximizes use of sloping NE to SW topography to retain view sheds
Landscape

• Focused revegetation to blend the site into adjacent meadow and Jordan Gulch areas.

• Regional native and campus plant palette to create strong ecological connections between site and campus.

• Climate adaptive planting in plazas and planting beds within the interior using regional native and campus plant palette.

• Maintenance of SW sinkhole as a natural site with appropriate setbacks.

• Natural area in SW corner to enhance visual experience at Hagar/Coolidge intersection.
Circulation

• Universal accessibility across community.
• Trails and sidewalks connect open spaces and buildings.
• Designated parking for residents and EEC.
• Second entrance at Coolidge and pedestrian improvements added to mitigate circulation impacts.
• Multi-modal transportation.
  • Located near existing transit stops.
  • Loading/unloading zones.
  • Secured bike parking and bike share.
  • Mass transportation improvements.
Stormwater

- Run-On can be intercepted and directed around the site as necessary.
- Run-Off from the site will be collected with an on-site storm drain system and detained in an on-site storage pipe.
- The required treatment storm flow will be directed to a fully lined and vegetated pre-treatment swale.
- Stormwater can be combined and directed to an outfall located within Jordan Gulch.
Sustainability

• Goal… LEED Platinum…. Net Zero
• Exceeds UC Sustainable Practices Policy requirements.
• Energy efficient building systems, appliances, and light fixtures.
• Waste Water Treatment Facility
  • Recycled water for toilet flushing and irrigation.
• Rooftop solar photovoltaics.
• Demand management.
Hagar Water Use

Annual Water Use (Gallons)

- City Water
- Recycled Water
- Water Efficiency

61% REDUCTION
7.5M GAL/yr SAVINGS
Viewsheds & Visibility

Hagar Drive & Coolidge Road Intersection, View to the Northeast
Hagar Drive & Village Road Intersection, View to the Southeast
View from the Cowell College Lower Loop
View from Village Road
View from Great Meadow
Student Housing West EIR

Analysis Includes

• Impacts of Student Housing West Project (as tiered from LRDP EIR)
• Impacts of Dining Hall Expansion (related project; not yet proposed for approval by Regents)
• Supplement to LRDP EIR (Population/Housing and Water Supply)

Types of Impacts Include

• Significant Unavoidable Impacts
• Less-Than-Significant Impacts, with Mitigation
• Less than Significant Impacts

Topics Include

• Aesthetics
• Air Quality
• Biological Resources
• Cultural Resources
• Geology and Soils
• Greenhouse Gas Emissions
• Hydrology and Water Quality
• Land Use and Planning
• Noise
• Public Services and Recreation
• Transportation and Traffic
• Tribal Cultural Resources
• Utilities and Service Systems
• Other Resource Topics
EIR Project Objectives

• Comply with University’s commitment under the 2008 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 UC President’s Housing Initiative.

• Develop housing in a timely manner to meet provisions of the Settlement Agreement

• Develop new housing while minimizing displacement impacts on students with families.

• Locate student housing on campus to facilitate convenient access to classrooms and other learning environments; student services; and campus amenities such as retail, restaurants and fitness facilities
• 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** consistent with Leadership in Energy and Environmental Design (LEED) Silver certification, at a minimum.

• Provide on-site parking to meet basic parking needs of the project while **minimizing traffic impacts** on campus.
Overview of Proposed Project EIR Analysis

Significant Unavoidable Impacts

- **Student Housing West**
  - Substantial adverse effect on scenic vistas (both sites).
  - Substantially damage scenic resources (both sites).
  - Degrade visual character and quality (Hagar site).
  - Project not adequately served by existing entitlements and water resources during multiple dry years.

- **Dining Facilities Project** (related project; not yet presented to Regents)
  - Substantial temporary increase in noise levels during construction.

- **2005 LRDP EIR Supplement** (population, housing, and water supply)
  - Growth under the 2005 LRDP contributes to need for City to secure new water source to address drought conditions.
  - Growth under the 2005 LRDP results in substantial demand for new housing which would result in significant and unavoidable traffic and water supply impacts.
Less Than Significant Impacts with Mitigation

• Student Housing West
  • Air Quality
    • Equipment specification and phasing requirements will address impacts of construction-phase emissions and exposure of sensitive receptors to concentrations of toxic air contaminants.

• Biological Resources
  • Restoration, permanent protection, and seed collection and transplanting will mitigate impacts native grassland and two potentially special-status plants.

• Avoidance and minimization measures to prevent construction impacts to California red-legged frog and California giant salamander

• Requirements for lighting design reduces impacts on wildlife behavior from outdoor lighting
• **Cultural Resources**
  • Project would not impact known archaeological resources but requires specific monitoring to reduce potential impacts to unknown resources.

• **Geology and Soils**
  • Additional geotechnical investigations and inspections will ensure appropriate foundation engineering in karst areas.

• **Hydrology and Water Quality**
  • Reduce flow to detention basin and Hagar/Coolidge, repair existing sinkhole, treat and meter storm water runoff as mitigation for potential water quality impacts.

• **Traffic**
  • Additional driveway off Coolidge needed and/or additional turn lane to reduce impacts at entrance to Hagar site.
  
  • Improvements to pedestrian access to transit stops will address conflict with UCSC policies related to alternative transportation.
Alternate #1- No Project

Heller site remains in its current condition, with 196 beds for students with families and a child care facility. Hagar site remains undeveloped.

Impacts
• Avoids or reduces the proposed project’s potentially significant and unavoidable impacts.
• Fails to meet any project objectives.

Factors to Consider
• Students who would have been housed on campus would live off campus and commute to the campus resulting in increased emissions and vehicle trips.
• Demand for potable water by students housed off campus would potentially be greater as housing would most likely not use recycled water for indoor non-potable use.
• Existing Family Student Housing would require investment in capital improvements due to current condition (+$30M).
Alternate #2- Reduced Project (Heller)

Heller site developed with 148 apartment units for students with families, an expanded childcare facility, 200 graduate beds, and ~1,752 undergraduate beds. Hagar site remains undeveloped.

**Impacts**
- Avoids proposed project’s impacts on the Hagar Site but extends time required to complete project.
- Significant and unavoidable impact on scenic vistas at Heller site and water supply remain.
- Fails to meet objectives associated with Settlement Agreement, providing affordable, on-campus housing in a timely manner, minimizing displacement impacts on students with families, and locating undergraduate housing on campus.

**Factors to Consider**
- Only provides 2,100 beds, instead of the proposed 3,000.
- Challenge to provide separation for three unique communities due to frog and geotechnical issues.
- Existing students with families to be relocated off campus during construction. Childcare facilities would also require relocation.
- 900 students who would have been housed on campus would live off campus and commute resulting in increased emissions and vehicle trips.
- Affects affordability (+$200M) due to denser development (taller buildings with deeper foundations) and required provision of temporary family student housing (off campus) and childcare during construction.
Alternate #3- Full Project (Heller)

Heller site developed with all 3,000 beds, childcare, and other facilities/infrastructure on the Heller Site. The Hagar site would remain undeveloped.

**Impacts**
- Avoids proposed project’s impacts on the Hagar Site but extends time required to complete project.
- Increases all of proposed project’s impacts related to development of Heller Site including scenic vistas and water supply.
- Fails to meet project objectives associated with Settlement Agreement, providing affordable, on-campus housing in a timely manner, and minimizing displacements on students with families.

**Factors to Consider**
- Reduced size of developable land (11.25 acres) to accommodate CA red legged frog habitat and geotechnical considerations for SW corner will require a very dense development.
- Challenged to provide adequate separation for three unique communities on a more densely planned site.
- Existing students with families to be relocated off campus during construction. Childcare facilities would also require relocation.
- Affects affordability (+$325M) due to denser development requiring taller buildings (up to 12 stories), change in construction methodologies (hi-rise) with corresponding deeper foundations and required provision of temporary family student housing (off campus) and childcare.
Heller site developed with 148 student with families apartments, an expanded childcare facility, 200 beds for graduates, and ~1,150 undergraduate beds. North Remote site developed with ~1,500 undergraduate beds. Hagar site remains undeveloped.

**Impacts**

- Avoids proposed project’s impacts on the Hagar Site but extends time required to complete project.
- Reduces but does not fully avoid proposed project’s Heller Site impacts.
- Results in impacts at North Remote site (sensitive biological resources).
- Meets many project objectives but may fail to meet Settlement Agreement terms, and fails to minimize student and sensitive habitat impacts.

**Factors to Consider**

- North Remote site developable land may be affected by required biological resource protection and service boundaries reducing available footprint for development to ~6.75 acres.
- Existing students with families may need to be relocated off campus during construction. Childcare facilities would also require relocation.
- Affects affordability (+$450M) due to additional square footage, dense development with deep foundations and extension of utilities for North Remote site as well as required provision of temporary family student housing and childcare.
EIR Process to Date

Notice of Preparation
• Scoping Period: September 1- October 2, 2017
• Scoping Meeting: September 28, 2017

Revised Notice of Preparation
• Scoping Period: November 1- 30, 2017
• Scoping Meeting: November 29, 2017

Draft EIR
• Original Review Period: March 27- May 11, 2018
• Original Public Hearings: May 2- 3, 2018
• Extended Review Period: May 14- June 27, 2018
• Additional Public Information Sessions: May 30 & May 31, 2018
• Additional Public Hearings
  • June 6, 5:00- 7:00 p.m., Cultural Center at Merrill, UCSC Campus
  • June 7, 6:30- 8:30 p.m., Louden Nelson Community Center, Santa Cruz

Final EIR: Planned completion TBD

EIR Certification and Project Design Approval: Regents Consideration TBD
How to Comment

• Participate in upcoming Public Hearings (orally or by submitting comments in writing at the meeting).

• Send written comment to:
  Alisa Klaus
  University of California Santa Cruz
  1156 High Street, Mailstop: PPDO
  Santa Cruz, CA 95064

• Email comment to eircomment@ucsc.edu
THANK YOU...

VISIT THE UNIVERSITY EIR WEBSITE
https://ppc.ucsc.edu/planning/EnvDoc.html

VISIT THE PROJECT WEBSITE
https://ucsc.edu/shw