Student Housing West
SHW Campus Open Forums
March 12-13, 2018
Student Housing West Program

Project Program
• 2,675 apartment beds for upper division students
• Up to 220 apartment beds for graduate students
• Up to 140 apartments (2BR) for family student housing
• Childcare (140 children)

Delivery Timeline
– ~3,000 beds by fall 2022
– Phasing options
– Some beds could be delivered earlier
**Student Housing West Plan**

**Delivery Model**
- Capstone Development Partners, LLC
  - P3 Partner

**Ownership Model**
- Collegiate Housing Foundation - 501(c)(3) Not for Profit Owner

**Financing**
- Tax Exempt Bond Financing
- Project based financing

**Residential Life Functions**
- To be performed by the campus

**Rate Structure**
- Commensurate with existing campus housing
  - Annual inflationary adjustments
Childcare and Family Student Housing to Alternate Location

UNIVERSITY OF CALIFORNIA, SANTA CRUZ
LONGRANGE DEVELOPMENT PLAN 2006-2020
SEPTEMBER 2006

LAND-USE MAP

Childcare and FSH Here

Undergrad and Grad Beds Here
The Capstone Team Approach and Commitment

We will approach every decision focused on the student, the alignment of interests between parties, and the collective, as opposed to individual good. With this philosophy guiding us, we will collaborate with UCSC to achieve a project that:

• Focused on the preservation of geography, geology, climate and landscape
• Sets a new standard for sustainability and resource management.
• Improves the quality of life and student experience
• Integrates into the fabric of campus while maintaining a unique identity
• Enhances the UCSC culture and promotes and serves its diverse student population.
• Is of a quality worthy of its gateway location and transformational scale.
• Supports the strategic and administrative goals of UCSC.
SHW Survey - Program Validation

Market Demand Analysis

- 3,352 survey respondents (17% response rate)
  - Excellent response rate = very reliable data
- Confirm:
  - What types of units undergraduate, graduate, students with families want
  - What is the demand at price points necessary to fund the construction and operate the Project?
  - Is the demand present to fill the Project without negatively impacting existing housing?
  - What kinds of amenities would students like to see in the Hub?
- Results expected mid-March, 2018
Key Project Milestones

Mar. 26, 2018  Draft EIR circulated for public review (45 days)

Jul 17, 2018  Regents Meeting

Sept. 2018  Phase 1 - Construction Start – FSH (Hagar Site)
Sept. 2019  Phase 1 - Occupancy/Move-in – FSH (Hagar Site)

Sept. 2019  Phase 2 - Construction Start – Undergrad / Grad (Heller Site)
Sept. 2022  Phase 2 - Occupancy/Move-in – Undergrad / Grad (Heller Site)
Student Housing West (Heller & Hagar) Sites
Hagar Site
Family Student Housing +
Early Education Center
Hagar Site - Family Student Housing + Childcare Updates
Community Cluster

Lower Floor Plan
Community Cluster

- Massing Concepts
- Material Concepts
### Community Building
- Community Room / Maker space
- Community Kitchen
- Parent study
- Staff Office / Security Station
- Mail & Package space
- Laundry / Utility Room
- Storage room
- (2) All gender restrooms

### Outdoor Space
- Patio / Outdoor area
- Community Garden Space
- Playground
Heller Site
Undergraduate + Graduate
Heller Site - Undergraduate / Graduate Housing Site Plan

- 2,675 Undergraduate Beds
  - Private (~55%) and Shared Bedroom Apartments (~45%)
  - Building Community at Multiple Levels

- 200-220 Graduate Beds
  - Private Bedrooms in Studio (~100 beds) and Communal Unit Types (~100-120 beds)

- Site Investigation / Programming / Construction Pricing
UG – 4 bed (private)
UG - 2 bed (shared)
UG – 3 bed (triple)

529 SF
GRAD - Studio

LIVING / KITCHEN

BATHROOM
GRAD – Communal Unit Type - 8 bed / Kitchen & Living
GRAD – Communal Unit Type - 8 bed / Kitchen & Living

670 SF
Heller Site - HUB and Outdoor Program
Commons
- Multifunction ~4,000sf
- Medium Conference Rm (2)
- Small Group Mtg/Study Rm (4)
- Social Lounge
- Academic Resource Area
- Collaborative Work Area
- Collaborative Lounge/Gathering
- Mail/Parcel Storage
Indoor / Outdoor Spaces / Plazas
Food Service / Retail
- Marketplace Kitchen/Serving ~3,000sf
- Dining Seating Area
- Convenience Store
Wellness
- Fitness Center
- Movement Studios
- Maker Space
- Prayer & Meditation Room