TEST LAND USE SCENARIOS: FACTORS FOR CONSIDERATION

FEASIBILITY FACTORS:

- All scenarios assume significant infill within the existing academic core
- All scenarios avoid development on slopes over 30%
- All scenarios respond to challenging conditions such as geology, hydrology, views, and sensitive vegetation/habitat. In most cases, these features are not able to be completely avoided. There will be additional care required in particularly sensitive conditions.
- 15% of identified land use areas are ancipated to be potentially infeasible for development due to site challenges, so this additional contingency factor is applied to each land use zone.

DENSITY FACTORS:

- New student housing density will likely vary depending on context but will be more dense than existing housing
- Academic uses will vary in density depending on type (infill vs. expansion) and context (meadow vs. forest)

PROGRAM FACTORS:

- Only academic core and student housing uses are considered for this round of scenarios. Other specific locations for uses such as employee housing, facilities yard, parking, reserves, and other categories will be addressed in later scenarios.
- Potential employee housing areas are shown on page 3 for feedback and not yet integrated into the scenarios.
- Academic core program includes all non-residential uses for the campus including classrooms, labs, offices, support, student services, community uses, and others.
- The proposed land use area includes addressing the existing space deficit as well as accommodating future enrollment growth.
- These land use scenarios include housing 100% of the new student enrollment on campus

UNIVERSITY OF CALIFORNIA
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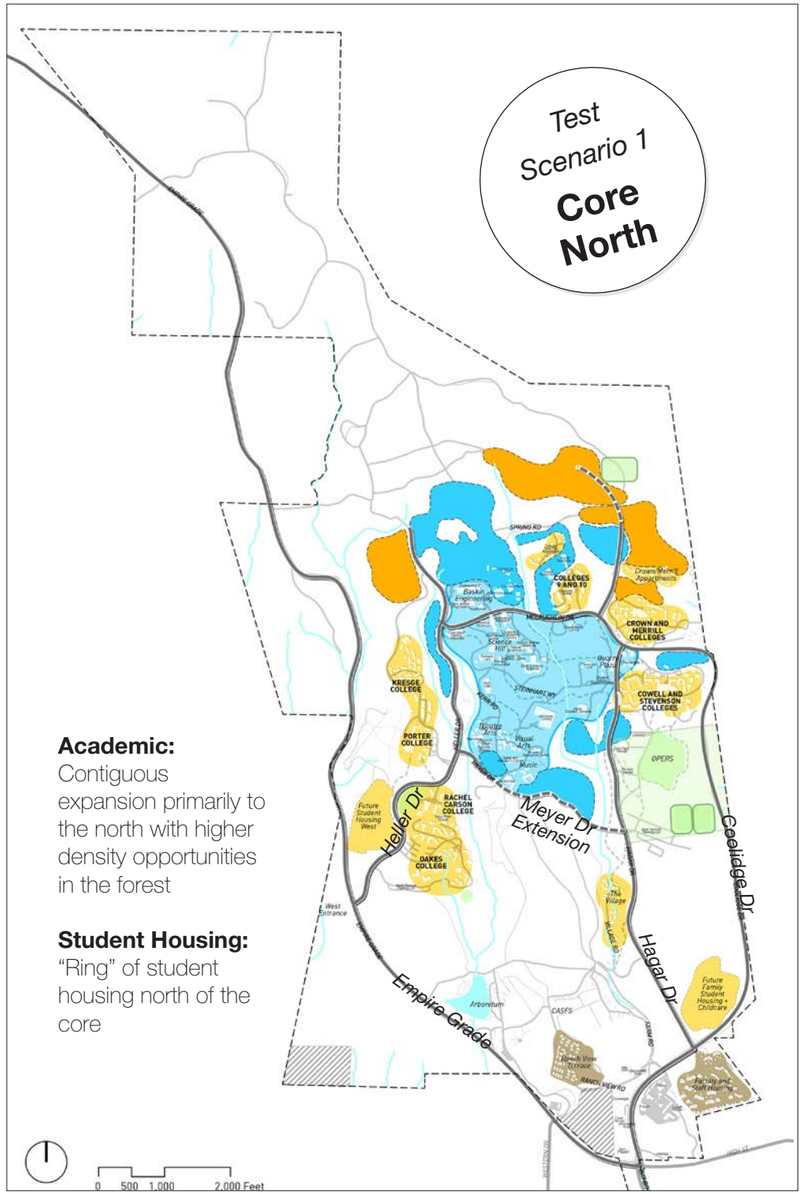
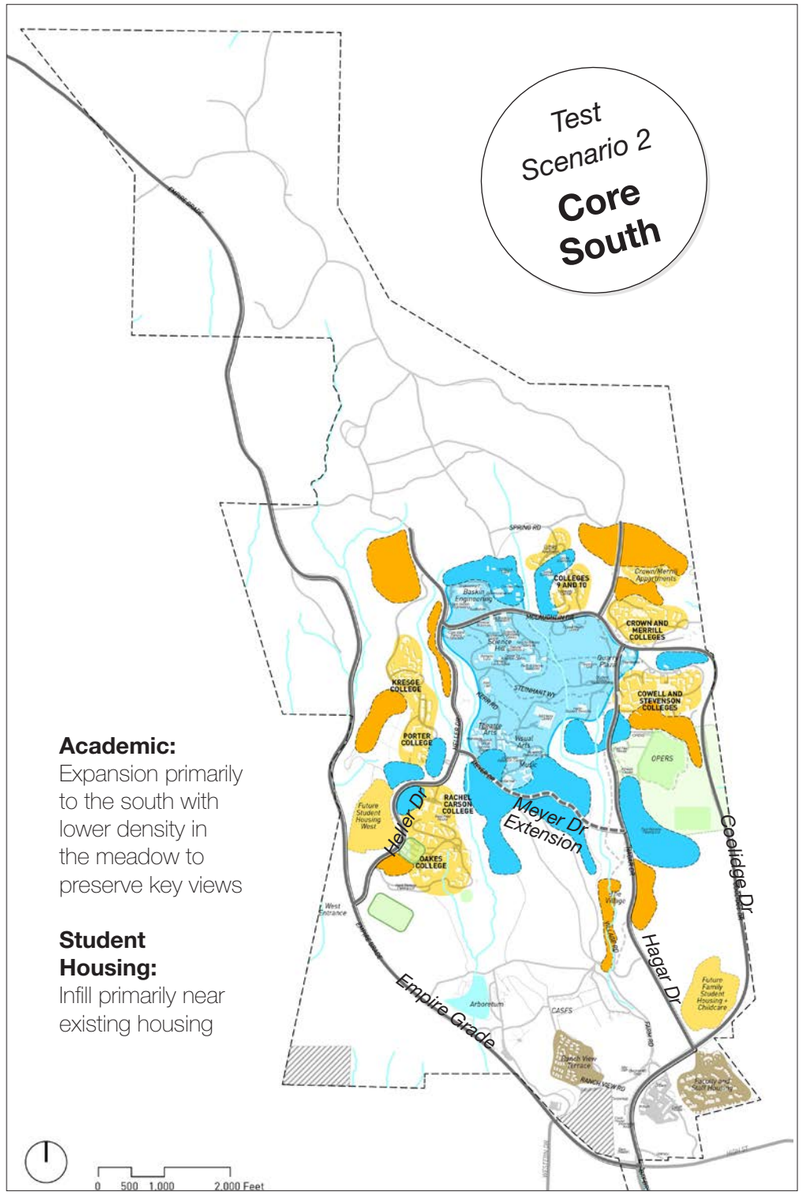
TEST LAND USE SCENARIOS: ACADEMIC/STUDENT HOUSING LAND USE



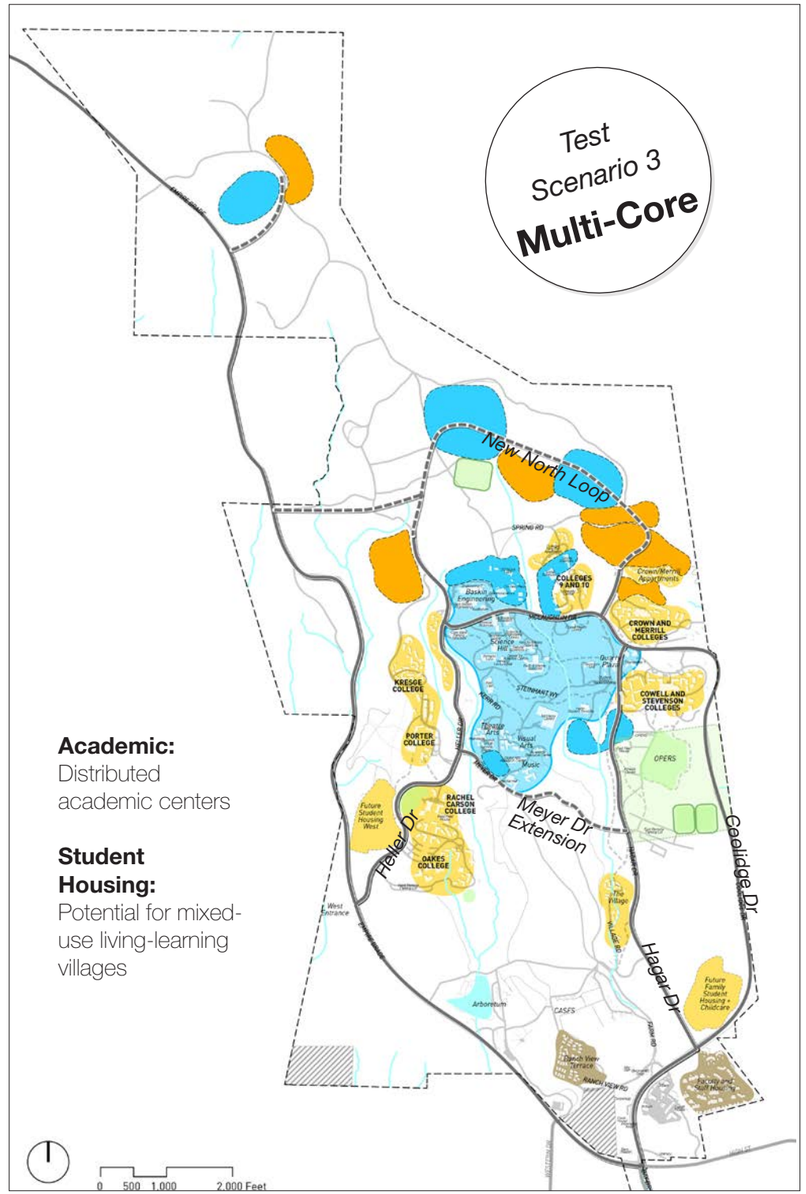
Academic:
Contiguous expansion primarily to the north with higher density opportunities in the forest

Student Housing:
"Ring" of student housing north of the core



Academic:
Expansion primarily to the south with lower density in the meadow to preserve key views

Student Housing:
Infill primarily near existing housing



Academic:
Distributed academic centers

Student Housing:
Potential for mixed-use living-learning villages

- New Academic Core
- New Student Housing
- Recreation Fields
- Existing Academic Core
- Existing Student Housing
- Existing Employee Housing
- Habitat Conservation Area
- Existing Key Routes
- New or Extended Routes
- Existing Pathways
- Existing Minor Routes

DRAFT SCENARIOS FOR DISCUSSION ONLY **NOVEMBER/DECEMBER 2018**

UC Santa Cruz Long Range Development Plan

UNIVERSITY OF CALIFORNIA SANTA CRUZ

POTENTIAL EMPLOYEE HOUSING SITES