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 anticipated 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.
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

Test Scenario 1
Core North

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

Student Housing:
- Infill primarily near existing housing

Test Scenario 2
Core South

Academic:
- Distributed academic centers

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

Test Scenario 3
Multi-Core

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
UC Santa Cruz Long Range Development Plan

NOVEMBER/DECEMBER 2018
POTENTIAL EMPLOYEE HOUSING SITES

Campus Gateways

Benefits:
- Proximity to entrances and existing employee housing
- Flat, buildable sites available
- Existing infrastructure in place

Challenges:
- Existing programs in place would require relocation
- Historic District proximity requires sensitivity
- Red-legged frog Critical Habitat zone requires sensitivity

West of Empire Grade

Benefits:
- Access to Empire Grade
- Balance proximity for commuting and quiet separation from campus activity

Challenges:
- Lack of infrastructure, expensive to develop
- Challenging site conditions- kmea, steep slopes, mima mounds, habitat areas
- Coastal Commission jurisdiction

Northern Sites

Benefits:
- Some sites proximate to campus core
- Flat, buildable sites available

Challenges:
- Lack of infrastructure, expensive to develop
- Locations may not appeal to most employees
- Ecologically-sensitive areas currently used for teaching