STUDENT HOUSING WEST

ENVIRONMENTAL IMPACT REPORT

INFORMATION SESSION AND PUBLIC HEARING

May 2 & 3, 2018

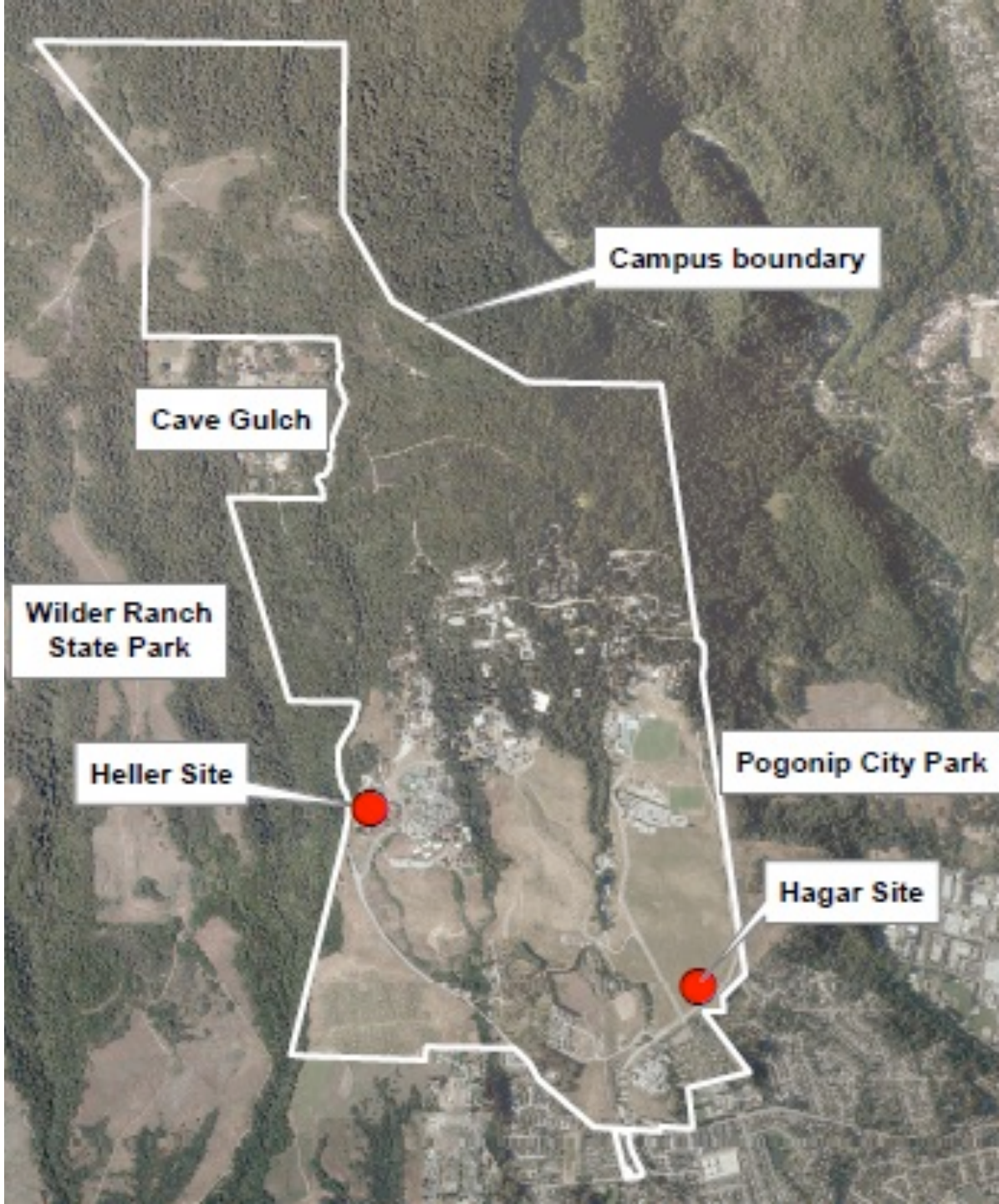
UC SANTA CRUZ

STUDENT HOUSING WEST

PROJECT OVERVIEW

Physical Context & What is Included

- One integrated project… Three unique communities
- Two sites… Phased construction
  - Hagar site (lower campus, ~13 acres)
  - Heller site (west campus, ~13 acres)
- Approximately 3,000 beds for upper division undergraduates, graduates, and students with families.
- Amenities including a market, café, fitness center and study spaces.
- Early Education Center for 140 children.



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.

HELLER SITE

PROJECT DESCRIPTION

Buildings

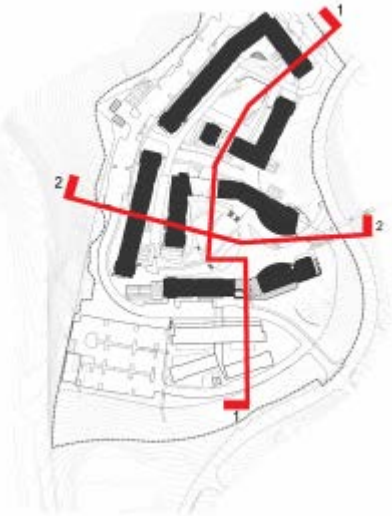
- Five buildings dedicated to upper division undergraduates providing approximately 2,700 beds.
- Two buildings dedicated to graduates providing approximately 220 beds.
- Community Hub with dining and café, market, fitness/wellness center, and a commons/living learning center.
- Dedicated space for study rooms, social lounges, and community kitchens.
- Exterior courtyards, plazas, and programmed spaces focusing on informality and individuality.

Site

- Scale and massing configured to capitalize on open spaces and retain view sheds.
- Buildings range in height from 8- 10 stories at the western edge to 4- 5 stories on the eastern edge.
- Buildings connected by series of breezeways uniting buildings with courtyards and open spaces.
- Parking with EV stations and loading/unloading zones.
- Bike parking and bike share areas along with pedestrian and mass transportation improvements.

Massing and Scale

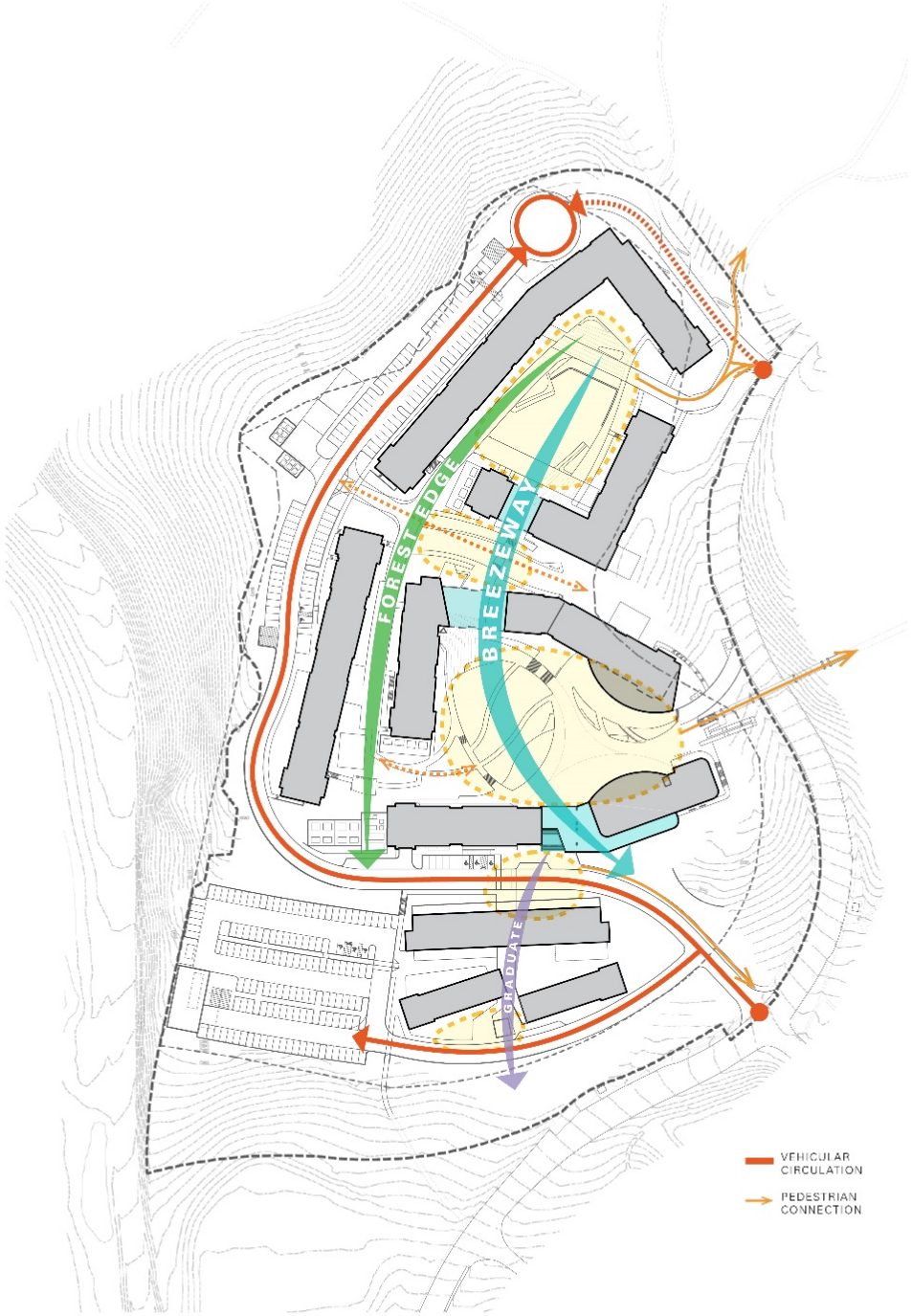
Looking north



Looking west

Circulation

- Universal accessibility throughout site.
- Breezeways connect open spaces and buildings within the site.
- New and existing pedestrian pathways provide connection to the campus.
- Heller Bridge remains as pedestrian connection to east.
- Primary vehicle entry aligned with Oakes Parking Lot to the south with new secondary emergency egress/exit added to the north.

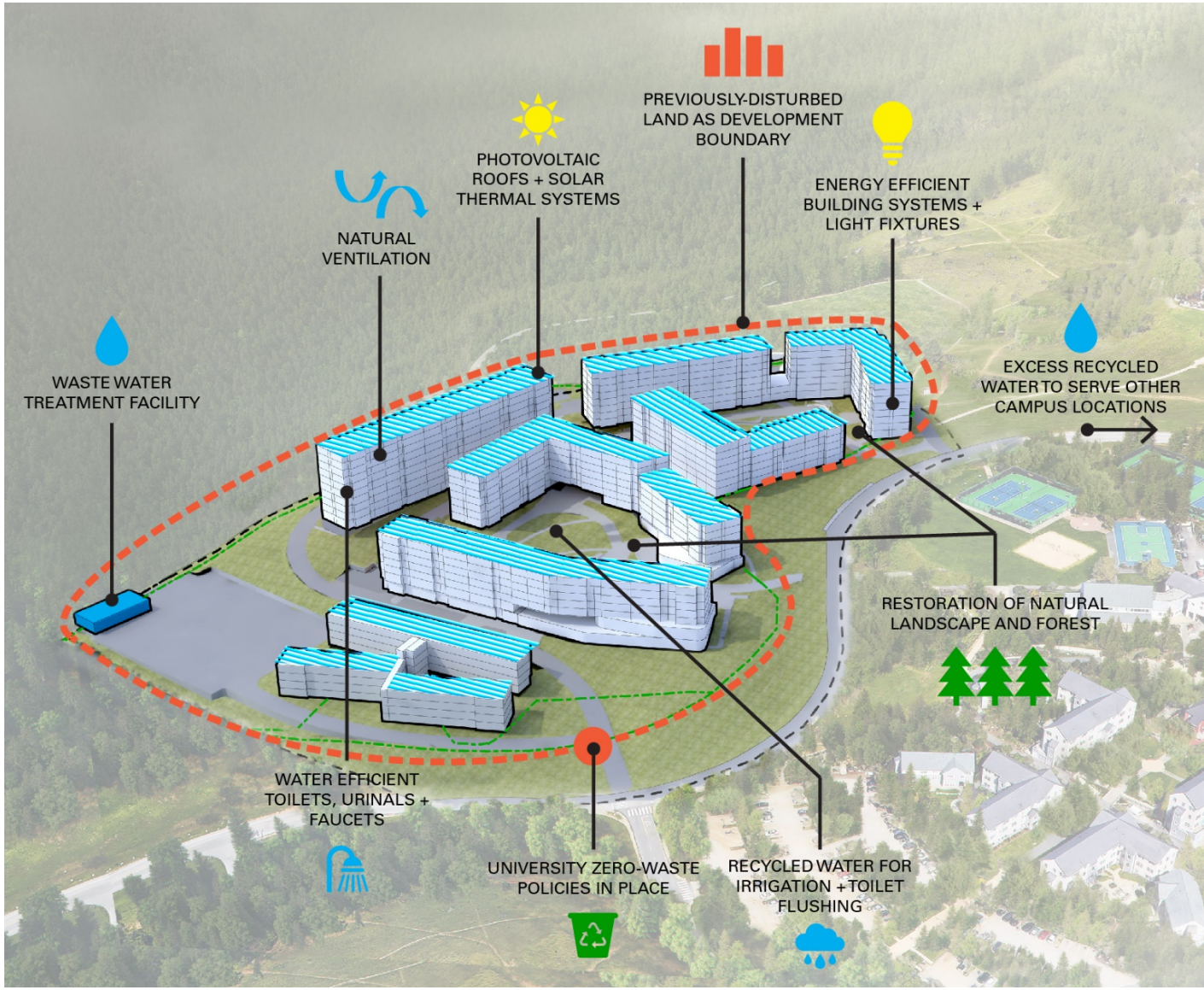


Landscape

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

Sustainability

- Goal…. LEED Platinum… Net Zero
- 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.
- Solar thermal.
- Demand Management
  - Smart metering.
  - Education.



View from above Porter College

View from southern courtyard looking east

View of southern courtyard from Heller Drive

View of northern courtyard

View from south looking north to Hub

HAGAR SITE

PROJECT DESCRIPTION

Buildings

- 35 two-story buildings clustered in 8- 12 units per building and 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.

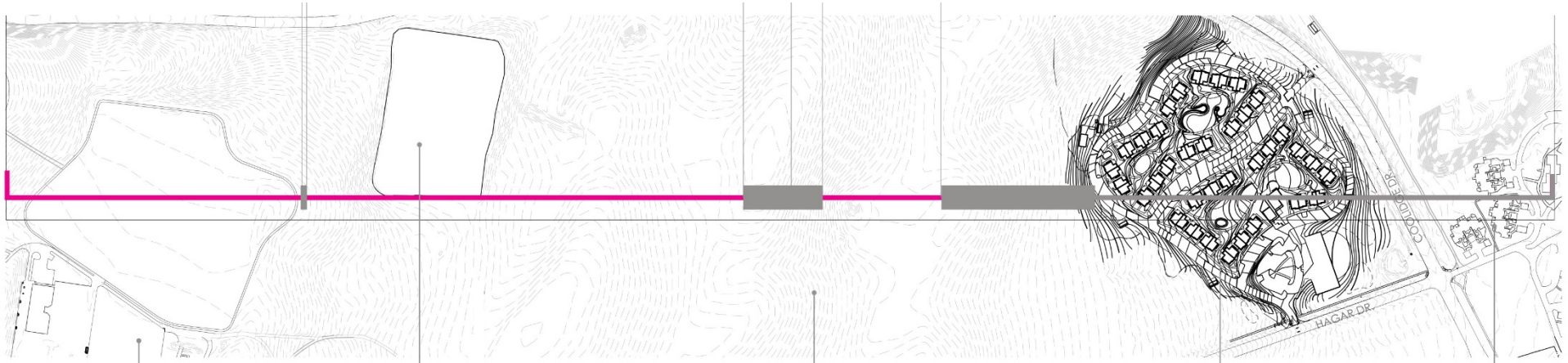
Site

- Buildings range in height from 1- 2 stories with meandering forms, both vertically and horizontally to encourage simplicity.
- Maximizes use of sloping NE to SW topography to retain view sheds.
- Building massing and orientation is clustered to provide gathering spaces clustering and park like ‘green’ spaces.
- Loop road with entrances at Hagar and Coolidge.
- Vehicle and bike parking at buildings and EEC along with pedestrian and mass transportation improvements.

Viewsheds & Visibility

Hagar Drive & Coolidge Road Intersection, View to the Northeast

Hagar Drive & Village Road Intersection, View to the Southeast



PLAN

Legend

Zone Where Visible

Zone Where Not Visible

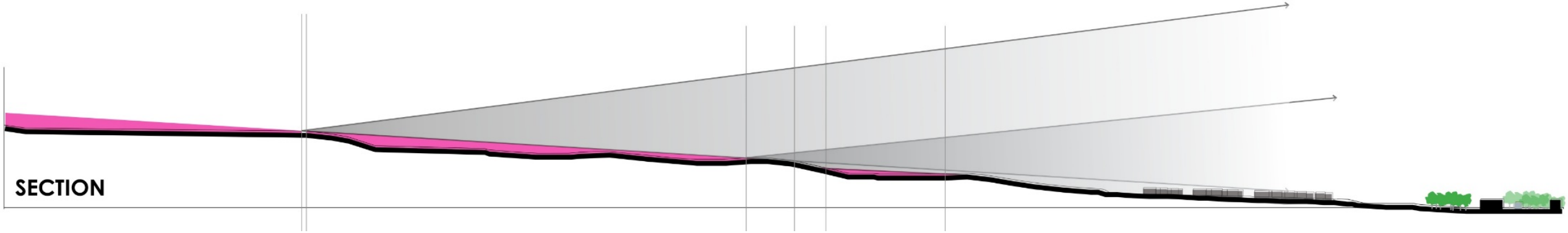
OPERS Facilities

Practice Field

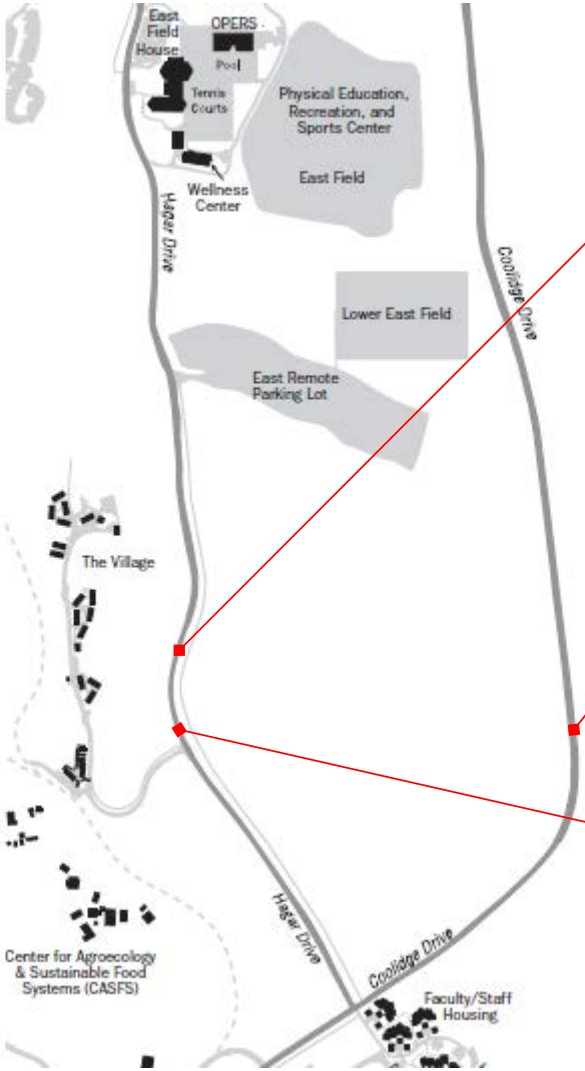
Meadow

Project Site

Existing Residences



SECTION



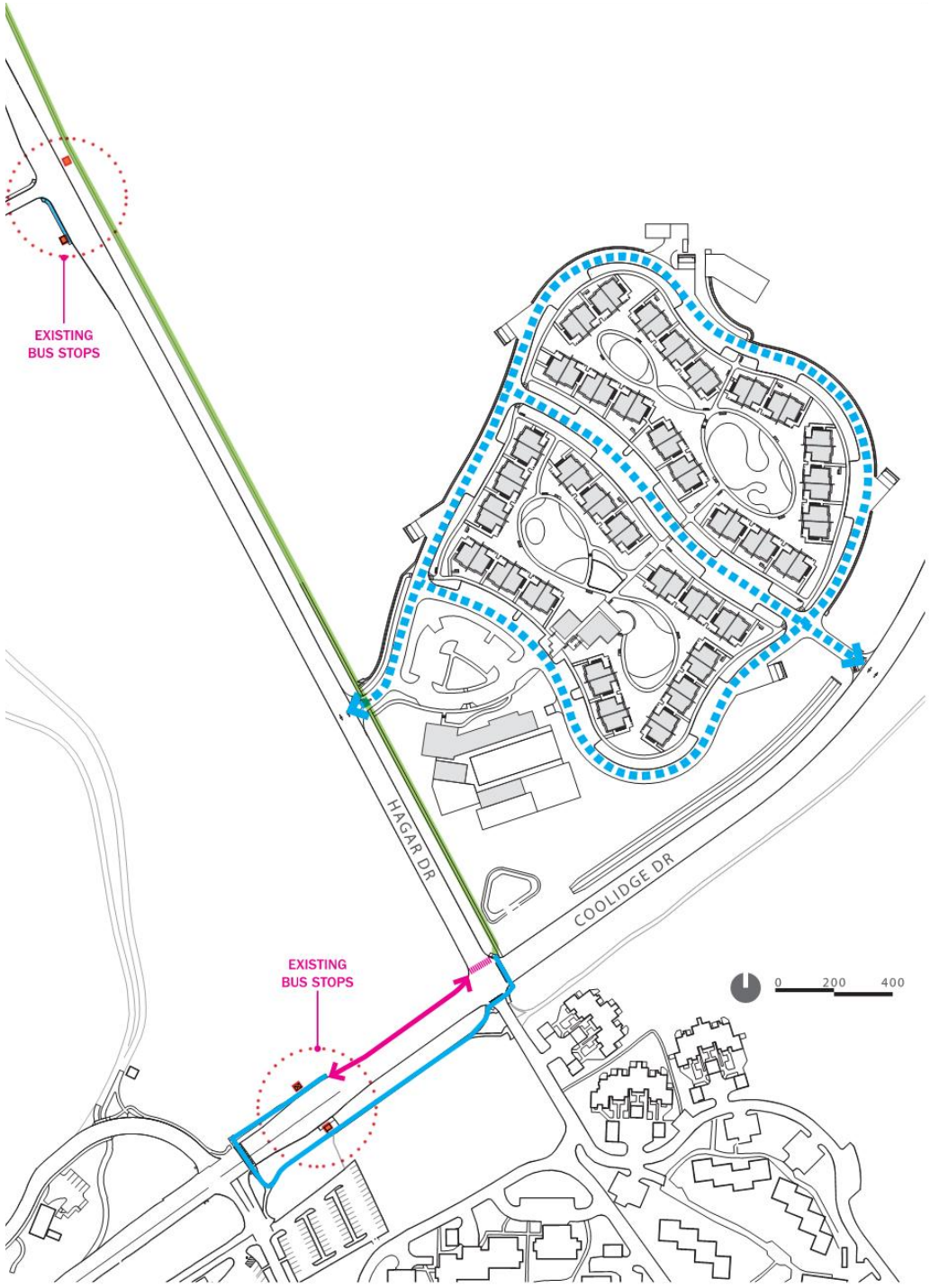
From Hagar Drive

From Coolidge Drive

From Hagar Drive

Circulation

- Universal accessibility across community.
- Trails and sidewalks connect open spaces and buildings.
- Designated parking for residential and EEC on site with bike parking at buildings and a bike share at Community Center.
- Site close to existing transit stops.
- Second entrance at Coolidge and pedestrian improvements added to mitigate EIR impacts.



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.

Sustainability

- Goal… LEED Platinum…. Net Zero
- Energy efficient building systems, appliances, and light fixtures.
- Exceeds UC Sustainable Practices Policy Requirements
- Waste Water Treatment Facility
  - Recycled water for toilet flushing and irrigation.
- Rooftop solar photovoltaics.
- Demand Management
  - Smart metering.
  - Education.

View of Interior Circulation Looking North

View of Interior Commons Area Looking South

QUESTIONS AND ANSWERS

EIR PROCESS

INTRODUCTION TO COMMENT SESSION

California Environmental Quality Act (CEQA)

- Requires state and local government agencies to inform decision makers and the public about potential environmental impacts of proposed projects, and to reduce those environmental impacts to the extent feasible.

- If the project may cause adverse environmental impacts, a detailed study called an Environmental Impact Report (EIR) is required.

- An EIR contains
  - in-depth studies of potential impacts;
  - measures to reduce or avoid those impacts; and
  - analysis of alternatives to the project.

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

- Review period: March 27- May 11, 2018
- Public hearings: May 2- 3, 2018

Final EIR: Planned completion June 30, 2018

EIR Certification and Project Design Approval: Regents Consideration July 2018

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

Overview of Proposed Project 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 to reduce impacts of construction-phase emissions and exposure of sensitive receptors to concentrations of toxic air contaminants.
  - Biological Resources
    - Restoration and/or permanent protection to mitigate impacts native grassland.
    - Seed collection, transplanting and monitoring for potential impacts to two special-status plant species, possibly present at Hagar
    - 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.

Alternatives

- CEQA requires an EIR to analyze alternatives to the proposed project that would **feasibly avoid or lessen significant impacts while feasibly attaining most of the project objectives.**

- The range of feasible alternatives should be selected and discussed in a manner intended to **foster meaningful public participation** and **informed decision-making**.

- **Economic, environmental, social, technological, and other factors** may be taken into account when addressing the feasibility of alternatives.

01: No Project Alternative

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

- Impacts
  - Avoids or reduces the proposed project's potentially significant, significant, and 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.

02: Reduced Project Alternative

- The Heller site would be developed with 148 apartment units for students with families, an expanded childcare facility, 200 graduate beds, and ~1,752 undergraduate beds.
- The Hagar site would remain undeveloped.
- Alternative only provides 2,100 beds, instead of the proposed 3,000.
- Requires temporary decant space for families and childcare while under construction.

- **Impacts**
  - Reduces most of the proposed project's impacts on Heller Site and all on Hagar Site.
  - Significant and unavoidable impact on scenic vistas and water supply remain.
  - Fails to meet project objectives associated with Settlement Agreement, providing affordable, on-campus housing, and locating undergraduate housing on campus.

- **Factors to Consider**
  - Challenged to provide adequate separation for three unique communities.
  - Existing family student housing residents 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 to the campus resulting in increased emissions and vehicle trips.

03: Heller Site Development Only Alternative

- Includes all 3,000 beds, childcare, and other facilities/infrastructure on the Heller Site.
- The Hagar site would remain undeveloped.
- Requires temporary decant space for families and childcare while under construction.

- **Impacts**
  - Avoids all of proposed project's impacts on the Hagar Site.
  - Increases all of proposed project's impacts related to development of Heller Site including scenic vistas and water supply.
  - May be able to meet project objectives.

- **Factors to Consider**
  - Three unique communities on one site.
  - Existing family student housing residents to be relocated off campus during construction.
  - The provision of temporary family student housing off-campus would add cost to the project.

04: Heller Site and North Remote Development

- The Heller site would be developed with 148 apartment units for students with families, an expanded childcare facility, 200 beds for graduates, and ~1,150 undergraduate beds.
- The North Remote Site would be developed with ~1,500 undergraduate beds.
- The Hagar site would remain undeveloped.
- Requires relocation of families and childcare during Heller site construction and additional dining, student life, and support spaces.

- **Impacts**
  - Avoids all of proposed project's impacts on the Hagar Site.
  - Reduces but does not fully avoid proposed project's Heller Site impacts.
  - Results in impacts at North Remote site (sensitive biological resources).
  - Meets most project objectives but may fail to meet Settlement Agreement terms, and fails to minimize student and sensitive habitat impacts.

- **Factors to Consider**
  - Increased temporary location/additional building cost and construction duration.
  - North Remote site developable land may be affected by required biological resource protection.

Next Steps

- **Prepare Final EIR**
  - Responses to comments on the Draft EIR.
  - Clarifications to the Draft EIR, as needed.
  - Develop Findings.
  - Include Mitigation Monitoring and Reporting Program.
- **Regents Consider Approval of Project Design, including CEQA Findings**
  - Certify EIR.
  - Adopt Mitigation Monitoring and Reporting Program.
  - Consider alternatives (feasibility and ability to meet project objectives).
  - If applicable, Statement of Overriding Considerations

EIR PROCESS

HOW TO COMMENT

How to Comment

- Provide oral comment at this meeting.

- Submit written comment at 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

Public Hearing Participation

- Purpose of public hearing is to take oral comments from public and agencies.

- Guidelines for Comments
  - Fill out a request-to-speak form and hand to court reporter.
  - Approach the microphone and state your name.
  - Court reporter is recording comments and will prepare transcript.
  - Try to keep to 3 minutes in order to allow everyone an opportunity to speak.
  - We have a green/yellow/red light to help guide with time.
  - Everyone should have opportunity to provide comment once before speaking again.