

STUDENT HOUSING

WEST



REVISED DRAFT
ENVIRONMENTAL IMPACT REPORT
PUBLIC HEARINGS
October 23 & 24, 2018



UC SANTA CRUZ

STUDENT HOUSING WEST
OUTLINE FOR TONIGHT'S HEARING

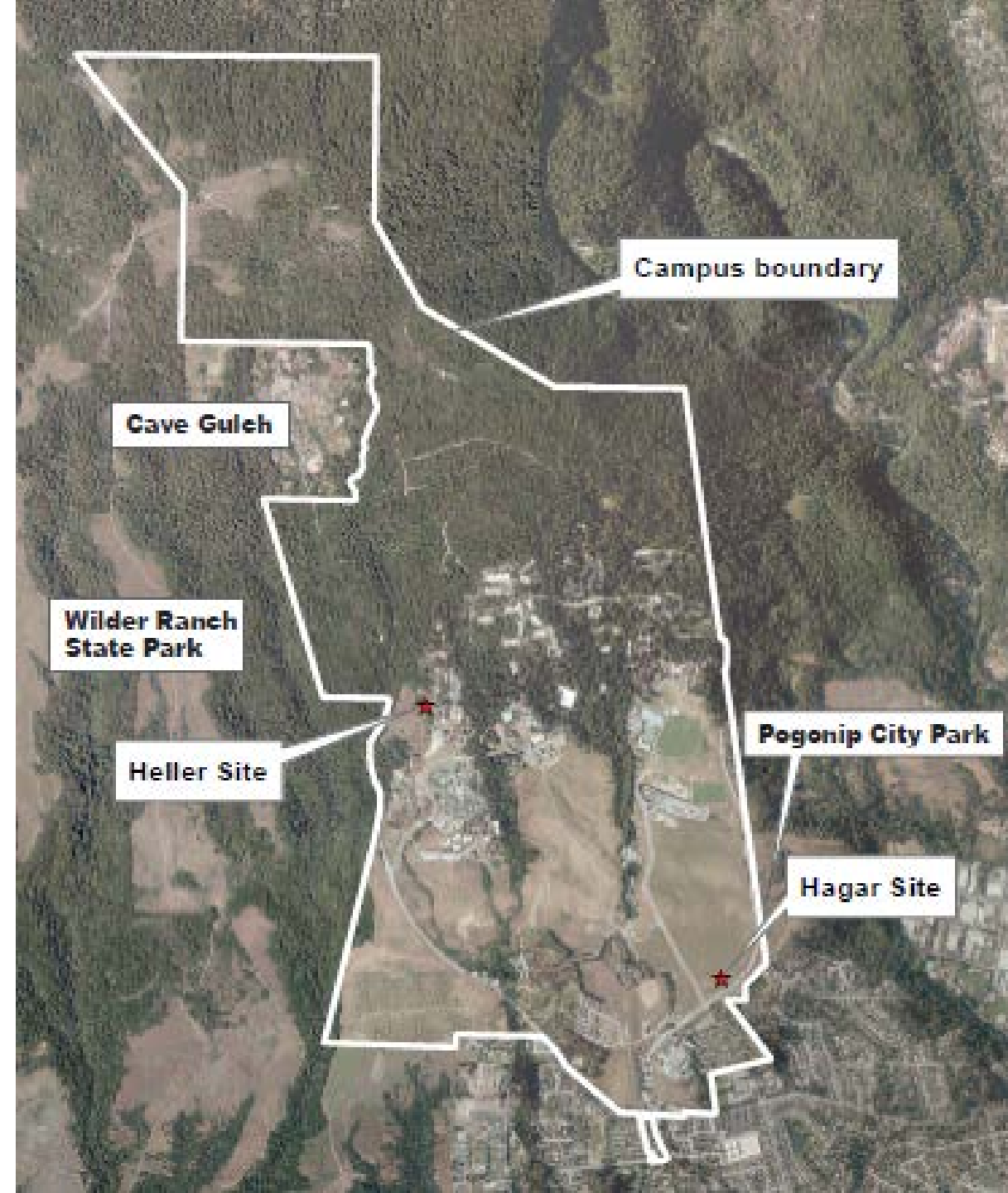
Agenda

- Present Student Housing West Project information.
- The EIR
 - Overview
 - Process
 - The Revised Draft EIR
 - Project Objectives
 - Project Impacts
 - Project Alternatives
- How to Comment & Next Steps.
- Conduct the Public Hearing.

STUDENT HOUSING WEST
ABOUT THE PROPOSED PROJECT

Physical Context & What is Included

- One integrated project... Three unique student population groups.
- Approximately 3,000 beds for upper division undergraduates, graduates, and students with families.
- Two sites... Phased construction
 - Hagar site (lower campus, ~17 acres)
 - Heller site (west 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.
- Design
 - Exterior materials create a variegated exterior envelope and reduce visual scale.
 - Incorporates bird-safe design principles.
- Minimizing Waste & Disruption
 - Off site component construction enhances labor/materials utilization and quality.
 - JIT delivery with traditional field assembly.



Program

- Undergraduates: Five buildings no more than 5- 7 stories in height, ~ 2,700 beds.
- Graduates: Three joined buildings ranging from 4- 5 stories in height, ~220 beds.
- Scale and massing optimizes use of available space and avoids 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.



Site, Landscape & Circulation

- Mixed forest palette around site edges and corridors to provide forest and habitat connectivity.
- Climate adaptive planting using a regional native and campus plant palette.
- ~1.75 acres of enhanced dispersal habitat.
- Universal accessibility throughout site.
- Breezeways and pathways provide connection to site, open spaces, and campus.
- Two entries... north and south.
- Infrastructure improvements to encourage mass transportation, walking, and bicycle use.



Simulation from below Porter College



Rendering of Southern Courtyard Looking East



Rendering of Southern Courtyard Looking West



Simulation from Heller Road at Southern Entry



Simulation from Empire Grade/Heller Rd Intersection



STUDENT HOUSING WEST
ABOUT THE HAGAR SITE

Achieving Quality & Maintaining Affordability

- Site Developable Land
 - Modified existing grade to accommodate buildings and minimize view shed disruption.
 - Stormwater system designed to minimize impacts to watershed
- Design Approach
 - Design and layout focused on functionality, simplicity, efficiency, and creating community.
 - Exterior palette reflects surrounding environment.
- Minimizing Waste & Disruption
 - Off site component construction enhances labor/materials utilization and quality.
 - JIT delivery with traditional field assembly.



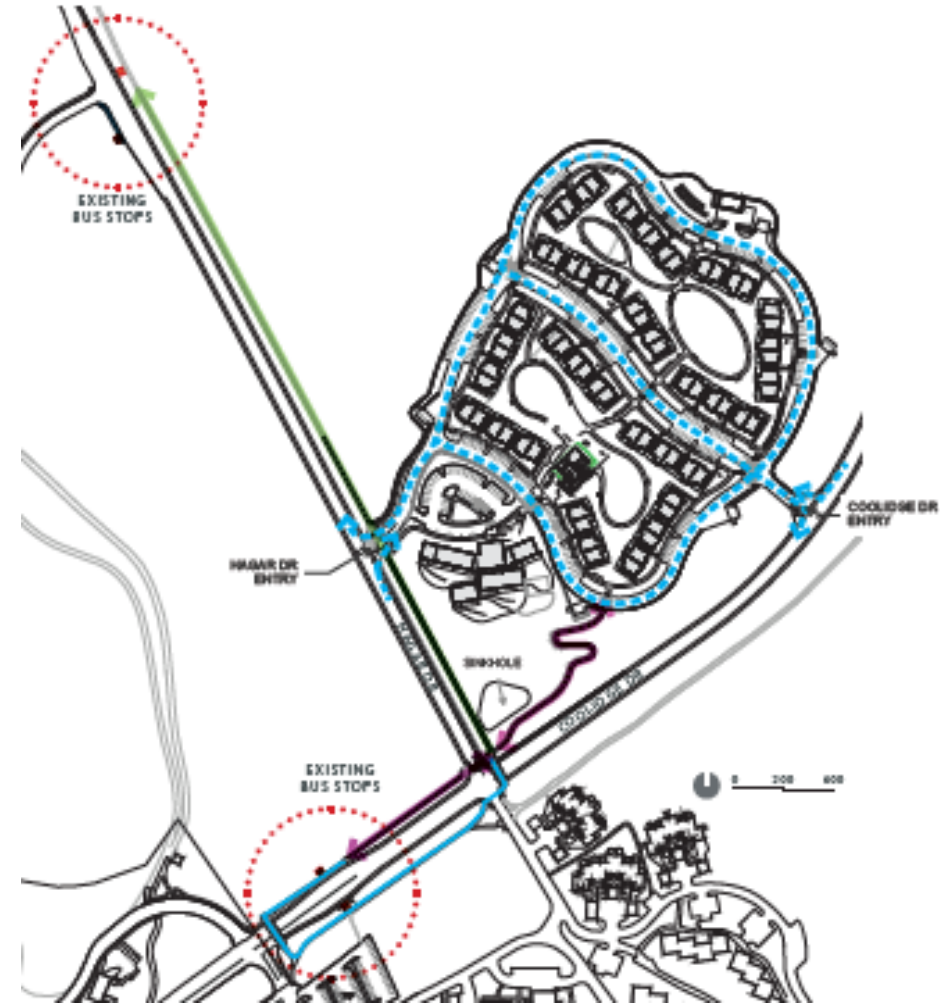
Program

- 35 two-story buildings providing approximately 140 two-bedroom units for students and their 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.



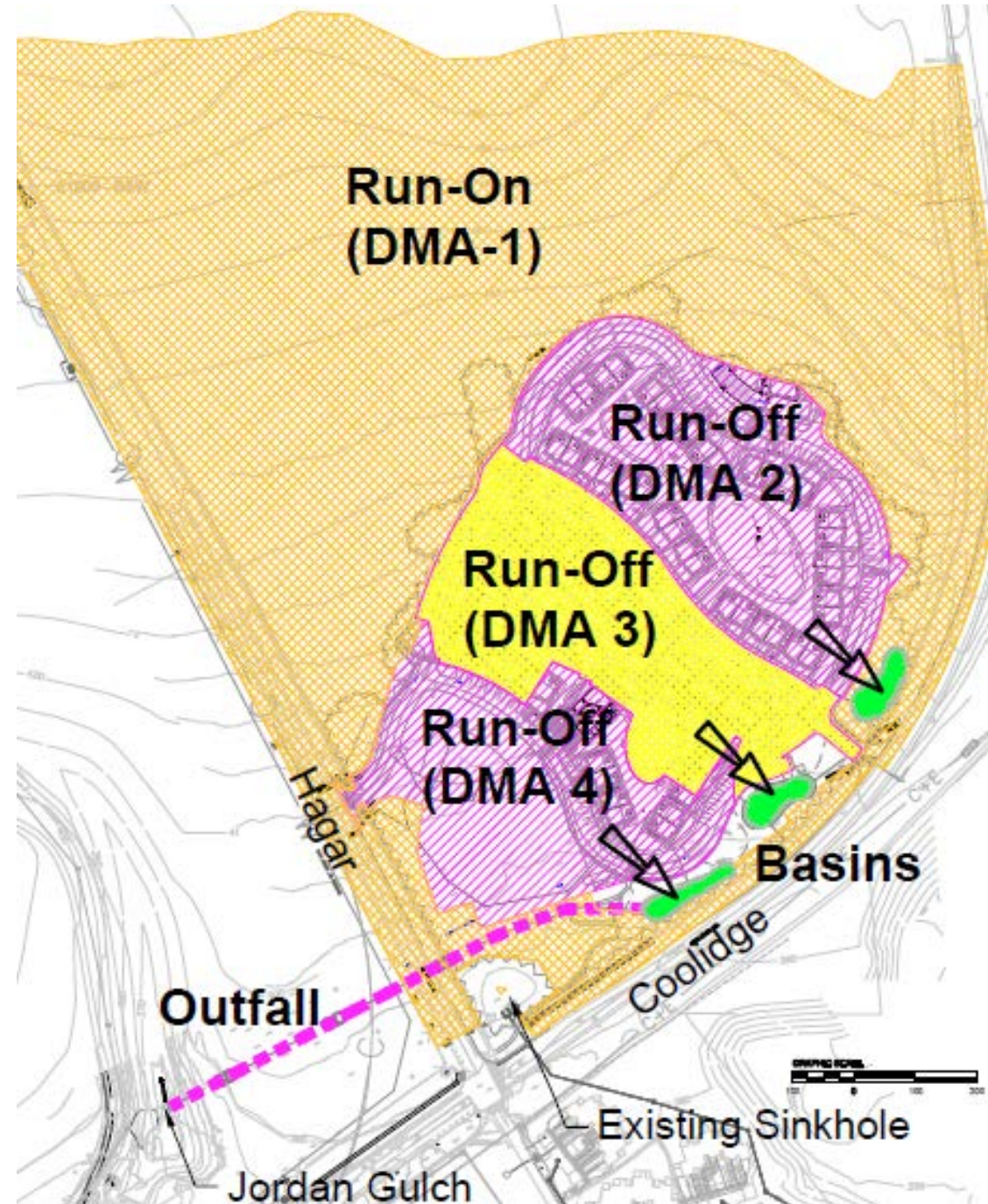
Site, Landscape & Circulation

- Climate adaptive regional native and campus plant palette focused to blend the site into adjacent meadow and Jordan Gulch areas.
- Site development incorporates the existing sinkhole with appropriate setbacks and area planted for enhanced visual experience.
- Universal accessibility across community and inclusion of trails and sidewalks to connect open spaces and buildings.
- Driveway entrances and pedestrian improvements added to mitigate circulation impacts.
- Infrastructure improvements to encourage mass transportation, walking, and bicycle use.



Stormwater

- Run-off from the site will be collected and directed to two fully lined and vegetated biofiltration pretreatment swales for pollutant removal.
- Volume and rate of runoff to sinkhole will be maintained at existing levels.
- New run-off will be directed to Jordan Gulch.



Rendering of Interior Commons Area



Rendering of Interior Circulation Looking North



Rendering of Community Building



Rendering of Western Circulation Road



Rendering of Early Education Center



Simulation from Coolidge/Ranch View Intersection



Simulation from Coolidge/Hagar Intersection



Simulation from Hagar/Village Intersection



Simulation from Coolidge Drive



Simulation from Coolidge Drive



STUDENT HOUSING WEST

EIR OVERVIEW

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.

SHW EIR Analysis Considers

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

EIR Process to Date

Notice of Preparation

- Scoping Period & Meeting: September 1- October 2, 2017 / September 28, 2017

Revised Notice of Preparation

- Scoping Period & Meeting: November 1- 30, 2017 / November 28, 2017

Draft EIR

- Original Review Period & Public Hearings: March 27- May 11, 2018 / May 2 & 3, 2018
- Extended Review Period & Public Hearings: May 14- June 27, 2018 / May 30 & 31, 2018
- Public Information Sessions & Additional Public Hearings: May 30 & May 31, 2018 / June 6 & 7, 2018

Revised Draft EIR

- Review Period: September 17- November 1, 2018
- Public Hearings
 - October 23, 2018, 6:30- 8:30 p.m., Louden Nelson Community Center, Santa Cruz
 - October 24, 2018, 5:00- 7:00 p.m., Cruzioworks, Santa Cruz

Final EIR: Planned completion by January 2, 2019

EIR Certification and Project Design Approval: Regents Consideration January 2019

The Revised Draft EIR

- The Revised Draft EIR replaces the entire Draft EIR issued in March 2018.
- The scope is the same as contained in the March 2018 Draft EIR
 - Analyze impacts of the Student Housing West Project; and
 - Analyze impacts of the Dining Hall Expansion Project (related project); and
 - Supplement to the LRDP EIR (Population/Housing & Water Supply).
- The Revised Draft EIR includes updated analysis reflective of changes to the project as well as revised and additional analysis to address comments received on the March 2018 Draft EIR
- The Final EIR **will not** include individual responses to comments received on the March 2018 Draft EIR.
- The Final EIR **will** include individual responses to comments received on the Revised Draft EIR.

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.

EIR Project Objectives (cont.,)

- 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**.

Overview of Proposed Project EIR Analysis

Significant Unavoidable Impacts

- Student Housing West
 - Visual impacts at both Heller and Hagar sites.
- 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.

Mitigation Measures to Reduce Impacts to Less-than Significant for....

- Air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, and traffic and circulation.

Project Alternatives

Alternative #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.

Alternative #2- Reduced Project

- Heller site developed with 1,750 undergraduate beds, 220 graduate beds, 140 units for students with families, an expanded childcare facility, and student support, dining and amenity space. Buildings are 5- 7 stories tall and decked or offsite parking necessary. Existing student families relocated until new facilities are complete.
- Hagar site remains undeveloped.

Alternative #3- Heller Site Development Only

- Heller site developed with 2,712 undergraduate beds, 220 graduate beds, 140 units for students with families, an expanded childcare facility, and student support, dining and amenity space. Buildings are 5- 10 stories tall and decked or offsite parking necessary. Existing student families relocated until facilities are complete.
- Hagar site remains undeveloped.

Alternative #4- Heller Site & North Remote Site

- Heller site developed with 1,212 undergraduate beds, 220 graduate beds, 140 units for students with families, an expanded childcare facility, and student support, dining and amenity space. Buildings are 5- 7 stories tall with decked parking necessary. Existing student families relocated until facilities are complete.
- North Remote site developed with 1,500 undergraduate beds and student support, dining, and amenity space. Buildings are 6- 8 stories tall with surface parking. Significant extensions of utility infrastructure and roadways necessary.
- Hagar site remains undeveloped.

Alternative #5- Heller Site & East Campus Infill Site

- Heller site developed with 2,060 undergraduate beds, 220 graduate beds, 140 units for students with families, an expanded childcare facility, and student support, dining and amenity space. Buildings are 5- 7 stories tall and decked or offsite parking necessary. Existing student families relocated until facilities are complete.
- East Campus Infill site developed with 594 undergraduate beds and student support, dining, and amenity space. Buildings are 7- 8 stories tall with decked parking.
- Hagar site remains undeveloped.

Alternative #6- Heller Site, East Campus Infill Site & Delaware Site

- Heller site developed with 2,060 undergraduate beds, 140 units for students with families, an expanded childcare facility, and student support, dining and amenity space. Buildings are 5- 7 stories tall and decked or offsite parking necessary. Existing student families relocated until facilities are complete.
- East Campus Infill site developed with 594 undergraduate beds and student support, dining, and amenity space. Buildings are 7- 8 stories tall with decked parking.
- Delaware site developed with 220 graduate beds and student support, dining, and amenity space. Buildings are 4- 5 stories tall with surface parking.
- Hagar site remains undeveloped.

Alternative #7- Heller Site, East Campus Infill Site & North Remote Site

- Heller site developed with 1,150 undergraduate beds, 220 graduate beds, 140 units for students with families, an expanded childcare facility, and student support, dining and amenity space. Buildings are 5- 7 stories tall and decked or offsite parking necessary. Existing student families relocated until facilities are complete.
- East Campus Infill site developed with 594 undergraduate beds and student support, dining, and amenity space. Buildings are 7- 8 stories tall with decked parking.
- North Remote site developed with 906 undergraduate beds and student support, dining, and amenity space. Buildings are 5- 7 stories tall with surface parking. Significant extensions of utility infrastructure and roadways necessary.
- Hagar site remains undeveloped.

STUDENT HOUSING WEST

HOW TO COMMENT & NEXT STEPS

How to Comment

- Provide oral comment at this meeting or other scheduled public hearings.
- Submit a written comment at this meeting or other scheduled public hearings.
- Send written comments by the November 1, 2018 deadline to:
University of California Santa Cruz
EIR Comment
1156 High Street, Mailstop: PPDO
Santa Cruz, CA 95064
- Email comment to eircomment@ucsc.edu

Public Hearing Participation

- The purpose of this hearing is to receive oral or written comments from the public and agencies.
- Guidelines for Submitting an Oral Comment
 - Obtain a Request to Speak form.
 - Join the line of other commenters or, if there is not a line, approach the microphone.
 - Provide your completed Request to Speak Form to the court reporter who will record all comments and prepare a meeting transcript. Using the microphone, state your full name followed by your comment for the public record.
 - Be mindful of others and try to limit speaking time to 3 minutes so all interested parties are able to file their comment.
 - Everyone should have an opportunity to comment once before speakers file a second comment.
- Guidelines for Submitting a Written Comment
 - Complete the Public Comment form and return to the Comment Box at the table near the entry.

Next Steps

- Prepare Final EIR, Mitigation Monitoring & Reporting Program, and CEQA Findings.
- Regents Consider Approval of Project Design, including CEQA.
 - Certify EIR.
 - Adopt Mitigation Monitoring & Reporting Program.
 - Adopt Findings, including a Statement of Overriding Considerations.
 - Approve project.

For Project Information

VISIT THE UNIVERSITY EIR WEBSITE

<https://ppc.ucsc.edu/planning/EnvDoc.html>

OR

VISIT THE PROJECT WEBSITE

<https://ucscstudenthousingwest.org/>

The Public Hearing Will Now Begin