



Building Faculty and Staff Housing for the Future

ONLY 35 YEARS OLD, UC Santa Cruz already is taking its place among the nation's leading universities. The campus is expanding academic programs and garnering national and international attention for its research and teaching achievements.

To continue accomplishing its academic mission, UC Santa Cruz expects to recruit 300 new faculty and replace 300 retiring faculty over the next ten years. At the same time, new staff will also be hired. Current high prices and lack of inventory in the regional housing market make it increasingly difficult to compete with other universities in attracting these new employees.

For example, the need for faculty housing is so acute that several young professors were forced to decline positions offered this past year, because they could not afford housing in this area. The math is simple: Prospective owners need to earn about \$120,000 annually to buy the average-priced home in this county—and entry-level faculty and staff earn only a fraction of that.

To help relieve this off-campus housing pressure, UC Santa Cruz is considering building housing on campus in order to augment the existing 130 units for faculty and staff. This page answers some of the frequently asked questions about campus plans for faculty and staff housing.

Has UCSC identified campus land for faculty and staff housing?

Campus housing has always been part of the campus's master plan, known as the UC Santa Cruz *Long Range Development Plan* (LRDP). That document delineates specific "land use areas" on the campus and describes uses that are suitable for each area. In the LRDP, "inclusion areas" are those lands intended to accommodate nonacademic, university-related activities that support the functioning of the campus community. The main use identified for inclusion areas is the construction of housing, primarily for faculty and staff. For a complete description of the inclusion areas, see the LRDP at: www2.ucsc.edu/ppcl/lrdp

Which areas of the campus are currently under consideration for new faculty and staff housing?

Inclusion Area D, one of five such areas identified in the LRDP, is situated between the main entrance to the campus and the Arboretum, south of the Farm & Garden. It is now being studied as one possible site for construction of housing. The campus is also looking at other sites for faculty and staff housing, including two areas to the northwest of Kresge College known as Inclusion Area B and Inclusion Area C.

What are the current uses for Inclusion Area D?

This area is undeveloped, except for a small plot being used temporarily by the UCSC Farm.

What is the status of planning for development on Inclusion Area D?

Initial planning and baseline environmental studies have begun, including an updated biotic resource study and historic area assessment. Wildlife, cultural resource, utility, and traffic circulation studies will also take place. Three consulting teams have been interviewed following a Request for Proposals. One firm will be selected to develop an Inclusion Area D Master Plan, which will consider development options for the site. A Master Plan/Building Committee will assist in the direction of the planning process; the committee will meet throughout the spring with the architectural firm that is selected to prepare the Master Plan.

What is the Master Plan process?

Utilizing information from planning and environmental studies for the site, the consulting team will collaborate with campus planning staff to present a variety of development options for the site. These alternatives will be discussed at public workshops, enabling the campus to receive public comments on the scenarios. The Master Plan process will provide—at a schematic level—a project proposal.

What follows the Master Plan process?

During the Master Planning process and once the Master Plan is completed for Inclusion Area D, the proposed project will be the subject of an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA).

What is the relationship between potential development on Inclusion Area D and the Farm & Garden and the Arboretum?

The UCSC Farm & Garden and the UCSC Arboretum use lands adjacent to Inclusion Area D. Neither the Farm nor the Arboretum is being considered as a site for housing. Any use of Inclusion Area D will be acutely sensitive to these adjacent lands.

Are there opportunities for public comment on the proposed project?

The public will be invited to participate in the planning activities. The public may offer input during workshops

scheduled as part of the Master Plan process. As part of the CEQA process, the public may provide input during the initial EIR scoping period and may submit formal comments on the draft Environmental Impact Report during the public review period.

How can members of the public be certain they are notified about open meetings on the proposed project?

Public notice for Master Plan workshops will be issued through the local news media. In addition, any member of the public may request individual notices of these workshops. To be added to the Master Plan distribution list, contact the UC Santa Cruz Office of Campus and Community Planning, (831) 460-3570. Members of the public may request copies of CEQA notices by sending a request to UCSC's Environmental Assessment Group, 515 Swift Street, Santa Cruz, CA 95060.

What are the known environmental concerns at Inclusion Area D?

An EIR that was prepared for the 1988 LRDP identified two approximately half-acre seep areas on Inclusion Area D that provide habitat for special-interest plant species. The EIR provided a mitigation measure requiring the retention and protection of these two areas. The site is also adjacent to the National Register-eligible Cowell Ranch Historic District at the base of

campus. The site potentially includes or is adjacent to habitat for California red-legged frogs, monarch butterflies, and Ohlone tiger beetles. Any development of Inclusion Area D will need to be sensitive to these environmental concerns.

If Inclusion Area D is developed, how will vehicle access be provided?

There are no specific plans in place at this time. A circulation study will be part of the preliminary planning, and several potential access points into Inclusion Area D will be considered as part of that study. An access road could serve housing on the site as well as improve access to the Arboretum and Farm & Garden.

Is there a timeline or schedule proposed for development on Inclusion Area D?

Preliminary planning schedules indicate that if housing is built on Inclusion Area D, it could be occupied as early as 2003.

How can interested parties stay informed about project progress?

To print additional copies of this fact sheet, please go to the UCSC Physical Planning and Construction web page, www2.ucsc.edu/ppc/, or call the Office of Campus and Community Planning, (831) 460-3570. As additional information is known, this fact sheet will be updated on the web site above.