

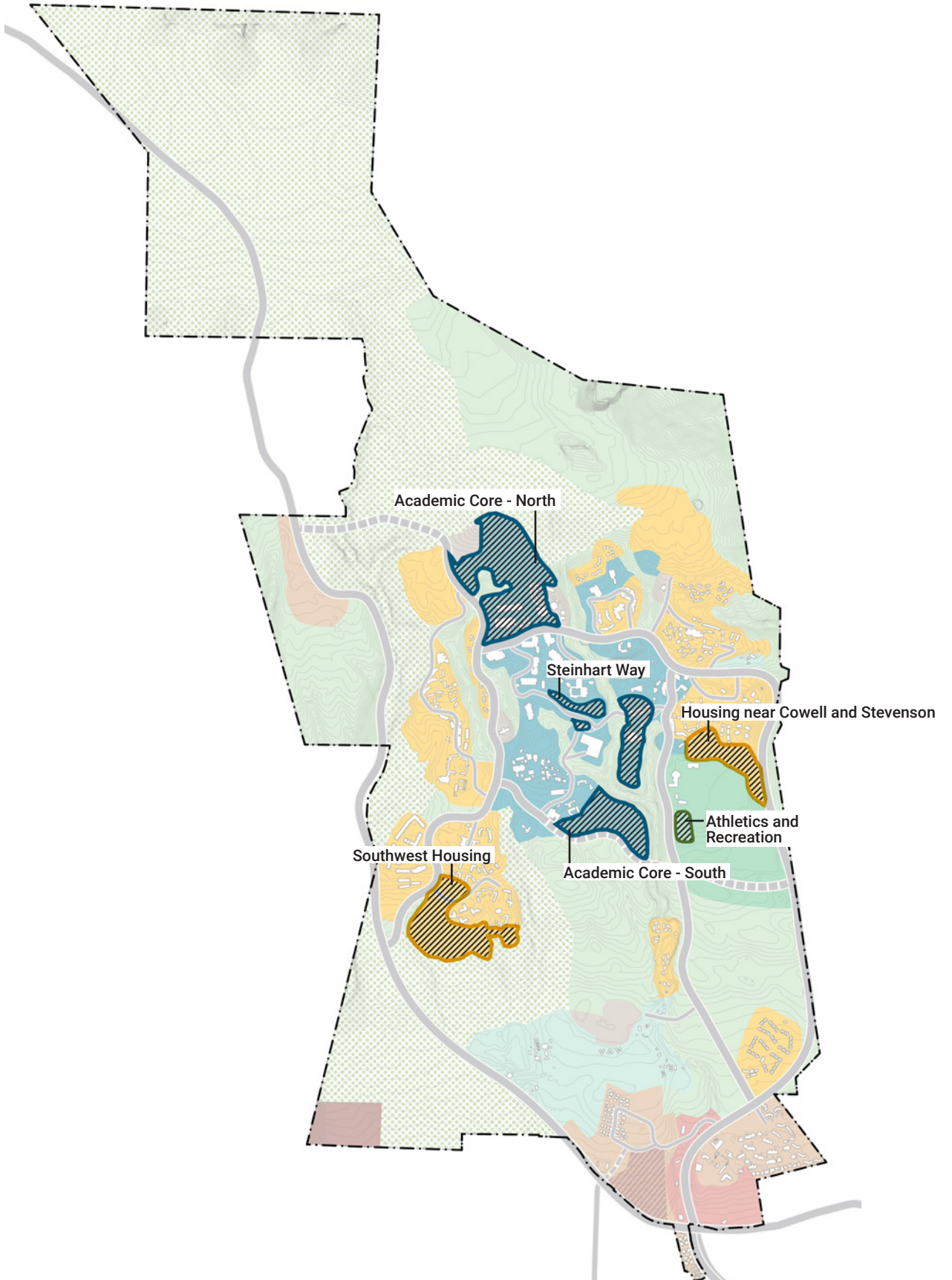




5.0

LAND USE AREA CONCEPTS

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▲ Figure 5.1 Land Use Area Concepts Key

1" = 2000' 

5.1 Introduction

The intent of this section is to further describe design principles pertaining to some of the areas likely to be developed over the next twenty years. This section highlights key physical planning considerations in these areas related to future housing and academic uses. The LRDP proposes expanding upon the rich planning history of the campus, which includes sensitive siting that respects the unique nature of this special place in order to optimize investments in the land, anticipate future planning efforts and ultimately contribute to a sustainably designed, resilient and adaptive campus.

As UC Santa Cruz continues to evolve, the value placed in its natural environment is reflected in the campus's commitment to limit development, to the extent feasible, to areas already disturbed and zones with the least impact, where associated roads, buildings, parking and utilities already exist.

The varied environment includes three significant landscape types: forest and forest edge (or ecotone) meadow, and ravines. Because of the uniquely varied physical environment on campus, each landscape typology warrants specific strategies to achieve the broader LRDP Objectives, as shaped by the LRDP Physical Planning Principles and Guidelines. Much of the campus is forested with mixed evergreen and redwood groves, especially in the northern areas of the academic core and some of the colleges. These denser landscapes surrounded by higher tree canopy will continue to sustain denser institutionally scaled development and building heights commensurate with the surrounding forest. The southern edge of existing development is primarily comprised of the forest edge, or ecotone, which transitions from dense forests to open meadows. Clustered development against adjacent existing buildings and the forest edge provides opportunities to locate academic and housing facilities unobtrusively in order to maintain views.

While the LRDP identifies land use areas for academic, housing, and other uses, project implementation will continue to be guided by the Physical Design Framework and the Capital Financial Plan. The campus typically conducts area studies, which investigate specific regions of the campus to provide planning guidelines and test the capacity for development, to guide future planning of individual projects. All future projects will continue to be reviewed by the UCSC Design Advisory Board, a group of design professionals and campus staff appointed by the Chancellor.

5.2 Academic Core South: Clustered Development along Forest Edge

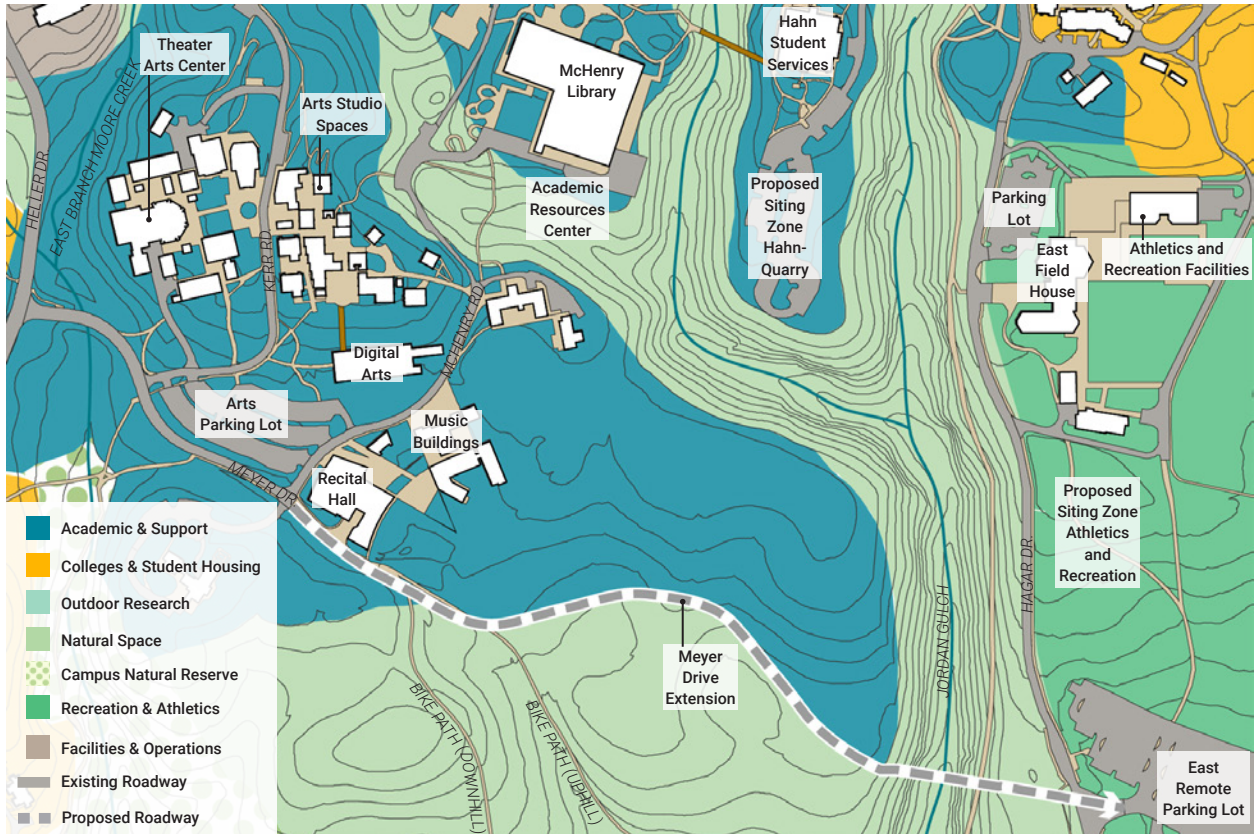
The area at the south of the Academic Core primarily comprises the Arts Area, with theater and music performance spaces, fine art studios, practice rooms, digital arts laboratories, offices, classrooms, and student support space. Its location at the southern edge of the Academic Core and proximity to McHenry Library, as well as the East Remote Lot and Athletics and Recreation area to the east, make this zone conveniently located for new programs and development.

This modest expansion of clustered development in this area, coupled with the expansion of Meyer Drive, also provides an opportunity to better integrate pedestrian and transit routes across the southern east-west axis of the Academic Core. Improved circulation will provide better connectivity for colleges and housing in the southwest to the east remote lot and the athletics and recreation area on the east side.

This southern academic core area offers significant views from existing buildings such as the Recital Hall, Music Classrooms, and the Academic Resources Center towards the City and Monterey Bay. The area is intermittently visible from the west campus entry area and other public routes.

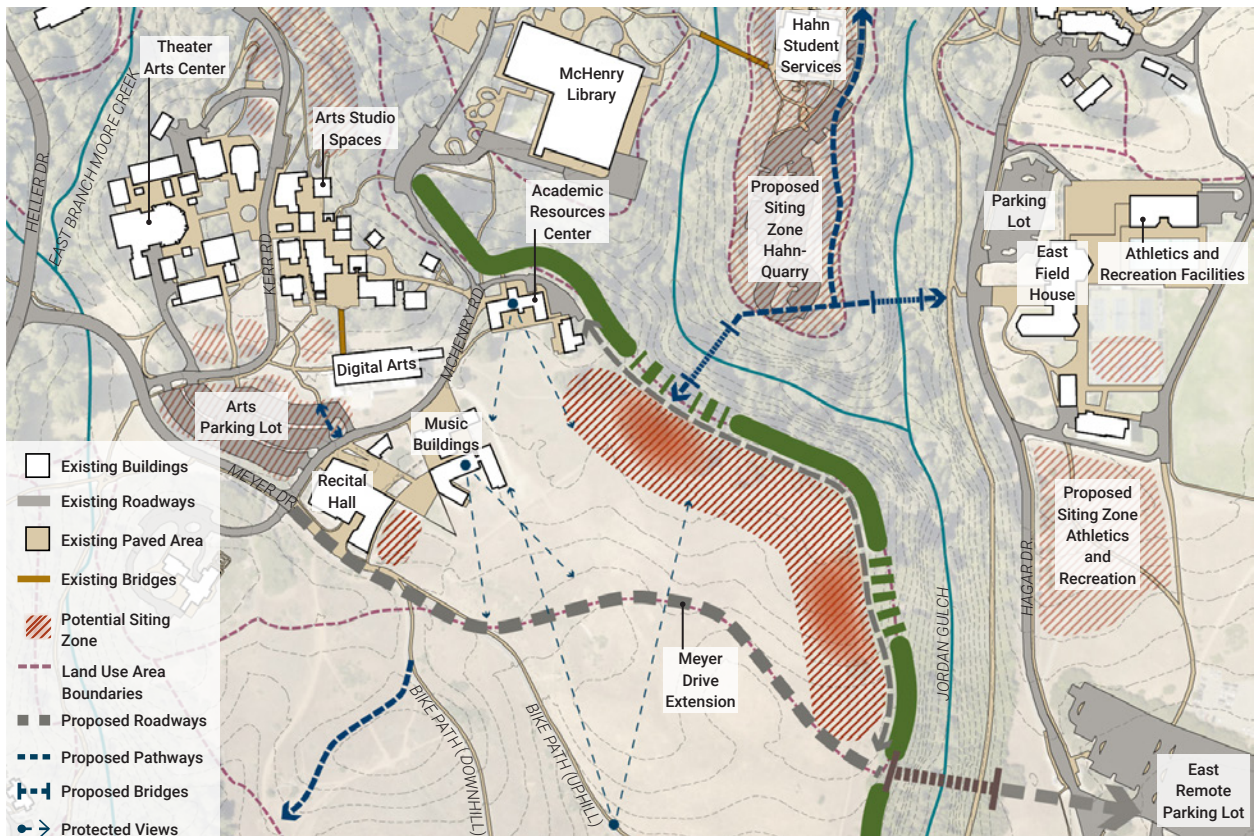
Development is envisioned to cluster along the forest edge, work with undulating topography and to utilize varied building massing to minimize the visibility of new buildings. Disturbance on land can be minimized by sharing outdoor spaces such as plazas and commons, and orienting entries toward these shared open spaces. To the extent possible service areas can also be shared between buildings to reduce circulation infrastructure, and pedestrian and bicycle access can be separated from service access when feasible to ensure convenient and safe multi-modal access throughout the area.

The alignment of the Meyer Drive extension, a key component to the 2021 LRDP, and associated utility extensions is envisioned to take advantage of the rolling topography to minimize visibility.



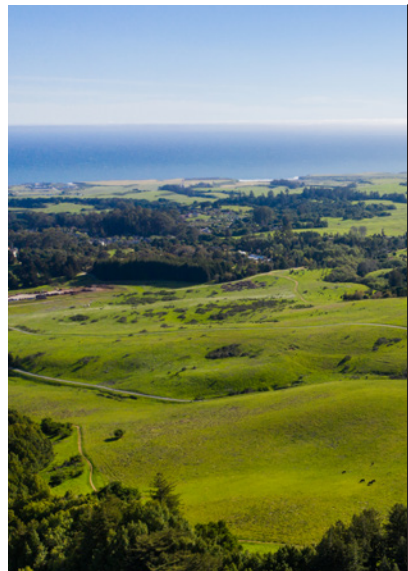
▲ Figure 5.2 Academic Core South - Enlarged Land Use Plan

1" = 500' 



▲ Figure 5.3 Academic Core South - Land Use Concepts

1" = 500' 



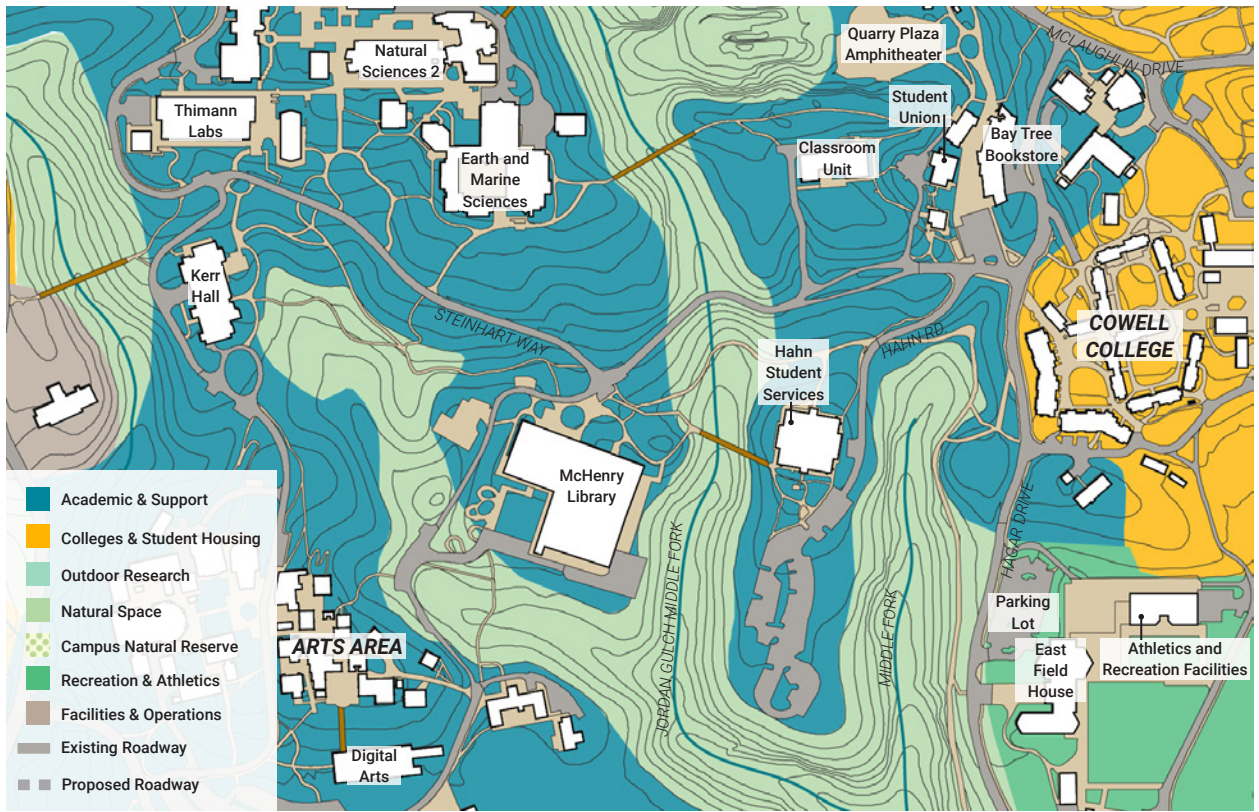


5.3 Steinhart Way: Infill Opportunities in the Academic Core

From the earliest days of the campus, Steinhart Way has been the primary east-west pedestrian spine providing access to major destinations in the academic core area. Starting on the east at the intersection with Hagar Drive, it links the eastern colleges, Cowell and Stevenson, with the student hub and Quarry Amphitheater, Hahn Student Services, McHenry Library, Kerr Hall, and the various buildings on Science Hill, with bridges to the western colleges.

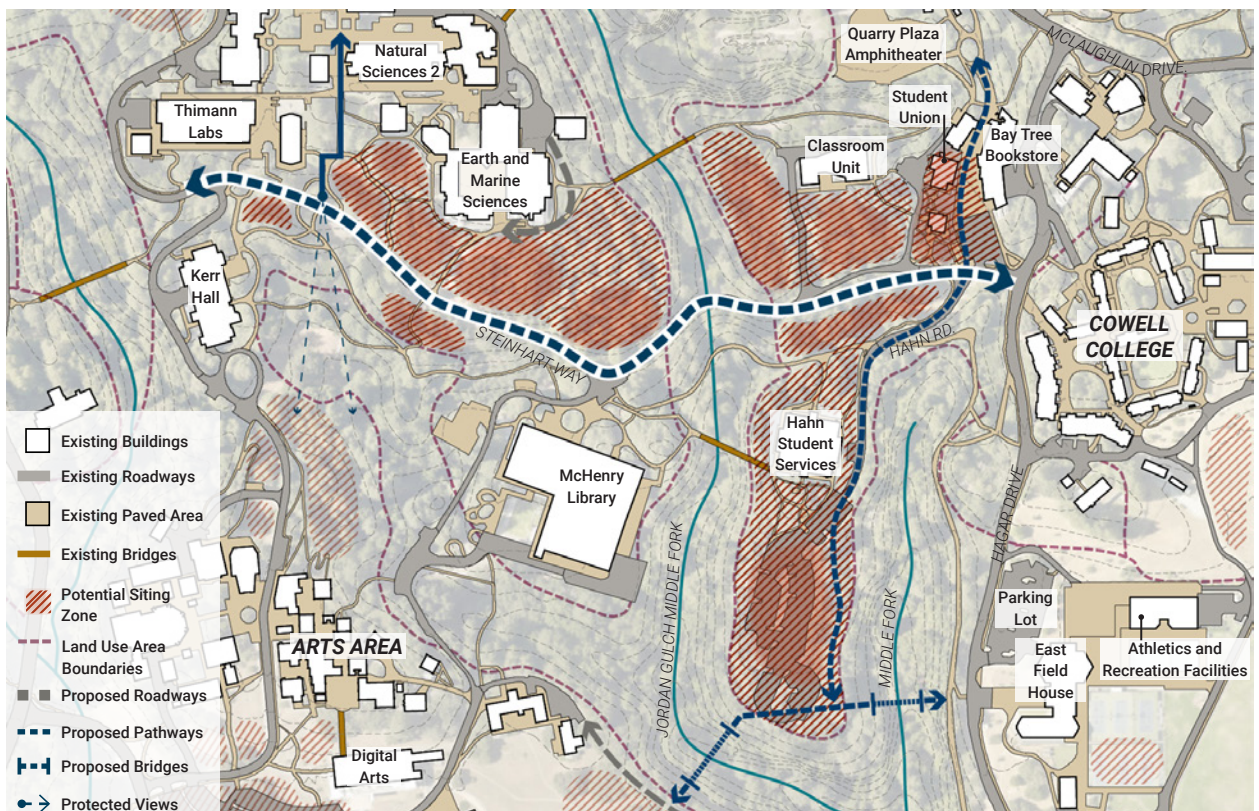
In an effort to improve circulation and mobility, the LRDP proposes reinforcing Steinhart Way as an active pedestrian spine, limiting vehicles to avoid conflicts with walker and cyclists. In addition, a key concept of this LRDP is to infill new buildings in the Academic Core, spanning from Hagar to Heller and from the Arts Area to the northern arc of Science Hill. This infill development along Steinhart Way, and enhanced connectivity to efficiently manage increased campus foot and bike traffic, has the potential to evolve Steinhart Way into a dynamic heart for the campus.

Active program elements and an emphasis on building transparency at street level will help activate the corridor throughout the day and evening. Where feasible, separating out service access by using alternate routes, like Red Hill Road, for deliveries and maintenance, will be key in allowing Steinhart Way to be a dedicated and effective pedestrian and bicycle corridor. Service areas can also be shared between buildings to reduce disturbance on land, and visibility from Steinhart Way can be minimized by screening them from view. As a primary east-west corridor through the middle of the academic core, this envisioned forested “main street” has an opportunity to improve connectivity to adjoining walkways and bike routes and interlink key campus destinations.



▲ Figure 5.4 Steinhart Way - Enlarged Land Use Plan

1" = 500' 



▲ Figure 5.5 Steinhart Way - Land Use Concepts

1" = 500' 





5.4 Academic Core North: Compact Expansion into Forest

Academic Core North includes the area above McLaughlin Drive where Baskin Engineering, Engineering II and miscellaneous campus support structures are currently located. This area provides the largest number of developable sites to accommodate future academic core uses at UC Santa Cruz. The forested character of Academic Core North is well suited to taller, larger buildings such as Engineering II and the Physical Sciences Building.

Although it is likely to support the divisions of Physical and Biological Sciences and the School of Engineering, this expansion area also may attract facilities of other academic divisions, including Social Sciences, Arts and Humanities. Social Sciences 1 and 2 are located just to the east and an additional academic site lies slightly further east on Chinguapin Road. Together, these sites create a new east-west academic and support zone.

The area is located just east across upper Heller Drive from a pair of future college sites and lies just west of Colleges Nine and Ten. Additional student housing sites lie at the top of Chinguapin Road, above Crown Merrill Apartments. New pedestrian corridors can conveniently link all of these academic and residential uses across the northern extent of the developed campus and connect to various campus north-south linkages.

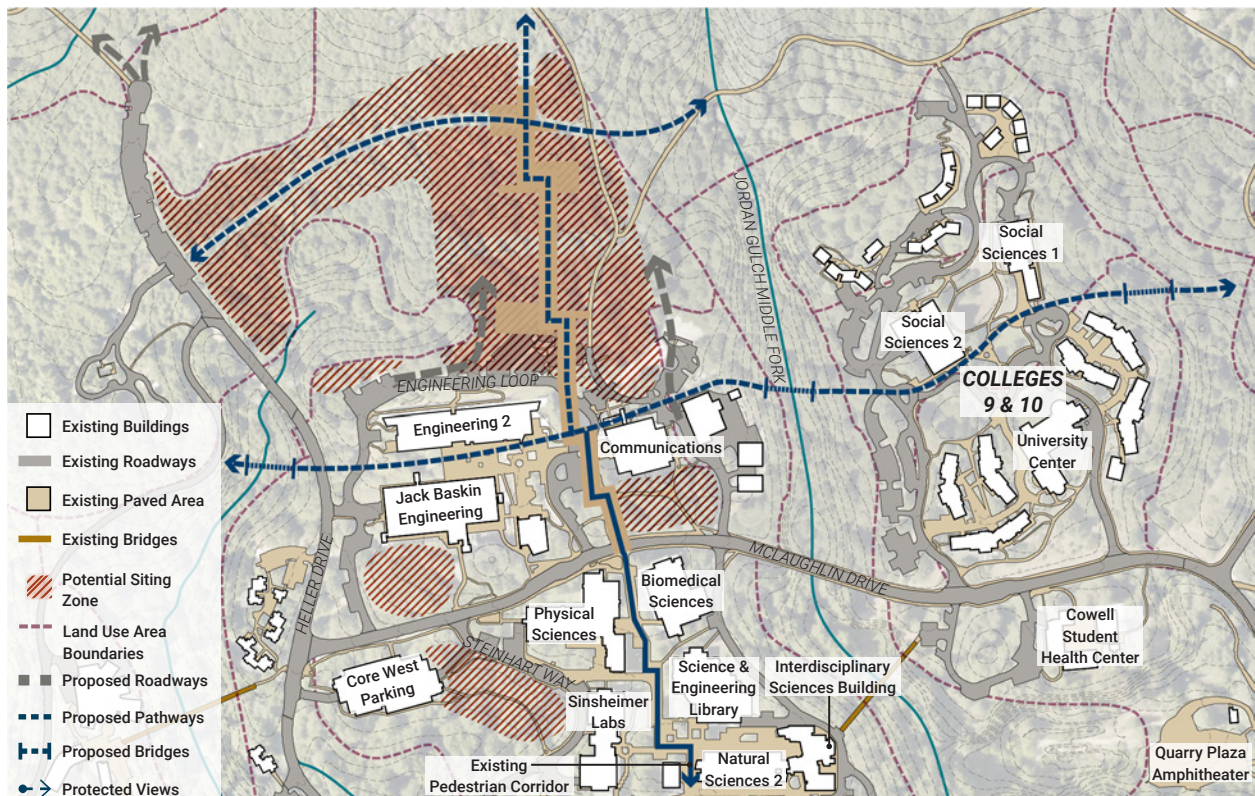
Connecting new development in the area along a primary pedestrian axis, extending the existing north-south spine and integrating plazas and walkways similar to those found along Science Hill, will provide opportunities for socialization and informal collaboration.

The district is separated from Science Hill by McLaughlin Drive, where high volumes of vehicular traffic conflict with equally high volumes of pedestrians. To address these conflicts, especially in light of further development and a growing population, physical improvements and traffic management is envisioned. Where feasible, separating service access, driveways and parking from the main pedestrian spine will ensure safe connectivity and a vibrant pedestrian-focused corridor.



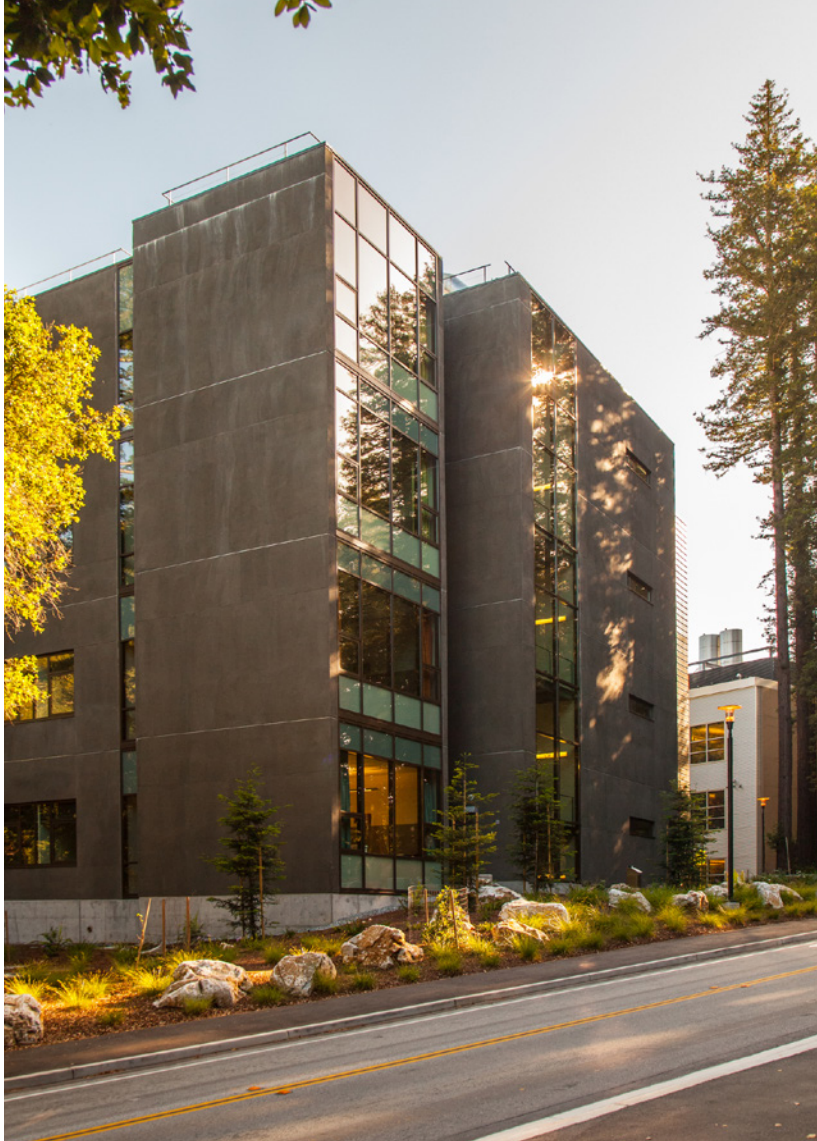
▲ Figure 5.6 Academic Core North - Enlarged Land Use Plan

1" = 500' 



▲ Figure 5.7 Academic Core North - Land Use Concepts

1" = 500' 





5.5 Athletics and Recreation: Enhanced Connectivity at Forest Edge

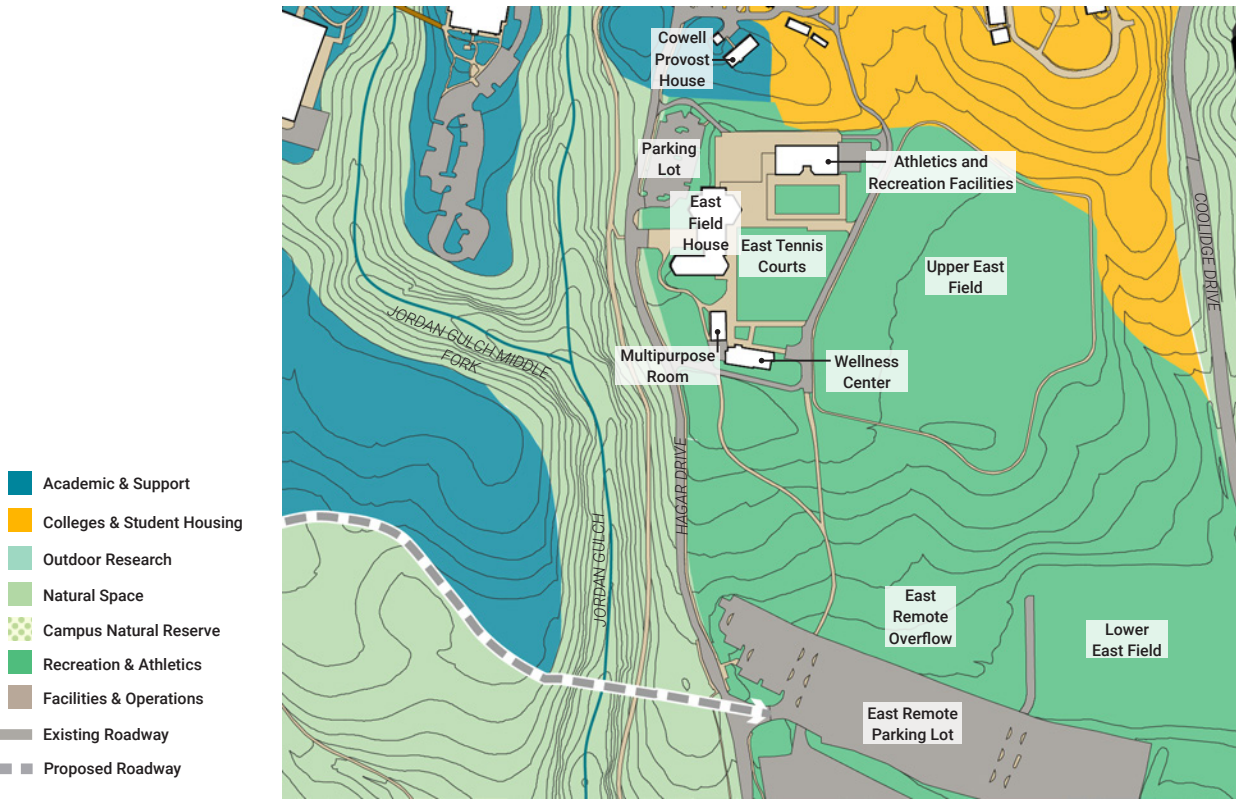
UC Santa Cruz's athletics and recreation fields and buildings are primarily located in the meadow below Cowell and Stevenson Colleges. This area has hosted not only sports events, formal and casual, but also a wide range of campus community celebrations, such as graduation. With a growing campus student and employee population, and with the continuing growth of a health and wellness consciousness, improvements to the area are anticipated over the next twenty years.

With the East Remote Parking Lot directly to the south, the area enjoys good access. Improvements to shuttle service and potential for a multi-modal hub in the area will further improve circulation for the resident population as well as for commuters and visitors to destinations throughout campus.

Additional pedestrian bridges and paths connecting to the west, as well as the extension of Meyer Drive, will improve access from this general area to destinations in the Academic Core, including McHenry Library, the Arts Area, and housing on the west side of campus. Improved pedestrian connectivity to Hahn Student Services and Quarry Plaza amenities can occur this area.

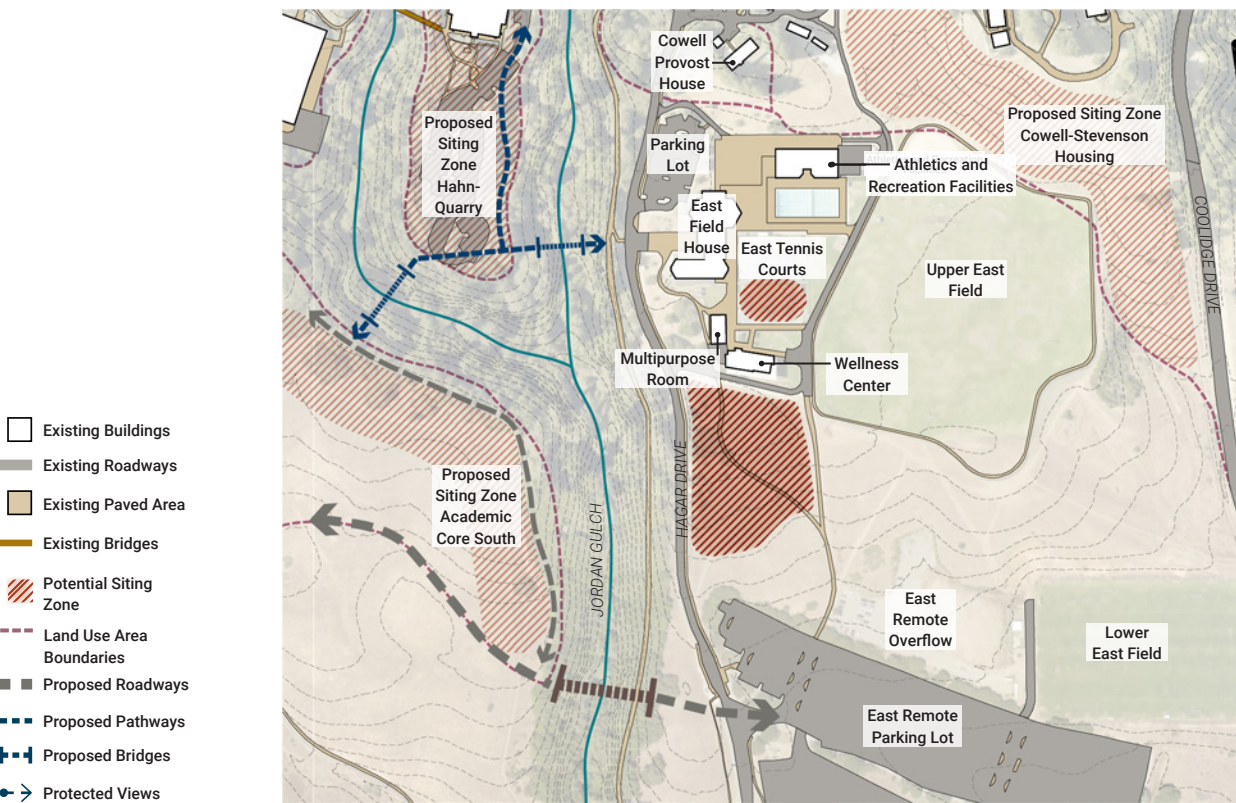
The area provides a flexible zone for new uses which may include additional recreation and athletic venues, both fields and buildings, as well as transit facilities, a parking structure, academic and support buildings, and/or an event center aligned along Hagar Drive while maintaining the field areas. Lower building heights can minimize the visibility of any new development from the lower meadow and campus entry roads. Opportunities to vary massing and height by working with the topography would be explored. Like other envisioned areas, buildings would be clustered to allow for creation of shared outdoor spaces such as plazas and commons and to take advantage of views to Monterey Bay.

Service and vehicle access to any additional development would be located so as to not conflict with pedestrian activity and be shared among buildings to minimize disturbance and optimize investment on the land.



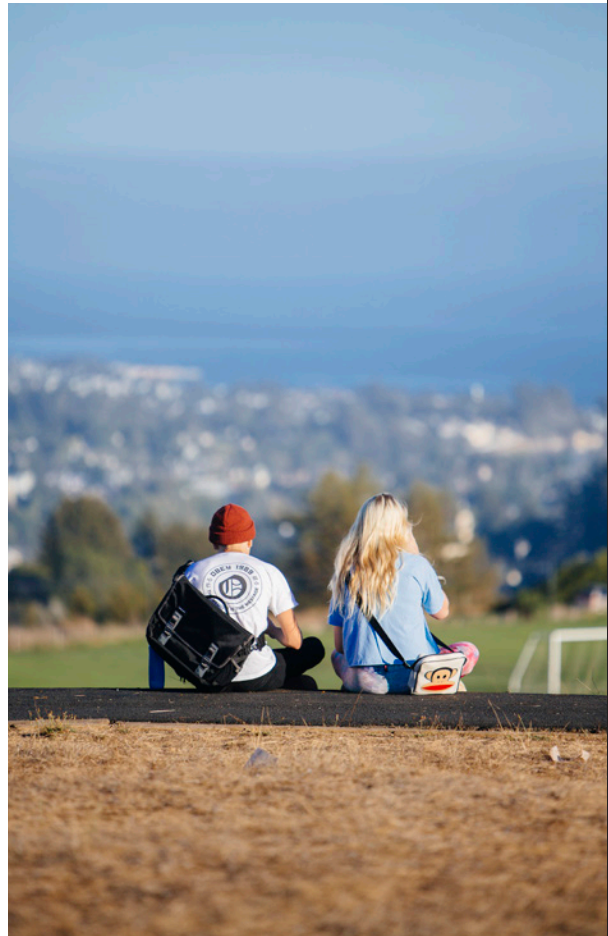
▲ Figure 5.8 Athletics and Recreation - Enlarged Land Use Plan

1" = 500'



▲ Figure 5.9 Athletics and Recreation - Land Use Concepts

1" = 500'

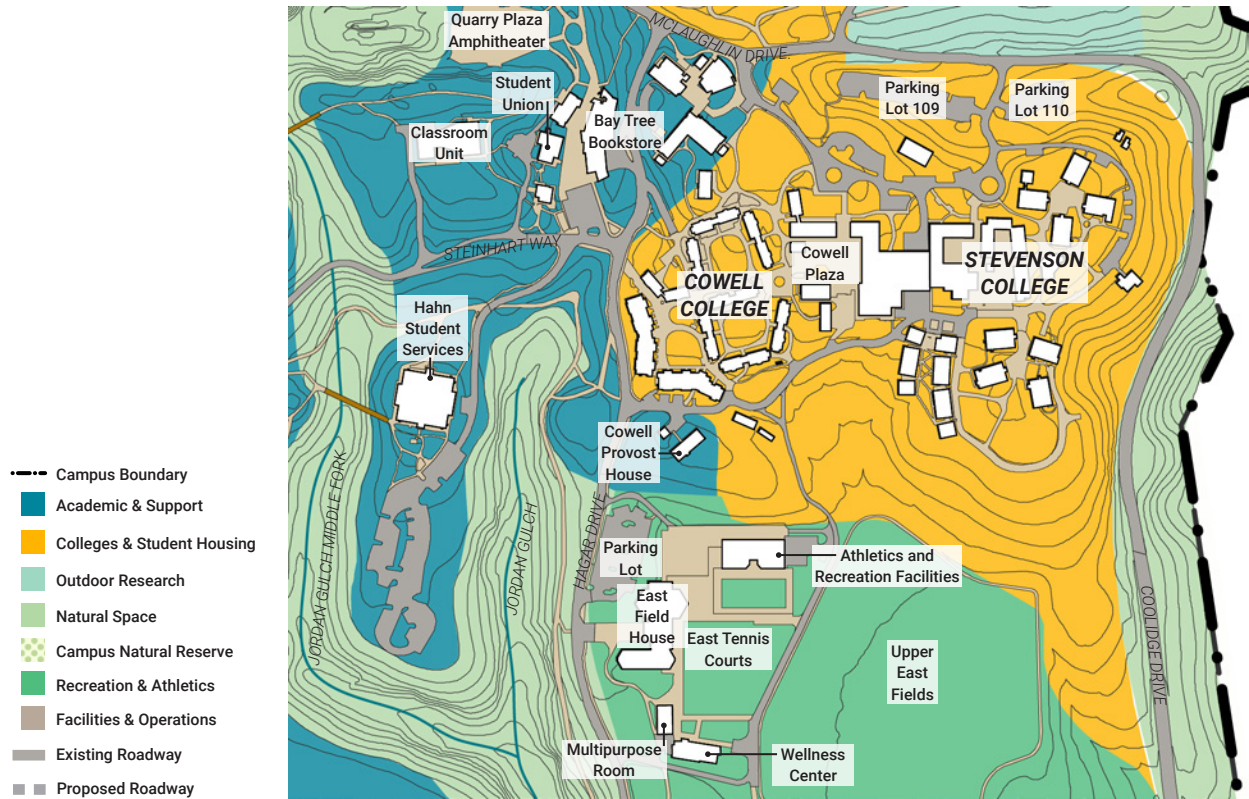




5.6 Housing near Cowell and Stevenson Colleges: Densify Housing along Forest Edge

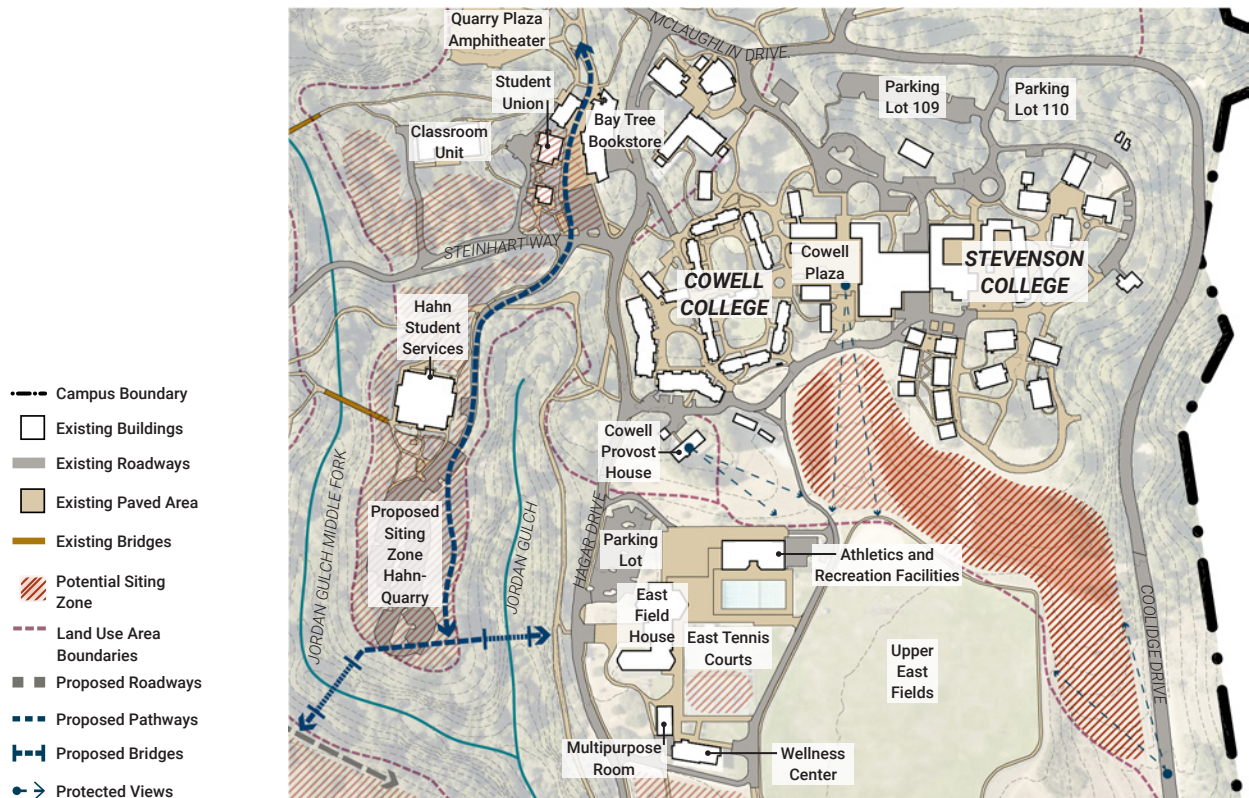
The sites immediately south of and abutting Cowell and Stevenson Colleges are suitable for additional student housing. Both colleges have already added new housing projects at their perimeters and the slopes below the two colleges represent additional opportunity sites. The locations offer proximity to the Academic Core and athletics and recreation facilities, as well as the social amenities and educational activities of the two colleges, while allowing for the creation of small neighborhoods with their own character and identity.

There are opportunities for this housing expansion to adapt to the sloping sites and work with the topography to vary height and bulk of development and transition to the open meadow area at an appropriate scale. Maintaining scenic views from Cowell Plaza will be incorporated into the approach for envisioned development. Minimizing disruption of existing view corridors to and from the colleges can be achieved by clustering housing and working with the topography. The site's close proximity to campus destinations encourages reliance on bike and pedestrian modes for primary transportation.



▲ Figure 5.10 Housing near Cowell and Stevenson Colleges - Enlarged Land Use Plan

1" = 500'



▲ Figure 5.11 Housing near Cowell and Stevenson Colleges - Land Use Concepts

1" = 500'





5.7 Southwest Housing: Infill Housing Opportunities

The area south and southwest of Rachel Carson and Oakes Colleges represents a major land resource to accommodate student housing. Located near the west entrance to campus in an open meadow condition dotted by oak woodlands these sites have high visibility that will need to be considered. Housing in this location is envisioned to support continuing and upper division, transfer, and/or graduate students.

Although this housing site is intermittently visible from the west campus entry along Heller Drive and from Empire Grade, it occupies areas that have already been disturbed by the implementation of surface parking and access roads. The undulating topography on these sites offers opportunities to explore a range of building heights by working with the variable sloping site. In addition to views from the entry, development will need to maintain scenic views from existing plazas and open spaces to the north.

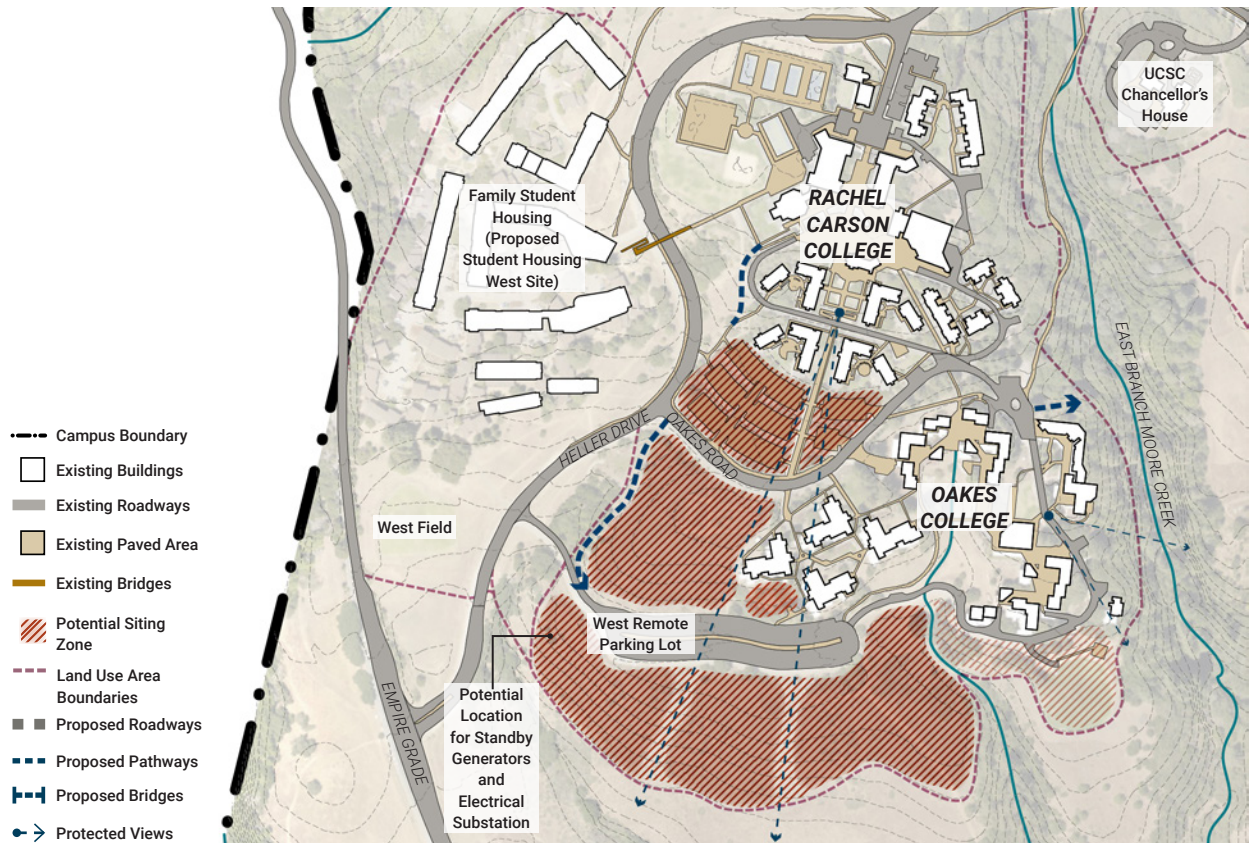
The sites adjoin other prominent development in the area: Rachel Carson and Oakes Colleges and nearby Porter College and Family Student Housing, planned to be redeveloped as part of the Student Housing West project. Creating community and supporting socialization will be high priorities for this new development area. Linkages to the two nearby colleges will be important to provide access to amenities such as the West Field House and tennis courts at Rachel Carson College.

An opportunity exists to link this housing with clear and direct pedestrian and bicycle paths to the southern expansion of the academic core and further to the East Remote Lot and Athletics and Recreation facilities. Ensuring efficient and nearby transit and shuttle service is envisioned, as walking or bicycling to the academic core, especially Science Hill and north, can require more time and effort due to the distance and significant elevation change.



▲ Figure 5.12 Southwest Housing - Enlarged Land Use Plan

1" = 500' 



▲ Figure 5.13 Southwest Housing - Land Use Concepts

1" = 500' 

