

## Memo to File

### Re: 2005 Long Range Development Plan Amendment #5 (Major Amendment), May 2019

The 2005 Long Range Development Plan (LRDP) Amendment #5 was needed to permit the North District Development Plan.

#### 2005 Long Range Development Plan Amendment #5

The North District Development (NDD) plan is inconsistent with the UC Riverside (UCR) 2005 Long Range Development Plan (LRDP), as amended (See Attachment 1). The existing LRDP land use designation for the NDD plan area is Family, Apartment Housing and Related Support, Residence Hall and Related Support, Athletics and Recreation, and Parking. An LRDP Amendment is required to modify the land use designations to Student Residential & Mixed Use, Athletics Event Center, Open Space, and Parking, as shown in Attachment 1, and include the proposed development program of the NDD. The proposed amendment would allow more efficient use of the area as contemplated in the NDD, while continuing to support the 2005 LRDP goal to house up to 50 percent of students on campus or in nearby UCR-controlled housing.

#### Project Description

The NDD was developed to address UCR's need for additional student housing, both current unmet demand and near-term enrollment projections. An LRDP amendment is required to allow for the land use and development program of the NDD, which provides for the phased development of up to 5,200 student beds on an approximately 51-acre site located in the northeastern portion of East Campus.

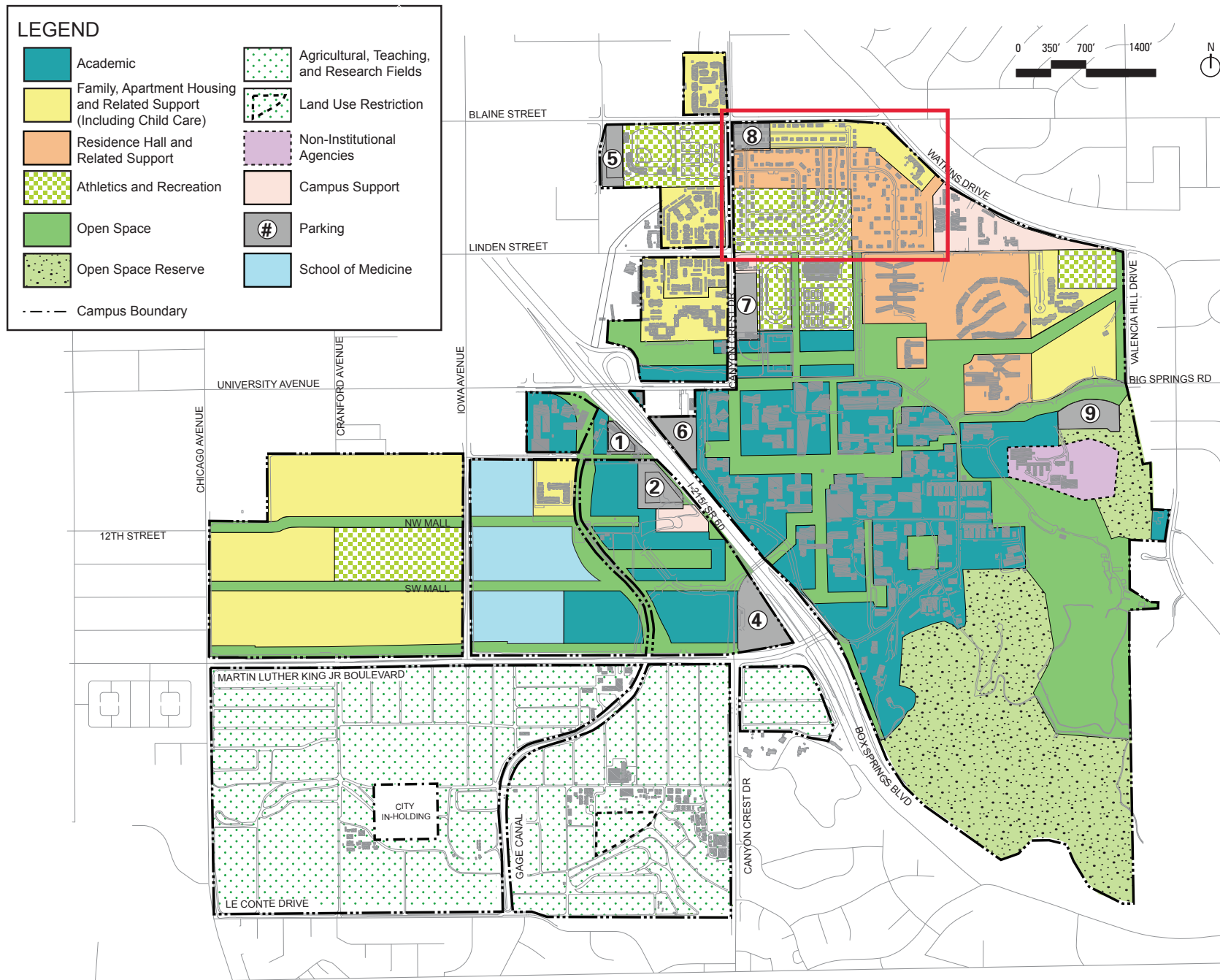
The first phase of development, the North District Phase 1 project (Project) will be delivered through a public-private partnership delivery model, and is intended to address existing and projected demand for non-freshman undergraduates and transfer students by delivering approximately 1,500 apartment beds, along with associated parking and support services by fall 2021. The Project site is part of a larger, approximately 51-acre site formerly known as Canyon Crest Family Housing. The site currently contains decommissioned single-story low-density housing constructed in the 1940's and is located north of Linden Street, south of Blaine Street and east of Canyon Crest Drive.

Approximately 600 surface parking stalls are included in the Project to provide adequate parking for the new apartment units. Two primary surface parking lots will be developed and are located in the northern and southeastern parts of the site. These surface lot locations create options for constructing structured parking or other uses as future project phases are developed without sacrificing or altering uses contemplated in the NDD. The parking program for the Project has been sized relative to existing and projected demand for parking from students living in on-campus apartment units.

### California Environmental Quality Act Compliance

Pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report for the North District Development Plan (SCH 2018061044) has been prepared. The EIR analyzed the environmental impacts associated with the entire NDD, which proposed up to 5,200 student beds on an approximately 51-acre site located in the northeastern portion of East Campus. The Project is the first phase of the NDD and is analyzed on a project-level in the EIR; future phases to develop the remaining 3,700 student beds and associated facilities were analyzed at a program-level, and will be approved following appropriate action pursuant to CEQA. Findings have been prepared to support the University's determination regarding impacts, mitigation measures, and CEQA alternatives. The Final EIR is available at <https://cpp.ucr.edu/environmental-planning-ceqa>.





ATTACHMENT 1 - Existing Land Use Designations



SOURCE: Solomon Cordwell Buenz, 2018

## ATTACHMENT 1 - Proposed Land Use Designations