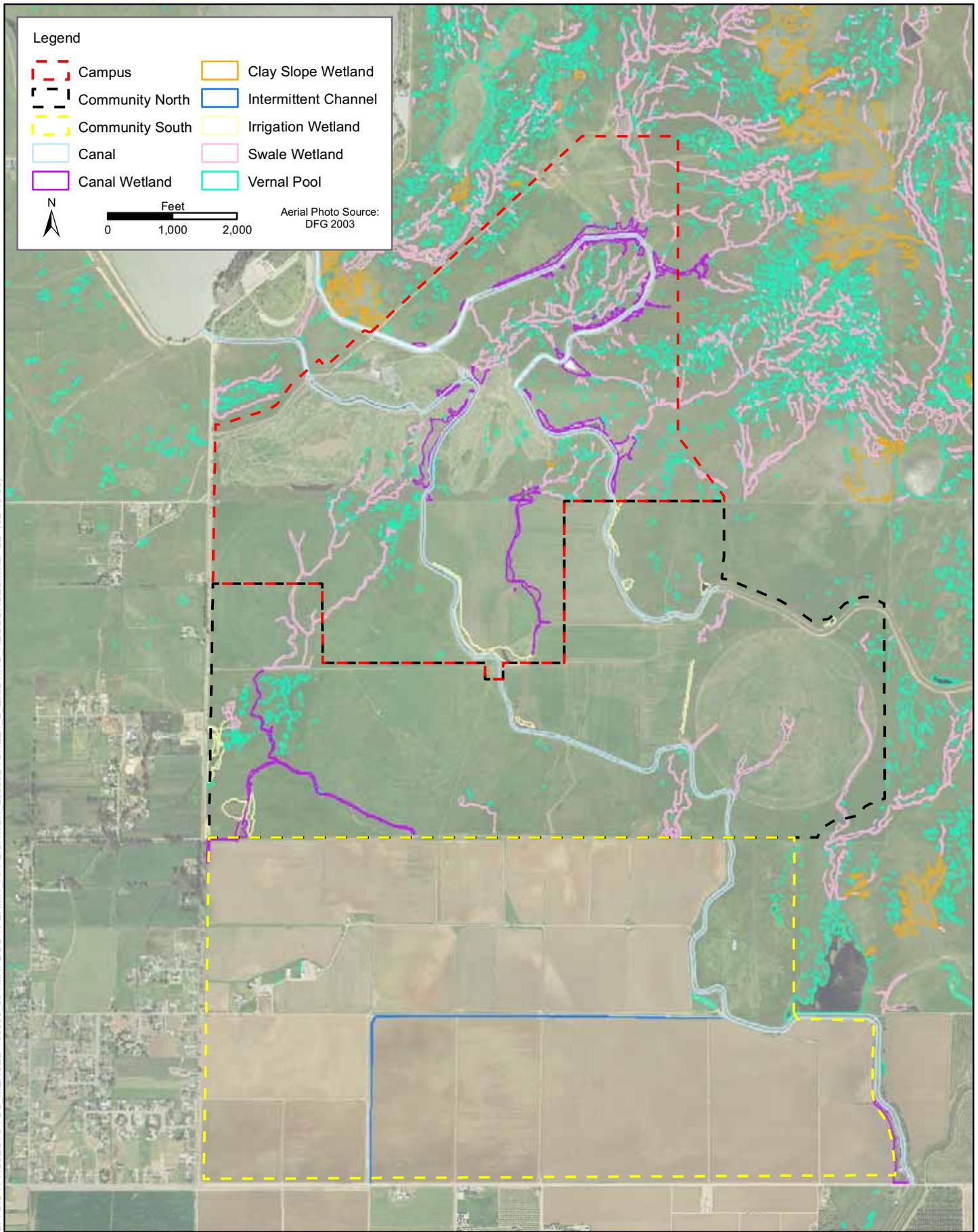
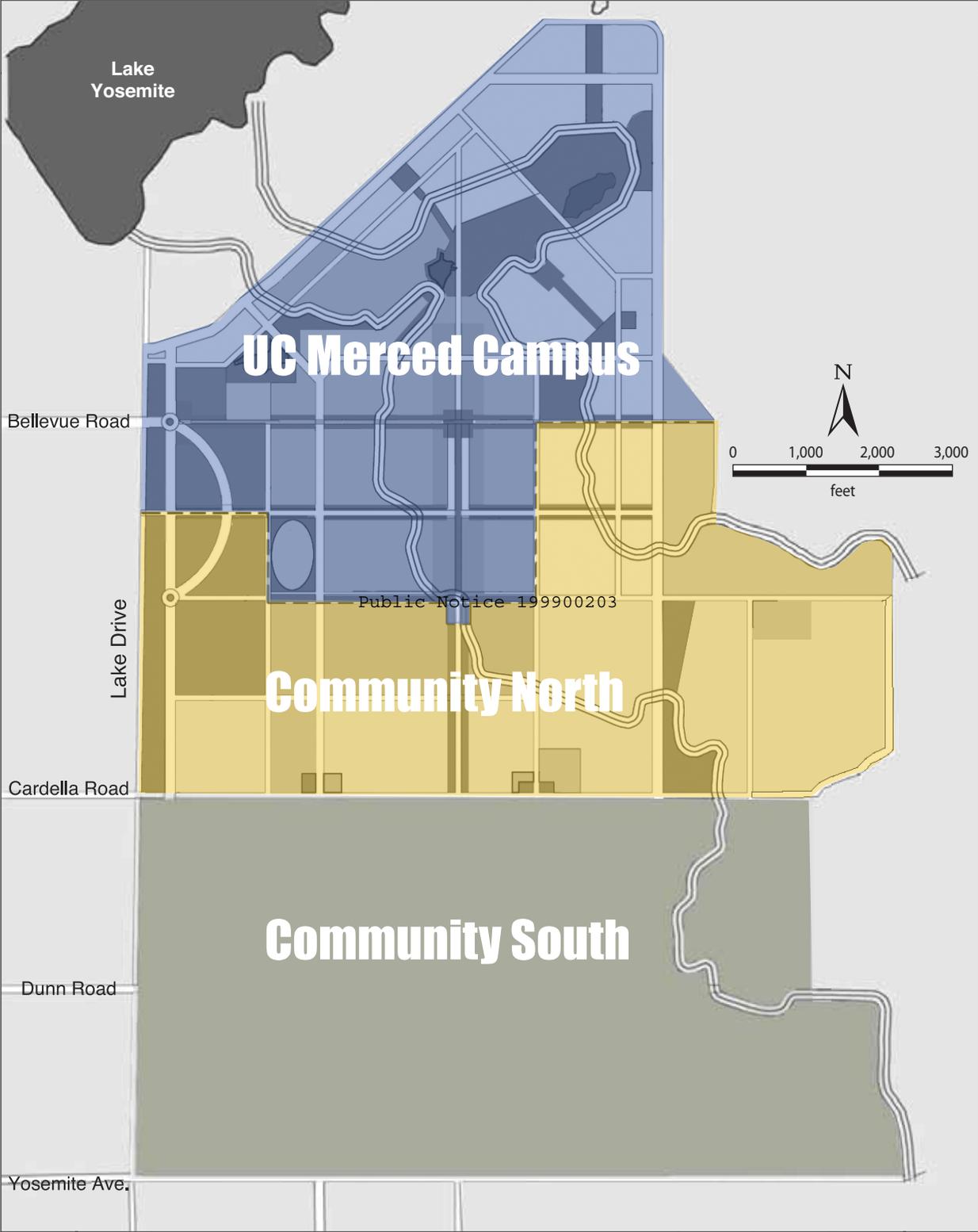


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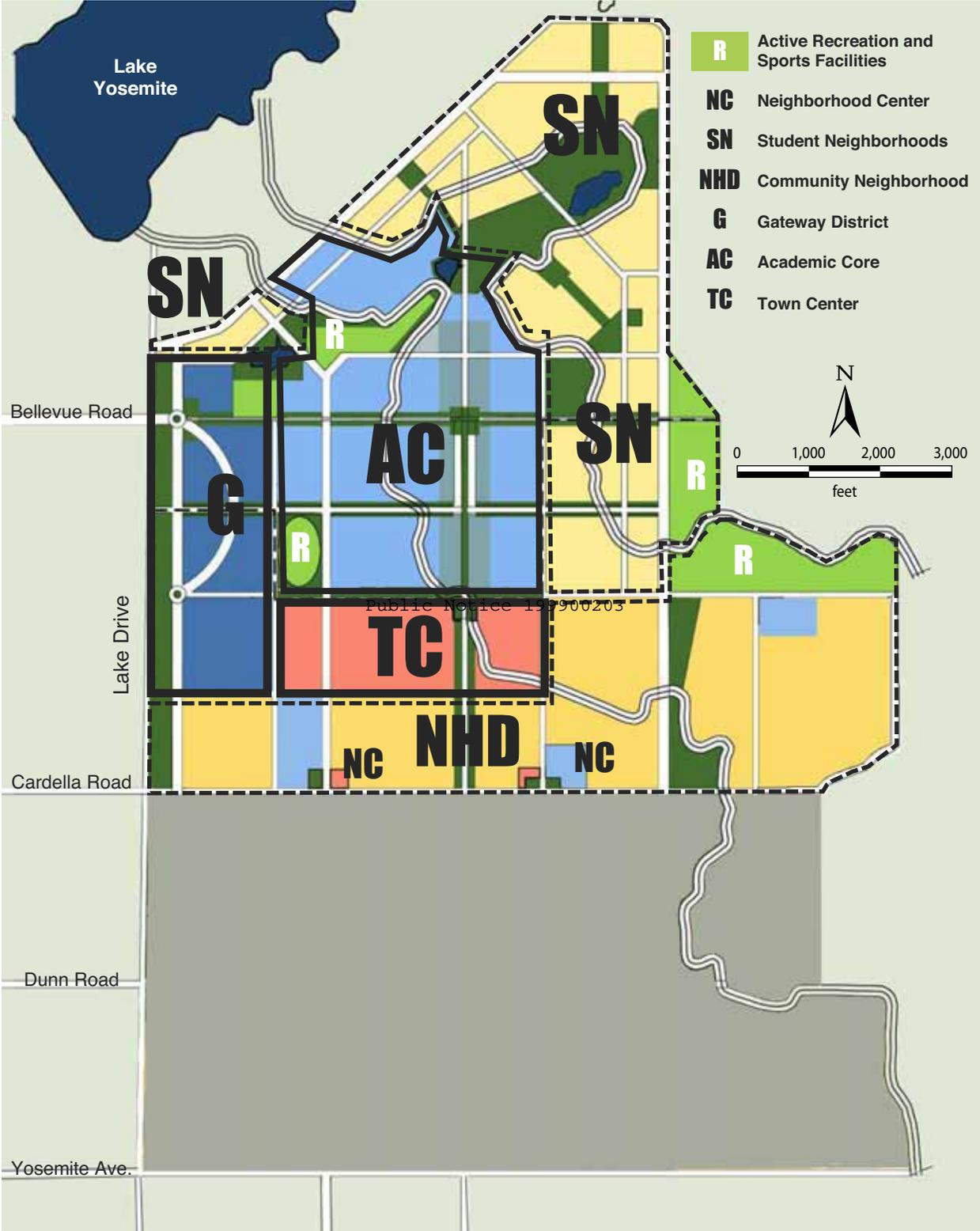


Campus and Community Planning Areas



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Land Use Districts Key Map



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District and Block Types

Glossary

District—An area with similar or supporting land uses

Planning areas—Related to land ownership

FAR—Floor Area Ratio, ratio of building area to site area

Net FAR—FAR for blocks, does not include streets and open spaces

Gross FAR—Average FAR for district, including streets and open spaces (assumes 25% of the total area is used for roads)

du—Dwelling Units

du/a—Dwelling Units per Acre

SF—Square Feet

L—Building level or story



Purpose

These District and Block Types were prepared to support the Corp of Engineers 404 Permit process. The following pages illustrate the potential building types, scale, site coverage, and density of blocks located in the UC Merced Campus and Community areas. There are five districts and 13 block types included.

Academic Core (AC)

The Academic Core is the heart of the UC Merced campus. This district includes teaching, research, housing, student services, campus services, parking, recreation and open space activities.

There are two block types illustrated:

Block AC-1	Typical academic block
Block AC-2	Main Street block

Gateway District (G)

The Gateway District would primarily include academic and industrial joint-development research activities. This area could also include sports venues, parking (in early phases) and other uses that can take advantage of easy parkway and transit access. There are two block types illustrated:

Block G-1	Academic lab block
Block G-2	Industrial-research block

Student Neighborhoods (SN)

The student neighborhoods wrap the academic core and are intended to provide walkable access to the heart of the campus. They include residence halls and apartments supported by student services (food and recreation) parks space, and shared parking.

There are two block types illustrated:

Block SN-1	Walk-up apartments
Block SN-2	Residence hall buildings

Town Center (TC)

The Town Center District acts as the “downtown” for the campus and community. It includes mixed-use commercial and residential activities, cultural and recreational facilities and supporting parking. There are three block types illustrated:

Block TC-1	Commercial mixed-use (CMU)
Block TC-2	Residential mixed-use (RMU)
Block TC-3	Residential townhouse/rowhouse

Community Neighborhood (NHD)

The community has four neighborhoods with a mix of housing types. Each neighborhood has a unique center that contains commercial and institutional services that support both the neighborhood and larger community. There are four block types illustrated:

Block NHD-1	Neighborhood center blocks
Block NHD-2	Neighborhood townhouse block
Block NHD-3	Single-family block, small lot
Block NHD-4	Single-family block, large lot

AC-1 Academic Core Block



The **Academic Core Block** is within the UC Merced Campus, Academic Core District. These blocks are dedicated to teaching and research. The Academic Core also includes supporting uses such as open space, student services, campus services and parking.

Illustrated Example

This example illustrates the character and site coverage of blocks reflecting a more compact campus. There are three buildings ranging from three to four stories within each block.

Block Size: 3 acres

Land Use: Academic Buildings (3L-4L)

Net Density (on 3 acre block):

$0.96 \text{ FAR} \times 130,680 \text{ SF site area} = 125,450 \text{ SF building area}$

Gross Density (assumes 75% efficiency for streets):

$0.72 \text{ FAR} \times 130,680 \text{ SF site area} / .75 = 94,090 \text{ SF}$



AC-2 Academic Main Street Block



The **Academic Core Main Street Block** is a mixed-use street located within the UC Merced Campus, Academic Core District. Main Street blocks include a mix of academic, research, housing and student services at densities over 1.5 FAR. This area has an urban character with buildings located along the street edge, courtyard spaces and parking structures (in later phases).

Illustrated Example

This example illustrates the character and site coverage of blocks reflecting a more compact campus. Building heights range from three to four stories.

Block Size: 3 acres (1.5 acre academic, 1.5 acre residential)

Land Use: Academic Buildings/Student Services (3L-4L), Student Apartments (3L-4L)

Academic Net Density (on 1.5 acre half block):
 $1.50 \text{ FAR} \times 65,340 \text{ SF site area} = 98,010 \text{ SF building area}$

Gross Density (assumes 75% efficiency for streets)
 $1.12 \text{ FAR} \times 65,340 \text{ SF site area} = 73,510 \text{ SF building area}$

Residential Net Density (on 1.5 acre half block):
 $60 \text{ du/a} \times 1.5 \text{ acres} = 90 \text{ du}$

Residential Gross Density (assumes 75% efficiency for streets):
 $45 \text{ du/a} \times 1.5 \text{ acres} = 67 \text{ du}$



G-1 Academic Lab Block



The **Academic Lab Block** is to be located within the UC Merced Campus, Gateway District (and in some cases, in the Academic Core District). These blocks are dedicated to life sciences and engineering research activities and also includes supporting uses such as recreation, open space and parking.

Illustrated Example

This example illustrates the character and site coverage of blocks reflecting a more compact campus. There are three buildings ranging from three to four stories.

Block Size: 3 acres

Land Use: Research Buildings (3L-4L)

Net Density (on 3 acre block):

$0.96 \text{ FAR} \times 130,680 \text{ SF site area} = 125,450 \text{ SF building area}$

Gross Density (assumes 75% efficiency for streets):

$0.72 \text{ FAR} \times 130,680 \text{ SF site area} / .75 = 94,090 \text{ SF}$



G-2 Industrial Research Block



The **Industrial Research Block** is to be located within the Community North, Gateway District. These blocks are dedicated to joint development with industry. As commercial ventures, these blocks require on-site parking. Other supporting uses in the district would include parking, transit facilities, research-related office and administrative activities.

Illustrated Example

This example illustrates commercial-style research park with surface parking, but with higher density and less parking found in most suburban developments. There are three buildings illustrated ranging from one to two stories.

Block Size: 3 acres

Land Use: Industrial Research Buildings (1L-3L)

Net Density (on 3 acre block):

$0.45 \text{ FAR} \times 130,680 \text{ SF site area} = 58,800 \text{ SF building area}$

Gross Density (assumes 75% efficiency for streets):

$0.34 \text{ FAR} \times 130,680 \text{ SF site area} / .75 = 44,100 \text{ SF}$



SN-1 Walk-up Apartments Block



The **Walk-up Apartments Block** is located within the UC Merced Campus and Community North, Student Neighborhoods District. These areas will have a variety of building types, of which, these 16-apartment unit buildings are included. Recreational facilities, open space, parking, student services and campus services will be located in the neighborhoods as supporting uses.

Illustrated Example

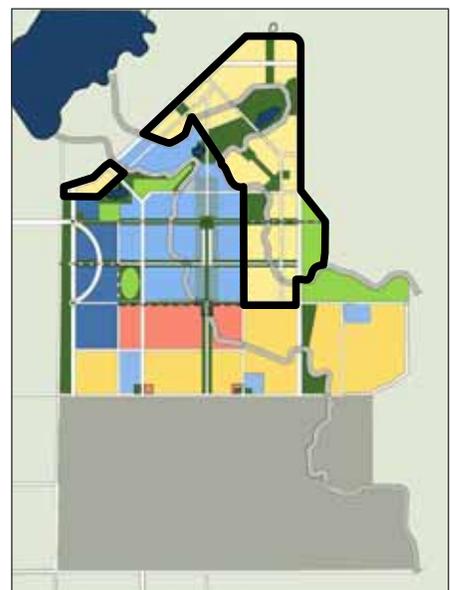
This example illustrates the character and site coverage of blocks with up to 35 apartments per net acre serving the walking and biking student community. These two-story buildings have eight apartments connected by a common core and stair for a total of 16 apartments. This three-acre block would include an open space commons and student services.

Block Size: 3 acres

Land Use: Residential Apartments (2L), Open Space and Student Services (1L)

Residential Net Density:
35 du/a x 3 acres = 105 du

Residential Gross Density (assumes 75% efficiency for streets):
27 du/a x 3 acres = 87 du



SN-2 Residence Hall Block



The **Residence Hall Block** is located within the UC Merced Campus and Community North, Student Neighborhood District. These areas will have a variety of building types, of which, these three-story corridor buildings are included. Recreational facilities, open space, parking, student services and campus services will be located in the neighborhoods as supporting uses.

Illustrated Example

This example illustrates the character and site coverage of blocks with up to 80 apartments per net acre. These three-story buildings have corridors and elevators and common spaces on the ground floor. This three-acre block would include an open space commons.

Block Size: 3 acres

Land Use: Residential Apartments (2L-4L) and Open Space

Residential Net Density:
 $80 \text{ du/a} \times 3 \text{ acres} = 240 \text{ du}$

Residential Gross Density (assumes 75% efficiency for streets):
 $60 \text{ du/a} \times 3 \text{ acres} = 180 \text{ du}$



TC-1 CMU Town Center Block



The **Commercial Mixed-Use Town Center Block** would be located along mixed-use streets located within the Community North, Town Center District. This block includes a mix of office and commercial services. They have an urban character with buildings located along the street edge, courtyard spaces and shared parking structures (in later phases — see diagram in lower left).

Illustrated Example

This example illustrates the character and site coverage of blocks reflecting a more compact community center. Building heights range from two to four stories. The diagram shows half the block as surface parking (as it could look in early phases). Parking facilities would be shared on a district basis in the Town Center.



Block Size: 3 acres (3 acres CMU, 1.5 acres parking in phase 1)

Land Use: Commercial Mixed-use (2L-4L), Ground Floor Commercial

Commercial Net Density:

1.50 FAR x 130,680 SF site area = 196,000 SF building area



Commercial Gross Density (assumes 75% efficiency for streets):
 1.12 FAR x 130,680 SF site area =
 147,000 SF building area



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TC-2 RMU Town Center Block



The **Residential Mixed-Use Town Center Block** would be located along mixed-use streets located within the Community North, Town Center District. This block includes a mix of housing (over 50 du/a) and commercial services. These blocks have an urban character with buildings located along the street edge, courtyard spaces and parking structures (in later phases - see diagram in lower right).

Illustrated Example

This example illustrates the character and site coverage of blocks reflecting a more compact community center. Building heights range from two to four stories. The diagram shows half the block as surface parking (as it could look in early phases). Parking facilities would be shared on a district basis in the Town Center.



Block Size: 3 acres (3 acres RMU, 1.5 acres parking in phase 1)

Land Use: Residential Mixed-use (2L-4L), Ground Floor Commercial

Residential Net Density:
60 du/a x 3 acres = 180 du

Residential Gross Density (assumes 75% efficiency for streets):
45 du/a x 3 acres = 135 du

Commercial Net Density:
0.20 FAR x 130,680 SF site area =
26,100 SF building area

Commercial Gross Density (assumes 75% efficiency for streets)
0.15 FAR x 130,680 SF site area =
19,600 SF building area



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TC-3 Townhouse Town Center Block



The **Townhouse Town Center Block** is located within the Community North, Town Center District. These urban-style townhouses share common open space, have parking courts and maintain a street-oriented design. They are designed to include live-work units.

Illustrated Example

This example illustrates the character and site coverage of urban townhouse/rowhouse blocks with up to 30 units per net acre. These three-story buildings have tuck-under parking accessed by parking courts. This three-acre block would include an open space commons.

Block Size: 3 acres

Land Use: Residential Townhouses/Rowhouses (2L-3L), Common Open Space

Residential Net Density:
30 du/a x 3 acres = 90 du

Residential Gross Density (assumes 75% efficiency for streets):
22.5 du/a x 3 acres = 67 du



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NHD-1 Neighborhood Center Blocks



Neighborhood Center Blocks would be located at the center of neighborhoods and along transit routes within the Community North and Community South, Neighborhood District. This multi-block area includes institutional uses (schools, parks and quasi-public), commercial services and residential blocks as master planned centers for neighborhoods.

Illustrated Example

This example illustrates the character and site coverage of a master planned neighborhood center. This illustration shows a 64-acre center that includes shopping, a community park that is shared with a school and townhouse and small-lot single family uses. Each neighborhood center would likely include different combinations of these uses reflecting the needs and market support of the community. For example, this illustration shows the largest community-serving commercial center that would require market support of the entire community and therefore not be located in each neighborhood center area. It also includes a combined 16-acre school and park site that would need to be viewed in context of overall community requirements.

Size: 64 acres (16, 3-acre blocks plus streets)

Land Uses:

Commercial

16 acres (696,960 SF) x 0.30 FAR = 209,100 SF

Joint-use School Site and Community Park Site (16-acres)

8-acre school site and a 8-acre park site

Residential

12 net acres of small-lot single family at 16 du/a = 192 du

12 net acres of townhouse residential at 24 du/a = 288 du

NHD-2 Neighborhood Townhouse Block



The **Neighborhood Townhouse Block** is located within the Community North and Community South, Neighborhood District. These garden-style townhouses share common open space, have parking courts and maintain a street-oriented design. They are designed to co-exist with single family blocks and interface with commercial and institutional uses.

Illustrated Example

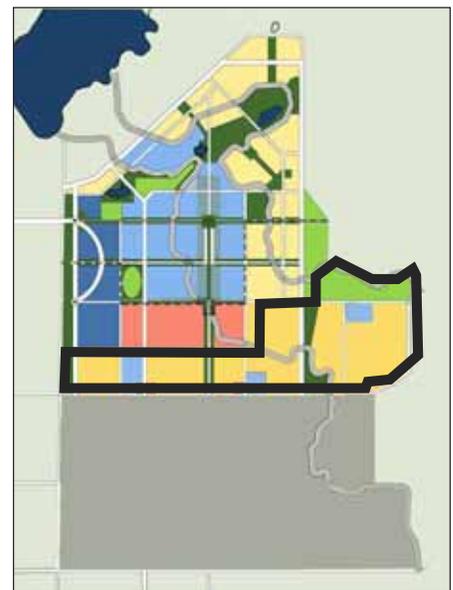
This example illustrates the character and site coverage of urban townhouse/rowhouse blocks with up to 25 units per net acre. These three-story buildings have tuck-under parking accessed by parking courts. This three-acre block would include a common open space.

Block Size: 3 acres

Land Use: Residential Townhouses/Rowhouses (2L-3L), Common Open Space

Residential Net Density:
25 du/a x 3 acres = 75 du

Residential Gross Density (assumes 75% efficiency for streets):
19 du/a x 3 acres = 57 du



NHD-3 Single Family Block–Small Lot



The **Single Family Small Lot Block** is located within the Community North and Community South, Neighborhood District. These small-lot single family houses provide an opportunity for traditional home ownership within a land-efficient approach. They assume a net density of 10 to 20 du/a compared to a more typical 4 to 6 du/a San Joaquin Valley suburban density.

Illustrated Example

This example illustrates the character and site coverage of small-lot single family blocks with up to 20 units per net acre (16 du/a is illustrated). This three-acre block is divided into quadrants with narrow internal streets. The larger 3 acre block could also be organized with a system of alleys.

Block Size: 3 acres

Land Use: Residential Single family (1L-3L)

Residential Net Density (high end):

High End–20 du/a x 3 acres = 60 du

Low End–10 du/a x 3 acres = 30 du

Residential Gross Density (assumes 75% efficiency for streets):

High End–15 du/a x 3 acres = 45 du

Low End–7.5 du/a x 3 acres = 22 du



NHD-4 Single Family Block–Large Lot



The **Single Family Large Lot Block** is located within the Community North and Community South, Neighborhood District. These traditional single family houses provide a lower density block type. They assume a net density of 5 to 9 du/a compared to a more typical 3 to 5 du/a San Joaquin Valley suburban density.

Illustrated Example

This example illustrates the character and site coverage of large-lot single family blocks with up to 9 units per net acre (5+ du/a is illustrated). This three-acre block is divided into halves with an internal street. The larger 3 acre block could also be organized with a system of alleys with second accessory dwelling units.

Block Size: 3 acres

Land Use: Residential Single family (1L-2L)

Residential Net Density (high end):

High End—9 du/a x 3 acres = 27 du

Low End—5 du/a x 3 acres = 15 du

Residential Gross Density (assumes 80% efficiency for streets):

High End—7 du/a x 3 acres = 21 du

Low End—4 du/a x 3 acres = 12 du

