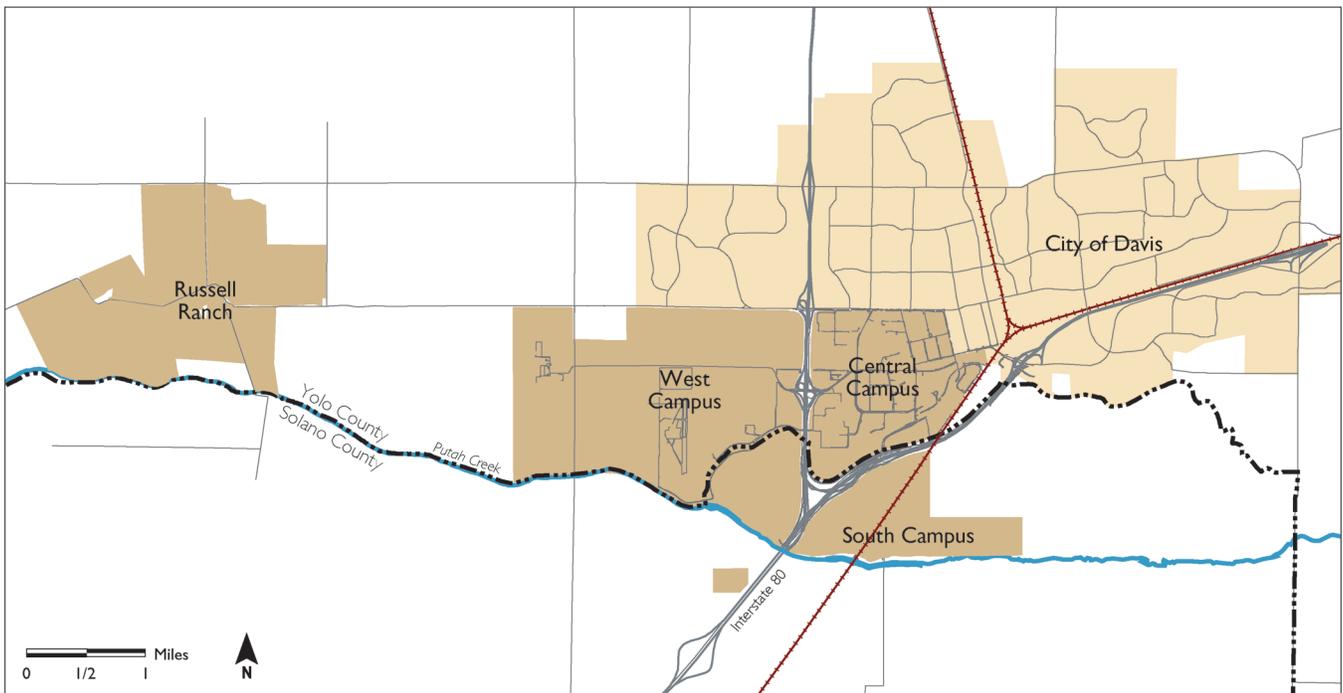


# Planning Areas & Objectives

## CAMPUS LOCATION AND SETTING

The approximately 5,300-acre UC Davis campus is located in Yolo and Solano counties approximately 72 miles northeast of San Francisco, 15 miles west of the City of Sacramento, and adjacent to the City of Davis. The campus is comprised of four general campus planning areas:

- Central Campus
- South Campus
- West Campus
- Russell Ranch



## CENTRAL CAMPUS PLANNING AREA

The most intensely developed academic and co-curricular activities occur within the Central Campus, which is bounded approximately by Russell Boulevard to the north, State Route 113 (SR 113) to the west, Interstate 80 (I-80) and the Union Pacific Railroad tracks to the south, and A Street to the east.

The visual character of the Central Campus is varied, but there are several features of the visual environment that are consistently valued by members of the campus community. These include:

- The large, open lawn of the Quad at the heart of the campus;
- The framework of tree-lined streets, particularly around the Quad where the street tree branches arch to create a canopy overhead;
- The Arboretum, with its large trees and variety of landscapes along the waterway;
- The shingle-sided buildings from the founding years of the University Farm;
- Buildings from the second era of campus development such as Hart Hall and Walker Hall;
- Green open spaces that face the community along Russell Boulevard and A Street;
- Bicycles as a distinct and valued visual emblem on campus;
- The South Entry area, including the new entrance quad and the Robert and Margrit Mondavi Center for the Performing Arts; and,
- A visible agricultural presence.

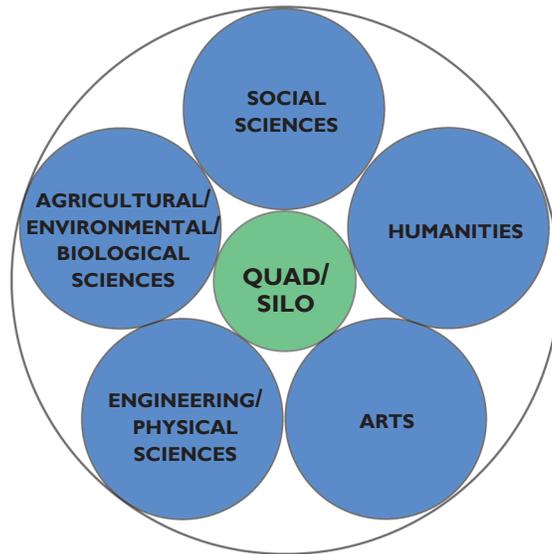
The Central Campus is characterized by strong relationships among academic districts and the broader uses that support them. The following diagrams outline important relationships in the Central Campus. At the heart of the campus is the “Academic Core”, surrounded by a series of “Edge Uses” that support activity in the Core. Beyond these Edge Uses is the Health Science District, as well as a new district situated to increase connections to the larger regional community.

## THE ACADEMIC CORE

Through its years of expansion, the campus has maintained and extended a pattern of academic districts in the core of the campus. The Quad is the historic and social heart of the campus, the focus of common functions such as the Student Union and Shields Library, and the site for major cultural festivals. Programs in the social sciences, humanities, and arts are now located along the eastern edge of campus.

Programs in agricultural and environmental sciences and biological sciences are west and northwest of the Quad, with engineering and physical science programs to the southwest. Graduate schools are located at the periphery of the Academic Core: Management, and soon Education, to the east; Law to the south; and Medicine and Veterinary Medicine to the west and southwest.

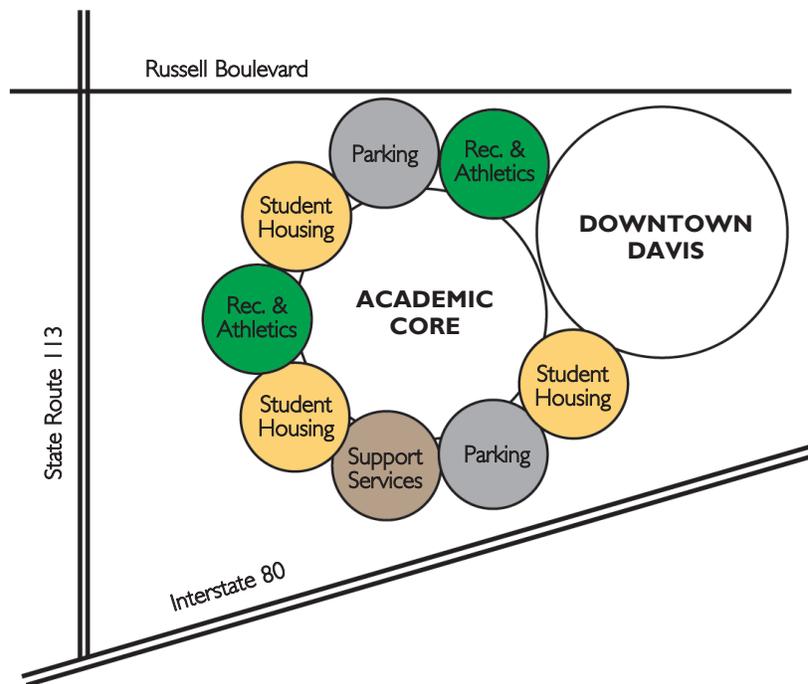
The expansion of the Silo Student Center in 1990 added a second student activities hub to the southwest of the Memorial Union/Quad/Shields Library area. The Silo area expands the scope of the “campus commons” historically found at the Quad, as the Academic Core expands west.



**ACADEMIC CORE**

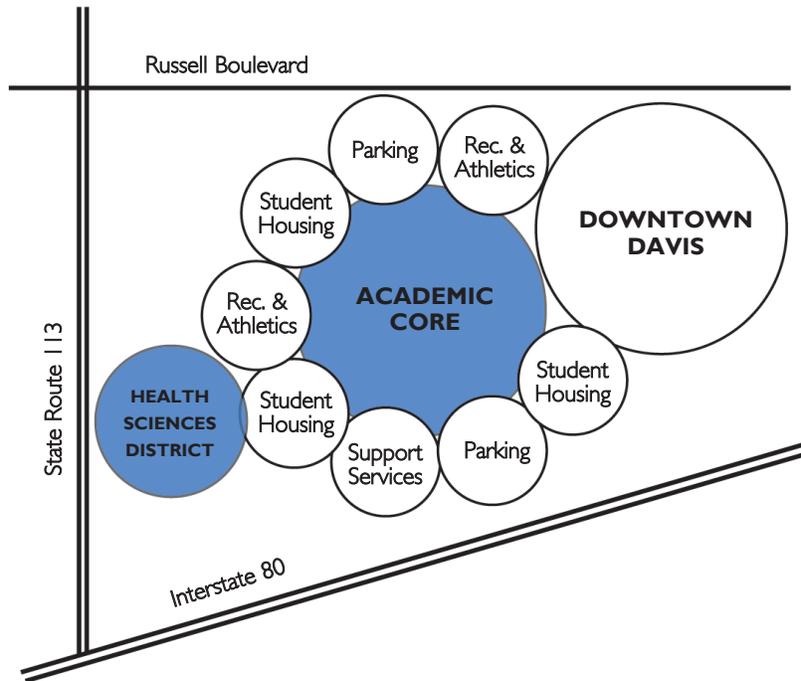
EDGE USES

The Academic Core is an area generally within a 10-minute walking radius from Shields Library at the heart of the Central Campus. This core area is the physical center of the University's instruction and research mission; auxiliary activities that enrich and enable this mission are clustered on the edge of the Academic Core. These activities include student housing, athletics and recreation facilities, parking, and support facilities such as the Central Heating and Cooling Plant, and the Fire and Police Station. Campus buildings sit within and next to a variety of landscaped open spaces, such as the Quad and the Arboretum.



## HEALTH SCIENCES DISTRICT

The Health Sciences District lies in the western part of the Central Campus and includes facilities for programs such as the School of Medicine and School of Veterinary Medicine. This district has been the location of some of the most rapid

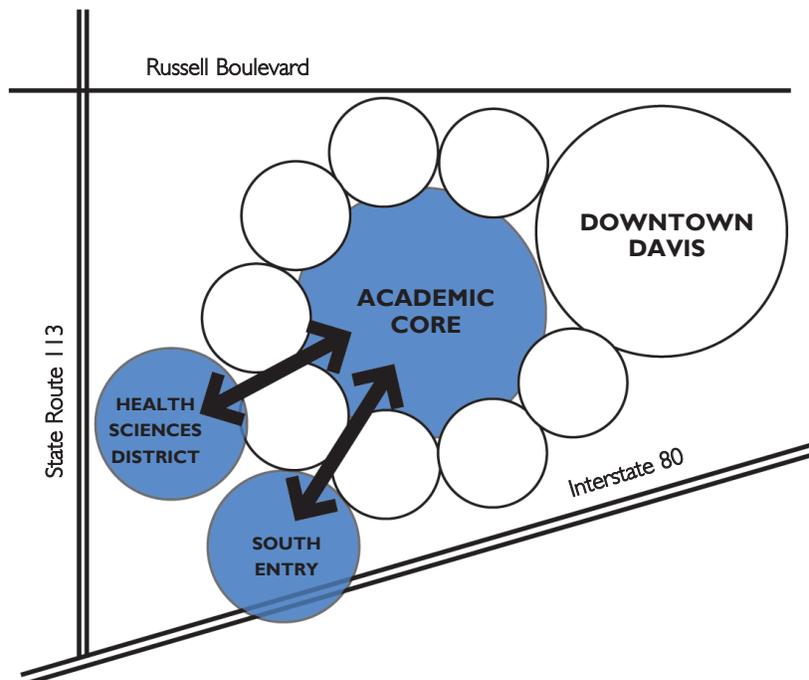


growth on campus in recent years, with more than 500,000 square feet of space added for veterinary medicine, medicine and related activities.

### CONNECTOR ZONES

Most major academic groups on the Central Campus are clustered to optimize interaction among faculty and students in like disciplines, although some programs are still divided geographically. Two new land use areas are identified in the LRDP as ‘connector zones’ to link related uses. The Health Sciences District/Academic Core connector zone will encompass lands currently occupied by the Dairy and serve as a future link between the Health Sciences District and disciplines in the Academic Core. The South Entry connector zone will utilize lands currently designated for Teaching and Research Fields, and act as an entrance location to physically connect UC Davis to the greater region at I-80.

The South Entry District, in the southern part of the Academic Core, includes the Robert and Margrit Mondavi Center for the Performing Arts, Buehler Alumni and Visitors Center, Entry Quad, and a planned Hotel/Conference Center and Museum of Art. This developing area creates a new ‘front door’ for the campus by locating some of the campus’ primary public attractions with convenient access to and from I-80.



## PLANNING AREA OBJECTIVES

### I. Compact and Accessible Academic Core with an Integrated Open Space Network

- **Arboretum Connections to Academic Core.** Find opportunities to better connect the environment of pathways, open spaces, and buildings in the Central Campus to the Arboretum. Extend the landscape character of the Arboretum into the fabric of the Central Campus where appropriate.
- **Civic Spaces/Quads.** Sustain and expand the 'civic' spaces on the campus, exemplified by the main Quad, where common uses front active open spaces to create meeting places for community interaction. Expand the civic and social spaces at the heart of the campus with a new quad west of the Silo, central to academic neighborhoods in Agriculture and Environmental Sciences, Biological Sciences, Engineering, and Physical Sciences.
- **Garden Walks.** While maintaining the integrity and vitality of the campus bike path systems, substantially improve the network and quality of pedestrian walkways on the campus, in the form of garden walks that weave through the Central Campus and connect to the main Quad and Arboretum.
- **Bikeways.** Sustain and expand the system of off-street bike paths, on-street bike lanes, and bicycle parking areas throughout the campus. In addition to bikeway expansion in the Academic Core, improve bikeway systems in the Health Sciences District, the new

neighborhood, and along Hutchison Drive out to the Primate Center. Also link campus to city and regional bikeway systems.

- **Academic Districts and Neighborhood Centers.** Support the creation of distinct academic neighborhoods and the aesthetic cohesiveness within such neighborhoods. Provide gathering spaces in academic neighborhoods to serve as centers of activity and places of identity.
  - **10-Minute Walk.** The campus's traditional "ten minute walk" standard, which locates high-use academic buildings within a 10-minute walk from the center of the campus core should be maintained.
  - **Replace Temporaries.** Replace temporary buildings and relocate low density uses from the Central Campus to provide locations for related academic activities to be clustered together.
- 2. Keep 'Edge Uses' in close proximity to Academic Core Activities.**
- **Student Housing.** Provide campus housing for all first year undergraduate students (both at the freshman and transfer levels) within the Central Campus to enable an integrated residential and educational experience.

Create physical spaces (plazas, gathering spaces, retail, food service, parks, daycare, etc.) within and around residential communities that foster a sense of community, and provide essential health and human services.

Include options for a range of transportation modes within and adjacent to residential areas that provide convenient access to the campus and to off-campus retail and service areas.

- **Student Health Facilities.** Within the Central Campus, student health care facilities should be located with proximity to campus residential, recreational, and high student usage areas.
- **Recreation.** Site formal recreational and athletic facilities with reasonable access to student, faculty and staff participant populations. Cluster formal recreational and athletic facilities in proximity to each other, in order to achieve resource efficiencies.
- **Perimeter Parking.** Provide parking on the edge of the Academic Core, roughly within a 10-minute walk from Shields Library at the heart of the campus. Provide parking areas that are a convenient walk to the Central Campus, and provide convenient access to major event venues.
- **Support Services.** Provide edge locations for campus services and utility functions with significant service demands in the Central Campus.

## PLANNING AREA OBJECTIVES

### 3. Health Sciences District.

- **Entrances.** Clarify visitor/client entrances for the School of Medicine and School of Veterinary Medicine.
- **Interconnected Spaces.** Provide connected series of walkways and open spaces to create a cohesive campus environment.

- **Growth Flexibility.** Add sites to provide flexibility for future growth in the Health Sciences District.

### 4. Connector Zones

- **Health Sciences Connector.** Provide a link between the Health Sciences District and the Academic Core through a connector

zone encompassing lands currently occupied by the Dairy.

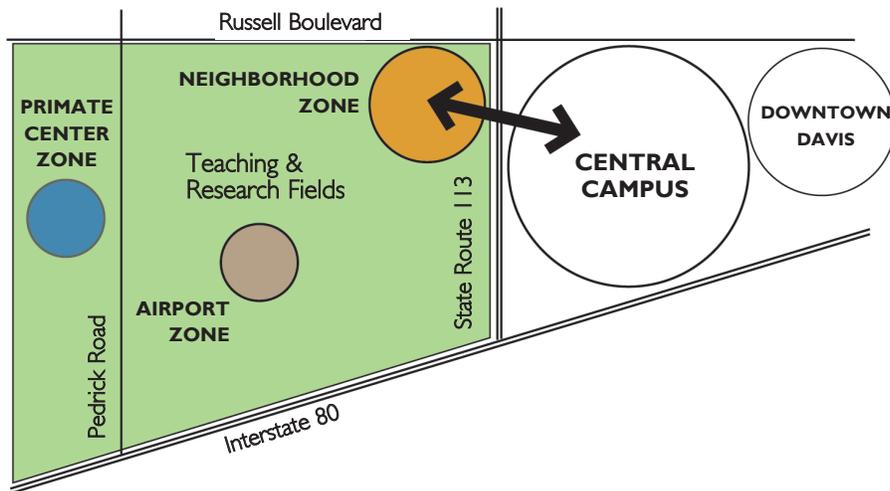
- **South Entry Connector.** Utilize lands currently designated for Teaching and Research Fields to physically connect UC Davis to the greater region at I-80.

## WEST CAMPUS PLANNING AREA

The West Campus is bounded by SR 113 to the east, Putah Creek to the south, Russell Boulevard to the north, and extends approximately one-half mile west of Pedrick Road. Contiguous with the Central Campus, the West Campus landscape is dominated by field research lands beyond the developed core of the campus.

A new neighborhood will be located west of SR 113 to provide housing for student, faculty and staff in close proximity to the Central Campus.

West of SR 113, a cluster of one-story academic facilities, primarily related to agricultural research, is located near the University Airport. The California National Primate Research Center is the only higher-density academic center located outside the boundaries of the Central Campus.



## PLANNING AREA OBJECTIVES

### 1. Integrate Agricultural and Environmental Field Research and Teaching with Other Activities on Campus.

Relocate agricultural research uses displaced by the new neighborhood to nearby sites on the West Campus to maintain close connections to support facilities and related field research.

### 2. Cluster New Development.

Cluster urban development areas on the edges of agricultural zones to retain larger, more useable blocks of agricultural lands. Buffer urban uses from nearby agricultural land to maintain long-term viability of agricultural uses.

### 3. Mixed-Use Neighborhood. (For more detail see the Neighborhood Master Plan)

- **Access.** Keep the neighborhood compact and close to the Central Campus. Connect the neighborhood to the Central Campus and the Davis community via bike and transit.

- **Integrated Open Space Network.**

Establish a drainage pond with habitat and recreation value as a shared open space with Davis neighborhoods north of Russell Blvd. Create public space at the heart of the neighborhood to provide identity and a neighborhood gathering place. Locate other public uses adjacent to the Village Square, such as a Community Education Center and recreation fields, destinations that serve neighborhood residents as well as people from the greater community. When development occurs next to agricultural land, assure land uses are compatible with ongoing agricultural use, or include landscape buffers to keep adjacent ag uses viable, such as the area along the western edge of the neighborhood.

- **Housing Affordability.**

Accommodate a diversity of housing types that are responsive to needs for affordability, individual choice and economic viability,

including short-term housing for visiting faculty and housing for international students and scholars. Assure long-term affordability through ground lease agreements between residents and the University.

### 4. Airport Zone.

Maintain and expand low density academic, support, and research park uses along the Hopkins Road corridor.

Include an open space setback along the west side of Hopkins Road for an off-street bike path and landscaped area to connect points north to the Putah Creek Riparian Reserve.

### 5. Primate Center Zone.

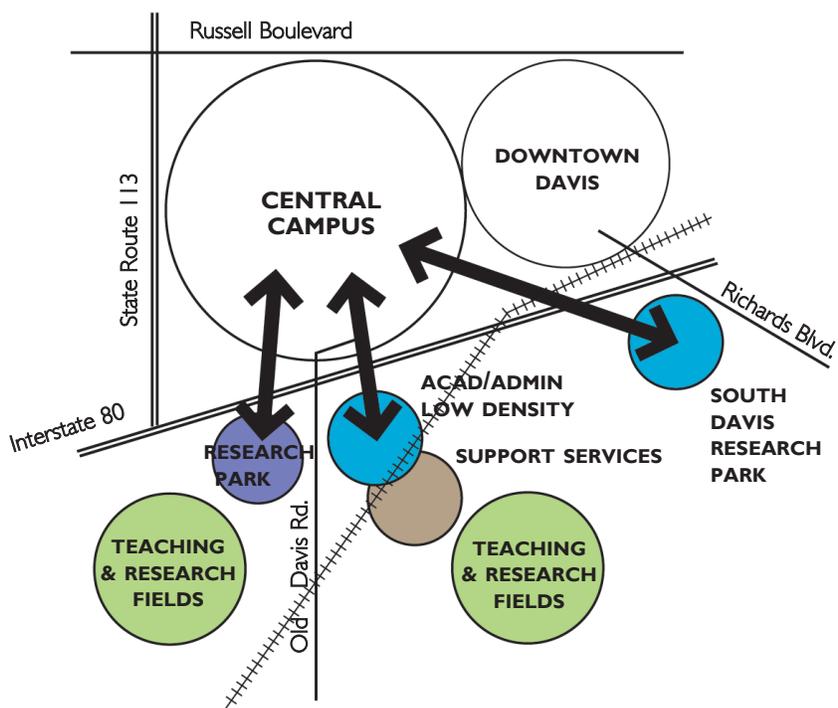
Allow adequate land at the Primate Center to expand academic facilities, field support areas, and parking, retaining landscaped setbacks and buffers from neighboring uses.

## SOUTH CAMPUS PLANNING AREA

The South Campus is located south of I-80 and north of the South Fork of Putah Creek. Contiguous with the Central Campus, the South Campus is primarily for field teaching, research and support services.

Campus lands south of I-80 and east of Old Davis Road contain mostly one-story facilities clustered at Animal Resource Services, north of the Union Pacific Railroad line. South of the rail line are the campus Wastewater Treatment Plant, the Center for Equine Health, and the Institute for Toxicology and Environmental Health and the former Laboratory for Energy-Related Health Research (LEHR) site. Lands south of I-80 and west of Old Davis Road are used primarily for field teaching and research.

This 2003 LRDP also includes land and buildings owned by the campus in the City of Davis. Primarily in the South Davis Research Park area, these sites are currently used for academic and administrative activities, compatible with other uses zoned for the area. The campus anticipates that it will continue to lease space within the City of Davis through 2015-16. Campus employees working in leased building space in the City of Davis will be included in the 2003 LRDP faculty/staff population assumptions. Property leased by the campus is not included in this LRDP.



## PLANNING AREA OBJECTIVES

**1. Integrate Campus Uses.** Integrate agricultural and environmental field research and teaching with other activities on campus.

**2. Cluster New Development.** Cluster urban development areas on the edges of agricultural zones to retain larger, more useable blocks of agricultural lands. Buffer urban development from adjacent agricultural lands.

**3. Research Park.** Take advantage of the location at the I-80/ Old Davis Road freeway interchange to encourage partnerships with public and pri-

vate research entities from beyond the campus. The site is well connected to the Central Campus and to the larger region.

**4. East Side Old Davis Road.** Locate low density academic and support uses east of Old Davis Road. Include a large new site for relocating facilities services and related service functions from the Central Campus to free up campus land in the Central Campus for academic buildings. Lands east of the Center for Equine Health will be used for pasture, as current pasture lands are replaced with the facilities services functions.

**5. Teaching and Research Fields.** Continue to use lands between the Research Park and Putah Creek for agricultural field research.

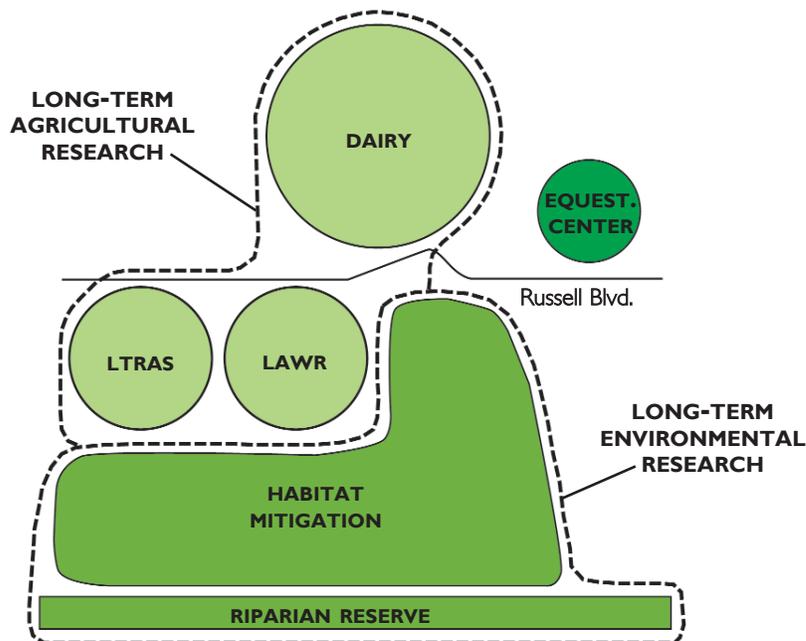
## RUSSELL RANCH PLANNING AREA

The approximately 1,600-acre Russell Ranch portion of the campus lies to the west, separated from the West Campus by approximately one and one-half miles of privately-owned agricultural land. Russell Ranch was purchased in 1990 for campus uses including large-scale agricultural and environmental research, study of sustainable agricultural practices, and habitat mitigation. Russell Ranch is bordered roughly by County Road 96 on the east, Putah Creek on the south, Covell Boulevard on the north, and Russell Boulevard and privately owned agricultural land on the west.

The Russell Ranch property is largely leased for agricultural production, though approximately 300 acres have been assigned for campus long-term agricultural research activity.

The Long Term Research on Agricultural Systems (LTRAS) site hosts a 100-year main experiment and various shorter-term experiments, all focused on improving the sustainability and environmental impact of agriculture. LTRAS is primarily a research facility, but it also contributes to UC Davis' extension and teaching missions by hosting field days, class field trips, undergraduate interns and graduate student research. Land Air and Water Resources (LAWR) facilities on Russell Ranch will focus on long-term climatological and meteorological research in a setting where adjacent uses will remain in agricultural and open space uses.

The Equestrian Center, currently located in the southwest corner of Central Campus, will be relocated to Russell Ranch, along with expanded facilities for the Dairy. These sites will be developed north of Road 32, with good student access from the Main Campus.



## PLANNING AREA OBJECTIVES

**1. Long-Term Uses.** Utilize Russell Ranch as a location for a variety of long-term uses to keep the Ranch predominantly as open space and agricultural land. Locate agricultural and environmental field uses with needs for long term research or site development, stability of surrounding land uses, and freedom from development pressure, on lands south of Road 32. These include:

- Lands dedicated to the Putah Creek Riparian Reserve
- Habitat mitigation and restoration areas

- Long-Term Research on Agricultural Systems (LTRAS)
- The Land, Air, and Water Resources Department (LAWR), for long term climatological and meteorological research.
- Mitigation land identified for long-term preservation in agricultural use.

**2. Dairy and Equestrian Center.** Identify lands for animal science facilities for a campus Dairy, and land for a campus Equestrian Center recreation facility north of

Russell Blvd. The location identified for the Dairy facilities in the LRDP may be shifted to another Russell Ranch location as more detailed studies are done in the future. Provide regular transportation services to these uses from the Central Campus to facilitate student and faculty access.

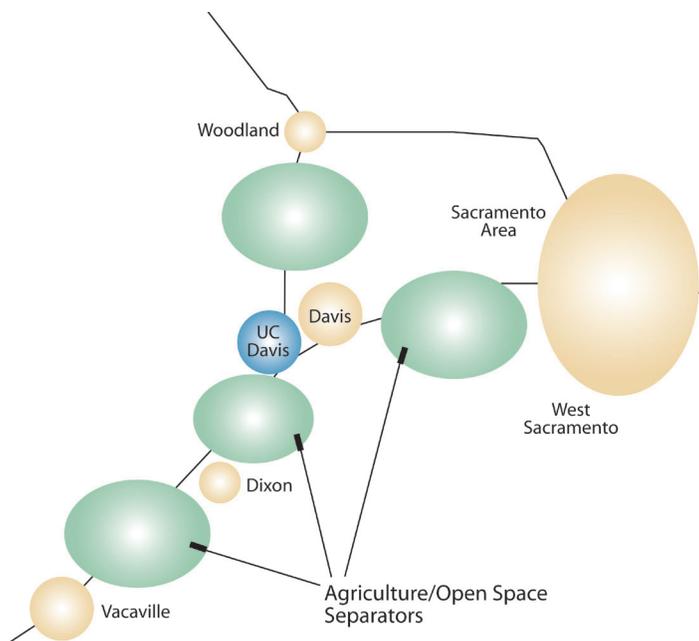
## LOCAL AND REGIONAL CONTEXT

While cities and counties do not maintain any formal jurisdiction over University land use, the campus seeks to plan cooperatively with neighboring jurisdictions on issues of mutual interest. The University of California is constitutionally exempt from local land use control.

Most of the main campus and all of Russell Ranch lie in Yolo County. Approximately 750 acres of the main campus is in Solano County, south of the original alignment of Putah Creek (the North Fork cut-off section) and I-80. The west and south boundaries of most of the main campus adjoin lands zoned by both counties for agriculture. Most of the north and east boundaries of the main campus are shared with urban development in the City of Davis.

The Yolo County General Plan, updated in 2002, includes goals for agricultural preservation and contiguous urban development, as does the City of Davis General Plan, adopted in May 2001.

Solano County agricultural lands that border the campus are governed by the 2002 update to the 1980 Solano County General Plan. The cities and counties in the region share a policy framework to limit urban development to preserve the viability of the agriculture industry. UC Davis is well-situated to contribute to these shared regional goals by keeping development compact and collaborating to secure agricultural lands that separate urban centers.



## PLANNING AREA OBJECTIVES

**1. Transportation.** Integrate campus, local, and regional land use and transportation patterns.

The two freeway interchanges that directly serve the campus are valuable transportation assets. Concentrate new parking in locations that are easily accessible from SR 113 at Hutchison Drive and I-80 at Old Davis Road to limit traffic impacts on City of Davis streets. Locate campus venues with large public use in close proximity to these freeway interchanges.

**2. Housing.** Work with the Davis community to provide adequate and affordable housing choices for students, faculty, and staff.

**3. Open Space.** Continue to develop multi-use open spaces on the edges of campus where UC Davis connects to the local and regional community, to perpetuate an open and inviting edge to the campus, and to foster the role of the campus as a local and regional center. Examples include the recreation fields along Russell Blvd., the new South Entry Quad by the Mondavi Center for Performing Arts, the planned open space and pond along Russell Blvd. west of 113, and the planned vineyard at the I-80 entrance to the campus along Old Davis Road.

Create a system of clear entries, or front doors, for the campus, that promote wayfinding, a sense of arrival, and campus connections to the larger

community.

**4. Economic and Fiscal Health.** Work with neighboring jurisdictions to address the economic and financial opportunities and challenges facing the campus and region.

**5. Agriculture Preservation.** Work with local and regional jurisdictions on regional agriculture and open space preservation and separation of urban areas.