LAND USE PRECINCT DESCRIPTIONS
The following text is a summary of land areas and development capacities; building areas (existing and proposed) for each precinct; and, a description of proposed development and the particular physical or phasing issues affecting development in each precinct. The precinct divisions correspond to the areas identified on Plan 2 - Land Use and Precinct Divisions Plan.

**CENTRAL CAMPUS:**

### 4.1 PRECINCT A - SOUTHWEST / CENTRAL CAMPUS ENGINEERING SCIENCES ZONE

- **Land area:** 1,056,000 sf
- **Existing building area:** 897,500 sf
- **Existing F.A.R.:** 0.85
- **Available developable building area (1.0 F.A.R.):** 158,000 sf

*Figure 17: Aerial view from the south-west showing Precinct A - the engineering and sciences zone*
While this area of the campus has some available development capacity, it is perceived as the most densely developed of all the University precincts. There are two potential development sites (#1 and #2 on Figure 17), which if constructed should incorporate substantially-sized, below-grade parking garages.

There is also potential for redevelopment and infill development in this area, and if any such projects are undertaken, the emphasis should be on buildings or additions to buildings which serve to better define exterior open spaces, courtyards and pedestrian routes through the precinct. Laminations, or surface additions to buildings which change the buildings relationship to the public realm, should be considered for some buildings in this precinct.

Precinct A should remain the campus focus for Engineering and Scientific Departments, although some of the expansion in these departments will be accommodated in Precinct F - Northwest Central campus.

4.2 PRECINCT B - SOUTHEAST / CENTRAL
CAMPUS ARTS RECREATION/STUDENT SERVICES ZONE

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>land area</td>
<td>1,493,500 sf</td>
</tr>
<tr>
<td>existing building area</td>
<td>1,282,500 sf</td>
</tr>
<tr>
<td>existing F.A.R.</td>
<td>0.86</td>
</tr>
<tr>
<td>available developable building area (1.0 F.A.R.)</td>
<td>211,000 sf</td>
</tr>
</tbody>
</table>

This area of the campus is currently the most densely developed precinct, it is also one of the preferred parts of the campus, defining for many people the scale and quality of building and open space which should define the character of future development for the University as a whole.
Even within this area, there is potential for infill development or redevelopment which would more clearly define a hierarchy of pedestrian spaces, eliminating the ambiguity of residual open spaces surrounding many of the buildings.

There is great potential for development on the old City Reservoir site when it is taken out of regular service (#1 on Figure 8). This is a highly visible site which should be programmed to receive a high profile academic building relating to the zoning of the precinct. Any development of this site should include a parking structure as a part of the building program as well as the gateway plaza to the University from the Yale entry. The parking structure would replace surface parking spaces with close access to Popejoy Hall.

Since development access to the City Reservoir site is dependent on the City’s schedule rather than on University planning, it may be difficult to phase development of the site in
relation to other University plans and activities. The School of Architecture and Planning, for example, is considered a potential user of this site and in many ways it would be ideal for them. The problem is that the site may not be available when the School of Architecture and Planning is ready to build.

4.3 PRECINCT C - CENTRAL AVENUE
BOUNDARY / CENTRAL CAMPUS / UNIVERSITY ORGANIZATIONS INSTITUTES AND BOOKSTORE

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>land area:</td>
<td>645,000 sf</td>
</tr>
<tr>
<td>existing building area:</td>
<td>180,500 sf</td>
</tr>
<tr>
<td>existing F.A.R.:</td>
<td>0.28</td>
</tr>
<tr>
<td>available developable building area (0.5 F.A.R.):</td>
<td>142,000 sf</td>
</tr>
</tbody>
</table>

The north side of Central Avenue between University and Girard can clearly be described as either east of Cornell or west of Cornell. The area west of Cornell is a picturesque series of historic, university buildings placed within a mature park-like landscape. Proposed new buildings like the bookstore are planned to carry on this style and density of development. East of Cornell is one long surface parking lot.

It is the recommendation of the plan to extend the physical character of the area west of Cornell over the entire area east of Cornell. This eastern area should be developed as a series of individual free-standing buildings set within open, landscaped areas. This transformation of the east end of Central Avenue on the north side will greatly benefit the retailing and commercial enterprises to the south side of Central Avenue. It will also create a far more attractive edge condition complementing the University Heights neighborhood to the south.
The plan proposes to anchor the major intersections on the south side of the campus: Central Avenue and University Boulevard, and Central Avenue and Girard Boulevard, with major “institutional” buildings. This will have the effect of creating perceptual gateway markers at the corners of the campus and of defining Central Avenue as the greater community focus of the University (Popejoy Hall, new Museums and Galleries, new mixed-use community development).

CENTRAL AND UNIVERSITY
The former Galles site on the northwest corner of Central and University should be the location for a joint Museum/Gallery facility to house the University’s growing art and archaeological collections. This move would not only consolidate similar compatible activities, but it would also serve to move high-profile, public use facilities away from the academic core to a location where direct parking can be provided.

CENTRAL AND GIRARD
At the northwest corner of Central and Girard, there is an opportunity for a large, community-oriented, mixed-use facility which includes parking and possibly housing within the shell of a highly accessible gateway building. Feasibility studies, programming studies and final locational studies for various concepts need to be prepared.
4.4 **PRECINCT D - NORTHCENTRAL / CENTRAL CAMPUS SCHOOLS OF ADMINISTRATION AND MANAGEMENT ZONE**

- **Land area:** 327,000 sf
- **Existing building area:** 145,000 sf
- **Existing F.A.R.:** 0.44
- **Available developable building area (1.0 F.A.R.):** 182,000 sf

*Figure 19: Aerial view from the south-west showing Precinct D - Schools of Administration and Management zone*
The Northcentral precinct on the Central campus is the site of the University’s business schools and the Departments of Economics, Political Science and Sociology, and it is proposed that future development of these schools be located within this zone.

The Northcentral precinct is also an important location because it will serve as the site for the southern end of the bridge building (#1 on Figure 19), an important physical component in long-range plans to connect the Central and North campuses. The bridge building will be a mixed use building and will become a major pedestrian connection between both parts of the campus. It is important that all development in the Northcentral precinct be planned for the change in pedestrian patterns as pathways funnel through the area.

Because of the scale of the bridge building, it will likely have to be built in two phases. Detailed planning for the facility, its program requirements and phasing plan need to be completed before any further development takes place in the Northcentral precinct.
4.5 PRECINCT E - EAST / CENTRAL CAMPUS
PRECINCT - HOUSING ZONE

land area: 1,800,000 sf
existing building area: 600,000 sf
existing F.A.R.: 0.33
available developable building area (1.0 F.A.R.): 1,200,000 sf
illustrated development building area: 750,000

Figure 20: Aerial view from the south-east showing Precinct E - the student housing zone
Precinct E is the center for Student Housing and should maintain that land use focus. The plan illustrates that a significant increase in housing supply can be accommodated within the precinct if the University was to adopt a more aggressive on-campus housing policy.

Much of the new construction illustrated within the precinct is "infill" development which fills in large open space gaps between existing buildings, creating a tighter fabric of buildings (#1 on Figure 20). The illustrated development also shows the great opportunity that exists in the southeast corner of the Central campus to develop a large complex of buildings. A number of different programs have been discussed for a new gateway development at the corner of Central Avenue and Girard Boulevard (#2 on Figure 20). The main requirement is that it should contain a structured parking facility to replace some of the surface parking facing Central Avenue in Precinct C. Tennis courts that were located along Girard Boulevard could be relocated to make room for new developments, as shown on (#3 on Figure 20).

Many of the new sites for housing development within the precinct are also currently occupied by surface parking. Replacement parking for resident students would be found in the existing parking garage between Lomas and Campus Boulevard, or developed in the new parking structure built in association with the development at Central Avenue and Girard Boulevard.
4.6 PRECINCT F - NORTHWEST / CENTRAL
CAMPUS ACADEMIC DEVELOPMENT ZONE

land area: 978,000 sf
existing building area (buildings to be retained): 72,500 sf
existing F.A.R.: 0.075
available developable building area (1.0 F.A.R.): 905,500 sf
illustrated development building area: 839,500

Figure 21: Aerial view from the south-west showing Precinct F - the South campus academic building development zone.
Precinct F, the Northwest precinct of the Central campus, is the most centrally located land area which has not been developed for academic uses. Much of the land in this area is still owned privately and used as housing, and although the University has a long-term policy to acquire the lands, it has been a slow land assembly process. It is a recommended policy of this plan that the University develop a more active acquisition policy concerning these lands and a long-term plan to develop the area for academic use. Over the short to mid-term, there will continue to be small unit housing in the precinct.

There are several important elements in the phased development of this area:
- realignment of the ring road from Las Lomas Road to Sigma Chi Road (#1 on Figure 21);
- creation of a north/south pedestrian right-of-way along the current course of Buena Vista (#2 on Figure 21);
- establishing boundaries and articulating a relationship to the open space (#3 on Figure 21) on the east side of the precinct.

Development in the north part of the precinct can take advantage of the steep grade change from Sigma Chi Road to Lomas Boulevard by building structured parking into the slope as a podium for building development, and by developing a second bridge connection to the North campus across Lomas Boulevard.

New construction in the area should be developed to a 1.0 F.A.R. or higher to take full advantage of the central location of the precinct. Coverage could be easily allowed higher than the illustrated 33% to contrast with the large open space area to the east of the precinct. The area should be zoned for academic buildings, as it will form an ideal location for overflow of some departments from other Central campus precincts.
NORTH CAMPUS

4.7 PRECINCT G - EAST / NORTH CAMPUS
HEALTH SCIENCES CENTER
AND LAW ZONE

land area: 2,826,000 sf
existing building area: 1,600,000 sf
existing F.A.R.: 0.57
available developable
area (1.5 F.A.R.): 1.5 sf
illustrated development
building area: 1,680,000 sf

Figure 22: Aerial view from the south-east showing Precinct G - University Hospital, the Health Sciences Center and the Law School
The East precinct of the North campus is dominated by the University Hospital and the related Health Sciences Center. Both of these organizations have established short and long-term construction plans which have had a great impact on the preparation of this Campus Development Plan.

In terms of simple density distribution numbers (F.A.R.), there is plenty of capacity within this area to accommodate the projected program requirements for both the Hospital and Health Sciences Center. The problem is that initial planning has severely limited development options within the precinct.

One of the key problems relating to University Hospital is visitor orientation and parking. People find it difficult to find the entrance to the hospital and will circle repeatedly through surrounding parking lots to find surface parking which they perceive to be in direct line with the entrance. Another problem is that there are two very different groups using these facilities on a day-to-day basis. Students, faculty and hospital staff have very different access, parking and orientation requirements than do hospital patients and visitors, yet the two are competing for parking and access.

In taking a comprehensive view of the North campus and its relationship to the University as a whole, the Campus Development Plan proposes to draw a development line at the edge of the open space, restricting expansion of the Hospital and Health Sciences Center within this zone. The proposed central campus open space provides a boundary for development, and without severely restricting opportunities, forces both the Hospital and Health Sciences Center to look back in upon itself and evaluate which facilities and services will be essential in this location, and which facilities might be better served in a new location on the west side of the North campus.

The western development line is defined by the bridge building (#1 on Figures 22 and 23) which will connect across Lomas Boulevard. A new Hospital entry court (#2 on Figures 22 and 23) accessed from Lomas Boulevard is created in the heart of the existing Hospital and clinical buildings providing a central place for orientation and access.
A new structured parking garage (#3 on Figures 22 and 23) directly accessed from the entry court will serve the needs of Hospital patients and visitors. All visitor traffic is aimed at the Lomas Boulevard entry court, keeping it well away from the residential neighborhoods to the northeast. Student, faculty and Hospital staff access and parking will be accommodated either through parking in the existing Lomas Parking Structure (#4 on Figures 22 and 23) on the south side of Lomas Boulevard (which in fact provides more

Figure 23: Aerial view from the west showing the Health Sciences Center Entry Court with the Bridge Building in the foreground and the new parking garage and Hospital entry building defining the Court. The key diagram above shows the illustrated area.
direct access to the Hospital entrance than any other parking facility), or the new parking structure (#5 on Figure 22) just north of the U.S. Indian Sanitarium.

The Law School (#6 on Figure 22) will be brought more directly into the pedestrian realm of the campus through the development of the bridge building. Because of its central location and its role as a pedestrian funnel between the two parts of the campus, the bridge building may be an ideal location for student services and food facilities. These would serve all the schools which find themselves somewhat isolated from services at the Student Union building in the southern part of the Central campus.
4.8 **PRECINCT H - SOUTHWEST / NORTH CAMPUS**

- **Land area:** 705,000 sf
- **Existing building area** (assume clear of buildings): 0 sf
- **Existing F.A.R.:** 0
- **Available developable area (1.0 F.A.R.):** 705,000 sf
- **Illustrated development building area:** 695,000 sf

*Figure 24: Aerial view from the south-east showing Precinct H - North campus academic building development zone.*
The Southwest area of the North campus is planned as a continuation of Precinct F - the new academic precinct in the northwest corner of the Central campus. The precinct could also serve as a location for Health Sciences Center projects and institutional support facilities. Pedestrian linkages across Lomas Boulevard will integrate this area with the pedestrian realm of the Central campus.

The density and layout of this area is similar to that of the Central campus, and the emphasis will be on meeting the needs for academic instruction buildings and academic support buildings.

The intersection of University Boulevard and Lomas Boulevard, of which one corner falls within this precinct, is planned as a gateway and special point of entry to the campus. A mixed-use development (#1 on Figure 24) on all four corners of the intersection (possibly linked with pedestrian bridges across the boulevards) would serve to create the sense of a special court or plaza (#2 on Figure 24) at the intersection. This complex of buildings could provide a mix of uses - commercial and retail facilities at grade, academic offices, support facilities or housing on upper floors. The plaza might define a transit center for the campus, where students could come to access all City bus routes in the area.
4.9 PRECINCT I - NORTHWEST / NORTH CAMPUS HACIENDA DEVELOPMENT ZONE

- Land area: 1,775,000 sf
- Existing building area (buildings to be retained): 495,000 sf
- Existing F.A.R.: 0.28
- Available developable area (1.0 F.A.R.): 1,280,000 sf
- Illustrated development building area: 1,277,000 sf

Figure 25: Aerial view from the south-east showing Precinct I - the Hacienda development zone.
The Northwest area of the North campus extending up between University Boulevard and the drainage watercourse, is intended to be separate and of a different character than the pedestrian zone on campus. The area has been named the “Hacienda Development Zone” in reference to the planning of haciendas as independent ranches in the southwest. Development will be grouped into small clusters of related buildings facing inward and focused on a central courtyard. Each Hacienda, or cluster of buildings, would act as a fairly independent unit with its own address, direct access from University Boulevard and its own structured parking facility.

Uses that would fit within this precinct would be: independent health care facilities; institutes with an independent relationship to the campus that would still benefit from proximity; and, independent research facilities.

This Precinct is also likely to become the site of the new Co-generation Plan and Warehouse Facility for the campus (#1 on Figure 25).