



NORTH DISTRICT DEVELOPMENT

Project Summary

A. PROJECT OVERVIEW

The North District Development Project (Project) includes a mix of student housing units including first year, second year, transfer, and upper division undergraduate and graduate students, support spaces, site improvements, utilities and supporting infrastructure improvements, dining facilities, recreational fields, an athletic field, and related parking. The Project shall include master planning and redevelopment of an approximately 50-acre site on UC Riverside's East Campus, known as the "North District". The Project is envisioned to be constructed in no more than three phases.

Subject to further study, the first phase of the Project is expected to include at least 2,275 beds of Residence Hall, Residential Apartment and Traditional Apartment housing delivered for occupancy in July 2020. The first phase of the Project is also expected to include the completion of an approximately 830-seat dining facility, and the completion of two Recreation Fields and one Competition Field.

B. PROJECT GOALS

The goals of the North District Development Project are to support the system-wide University of California Student Housing Initiative to deliver 14,000 new beds by the year 2020, as well as to deliver new student housing beds to the UC Riverside campus to meet current student housing demand and to support future enrollment growth. Additionally, the Project must provide housing that maintains long-term affordability for a diverse student population and is intended to create a vibrant community for students, faculty and staff that establishes a dynamic link between UC Riverside's academic curriculum and the physical space within the North District.

C. PROJECT OBJECTIVES

1. Development and operation of approximately 4,000 to 6,000 beds of student housing for Campus first year, second year, transfer, upper division undergraduate students and graduate students, along with adequate support spaces, multi-functional spaces,

2. amenities and associated infrastructure while maximizing the building height and density of the entire Project Site;
3. Completion of an 830-seat dining facility by June 2020 and an approximately 400-seat dining facility by delivery of the final phase of the Project;
4. Completion and opening of the student housing component of the first phase of approximately 2,275 beds by July 2020;
5. Completion and opening of the Competition and Recreational Fields and Field House by August 2020;
6. Establishment of a new iconic gateway for the Campus on the northwest corner of the Project Site;
7. Completion of adequate parking to support all phases of development through final phase delivery of the Project.

The table below summarizes the expectations for delivery of key program elements of the Project. However, parking, utilities, infrastructure improvements, multi-functional spaces, support spaces and other amenities are expected to be delivered as necessary to appropriately support each phase of the Project. The program elements shown in subsequent phases are estimates based on the Campus' current understanding of the capacity of the Project Site and market feasibility of various program elements and are subject to the analysis and validation.

Program Element	First Phase	Subsequent Phases	Total Project
Residence Hall	750 beds	1,200 beds	1,950 beds
Residential Apartments	525 beds	--	525 beds
Traditional Apartments	1,000 beds	2,525 beds	3,525 beds
Dining Facilities	830-seat facility	400-seat facility	1,230 seats
Recreation Fields	Two (2) fields	--	Two (2) fields
Competition Fields	One (1) field	--	One (1) field
Field House	One (1) facility	--	One (1) facility

D. SITE MAP

