

UNIVERSITY COMMUNITY DEVELOPMENT NEEDS FORECASTS

The anticipated development of the University Community at build-out is provided in Table 1 below. As shown, the University Community will occupy approximately 2,133 acres of land and contain 11,616 residential units, 716,000 square feet of retail, 1.3 million square feet of office/research and development space, and seven public schools.

**TABLE I
UNIVERSITY COMMUNITY AT BUILDOUT**

Category Amount	Buildout
UC Merced Campus Generated Population	
Students	25,000
Faculty	1,420
Staff	4,828
Direct Campus Population	31,248
University Community Residential Development	
Single-Family Units	6,968
Multi-Family Units	4,648
Total Units	11,616
University Community Commercial Development	
Retail Square Feet	716,000
Office/Research and Development (R&D) Square Feet	1,307,000
Total Square Feet	2,023,000
Public Schools	7
Total Acres	2,133

The amount and type of land use planned for the University Community is based on an analysis of the socio-economic impact of the UC Merced campus. Specifically, UC Merced through its population of students, faculty, staff, and their families, as well as their expenditures and the expenditures of the University itself, will create a demand for housing, retail, and other locally produced goods and services. The corresponding amount of residential, commercial, and industrial real estate demand generated by UC Merced has provided a point of reference for determining the development potential of the University Community.

The Community Plan assumes a 1:1 ratio between the off-campus population generated by UC Merced and the size of the surrounding community at build-out. Not all students or staff will choose to live in the University Community nor will all of the businesses that serve this population. Some may choose to locate in the nearby communities of Merced and Atwater, for example. At the same time, it can be reasonably expected that, as experienced at other UC campuses, persons who may be employed in Merced, Atwater, or other locations in the County will choose to live in the University Community due to its unique qualities, culture, and environment. Thus, for the purposes of the Community Plan, it is assumed that for every student or faculty member who chooses to live outside of the University Community another person that is not related to UC Merced will choose to live in the Community.

