**June 2000 LRDP Survey of Undergraduates**

*By Gillian Butler*

### Executive Summary

### Methodology

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#### Survey Results

**Q. 1** Where do you think the city and campus should expand to absorb the university population growth?

**Q. 2** Which of the following development options do you think is most appropriate for the university community?

**Q. 3** If you had to choose, which of these two development options would you pick?

**Q. 4** How much input should students have into each of the following?

**Q. 5/6** Which kinds of housing have you lived in while a student at UCD? Which of these would you PREFER to live in?

**Q. 7** How much more rent would you pay for a place that has these features?

**Q. 8** How far from campus do you live?

**Q. 9/10/11** Which of these forms of transportation do you use to get to campus? Which do you use MOST OFTEN? Which do you PREFER to use?

**Q. 12** With how many people are you willing to share a household with?

**Q. 13** What issues do you think are important to consider in preparing for growth in the student population? What improvements could be made in future development?

#### COMMENTS

To see specific comment results, click on Comment Topic to right

- Affordable Housing
- On/Near Campus
- Living Conditions/Amenities
- Pro-High Density
- Anti-High Density
- Parking

- Academic quality
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- Town and Gown
- Environmental Concerns
- Student Input/Involvement
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Where Do You Think The City and Campus Should Expand to Absorb The Growth In The University Population?

- **Growth within the 113/I-80 border (56%)**
- **Growth South of I-80 (44%)**

Respondents have mixed opinions about where growth should occur: (56%) feel that growth should occur within the 113/I-80 border and 44% feel that expansion south of I-80 is more appropriate.

Which Of The Following Development Options Do You Think Is Most Appropriate For The University Community?

- **High density (58%)**
- **Low density (42%)**

Although more than half of the respondents (58%) think that high density development is more appropriate for the community, a substantial minority (42%) favor low density development.

If You Had To Choose, Which Of These Two Development Options Would You Pick?

- **High density within the 113/I-80 border (62%)**
- **Low density south of I-80 (38%)**

In a forced choice, a majority of respondents (62%) choose high density development within the 113/I-80 corridor, while a substantial minority (38%) prefers low density development south of I-80.
Students generally feel that they should have a lot of input into parking issues (73%) and into the academic curriculum (69%).

Although three-quarters of the respondents have lived in on-campus dorms, only a small portion prefer to live in this form of housing. A majority of respondents report that they would prefer to live in off-campus houses or apartments.

Nearly half of the respondents indicate that they would be willing to pay substantially more (15% – 20%) for a private room. One-third would pay substantially more for a residence that was well-maintained or that had a kitchen. A majority of respondents (79%) report that they would pay at least 5% more for a residence within a ten-minute walk of the campus.
How Far From Campus Do You Live?

n = 154

- Less than 1 mile: 36%
- 1 - 2 miles: 38%
- 3 - 5 miles: 18%
- Over 5 miles: 8%

Nearly three-quarters (73%) of respondents report that they live within 2 miles of campus.

Eight percent of respondents report living more than five miles from campus.

Which of These Forms of Transportation Do You Use to Get To Campus? Which Do You Use MOST OFTEN? Which Do You PREFER To Use?

- Car: Have Used = 49%, Most Often Use = 40%, Prefer to Use = 25%
- Bicycle: Have Used = 60%, Most Often Use = 40%, Prefer to Use = 50%
- Bus: Have Used = 17%, Most Often Use = 25%, Prefer to Use = 62%
- Walk: Have Used = 6%, Most Often Use = 37%, Prefer to Use = 13%

Although many respondents (62%) report using the bus to get to campus, fewer than half of these (28% of respondents) use it most often, and only 17% prefer this mode of transportation.

A large portion of respondents (60%) report that they sometimes bike to campus, and two-fifths (40%) report that they most often bike to campus and prefer this mode of transportation.

About half of the respondents sometimes use a car to get to campus. About one-quarter report that they most often travel to campus by car and one-quarter prefer this mode of transportation. Only six percent of respondents report that they most often walk to campus.

How Many People Are You Willing to Share a Household With?

(n = 152)

About half of the respondents (51%) say they are willing to share a household with three or four other people.
Comments: June 2000 LRDP Survey of Undergraduates

Question: What issues do you think are important to consider in preparing for growth in the student population? What improvements could be made in future development?

Affordable housing

- Affordable housing near campus
- Affordable housing
- Affordable housing, on-campus parking, smaller class sizes
- Affordable housing, parking space, transportation. Improvements can be made in parking because it is hard to find parking space and in housing. It seems like every year housing increases, and students have to pay more and more. Students shouldn’t have to pay more each year. The rent should stay the same.
- Affordable, proximity to campus, good study environment, and amenities
- Affordable, quality housing for a growing student population
- Available space for new housing, price of rent, environmental impact, effect on existing community
- Build more housing
- Cost of housing
- Cost of living and environment of living
- Housing availability. Rent control.
- I think that rent, keeping the town safe, and things along those lines are important. Improvements would concern availability of housing, I guess.
- Keep the college town atmosphere of Davis. Not letting it turn into a big city and keeping rent prices affordable for students.
- Make housing affordable.
- More well kept, affordable apartments. Most people like to live in nice places
- Price increases in living expenses and housing expenses and poorly maintained high-density areas
- Prices considerate to student renters
- Rental rates matching the actual property values
- Space availability where it doesn’t become unhealthy to be living with so many people, prices on living arrangements (considering it’s a college town).
- The cost of rent rising to an even more ridiculous high, and the quality of the “neighborhoods” in Davis are going down. It would lose the “peaceful town” thing and gain the “loud, obnoxious college town” feel.
- The rising price of housing is a big problem for students who cannot make much money.
- The needs of the students need to be taken into account. We’re not rich but deserve decent housing too? Otherwise, Davis is beautiful and relatively crime free.
- The rental rates in this town are ridiculous, similar to much of the Bay area. Yet the property values are very low. I’m an older student with experience in property management, and it would almost cost me less to buy a house and pay off the monthly mortgage than I pay out in rent. I have decided to live on the east side of town for better value. I will never pay out $1,000 a month for a small, poorly maintained apartment near campus when I can get a house for that amount in East Davis. If these companies are going to take advantage of the students this way (I mean, no one else in this town is interested in being near campus. I highly doubt it really boosts the property value the way being near a shopping center or a park would), they should at least provide a quality product.
- You have to remember that students HAVE NO MONEY. Maybe some students have rich parents paying extra for any perks for an apartment, but it isn’t something most of us get to do. In fact, the rent in Davis is out of control for the budget that financial aid gives us. There really needs to be a consensus between the two.

On/near campus

- A community feel (I know ALL my neighbors), relatively close proximity to campus, a less than 15 minute bike ride or walk (it takes me 10 minutes to walk every day) and the option to have a room, or for those where it’s feasibly impossible, to share a room. Bathroom space doesn’t matter.
- Build apartments that actually are accessible to campus
- Clean, close housing to campus
- Housing should be close to campus as well as to supermarkets and shopping centers. At the same time, it should be affordable.
- Less tract housing in the new development, nicer development (apartments) close to campus.
- Proximity to campus
- Students should be kept fairly close to campus, but large apartment complexes are uncomfortable, uninviting and not a good solution. I think that the integration of students with the rest of the Davis community would be ideal. Maybe a student housing development (not apartment complexes, but houses and duplexes) close to campus would be good.
- Davis should not forget the social and economic benefits the students bring to the community. It should treat the students with more respect. Of course money is an issue for students, but it is not fair to build inexpensive, ugly, large apartment
complexes on the outskirts of town and expect that this is the best solution for student housing. Many students are drawn to Davis because of the small town community. But then they are forced to live away from the downtown and campus (which are both central to community life) because the housing situation in that area is too expensive. It doesn’t make sense to me. More affordable, central housing is needed.

### Living conditions/amenities

- Density of housing, transportation network, grocery store convenience
- Development of more shopping centers like the new South Davis Safeway area and the Market Place
- Economical growth in the Davis city and the cities around, such as higher class malls and high tech jobs, sparing the business/shopping section from the Davis area. In other words, fix the stereotyped cow image of UCD.
- I don’t care about having a personal yard, as long as there is someplace to go to play outside. It has to be near a shopping center (food, not mall). I’d rather live near in an apartment complex near the downtown area, but it doesn’t seem to be an option.
- I think that there should be more developments in Davis that are geared towards living in groups of six or more people. Additionally, I think that the new developments that are built (and those that already exist) should make it a priority to be wired for fast Internet access such as DSL. I think that distance from campus is a minor concern, because the public transportation in Davis is exceptional. However, the community needs to make sure that new developments are adequately serviced by the public transportation.
- It is extremely important to have fully accommodating housing for wheelchair-bound students. For example, more spacious rooms for extra equipment, roll-in shower instead of bathtub, and automatic door openers for these special apartments as well as other general use areas.
- Make more houses or apartments so that students have a choice for where they want to live. And hopefully, with more apartments, the rent may be less. Also, we need more coffee shops or restaurants that open 24 hrs because sometimes it’s hard to study at home. A coffee shop would be an option for student to study.
- Quality, affordable housing in real neighborhoods composed of all kinds of people. In other words, no student ghettos.
- Regional parks
- Safe, affordable housing that is within walking distance from shopping centers and bus routes for students without cars.
- Student comfort and capability to focus on studies
- The needs of the different groups of students who live together (like social and study needs)
- We might need to work on improving transportation by encouraging more people to either bike to campus or take the bus rather than driving. In terms of supermarkets, Davis seems to have an adequate distribution. Programs like the one organized by the Adobe apartments with the independent leases for roommates are a great option. I know five people who decided to live by themselves because they didn’t want to deal with roommates moving out all of a sudden. If people have to worry only about their lease, they would be more willing to share an apartment or house with other people. That will make it a lot easier to plan new buildings because more people can live in an apartment complex.
- As Davis gets more and more students, I think that the city needs to develop in other areas besides housing. Currently, Davis seriously lacks commercial and retail development. With more students, I believe the need for such businesses will be even more obvious. Hopefully, the city will develop away from its current existence where there is nothing to do past 10 PM.
- I think Tandem is doing an awesome job to responding to the needs of the students with separate rent leases, large master bedrooms, people’s own bathrooms, nice apartments, close proximity to classes and other neat touches! GO AGS!
- I love the Primero Grove idea. I lived in a 5-person suite in Castilian and hate the noise and hassle of these dorms. Even in the single room, one has to listen to their roommates’ party (on school nights) until all hours of the night. The doors are cheap and need remodeling bad. In Primero it is much quieter (due to thicker walls and doors) and you have the option to cook for yourself occasionally. I love having a meal plan, though. It is convenient and saves money and time.
- Air conditioning in all the dorms
- Students are humans too, and privacy is a nice thing to have
- I like the spacious campus that we have. I want it to stay that way. We need to keep it green and lush as well.
- Keep housing affordable yet nice, a short distance from campus and other student areas. Appropriate “others” include stores for clothing and entertainment, more parks and open spaces to enjoy the lovely Davis scenery.

### Pro-High Density

- Effects on environment, PARKING, increase the number of stories in a building which can decrease the amount needed to spread out into new territory.
- Build up rather than out
- Higher density is good if it cuts down the distance between my classes. The campus is already spread out too far for walking, especially for science and
medical students. Uniform building design—the campus does not have a cohesive look. This indicates lack of long range planning in the past. No more temp buildings. We have temp buildings from the 50’s. You call that temporary? Computing resources need to be expanded. Try and keep development within a 10 minute walk of the MU for those of us that walk.

- Keep some continuity in the building style and keep them closer together.
- Concentrate on filling rather than going away from campus. There is a lot of room within city limits to accommodate the growth of the campus. The environment would improve and give more security and life to the town of Davis. There needs to be larger open plan spaces that accommodate the needs of the people as well as ample bike trails. There should be a bigger concern for pedestrian and bike accessibility rather than automotive accessibility.

- The closer the community is, by means of higher density development, the tighter the Davis community will feel. There will be more of a central feeling if we keep the new development around campus. Davis will not be as good of a college town if the development spreads outward. On-campus apartments will help keep students more involved with the campus. Some of my best experiences in Davis were when I was living in on-campus cooperatives. We had the freedoms of living off campus without meal plans and rules, but were all very involved with the school. When I’ve lived off campus, I’ve lived right next to campus near A St. There is no better place to live because of the convenience and social atmosphere. I think it’s too bad so many people have to live so far away from campus. They are missing out.

- Davis is known for its small town atmosphere, something that needs to be taken into consideration before we really go expanding housing by leaps and bounds further and further from campus. I would, however, still like the campus to be open, with plenty of grass fields. By no means do I wish those to be replaced with housing units. This is a very tough issue, but I think that if the development plans utilized what little space this town has in a positive way, than housing won’t be such a big problem.

- Well-planned, denser student housing should be a major emphasis. I would prefer to see some more dorm-like housing on and off campus that build up another couple stories rather than spread out. Developments should make a good use of space. None of this four separate bedroom, four separate bath garbage. WHAT ARE WE, COLLEGE STUDENTS residents in a CONVALESCENT HOME? Beside student housing, students need appropriate social accommodations such as nightlife and a marketplace. Downtown already is congested, though I am sure it is unpopular with the old folks. Some of the one-story old cottages that are being used as makeshift State Farm insurance agencies and copy mats need to be plowed over and the land should be built up about three stories high. There is no reason not to have a marketplace. It may be even some Davis version of a Shopping Mall. I think Davis should have a Billiards Place (a pool and darts type scene with music. They normally have bars, but the focus of the place is the billiards). Also, we should have at least one concert venue. Why go to Sac to some hole-in-the-wall junk like Bojangles?? We should have classier, well-situated live performance/concert/club venues like the Fillmore and Warfield in San Francisco. They could bring in a wide variety of musical and comedy acts. Get some of the good musicians out there to do a concert in Davis every now and then. It doesn’t have to be some huge amphitheater (that is hardly Davis’s style). We just need a good concert venue where the Counting Crows or Incubus or Bad Religion or David Sanborn could stop by and play a gig. Oh, and obviously something needs to be done about those streets. Widen them??

- Build up, not out
- High density housing that is not built in the middle of seas of parking lots and that contains community spaces for relaxation and entertainment. Especially in Davis, gardening would be ideal for me.

- I’m actually in favor of high density housing, but a large portion of Davis’ appeal over other UC’s (like UCB and UCLA) is its lack of urbanization. There are large expanses of grass all over campus and plentiful vegetation of other sorts. I’d hate to see this ruined by clumping tons of buildings on top of them. However, you must also consider the extra time constraints on students without bikes who are possibly being required to walk all the way under and past I-80 just to get to class. As it is, I cannot make it across campus in the 10 minutes allotted between classes, and with that extra distance, it would be impossible.

Anti-High Density

- I don’t think it is necessary to cater to student growth within the city of Davis. My opinion is that there are too many spoiled kids here, and Davis makes this possible with new apartment complexes, bike lanes all over, bus system, etc. It is too easy to live near campus. I think kids need to live in outlying areas and commute. Perhaps by making it difficult to go to school, maybe kids would realize how valuable their education is and be a little more grateful and courteous to others in the community.

- I enjoy the peacefulness of Davis. I don’t want it to get crowded to the point where traffic is always busy. It’s nice and serene now. Too much development means more people and possibly more crime. They should expand on the outskirts of the town, not anymore within the town.
Parking

- As the town expands outward, provide more parking on or near campus, but keep parking permit prices up to encourage use of buses. Also, add buses to outlying areas as they are developed. Add more parking to the downtown area, but also make pedestrian parts of the area to keep the small-town feel while making room for the growing population.
- I grew up in the areas, so I think it is a bigger issue for me than students who aren’t from around here. I think a lot of students don’t care because they will only live here temporarily. Traffic has always been an issue here and I think traffic and parking concerns should have the most student input.
- I think that the parking issue at UCD is a big deal because students pay a lot of money, but are not guaranteed parking. This is very inconvenient when trying to get to class, especially if the bus doesn’t run enough where you live.
- I-80 underpass, transportation, and increase parking space.
- Make plans to accommodate more people than expected. Don’t just look for a quick fix. The population will continue to expand. Also, make sure there is plenty of parking on campus.
- More parking structures, more apartments...if you’re going to have 6,000 more people, you need somewhere for them to live now don’t you?? The parking already sucks here, TAPS oversells the lots, visitors have trouble parking, and there isn’t enough spots for existing students. You cannot FORCE people to use Unitrans. If there are going to be less places to live, then you’ll have more people commuting from Woodland/Dixon/wherever and they’ll need somewhere to park too.
- Parking is a huge concern, also housing affordability
- Parking is a huge problem on campus
- Parking is a major issue concerning growth, not only on campus, but at the apartment complexes all across Davis and even downtown. In preparing for growth you not only have to take into consideration the physical number of people, but their cars as well. When you think about a normal family of four or five people, you normally think of them having two, maybe three cars among them. With the students, however, more often than not each one has a car.

Parking

- I think that Davis should stay focused on its small town atmosphere, as it is the pride and charm of this city. I also think that low-density growth is very important. Nobody likes to feel like they have no space. Davis is not a big city and should not become one. The superior bus system allows for more spread out growth. I think that highly concentrated population expansion will affect the laid-back atmosphere of Davis.

Parking

- I think that parking at UCD is a big deal. I believe that the price for parking is a little high. The two main issues would be living space and parking on campus. I’m a part-time commuter because I also live in Sacramento and when I have to find parking, I pray that I get lucky. I admit that I could probably find a space in one of those outer perimeter parking lots, but the MU garage is so much closer to my classes?
- I believe that the price for parking is a little high.
- I think that the school should either cut that proposed number of people somewhat or cough up the money/plans/ideas on where those people are going to live and how they are going to get to school everyday. It’s already a huge hassle, so it should probably have been dealt with a while ago, before they had to start stack parking and other such programs. There is nothing more infuriating than having a parking permit and not being able to find a spot to park ANY-WHERE on campus, especially if you get to school up to an hour before your first class. It really, really sucks and it HAS to be addressed because more and more people are going to get mad about this and the administration isn’t addressing it. With all the money paid to TAPS for those permits and the tickets they always give, there should be no reason for the lack of parking. They should put in another parking structure. Don’t know where, don’t care, It just needs to be done.
- Parking on campus sucks. I hate the fact that I spend nearly $100 to have to fight for parking. That is stupid. We need more parking structures on campus.
Academic quality: Availability of classes, smaller classes, facilities, etc.
- Availability of courses for impacted majors, such as Computer Science. It is already difficult to enroll in necessary classes, and with the huge upcoming growth, this problem will be compounded. There will be longer lines for standard things such as buying books, collecting financial aid checks, etc., plus a more congested parking situation. Modern pools will probably be greatly impacted as well.
- Class size. Already, in some classrooms, there are hardly enough desks and it’s a very cramped. I think class sizes and teacher-to-student ratios are extremely important. While it is great to grow, we cannot let our education suffer. Also, housing near the campus is a serious issue to consider. It is hard to find housing that is close to campus.
- I think having the efficient amount of staff and faculty is very important. Larger universities would require more instructors to teach. Recreation for the students is also important.
- I’m concerned more with the technological growth necessary to support everyone. RSVP, dial-up 56K access, SIS Web, etc., should be available to support higher volumes of people.
- Increase in the number of instructors (lower student-to-instructor ratio). Especially in the Computer Science department, there should be more on-campus computer facilities by Information resources.
- Make sure you have enough classes to accommodate all the students. Every student should get the classes they need to graduate in a timely fashion.
- More choices choosing classes
- More classrooms, maybe even online courses
- More on-campus housing and more general classes
- More on-campus dorms, more classes offered
- Student-to-professor ratio, admitting a constant amount of people
- UCD needs more parking!!!!!!! There’s not enough for the existing number of students. And since housing is a flat out rip off, I think the number of commuting students will increase. I think it is very important that the school builds newer, larger classrooms that provide adequate space for classes so people don’t have to sit on the stairs!!!!!!!!!!! It would also be a good idea to increase the number of classes offered.
- With the growth in population, it is important that the broken desks in the lecture halls are fixed. More parking would be nice, too.
- Chem 194 really needs to be remodeled. It looks like a relic from the sixties and sucks!!!!!! It’s embarrassing to go to a school where the main lecture hall has fold up tables that collapse without warning during exams. With a larger student population, this room will probably get even more use. The daily wear and tear will ensure that the place gets condemned. I lived in the Emerson dorm last year in the Cuarto area and I think those buildings should be replaced with modern high rises to accommodate more housing for students. That would not affect surrounding areas. Also, most of central Davis needs a facelift. It’s really ugly and the apartments there are really gross!!!!!!
- I’m more concerned that there are enough classes for people than I am that there is enough housing
- I know many people who can’t get their classes with the population being what it is now.
- I think the architecture needs some work on campus. Olson and Wellman should be replaced with either some modern architecture or some Berkeley-looking buildings. What we have now is so outdated. And the paint colors inside of Olson give me a headache.

Why grow?
- I think it is important to consider the amount of room Davis realistically has before introducing mass amounts of additional persons.
- Keep it minimal
- The University needs to take responsibility for the problem by building dense living space on campus. High rises are ugly, but they beat sprawl. Either that, or stop admitting so many students!!
- As a current student and resident of Davis Community, I am really upset that the University and town are considering expansion by six thousand in the next ten years. Davis is not a huge town in and of itself, and I believe massive expansion in Davis’ population could pose a problem. I specifically came to Davis a few years back because it was a small-town community. Davis has a pleasant atmosphere of a small college town. Will adding 6,000 people to Davis’ community destroy this element in Davis? Also, will mass expansion destroy the expanses of natural open land in Davis? It would be nice if this entity would remain. Open land is something I believe many places in California are sacrificing in order to build and develop.
- Campus and community growth is inevitable, but we don’t want Davis to turn into another L.A. Regulations like maximum heights of building and such help, but we need to realize that this city is going to grow, either up or out. Growing out will impose on possible farmland, and that could jeopardize jobs. I don’t think I’ll be around long enough to see the full effects of Davis growth, but it is still something that needs to be controlled.
- Davis is getting too crowded for its location. This increase in population is ruining the small town atmosphere.
- Well, the root of the problem is to question the reason for the growth. Why is there a sudden growth? And does the community of Davis want...
the present environment to go through a drastic change? In other words, Davis has been a small community. But because of the poor planning on the part of the administration, the UC Davis student population has expanded at an unpractical rate. They are letting in too many students that the departments can’t manage. And as a result, there are people trying to seek a solution while ignoring the source of the problem. I am in the design department and it is very obvious that there are just too many people that came in this year and there aren’t enough classes offered. Why? Because there are just too many people that got admitted. Our students’ money is being poured out unequally towards things we don’t need and that have nothing to do with us. So before questioning what can be done, looking deeper into the cause once again would be crucial, especially if you’re seeking something more than just a bandage over a bigger problem.

· Would prefer less development than more

**Town and gown**

· Traffic, environmental degradation, noise pollution, aesthetic beauty of development, open space, green areas, fairness to students in terms of rents (look what’s happening in Berkeley). We already pay enough as it is. We want community-student cooperation instead of a hostile attitude from the Davis community towards the student population. We are not going away. In fact our population is getting bigger (the reason for this survey)
  · Don’t be afraid to tell the city of Davis that the school’s going to grow
  · Bridging together the city of Davis and UC Davis. I think that the city of Davis didn’t realize that UCD was going to grow so fast.
  · Consider impact on city and consider maintaining the school’s and town’s agricultural roots
  · I think you should consider the Davis community’s desires as a whole, as well as the environment surrounding the town. Also, consider what development would do to the surrounding area. We’re known as an agricultural school, but what happens if you develop so much land that there’s hardly any agriculture?
  · Housing and classes. You can’t have more students without those. But also remember that Davis has residents. Don’t take too much from them. Otherwise you may force them to impact the environment more than is ideally necessary.

**Environmental concerns**

· It is very important that we allow no tolerance for development that occurs on a site with existing endangered species! It is important to consider the landscape design and maintenance when creating new spaces. It is important to give students the opportunity to share space and resources. It is important that student housing make permanent structures that are well planned. I think Mill College is an excellent example of pristine student housing for a superb studying environment.
  · Environmental concerns should be of primary concern. Space should be utilized most efficiently
  · You are destroying all the grasslands and stuff. High density is cool, but you should leave green space too. Ignore South Davis, it’s not a part of the town. But fix that stupid tunnel. Do lots of restoration. Make sure there is good bike access.

**Student input/involvement**

· Let the students of Landscape Architecture, Engineering, and architectural design have some internships or class units on beginning the development. They know more than you would assume.
  · Student ideas and input are important, as well as the construction of the development within the community.
  · Inform the student population by providing them with the materials that are necessary to understand the project.

**Other concerns**

· School enrollment for every year
  · Diversity. Out ethnic population has been diminishing and it’s sad. I think one improvement would be to have recruiters go out to schools with underrepresented students to encourage and help them in tutoring and mentoring. Recruiters could try to show students how great Davis is and to help them attend more universities.
  · For the school not to lose sight of the primary purpose of the college: offering a high-quality education.

**General/mixed comments on considerations for growth**

· Adequate on-campus housing and academic resources.
  · Enough housing and parking available, enough classroom space.
  · Environment and resources
  · Housing density and parking
  · It’s important that Davis doesn’t lose its charm and small town feel which happened to the area where I live in the East Bay. Also environmental concerns and aesthetics need to be taken into consideration. In general, I would hate to see the fields turned into houses and apartments that all look alike.
  · Make housing decent, the dorms I lived in were not a happy place. Also, improve the food served at the dining commons.
  · Make students consciously aware of housing options
that can be beneficial to the environment, community, and to the individual growth of the student intellectually, socially, and communally such as the co-ops.

- More apartments and houses to live in
- More housing and a lot more parking
- More housing, parking, and modern designed apartments
- Parking, housing as the size of UCD increases, housing costs
- Population density. How many students per area and the management of those areas in the face of a higher density of a younger population
- Housing and course availability; parking
- Housing and campus parking
- Transportation, fresh produce, business accountability to students, more discounts for students, less raising in rents, tuition freeze, etc.
- Transportation, as in parking and getting students to school on time by bus.
- Transportation/traffic congestion and parking
- Location of commercial centers in comparison to housing (close ones preferred), transportation options to and from campus, more low-income quality housing (most important), environmental impact of urban sprawl, safe storage options for students.
- Where to put the people who come here
- Where you will place them all, the class sizes, the availability of transportation, parking, general traffic, noise pollution, affordable housing
- Build more buildings
Survey Instrument: E-Mail Questionnaire

Subject: Campus growth

Some of your fellow students are concerned about the projected growth in student population at UCD. In just 10 years, the population of students will increase by approximately 6000. This directly affects the demand for more development in Davis and on campus.

Our student group, the Student Environment Visioning Group, is advocating for the student community by participating in the Long Range Development Plan (LRDP), which is a document that will guide campus development for the next 15 years. We invite you to aid us in representing the thoughts and needs of students by filling out this quick survey.

Student Affairs Research and Information (SARI) is implementing this survey of UC Davis students. SARI is an independent research group on campus. They will assure that your comments and answers remain completely confidential. If you have any questions relating to the survey, please contact Gillian Butler, SARI analyst, at gbutler@ucdavis.edu. If you have any questions about the planning process or want to find out about how to become involved with the LRDP, contact mmeyn@hotmail.com.

Thank you in advance for taking the time to respond to this survey.

Molly Anne Meyn
City-County Representative/ASUCD

Gillian Butler
Analyst/SARI

SPECIAL INSTRUCTIONS
To complete this survey, FIRST CHOOSE REPLY FROM YOUR E-MAIL MENU. Indicate your answers with an X. Do not edit or rearrange the items listed within a question, so that we can correctly determine your answers.

Q. 1
Where do you think the city and campus should expand to absorb the growth in the university population? (Type an X between the brackets preceding your choice. Select only one choice.)

[  ] Growth south of I-80
[  ] Growth within the 113/I-80 border

Q. 2
Which of the following development options do you think is most appropriate for the university community? (Type an X between the brackets preceding your choice. Select only one choice.)

[  ] High density development (large population in a small area)
[  ] Low density development (population spread out over a larger area)

Q. 3
If you had to choose, which of these two development options would you pick? (Type an X between the brackets preceding your choice. Select only one choice.)

[  ] High density development within the 113/I-80 border
[  ] Low density development south of I-80
Q. 4
How much input do you think students should have into each of the following?
(For each topic below, type an X between the brackets preceding the choice you wish to select.)

Long range planning for campus development
[ ] A lot [ ] Some [ ] Not much [ ] Not sure
Landscape design
[ ] A lot [X] Some [ ] Not much [ ] Not sure
Building design
[ ] A lot [ ] Some [X] Not much [ ] Not sure
Campus open space
[ ] A lot [ ] Some [ ] Not much [ ] Not sure
Parking
[ ] A lot [ ] Some [ ] Not much [ ] Not sure
Housing density
[ ] A lot [X] Some [ ] Not much [ ] Not sure
Academic curriculum
[ ] A lot [ ] Some [ ] Not much [ ] Not sure

Q. 5
Which of the following kinds of housing have you lived in while a student at UC Davis?
(Type an X between the brackets preceding each choice you wish to select. Select as many choices as appropriate.)

[ ] On-campus dorm
[ ] On-campus apartment
[ ] Off-campus house
[ ] Off-campus apartment
[ ] On-campus cooperative
[ ] Off-campus cooperative
[ ] Off-campus condominium
[ ] Other (specify)___________________

Q. 6
Which of these kinds of housing would you ideally PREFER to live in?
(Type your answer between the brackets. Don’t worry about extra spaces at the end of your response.)

[ ]

Q. 7
Please indicate HOW MUCH MORE rent you would pay for a place that has each of the following features.
(For each topic below, type an X between the brackets preceding the choice you wish to select.)

Located within a 10 minute walk to campus rather than further away
[ ] 20% more [ ] 15% more [ ] 10%/more [ ] 5% more [ ] None

Have your own room rather than sharing a room
[ ] 20% more [ ] 15% more [ ] 10%/more [ ] 5% more [ ] None

A place where neighbors interact with each other rather than a place where neighbors don’t really know each other
[ ] 20% more [ ] 15% more [ ] 10%/more [ ] 5% more [ ] None

A place with garden/yard space
[ ] 20% more [ ] 15% more [ ] 10%/more [ ] 5% more [ ] None

Have your own bathroom rather than sharing a bathroom
[ ] 20% more [ ] 15% more [ ] 10%/more [ ] 5% more [ ] None

A single-story building rather than a multi-storied building
[ ] 20% more [ ] 15% more [ ] 10%/more [ ] 5% more [ ] None
A well-maintained area (e.g., regular lawn-care, new paint, new carpets, etc.) rather than a poorly-maintained area (e.g., looks somewhat neglected)

[ ] 20% more  [ ] 15% more  [ ] 10% more  [ ] 5% more  [ ] None

Have a kitchen rather than a meal plan

[ ] 20% more  [ ] 15% more  [ ] 10% more  [ ] 5% more  [ ] None

Q. 8
How far from campus do you live? (check one)
(Type an X between the brackets preceding your choice. Select only one choice.)

[ ] Less than 1 mile
[ ] 1 - 2 miles
[ ] 3 - 5 miles
[ ] Over 5 miles

Q. 9
Which of the following forms of transportation do you use to get to campus?
(Type an X between the brackets preceding each choice you wish to select. Select as many choices as appropriate.)

[ ] Car
[ ] Carpool
[ ] Bicycle
[ ] Walk
[ ] Bus
[ ] Other (specify)___________________________

Q. 10
Which one of these forms of transportation do you use MOST OFTEN to get to campus?
(Type your answer between the brackets.)

[                      ]

Q. 11
Which one of these forms of transportation would you ideally PREFER to use to get to campus?
(Type your answer between the brackets.)

[                      ]

Q. 12
How many people are you willing to share a household with?
(Type your answer between the brackets.)

[                      ]

Q. 13
What issues do you think are important to consider in preparing for growth in the student population? What improvements could be made in future development?
Type your answer between the brackets, using as much space as necessary.)

[                      ]

Q. 14
Any other comments? Questions? THANK YOU!!!

[                      ]
Methodology

Late in May 2000, ASUCD’s City-County representative approached Student Affairs Research & Information (SARI) with a request for help in soliciting information from students to be used in discussions of the Long Range Development Plan (LRDP). As LRDP hearings were scheduled early in the fall quarter of 2000-2001, it was deemed necessary to gather this information before the students left for summer quarter. For that reason, we decided to undertake an e-mail survey of a sample of undergraduates.

A survey instrument was developed collaboratively by the ASUCD and SARI. A random sample of 1000 undergraduates was drawn. The survey instrument was e-mailed to the sample of students three times: on June 6, June 8, and June 13. Only 16% of the sample returned completed surveys. It is likely that the response rate was adversely affected by the timing of the mailings, which occurred during the last week of classes and exam week.

Despite the low response rate, the survey appears to be reasonably representative of the undergraduate population, as displayed in Table 1. As is routinely the case with snail-mail surveys implemented by SARI, females are over-represented among the respondents. African-American, American Indians, and Mexican-Americans are somewhat under-represented, which is also a common phenomenon. However, respondents accurately mirror the proportions of undergraduates by class level and college/division.

Given the low response rate and resultant small sample size, readers are cautioned to recognize the limited reliability of inferences about the undergraduate population based on these numbers.

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<thead>
<tr>
<th>Gender</th>
<th>Population</th>
<th>Respondents</th>
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<tbody>
<tr>
<td>Female</td>
<td>55%</td>
<td>67%</td>
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<tr>
<td>Male</td>
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<td>Black/African American</td>
<td>3%</td>
<td>1%</td>
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<tr>
<td>American Indian/Alaskan Native</td>
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<td>1</td>
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<tr>
<td>Asian</td>
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<td>29</td>
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<tr>
<td>East Indian/Pakistani</td>
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<td>2</td>
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<tr>
<td>Filipino/Filipino American</td>
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<td>6</td>
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<td>Chicano/Mexican American</td>
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<tr>
<td>Ethnicity Not Specified</td>
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<td>Freshmen</td>
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<td>Sophomores</td>
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<td>25</td>
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<td>Juniors</td>
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<td>Seniors</td>
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<th>College/Division</th>
<th>Population</th>
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<tbody>
<tr>
<td>Agricultural and Environmental Sciences</td>
<td>25%</td>
<td>27%</td>
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<tr>
<td>Biological Sciences</td>
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<td>Engineering</td>
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</tr>
<tr>
<td>College of Letters and Science</td>
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Executive Summary

Methods
Student Affairs Research and Information (SARI) implemented an e-mail survey of undergraduates in collaboration with ASUCD to garner some input from students to be used in hearings about the Long-Range Development Plan. A random sample of 1000 undergraduates was contacted three times. One-hundred and sixty students completed the survey, a response rate of 16%.

NOTE: Due to the small sample and low response rate, caution should be used in making inferences about the total population of undergraduates on the basis of this evidence.

Findings
Nearly three-quarters of respondents live within two miles of campus.

Although nearly two-thirds of respondents say they sometimes use the bus to get to campus, only about a quarter use the bus most frequently. Less than one-fifth say that they prefer to get to campus by bus.

About half of the respondent report that they sometimes come to campus by car, and about one-quarter most often come by car.

Three-fifths of respondents sometimes bicycle to campus. Two-fifths say they use this mode of transportation most frequently; and the same number say that this is their preferred way of getting to campus.

Although relatively few respondents regularly walk to campus, three-fifths say they would pay 5% - 10% more in rent to live within a ten-minute walk to campus.

Three-quarters of respondents have lived in a campus dormitory, and three-fifths have lived in an off-campus apartment. Most of these students would prefer to live in either an off-campus apartment or an off-campus house. Most would be willing to share a household with three or four others but they place a high premium on having their own room. They are also willing to pay a premium to live in a well-maintained residence that includes a kitchen.

Student opinion is divided on where the campus and community should expand to accommodate new growth in the undergraduate population. There is substantial support for both expansion within the I-80/113 border and south of I-80. There is also substantial support for both high density and low density development.

When pressed to choose between high density development within the I-80/113 corridor or low density development south of I-80, a majority opt for high density development nearer to campus; however, a substantial minority favors low density development south of I-80.

When asked what issues are important to consider in preparing for growth, the respondents are especially vocal about parking: nearly three-quarters think students should have a lot of input about this issue. Respondents voice concerns about the affordability and availability of housing, especially housing close to campus. Respondents are also concerned about the availability of courses and the crowding and deterioration of classrooms.