

Design Review Committee (DRC)
Meeting Agenda
March 6, 2025

Meeting Location and Time:

[ZOOM](#)

Meeting ID: 864 0466 9453

Passcode: 276437

9:00am – 12:00pm

Committee Members:

Susannah Scott, Co-Chair - Senate Appointed Faculty Representative

Renée Bahl, Co-Chair - Associate Vice Chancellor

Alexander Luckmann - GSA Student Representative

Alice Kimm, Architect - Design Consultant

Andrew Teel - Senate Appointed Faculty Representative

Bill Smith - Senate Appointed Faculty Representative, Chair of the Capital Space Planning Committee

Derrick Eichelberger, Landscape Architect - Design Consultant

Julie Eizenberg, Architect – Design Consultant

Julie Hendricks, Campus Architect, Staff Representative – Design & Construction Services

Richard Wittman – Senate Appointed Faculty Representative

Silvia Perea - University Art Museum

VACANT - AS Student Representative

Staff Support – Ed Schmittgen, Design & Construction Services

Welcome and General Business (*10 minutes*)

- Roll call – Ed Schmittgen
- Review & Approval of Meeting Minutes from Meeting of December 18, 2024 – Renée Bahl
- Overview of Meeting – Renée Bahl

Action Items

- East Campus Student Housing Project – 95% Schematic Design Level Review
 - Project Overview – Julie Hendricks
 - Project Proponents:
 - Willie Brown – Associate Vice Chancellor, Housing, Dining & Auxiliary Enterprises
 - Gene Lucas – Professor Emeritus
 - Presentation (*45 minutes*)
 - Architect:
 - Tannar Whitney – Project Manager, SOM
 - Olin McKenzie - Design Partner, SOM
 - Brandon Horn – Project Architect, SOM
 - Sade Borghei - Design Principal, Mithun
 - Tom Leader – Landscape Architect, TLS
 - Discussion (*60 minutes*)
 - Closing Summary – Ed Schmittgen (*5 minutes*)

- KITP House – Site Design & Massing Level Review
 - Project Overview & Project Proponent - Lars Bildsten
 - Presentation (*15 minutes*)
 - Heather Alonso - Principal, ZGF
 - Lia Peacock - Associate Principal, ZGF
 - Ted Hyman - Partner, ZGF
 - Discussion (*15 minutes*)
 - Closing Summary – Ed Schmittgen (*5 minutes*)

- Project Updates – Julie Hendricks
 - San Benito Student Housing

Design Review Committee (DRC)

Meeting Minutes

December 18, 2024

Meeting Location and Time:

ZOOM Meeting

12:00 – 3:00pm

Committee Members:

Susannah Scott, Co-Chair - Senate Appointed Faculty Representative

Renée Bahl, Co-Chair - Associate Vice Chancellor

Alexander Luckmann - GSA Student Representative

Alice Kimm, Architect - Design Consultant

Andrew Teel - Senate Appointed Faculty Representative

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Bill Smith - Senate Appointed Faculty Representative, Chair of the Capital Space Planning Committee

VACANT - AS Student Representative

Staff Support – Ed Schmittgen, Design & Construction Services

Welcome: Co-Chair, Renée Bahl

Ed Schmittgen – conducted roll call, those below were in attendance.

1. Susannah Scott
2. Renée Bahl
3. Alexander Luckmann
4. Alice Kimm
5. ~~Andrew Teel~~
6. Derrick Eichelberger
7. Julie Eizenberg
8. Julie Hendricks
9. Richard Wittman
10. Silvia Perea
11. ~~Bill Smith~~

General Business:

Meeting Minutes from the DRC Meeting of July 11, 2024 were approved.

Co-Chair Bahl reviewed the charge and organization of the Design Review Committee (DRC):

In summary, the Design Review Committee is a recommending body focusing primarily on exterior features and aesthetics; siting and contextual relationship with adjacent buildings; circulation including pedestrians, bikes and vehicles; landscape design, and other environmental matters.

The DRC is comprised of faculty, students and staff, as well as consulting architects and the Campus Architect. The Committee makes recommendations to the Campus Planning Committee (CPC) and the Chancellor.

Engagement with the DRC:

- Projects over \$10,000,000 are presented to the DRC 3 times:
 - Conceptual Site and Massing Design (also considered by CPC)
 - 50% Schematic Design
 - 95 % Schematic Design (also considered by CPC)

At this meeting, the DRC will review the East Campus Student Housing Project, which is in the 50% Schematic Design Phase, the DRC will reconvene March 6, 2025 to review the same project at the 95% Schematic Design stage.

The CPC will hear DRC comments after the 95% meeting.

Action Items:

East Campus Student Housing – 50% Schematic Design Review

Project Proponents:

Willie Brown, Associate Vice Chancellor for HDAE
Gene Lucas, Professor Emeritus

Architect:

Skidmore Owings and Merrill – Mithun (SOM-M)

Julie Hendricks, Campus Architect, provided the planning context for the East Campus Student Housing project. This is the second project that represents the University's obligation to build 3,500 new beds on campus. The first project, San Benito, will house approximately 2,200 beds and the East Campus Student Housing project will house approximately 1,300. The location of this project is quite different than the San Benito project, this project being located in the heart of the heavily populated east campus.

The project has recently passed two major milestones and is moving forward. In November the project went to UC Regents and was approved to proceed with planning. Additionally, campus was successful in hiring the Construction Manager at Risk.

Ms. Hendricks transitioned the presentation to the Design Team who introduced themselves:

- Olin McKenzie - Architect, Design Partner, SOM
- Sade Borghesi - Architect, Design Principal, Mithun
- Tom Leader - Landscape Architect, TLS Landscape Architecture

Olin gave an overview of the Project Design, reviewing slides of the various spaces and addressing specific challenges and objectives.

Program Summary:

- 412 Beds: Residence Hall (Santa Rosa Replacement)
- 1,276 Beds Apartments (New Beds)
- Study Lounges
- Catering and Dining

Site & Landscape Design:

- Site Circulation
- Campus Connections
- Bike Paths and Parking
- Vehicle Parking

Massing and Architectural Expression:

- Building Massing developed from a combination of stratification (layers) of the literal surrounding landscape: Water/Earth/Canopy/Sky. Additionally, the context of the existing buildings was considered relative to scale and textures and surrounding fenestration patterns. These elements inspired building materials such as metals and breeze blocks (CMU units reminiscent of the campus architecture).
- The horizontal plinth or podium relates to the human scale. The upper parts are vertically emphasized with textured concrete panels as well as aluminum and perforated aluminum panels.

Units and Amenities:

- A brief review of unit types was provided, consisting mostly of triple and single rooms.
- Dining amenities and other uses are strategically disseminated throughout the complex.

DRC Q&A:

Site Design Logistics and Circulation:

DRC:

- *Regarding Santa Rosa and Ortega, how is swing space being managed when these buildings are off-line?*
 - SOM-M: Santa Rosa resident hall will be demolished in summer 2026. When students return in Fall 2026 they will be “tripled” in other facilities per Josh Rohmer, Director of Capital Development in the Budget and Planning office. Ortega Dining Commons is currently functioning as a catering location and when it’s demolished this function will operate out of the University Center.

DRC:

- *Regarding bike paths, are there plans to continue the bike path east/west within the project site? Students do not respect No Bike zones.*
 - SOM-M: The bike path is currently designed to connect only north/south. The design team will investigate an east/west path. There is a pedestrian circulation zone running east/west that terminates on Lagoon Road. The walking path east of Lagoon Road will be permanently closed prior to the project opening.

Landscaping:

DRC:

- *Are open spaces quantified? Are we gaining or losing open space?*
 - SOM-M: The amount of open space will be about the same as the current condition. The design team has worked at striking the right balance. They will keep lawns in strategic areas due to their popularity for social activities.

DRC:

- *What are the planting types and is there any plan for retention of the existing trees?*
 - SOM-M: The lawns will be framed with drought tolerant plantings. The design introduces a variety of species that are easy to maintain. Groves of small trees are planned. Large trees will be important to the outdoor spaces. The plan notes that many existing Chinese elms will be retained.
- *The project landscape plan must align with the campus landscape plan. The campus landscape plan is Australian zone and the project landscape plan is currently Southern*

Hemisphere. Matthew O'Carroll acknowledged this is an opportunity to improve the area which has not been focused on for a long time.

- SOM-M: Agreed to have a site walk with the Landscape Committee noting that the area is designated as Australian plantings in the master plan. Walk to also include a review of plants that can be salvaged.

Façade Variations/Massing:

DRC:

- *Use of aluminum was questioned as it is susceptible to the corrosive sea air.*
 - SOM-M: Beyond aesthetics, materials susceptible to corrosion (metals, concrete, reinforcing steel) will be considered, including attachment details.
- *Can the buildings on the west be expressed differently architecturally than the east? Can there be difference of treatment between facades that look to the sea and those that look to the north and the mountain? Right now, it feels very homogeneous, and those two different situations are not reflected on the architecture, so perhaps this is an opportunity for diversity in architectural expression?*
 - SOM-M: There is an opportunity for the western buildings (Residence Halls) to have a different expression but still maintain a relationship to the other buildings (Apartment Suites). Additionally, SOM acknowledged an opportunity to have some diversity of expression for the buildings that open to the north vs south.
- *Existing buildings are capped w/stones. Will you use this idea? How can breeze blocks be incorporated into the landscaping areas? How do we dissuade students from climbing these walls? Will the masonry units cause a problem with birds roosting?*
 - SOM-M: The blocks will be designed to make difficult tow holds. The team acknowledged that very determined people may learn to scale walls. Long, horizontal, protected layers seem to be primary concern for bird nesting which are not common in the design.
- *Moments of boldness may be appropriate, subtlety may not be the answer. It would be great if occasionally there was a two-story space, perhaps an outdoor lounge, that could have a 'voice' in the composition. Can you put some "spots on the blanket", possibly add variety and lessen the huge gauzy blanket?*
 - SOM-M: We would like to have a 'sublime' (subtle) sense, but this can be broken up with massing elements. Perhaps we add a 2-story lounge or other features that pepper the elevation.
- *College of Creative Studies (CCS) was discussed relative to those buildings being out of context with the student housing project. It was suggested the area behind Creative Studies 'feels lonely'.*
 - SOM-M: There is an opportunity to make CCS buildings look like they belong. The parking lot will need to remain, however there will be a green zone located to the south of CCS to soften this area.
- *Can the patios project to add variety? Can a passage include some of the original CMU blocks, salvage the blocks and reuse them in the new buildings as an homage?*
 - SOM-M: There is an opportunity to emphasize entrances as well as provide a place from inclement weather. Architectural diversity can be enhanced by adding double height open spaces. Yes, they will look into salvage and reuse of the CMU blocks.

Meeting Summary by DRC Staff Liaison:

Co-Chair Bahl asked Mr. Schmittgen to recap the meeting's major points as follows:

Swing Space:

- How are we addressing swing space for both Santa Rosa Hall and Ortega Dining Commons?

Bike path and pedestrian connections:

- Discussion about connecting the new housing complex to the campus to the north via bike paths as well as improving the east-west bike connections.
- The team was encouraged to better develop pedestrian pathways to coastal trails on the east bluffs.

Architectural Diversity:

- Various ideas were discussed regarding improving the architecture. Can the north facing facades differ from the south facing facades? Can the western buildings (residence halls) differ from the apartment suites?
- Discussion about adding 2-story lounge spaces and other methods to reduce the homogeneous effect and add architectural interest.

College of Creative Studies:

- Discussion about the challenges of integrating this building which starkly contrasts to the new architecture surrounding the building.

Open Space and Landscaping:

- Discussion about the balance of open space and how the new design proposal compares to the existing condition, the goal is to maximize open space.
- Careful consideration should be given to the retention of existing trees where possible.
- Maintenance of the existing campus landscaping master plan was stressed. The area has been designated as having an Australian theme for plant selection.

Practical Issues:

- Bird roosting was discussed. This can be mitigated by avoiding long horizontal ledges.
- Potential for students climbing the walls and the need to minimize toeholds was mentioned.
- Discussion about maximizing the benefits of passive ventilation.

Adjournment:

Co-Chair Bahl provided a wrap-up and reminded the committee that the next DRC meeting to consider this project will be at 95% Schematic Design on March 6.

Design & Construction Services

Design, Facilities & Safety Services

Action Item

Design Review Committee

March 6, 2025

Staff Report

Project: **East Campus Student Housing – 95% Schematic Design**

Discussion/Action

Campus has requested that the Design Review Committee (DRC) review the 95% Schematic Design for the East Campus Student Housing project and make recommendations with commentary on any suggested revisions to the Chancellor and the Campus Planning Committee (CPC).

Staff Recommendation

The Campus Architect recommends approval of the project 95% Schematic Design so the project can continue to the Design Development Phase.

Description

The East Campus Student Housing Project will provide student housing, amenities, and a dining hall planned to open in Fall 2029. At the end of the Schematic Design phase, the project continues to develop the architectural expression, materiality, building systems, interior design, and the connection to its broader public realm. The design adheres to the UCSB Long Range Development Plan (LRDP) and is targeting LEED Platinum Certification. Comments from previous DRC presentations have been carefully considered and appropriately integrated, such as improving the pedestrian and biker experience into the site, fostering open spaces for outdoor activities, and offering a wide menu of housing options for students. The team also continues to advance the design of building identity, exterior expressions and efficient assembly methods of related enclosure types.

Program

The residence hall (Buildings 1A and 1B, Figure 1) will consist primarily of triple-occupancy rooms that are sized to accommodate three students. Restrooms/showers with small kitchens will be provided on every floor. Other amenity spaces serving the whole building will include study and social lounges/multipurpose spaces, a recreation room, a laundry room, and student support services.

The new student apartments (Buildings 2, 3, 4, Figure 1) consist of a variety of unit types to serve a range of needs. Building 3 will consist primarily of four-bedroom apartments with two beds per bedroom, accommodating eight students each. The majority of units in Buildings 2 and 4 will be two-bedroom apartment suites for four occupants.



FIGURE 1 – Building Organization Site Axonometric Diagram

The dining program at the ground level of Building 3 will feature a new All-You-Care-To-Eat (AYCTE) facility with indoor and outdoor seating, along with a separate takeout service accessible to any UCSB student with a meal plan. It will also include the replacement of dining leadership offices previously on-site, incorporating private offices, open workstations, a conference room, and a copy/supply storage area. Additionally, the project will replace the Conference & Hospitality Services (C&HS) and Residential & Community Living (R&CL) offices currently in Santa Rosa and Building 335, relocating them to the ground level of Building 4.

100% SD Program

| Space Name | Beds | Total GSF |
|------------------------------------|--------------|----------------|
| Residence Hall (Building 1) | 412 | 103,265 |
| Apartments (Building 3) | 705 | 214,849 |
| Apartment Suites (Buildings 2 + 4) | 573 | 166,608 |
| Offices (Building 4) | | 8,725 |
| Dining (Building 3) | | 41,617 |
| PROGRAM SUMMARY | 1,690 | 535,064 |
| CUP | | 4,848 |
| Transformer + Rooftop Enclosures | | 10,899 |
| Loading Dock | | 4,907 |
| Covered Parking | | 1,372 |
| Open Passageways | | 2,802 |
| Covered Gardens | | 895 |
| Covered Patios | | 2,954 |
| Roof Terrace | | 7,548 |
| Outdoor Dining | | 2,487 |
| TOTAL INCLUDING OUTDOOR | | 573,776 |

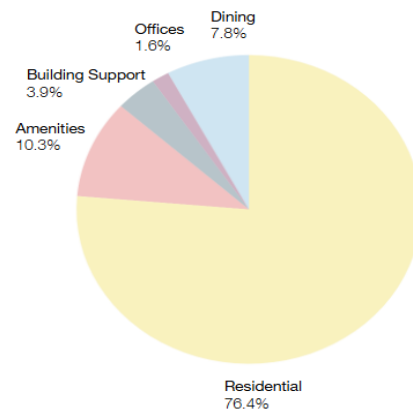


FIGURE 2- Project Program

Site Context & Campus Connectivity

The site is located on the Main Campus on a 12.6-acre development area bounded by UCEN Road on the north, Lagoon Road on the east, and Channel Islands Road on the south and west, with existing residential, dining, and academic halls further defining the site perimeter. The central location of the site lends itself to continue existing campus path connections as well as take advantage of its proximity to views and access to the Lagoon and Pacific Ocean.

The organization of the site (Figure 4, 5 and 6) expands on the existing framework of the campus. It extends Library Walk and Science Walk further south, emphasizing their view corridors toward the ocean/mountains and improving pedestrian circulation into the East Campus residential community. Within the project site these existing north-south pedestrian connectors intersect with a new east-west corridor which comprises a link of open space.

A greenspace network (Figures 7) offers a series of landscape spaces designed for maximum flexibility due to the size ranges and varying paving surfaces. Two large lawns can accommodate larger events, sports, and recreation. Smaller green spaces soften the area around campus buildings, creating more intimate experiences in contrast to the lawns. A series of plazas branch off the east-west pathways, designed for showcasing the arts, casual dining for take-out, and quieter areas.

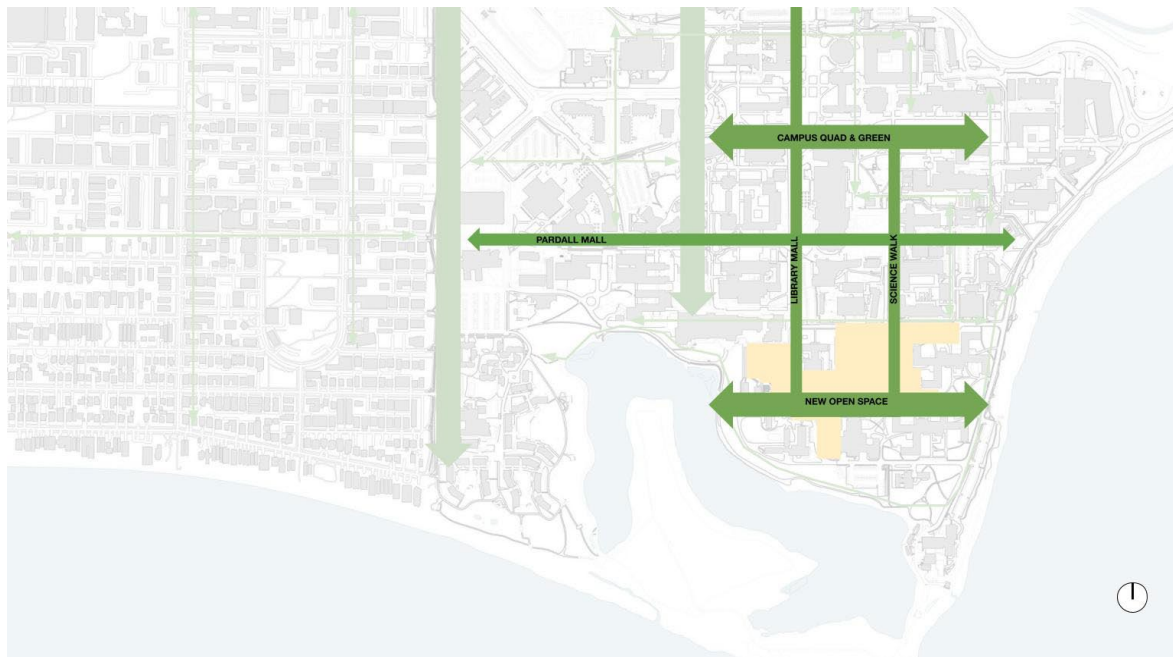


FIGURE 4 – Primary Campus Connections

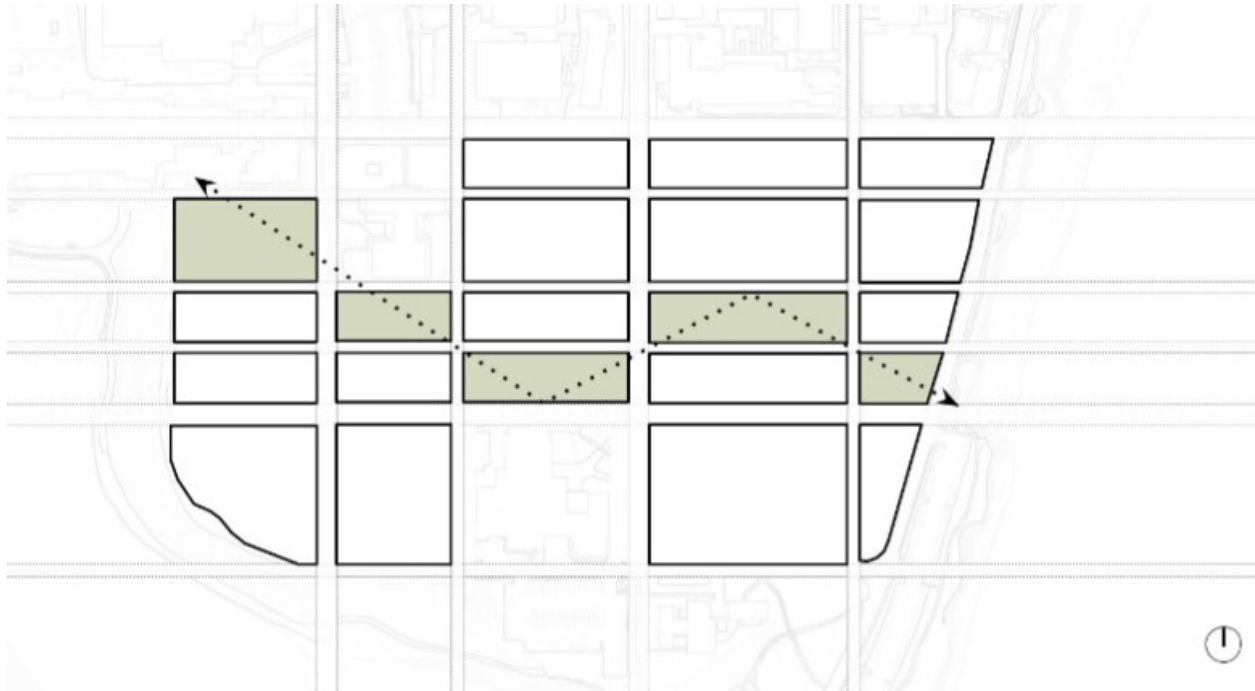


FIGURE 5 – “Checkerboard” Site Organization Concept

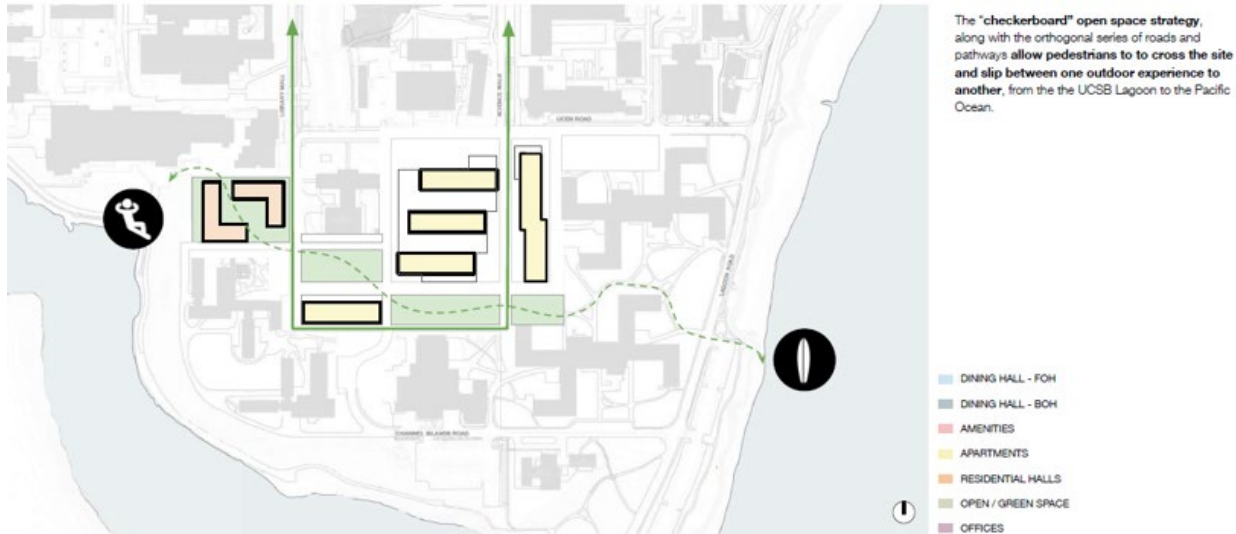


FIGURE 6 – Pedestrian Connection Diagram

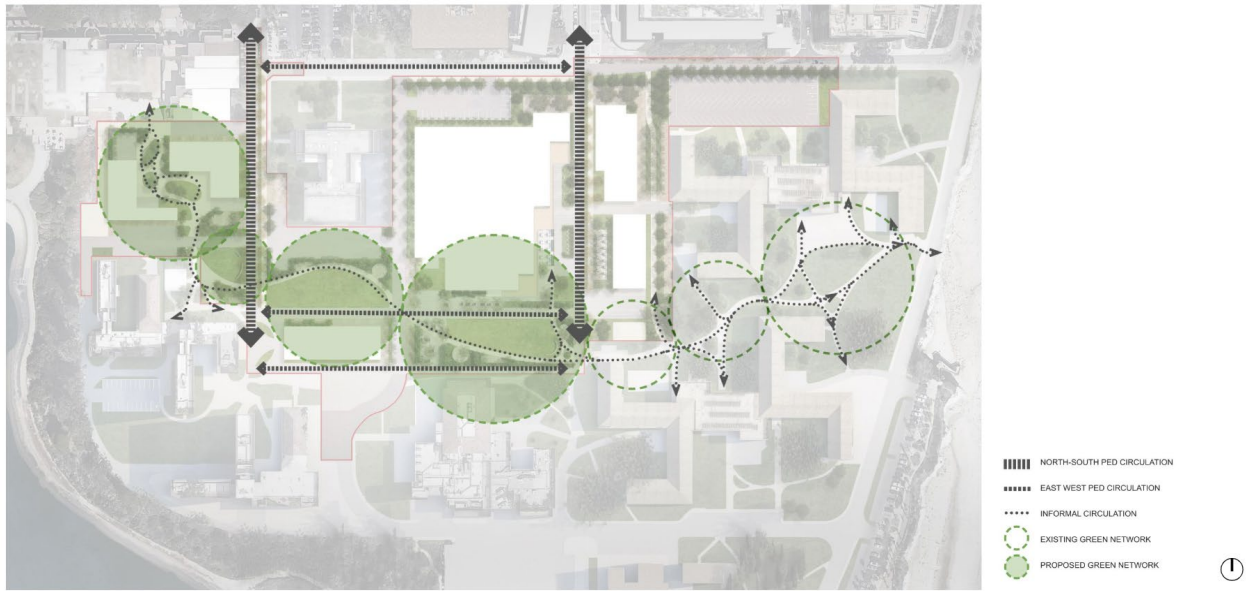


FIGURE 7 - Pedestrian Connection Concept Plan

Landscaping

Given the arid local climate, plant selection will prioritize drought-tolerant species and be compatible recycled water for irrigation. The plant palette covers both native species and those adapted from the current UCSB Landscape Plan's Geographic Zones. Building 1A and 1B will be located in the Mexico/Central America Zone. All other buildings are in the Australian Zone. Existing trees, particularly along UCEN Road, will be preserved and integrated into the new design. New trees will be planted in groves and communities to ensure their health and longevity. A system of stormwater planters will be strategically placed along building edges to capture roof and surface runoff.



FIGURE 8 – View from the Terrace Looking South (Building 4 on the left)

Architectural Expression

The architectural expression emphasizes the horizontal character of the residential facades, balancing the vertical stacking of windows. A distinct plinth introduces a material change that visually grounds the towers and breaks down their overall scale. Window sizes vary according to interior functions, while stairwells towards the end of each building serve as architectural features rather than mere utilitarian elements. (Figure 10, 11)

The building design incorporates smaller satellite buildings and a larger mixed-use central block. To integrate with the existing campus, the height and massing of the buildings are concentrated toward the northern portion of the site. As the development extends toward the lagoon and ocean, the buildings gradually decrease in both height and scale, creating a seamless transition between the campus and its natural surroundings. (Figure 9)

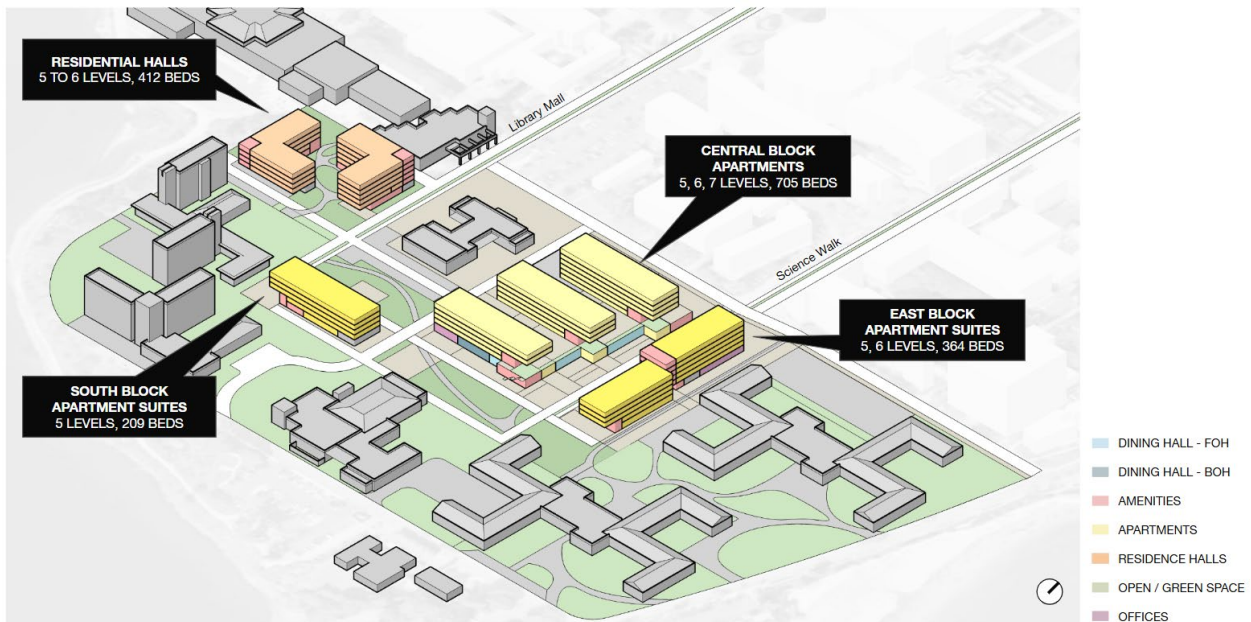


FIGURE 9 – East Campus Site Axonometric



FIGURE 10 – Science Walk Looking North (Bldg 4 on the Right)

Buildings 3 and 4 step inward, drawing students from new internal open spaces to the site's periphery (Figure 10). Apartments are positioned above the amenity levels, with staggered arrangements to maximize light and airflow. The design integrates dining, amenities, and residential programs, fostering a dynamic and engaging environment.

Situated along Science Walk, the dining hall is strategically placed at the intersection of Science Walk and UCEN Road, activating the space between the new facility and the existing De la Guerra dining program. This stepped configuration not only provides diverse dining experiences but also ensures secure and inviting outdoor spaces. Additionally, a roof deck above the dining hall, accessible via an exterior staircase, is programmed with student amenities and offers panoramic views of the ocean.



FIGURE 11 – Building 3C Looking West



FIGURE 12 – Buildings 1A and 1B Looking West from Internal Courtyard



FIGURE 13 – Building 1A and 1B Looking Northwest

Materials

Various exterior materials, including concrete blocks, breeze blocks, fiber cement board, and metal panel systems, are being explored for their durability, texture, and low-maintenance qualities appropriate for the context.

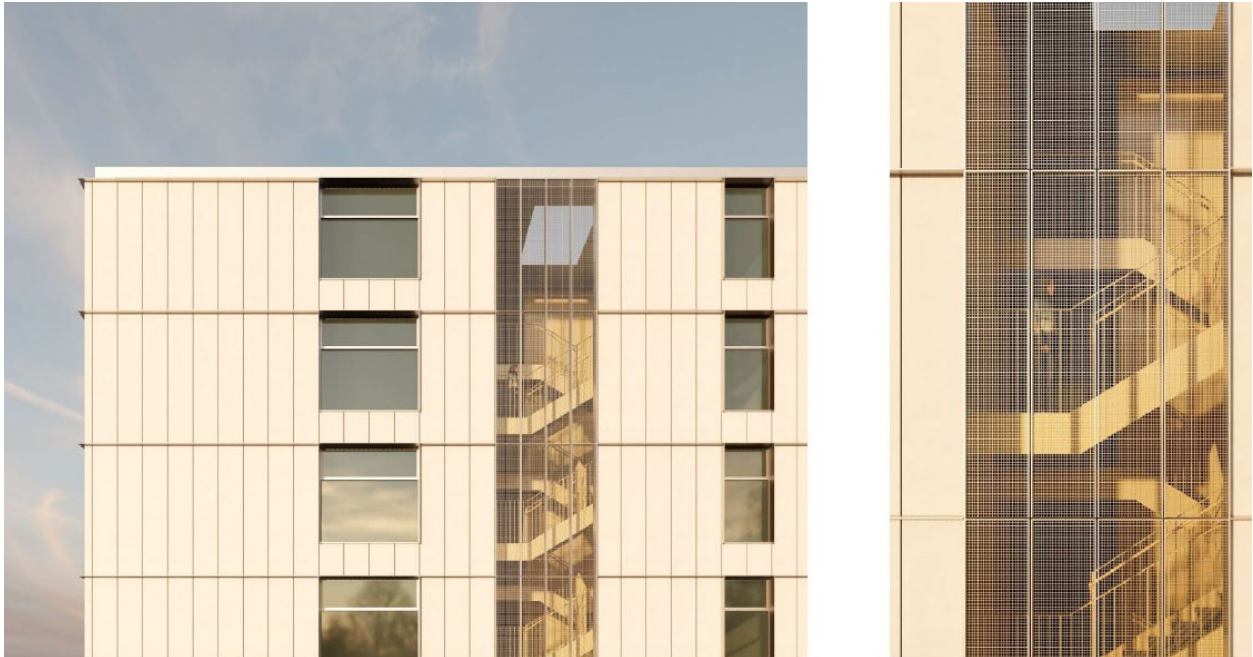


FIGURE 13 – Building 3C Detail Looking North (Building 2 and 4 Similar)

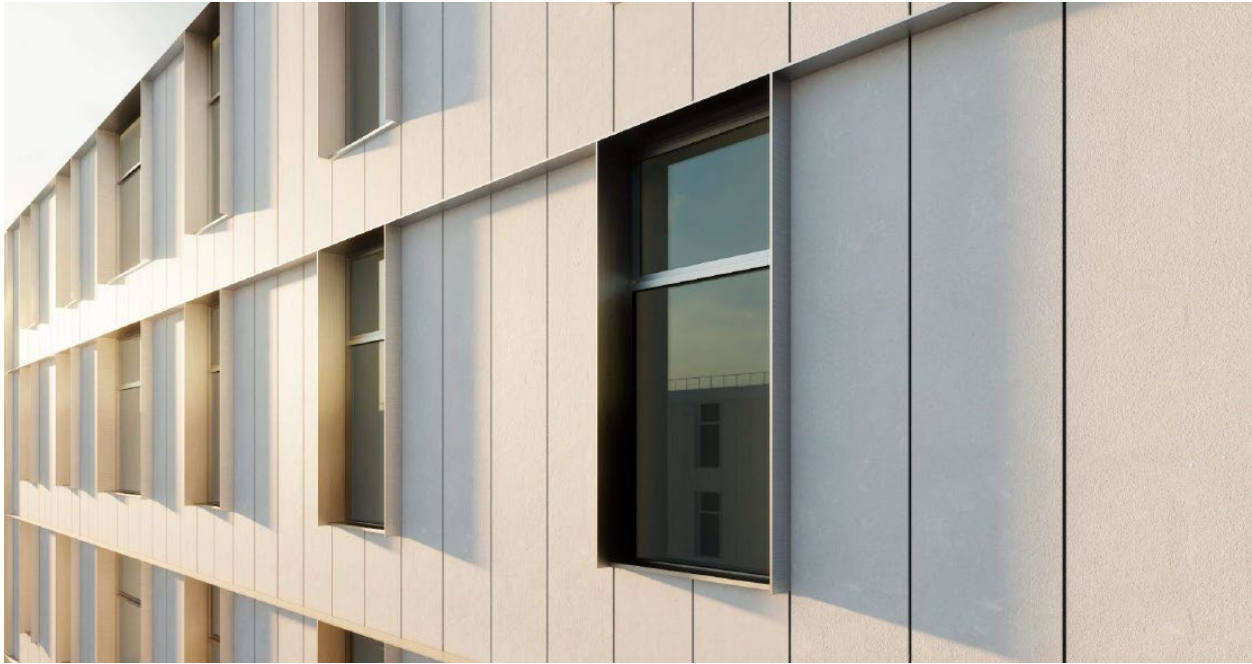


FIGURE 14 – Study of Materials – Shadowing effect Building 3 and 4

Consistency with Existing Plans and Regulatory Documents

The design will include sustainable and environmentally responsible features and targets LEED Platinum and is in conformance with UC’s Sustainable Practices Policy, UC’s Carbon Neutrality goals, UCSB’s Clean Energy Master Plan, as well as, CALGreen initiatives. The project will be all electric, including cooking and laundry, to be sourced by a central utility plant (CUP), and is therefore compliant with UCSB’s Interim Decarbonization Policy. The hardscape will be compliant with ADA standards for accessible design, Water Efficient Landscape Ordinance (AB1881), and other regulatory requirements that apply to this site. Landscaping improvements will be coordinated with stormwater retention requirements. A Mitigated Negative Declaration (MND) will be prepared in accordance with the California Environmental Quality Act (CEQA) and the preparation of an Initial Study is underway to determine potential areas of impact to be analyzed in the MND.

Consultation

The Building Committee for the East Campus Student Housing project has reviewed and endorses the 95% Schematic Design.

Project Proponents – Building Committee Co-Chairs

Willie Brown, Associate Vice Chancellor, Housing, Dining & Auxiliary Enterprises
Gene Lucas, Professor Emeritus

Student Housing Infill & Redevelopment Project Phase II

UC Santa Barbara

Draft
95% SD DRC Meeting
March 6th, 2025

SOM | MITHŪN

Agenda

- 1 Introductions & Schedule**
- 2 Site Planning & Landscape Design**
- 3 Exterior Expression**
- 4 Dining Hall & Other Amenities**

Introductions & Schedule

SOM + Mithun + TLS



Olin McKenzie
Design Partner, SOM

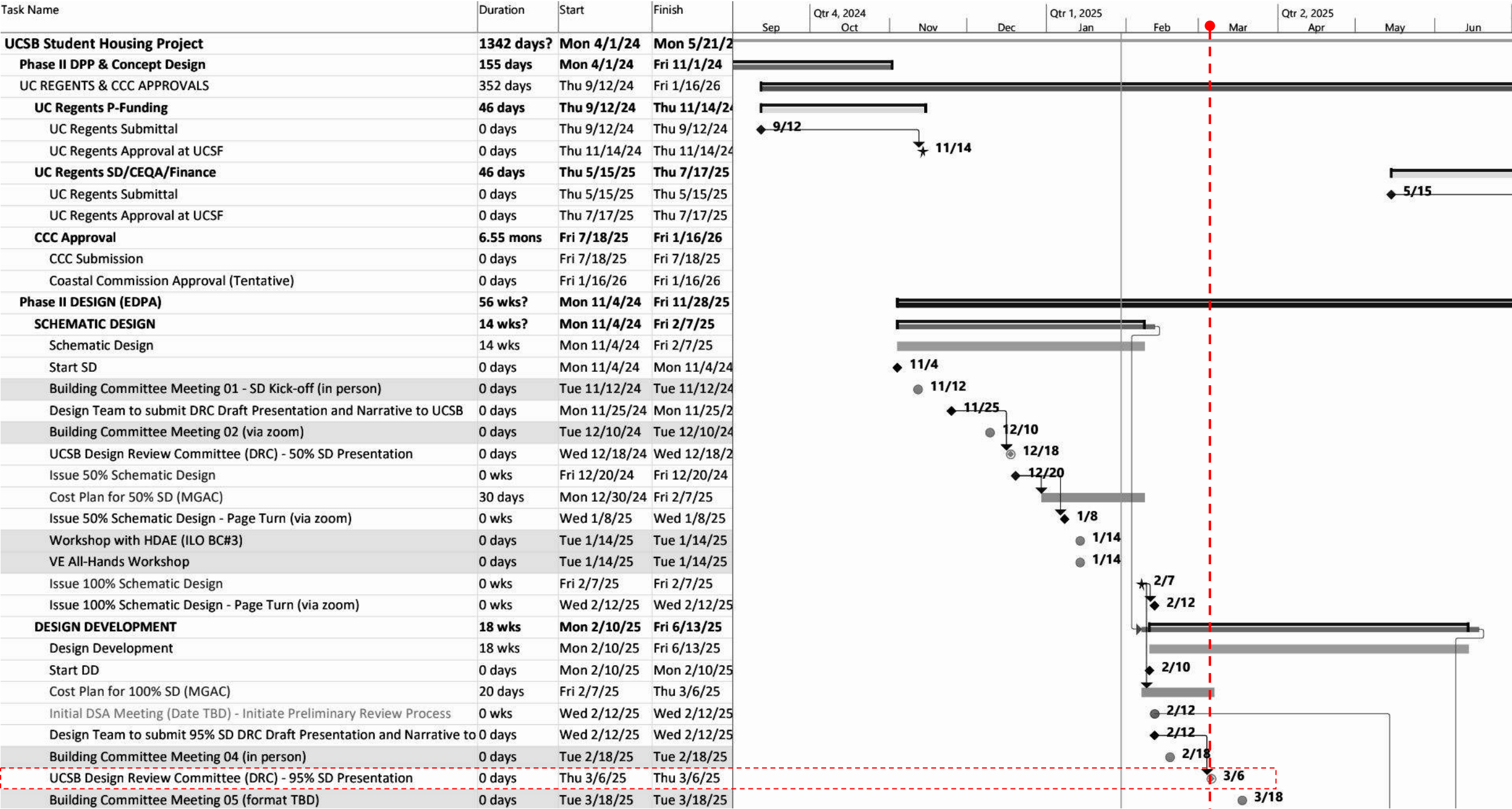


Sade Borghei
Principal, Mithun



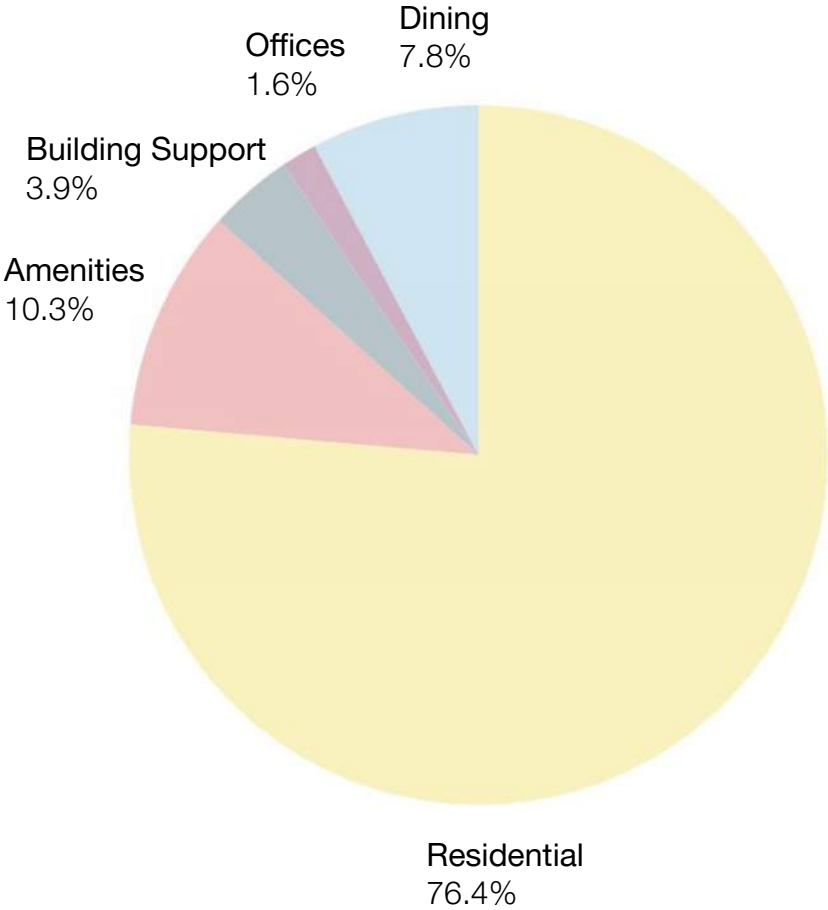
Tom Leader
Landscape Architect, TLS

Design Schedule

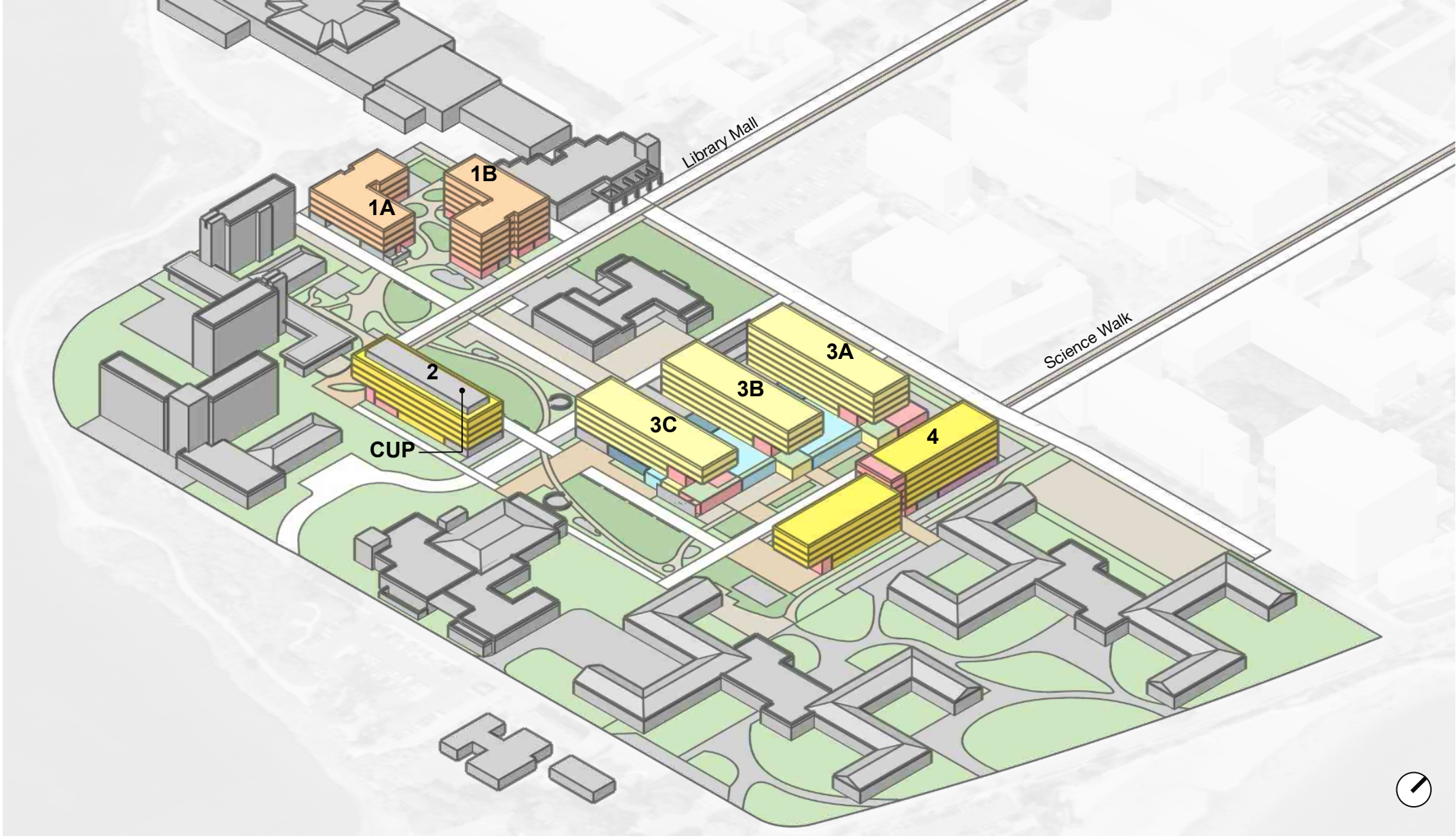


100% SD Program

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| <i>Roof Terrace</i> | | | 7,548 |
| <i>Outdoor Dining</i> | | | 2,487 |
| TOTAL INCLUDING OUTDOOR | | | 573,776 |



Building Names



- DINING HALL - FOH
- DINING HALL - BOH
- AMENITIES
- APARTMENTS
- RESIDENCE HALLS
- OPEN / GREEN SPACE
- OFFICES

Building Levels



- DINING HALL - FOH
- DINING HALL - BOH
- AMENITIES
- APARTMENTS
- RESIDENCE HALLS
- OPEN / GREEN SPACE
- OFFICES

Topics of Focus



Outdoor Amenities



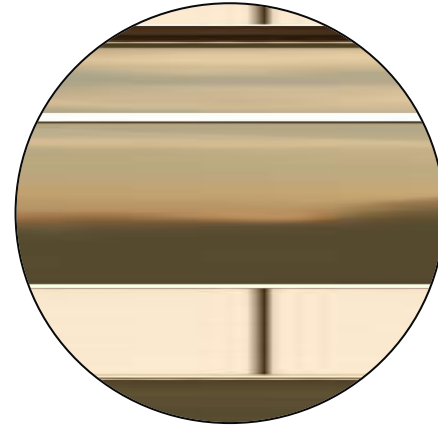
Planting & Paving Palettes



Bike & Vehicular Paths



Residential Bars & Podium Exterior

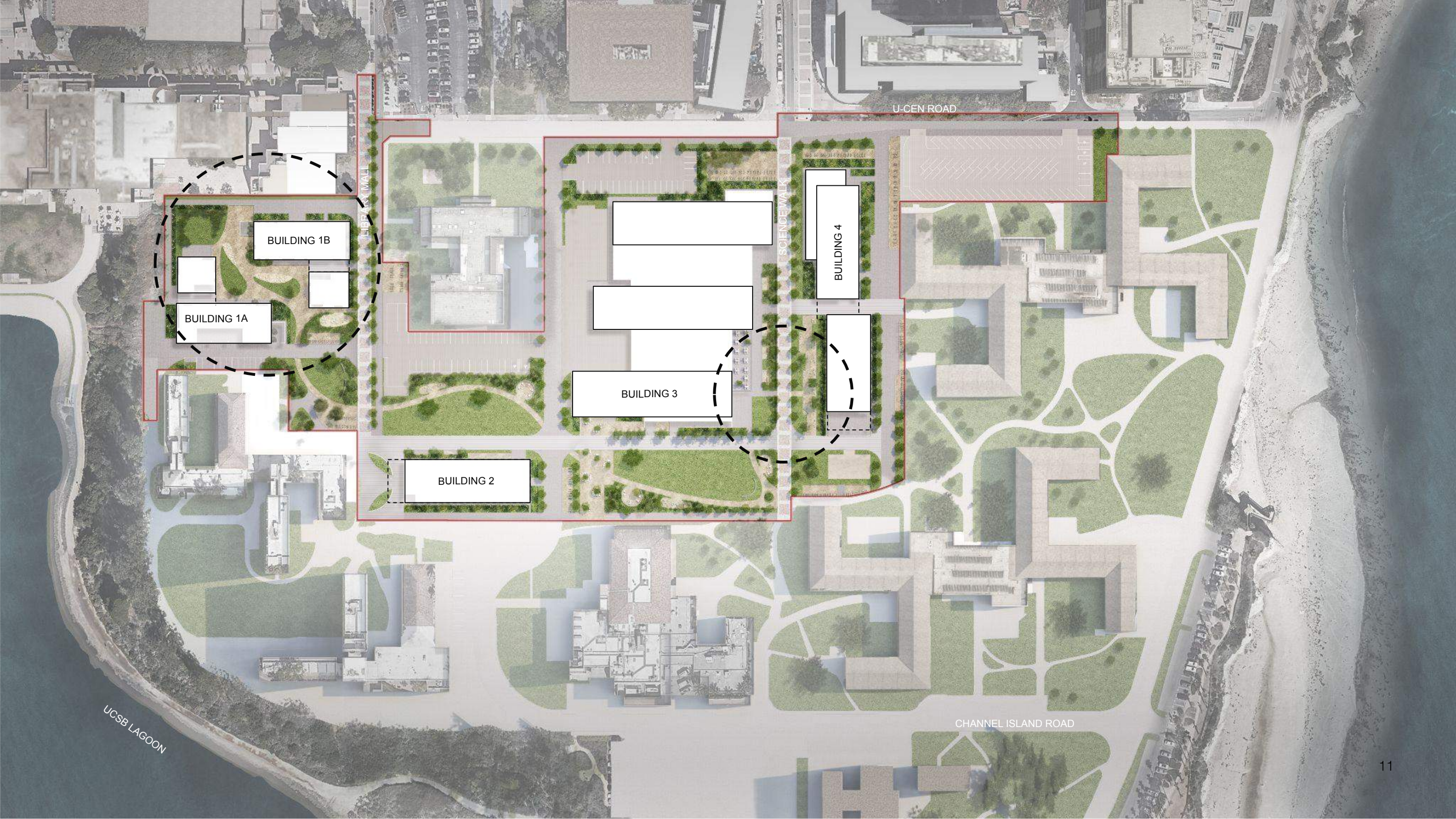


Stair and Amenity Expression



Dining Hall

Site Planning & Landscape Design



U-CEN ROAD

LIBRARY MALL

SCIENCE WALK

BUILDING 1B

BUILDING 1A

BUILDING 4

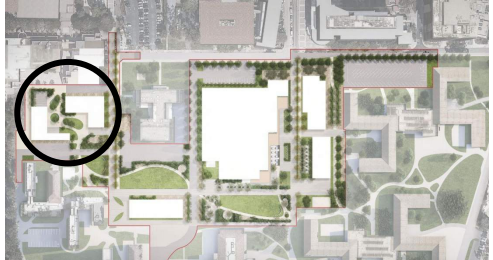
BUILDING 3

BUILDING 2

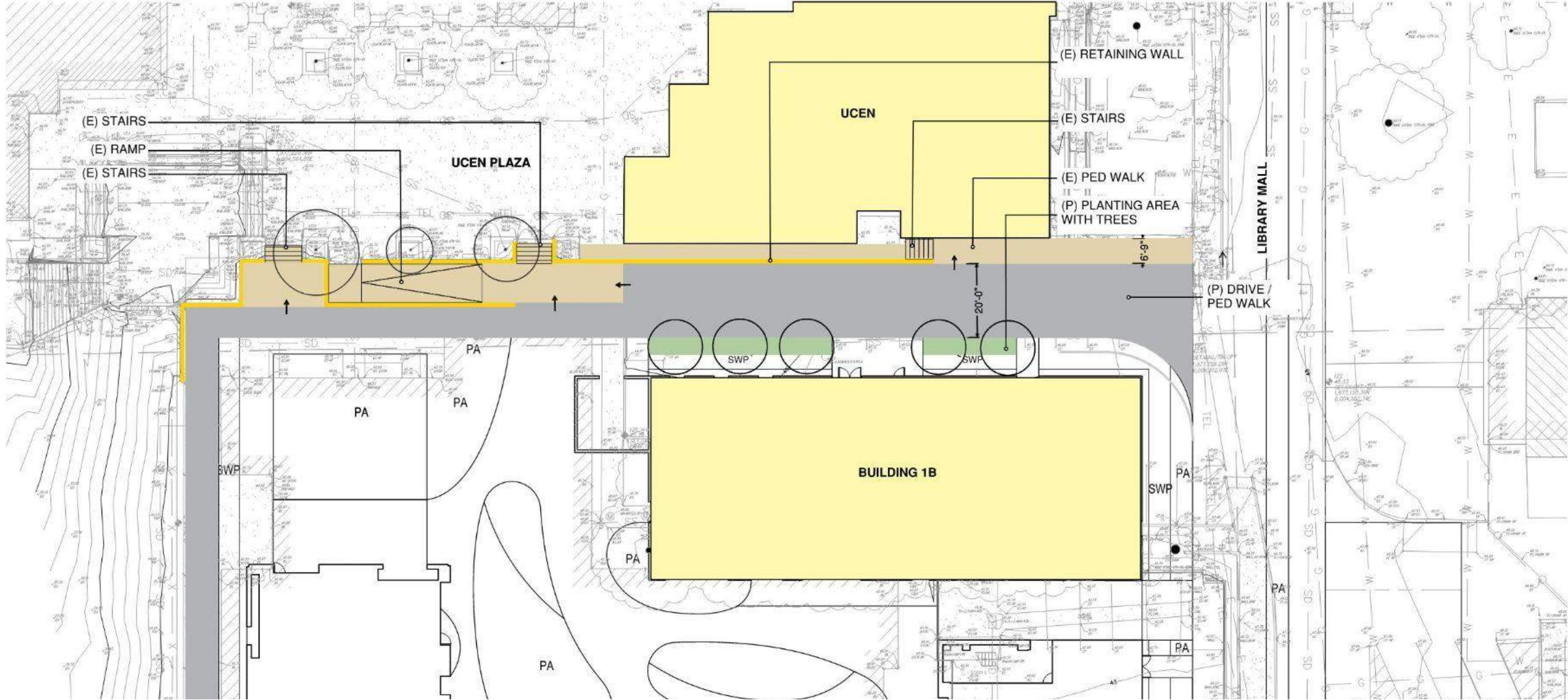
CHANNEL ISLAND ROAD

UCSB LAGOON

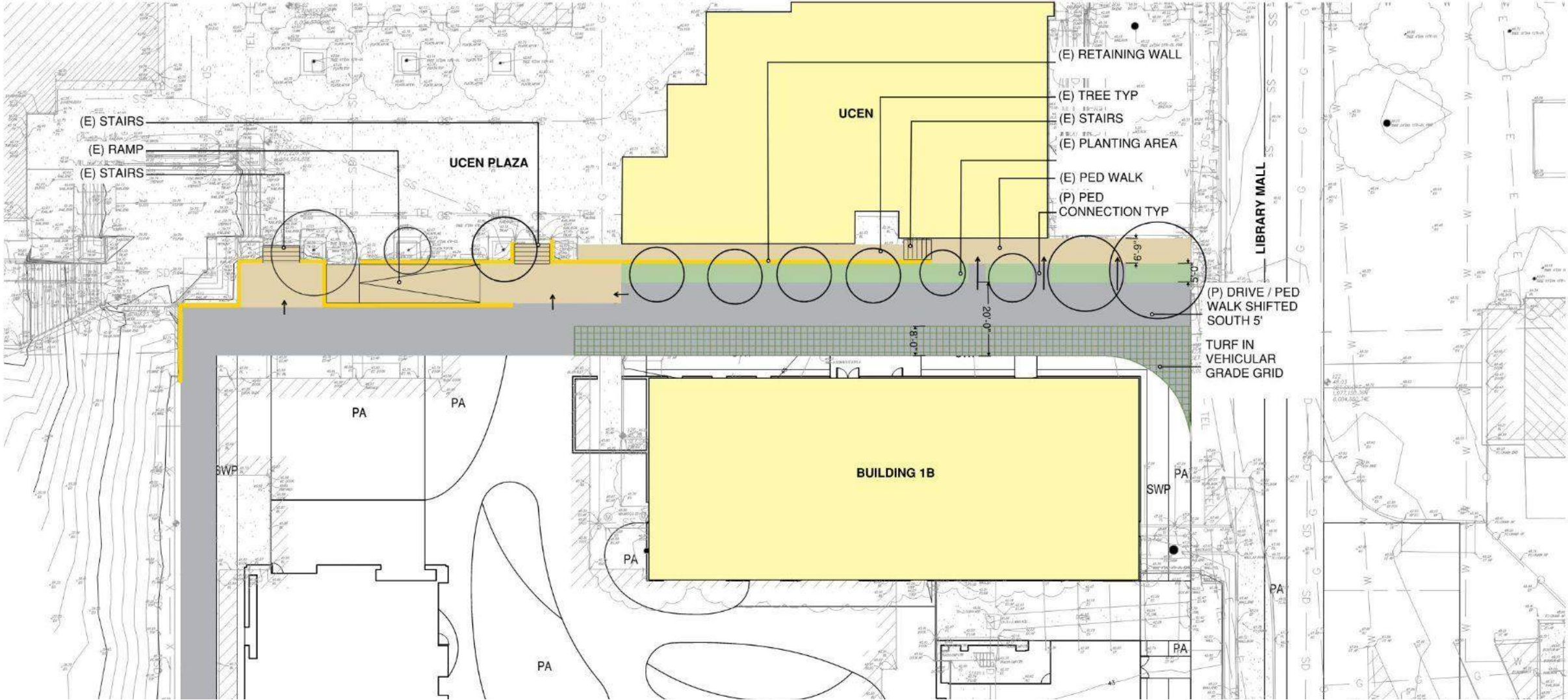
Res Hall Lawns (Plan Enlargement)



Connection to UCen - Current Design

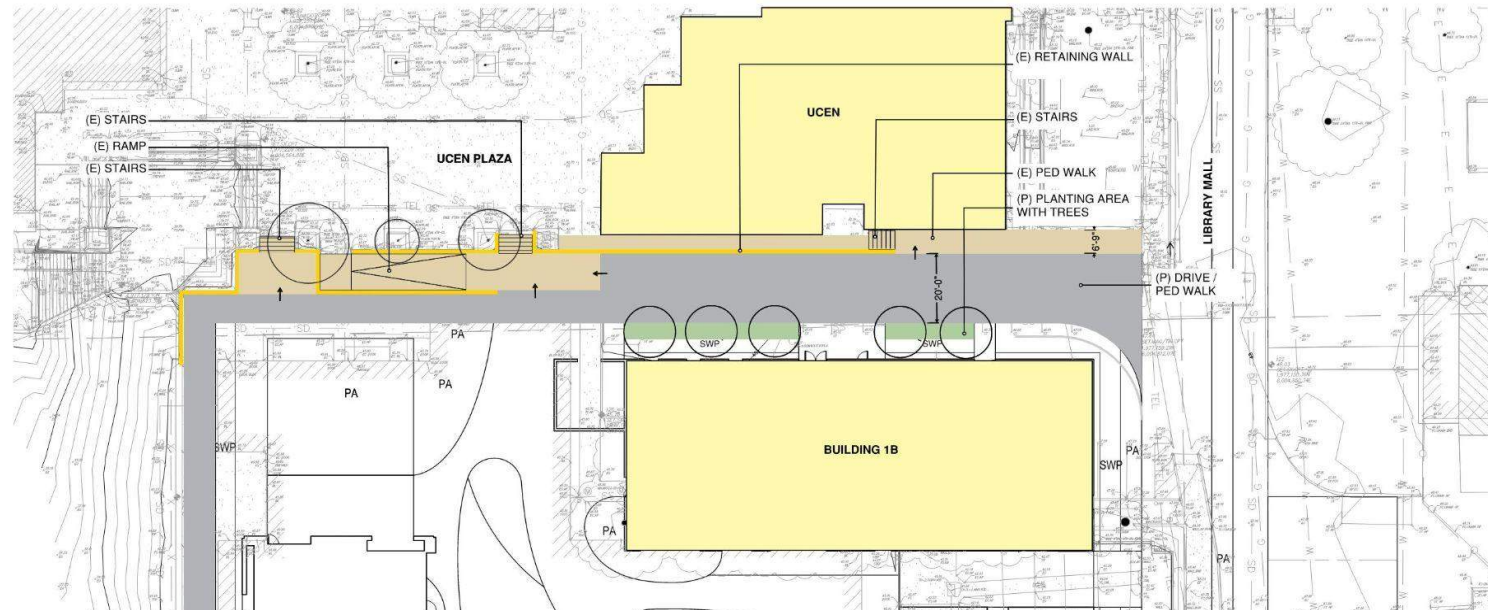


Connection to UCen - Alt Design

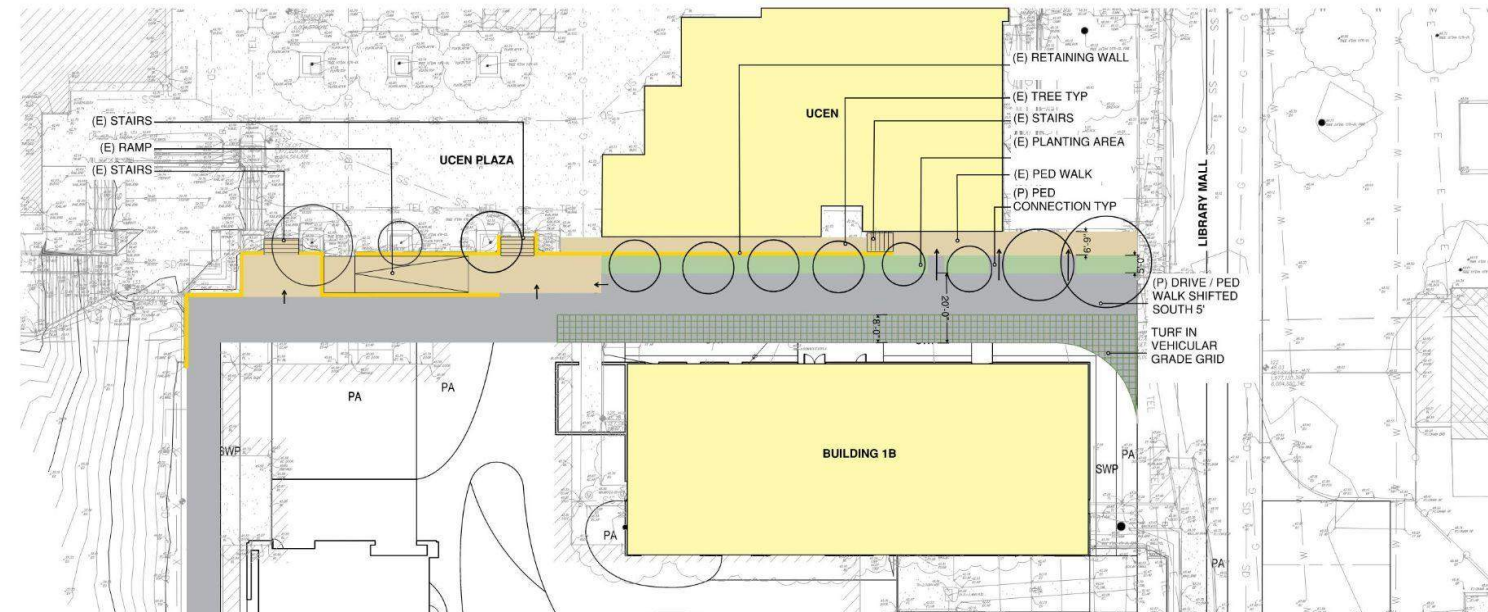


Connection to UCen

CURRENT DESIGN



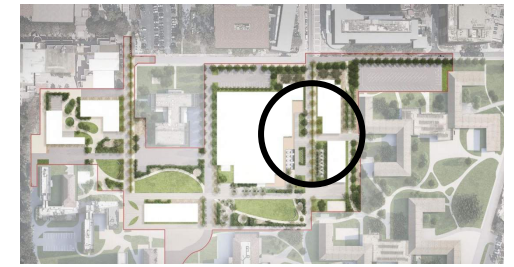
ALT DESIGN



Res Hall Lawns and Patios (View)



Science Walk | Outdoor Dining | Study Gardens | Fitness Court (Plan Enlargement)



Science Walk (View)



Study Gardens (View)

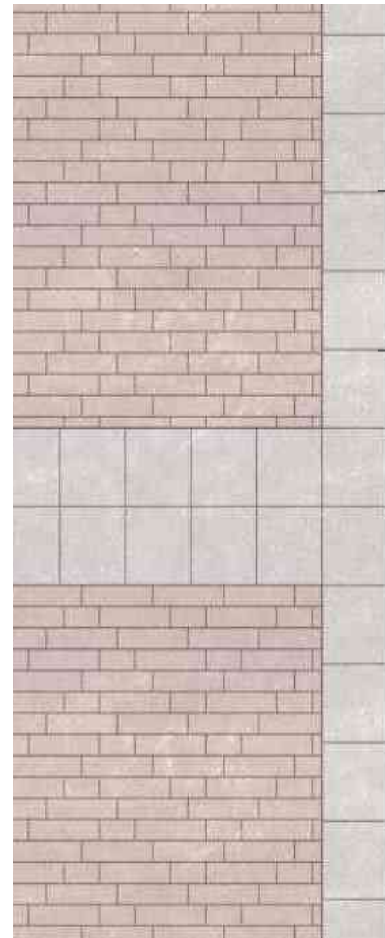


Fitness Court (View)



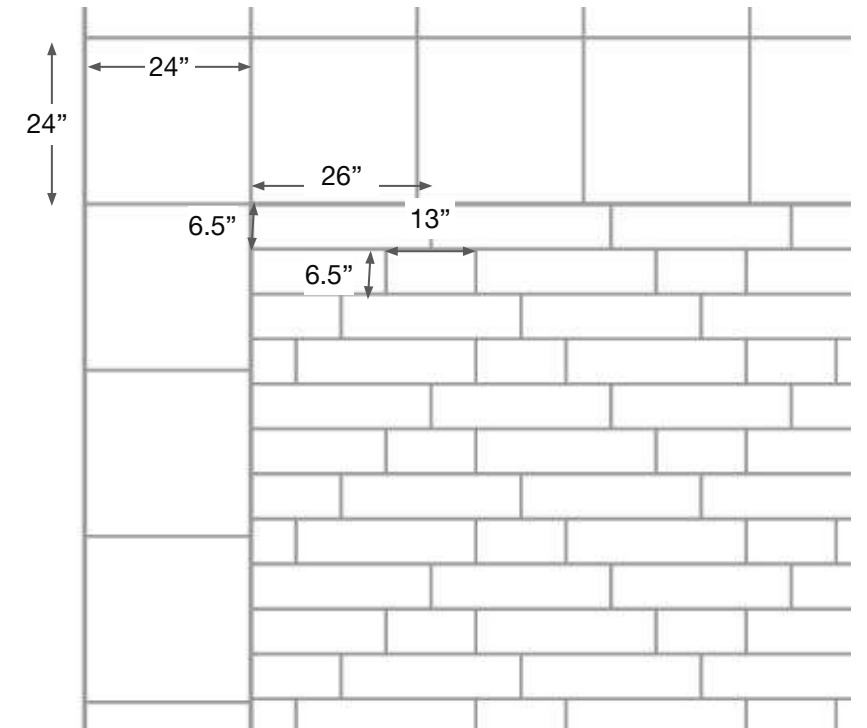
Science Walk and Library Mall Paving - Option 1

MATCH THE EXISTING PROMENADE



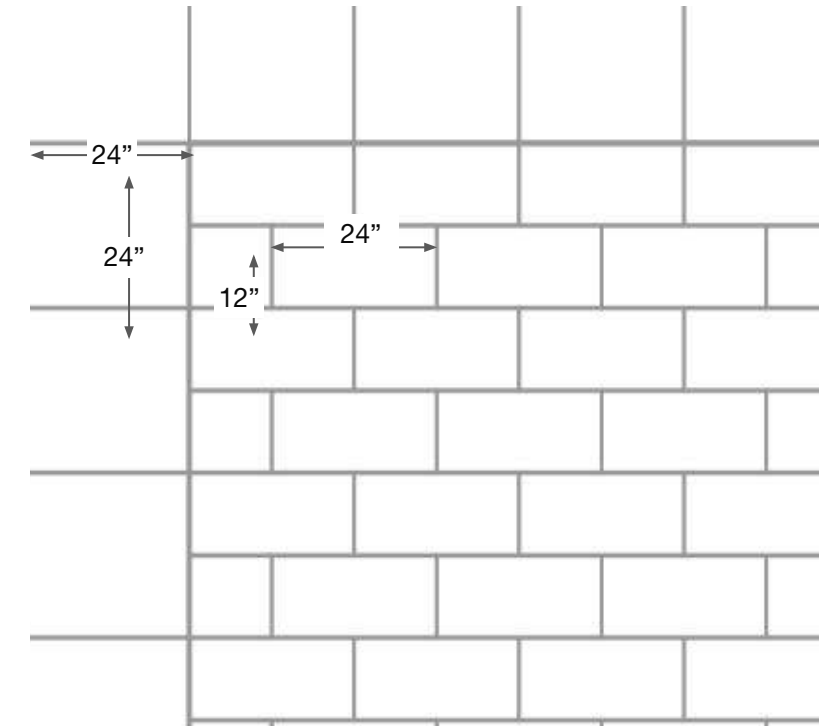
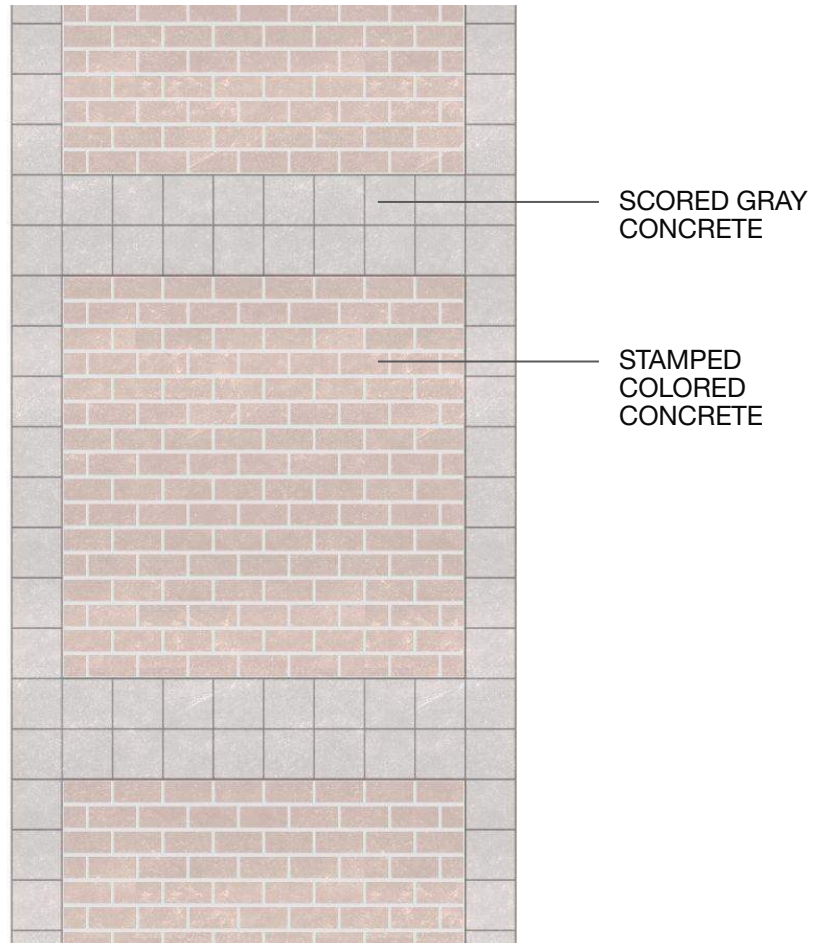
SCORED GRAY
CONCRETE

COLORED
CONCRETE
PAVERS



Science Walk and Library Mall Paving - Option 2

SCORED GRAY CONCRETE WITH
COLORED STAMPED CONCRETE

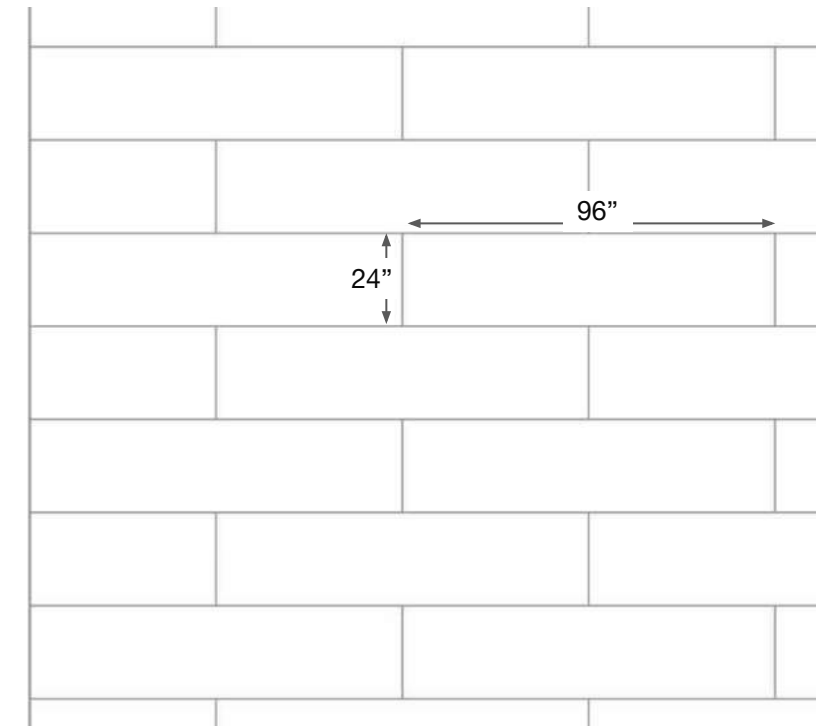


Science Walk and Library Mall Paving - Option 3

SCORED COLORED CONCRETE

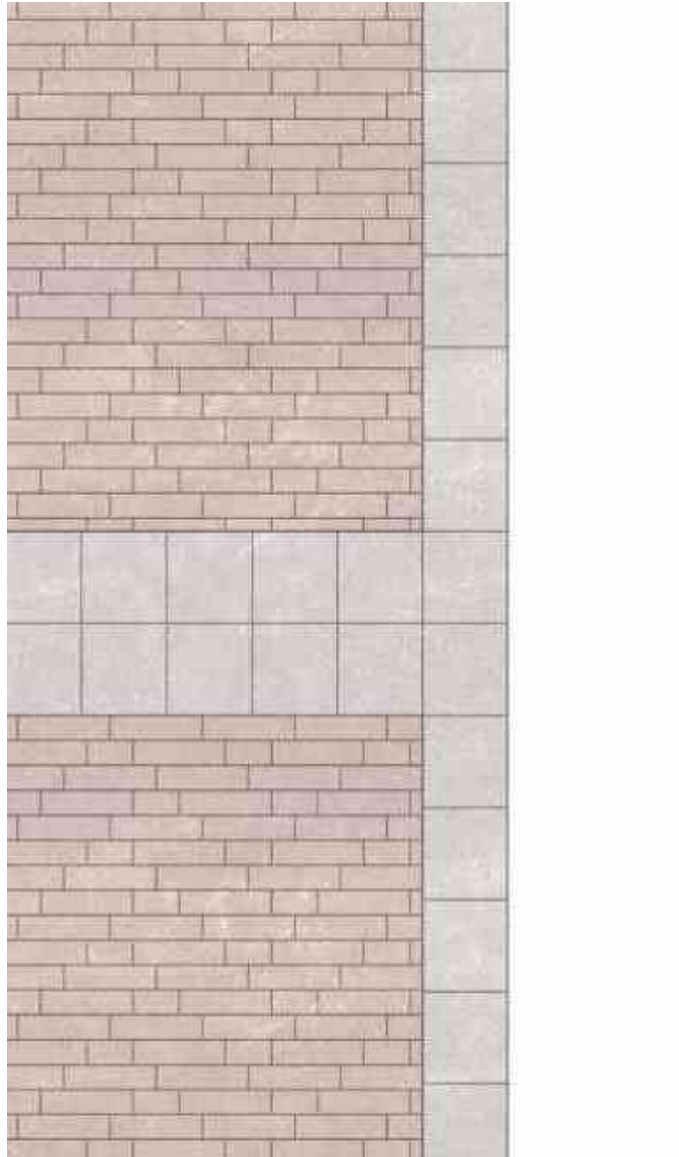


SCORED COLORED
CONCRETE

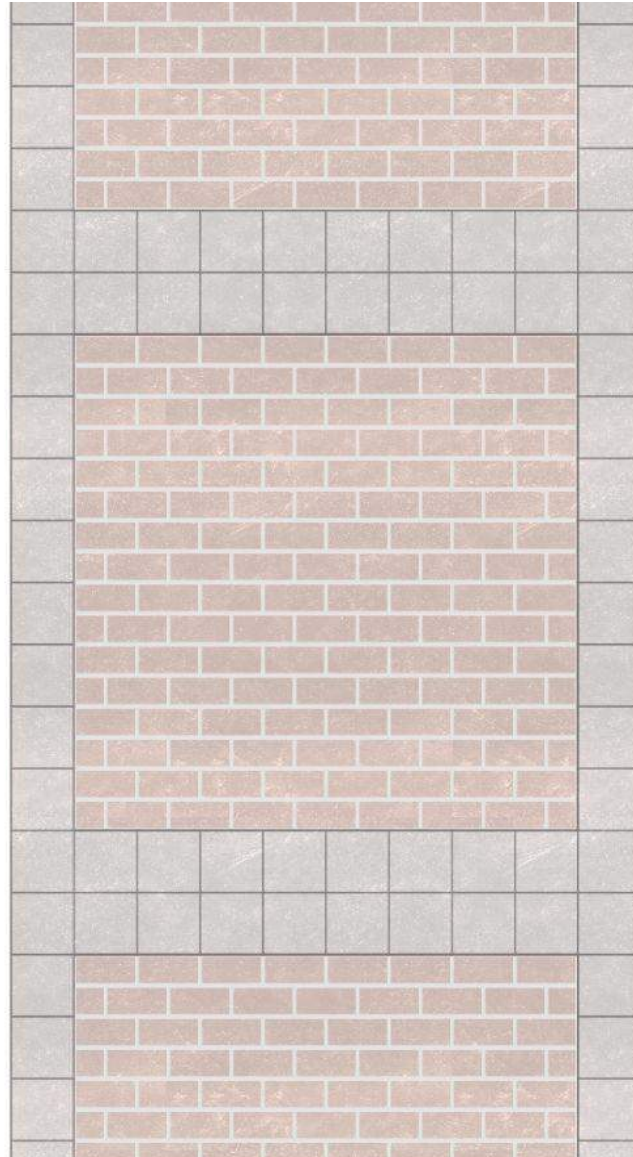


Science Walk and Library Mall Paving Options

OPTION 1: MATCH THE EXISTING PROMENADE PAVEMENT



OPTION 2: SCORED GRAY CONCRETE WITH COLORED STAMPED CONCRETE



OPTION 3: SCORED COLORED CONCRETE



Landscape Materials & Furnishing Palette



CONCRETE - CAMPUS PROMENADE & SCORED.TEXTURED



CAMPUS STANDARD CONCRETE | SPORTS COURT SURFACE | LAWN



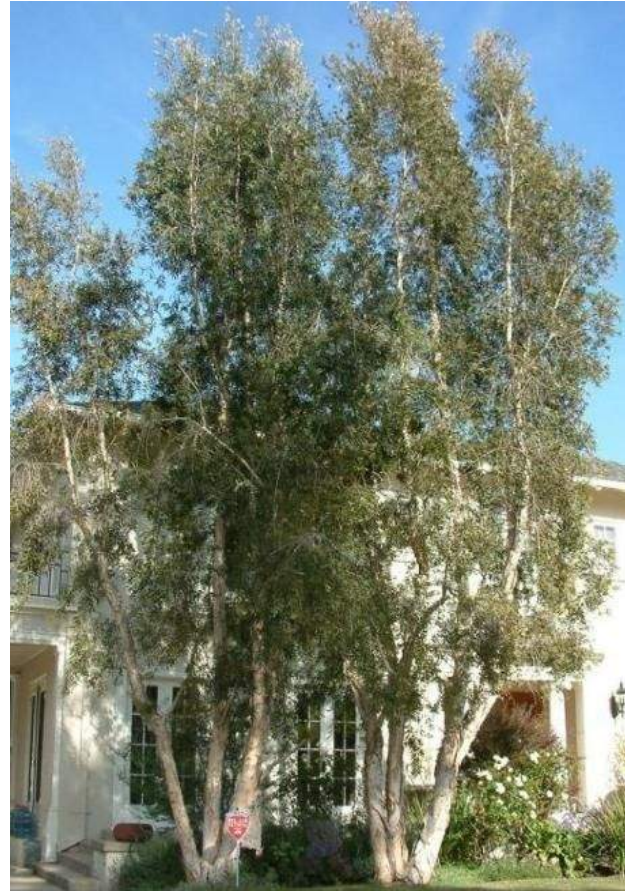
STABILIZED AGGREGATE PAVING



MOVEABLE FURNISHINGS

Planting Palette

AUSTRALIAN TREES



Melaleuca quinquenervia



Agonis flexuosa



Eucalyptus torquata



Grevillea robusta



Erythrina x Syskesii

AUSTRALIAN PLANTS



Carex testacea



Lomandra longifolia 'Breeze'



Sollya heterophylla



Banksia menziesii



Anigozanthos 'Bush Gold'



Grevillea 'Superb'



Maireana sedifolia

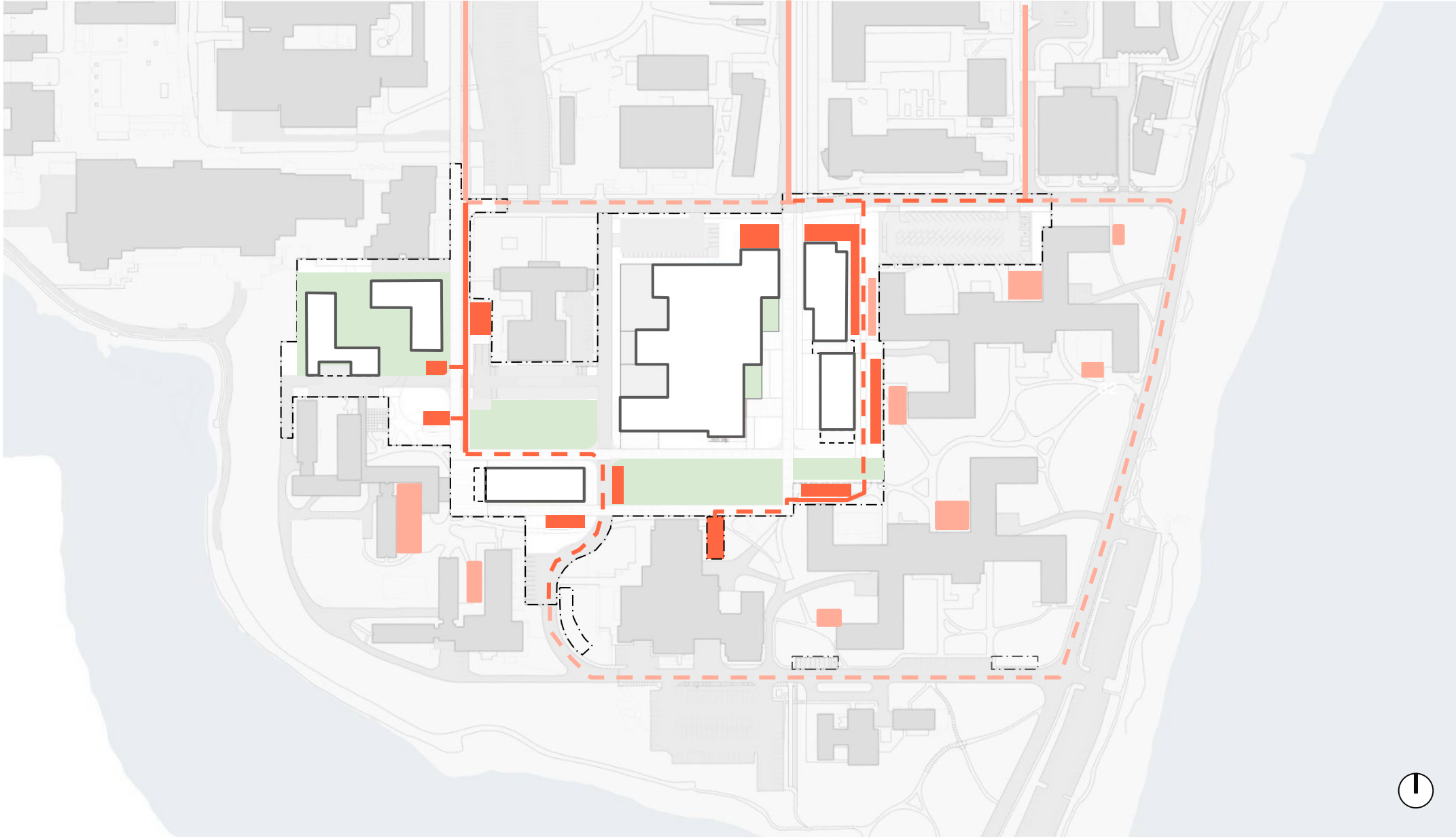


'Correa glabra 'Coliban River'



Sollya heterophylla

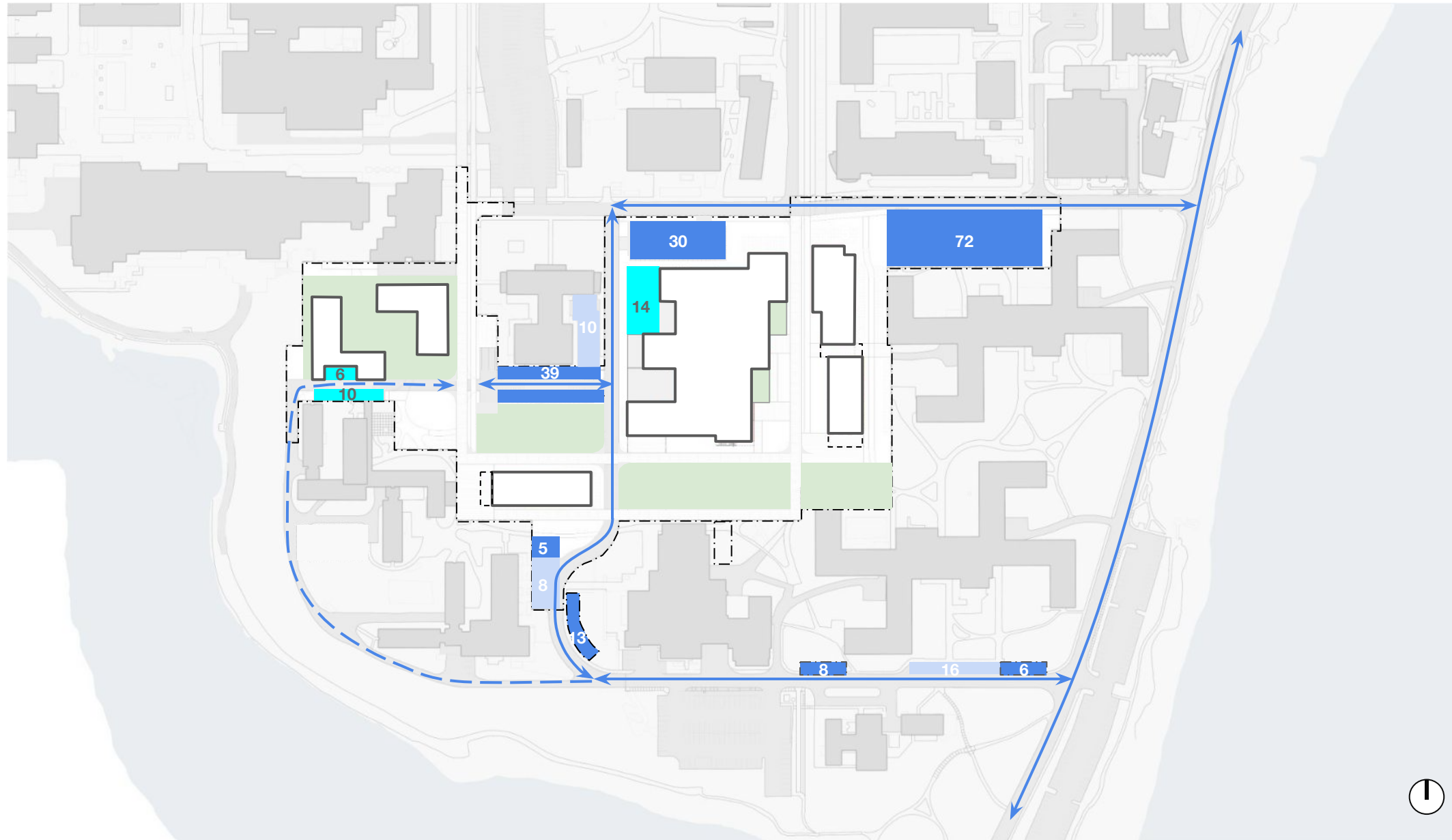
Bike Paths & Parking



| | |
|---|--------------|
| NEW BIKE PARKING PROVIDED ON-SITE | 1,687 |
| ESTIMATED EXISTING BIKE PARKING TO REMAIN | 1,375 |
| TOTAL BIKE PARKING | 3,062 |

- (N) BIKE PARKING
- (E) BIKE PARKING
- (N) BIKE PATH
- - - (N) SHARED BIKE PATH
- (E) BIKE PATH
- - - (E) SHARED BIKE PATH

Vehicular Parking



| | |
|--------------------------|--------------|
| (E) PARKING TO REMAIN | 34 |
| (N) PARKING | 173 |
| (N) SERVICE PARKING | 30 |
| TOTAL (N) PARKING | 237 * |

* 10% of the total number of parking spaces provided for all types of parking facilities shall be electric vehicle charging spaces (EVCS)

- (N) SERVICE PARKING
- (N) CAR PARKING PER DPP
- (E) CAR PARKING
- - - - - ONE WAY ACCESS
- TWO WAY ACCESS



Exterior Expression

Exterior Expression

Big Idea



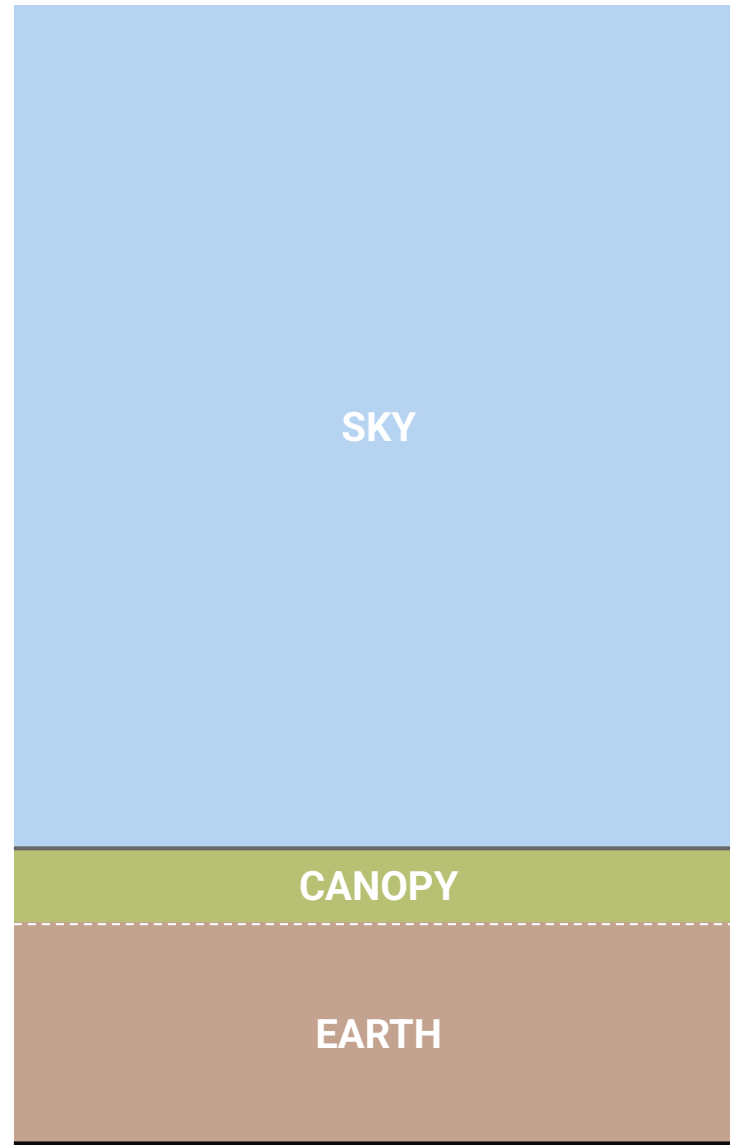
Exterior Expression

Big Idea



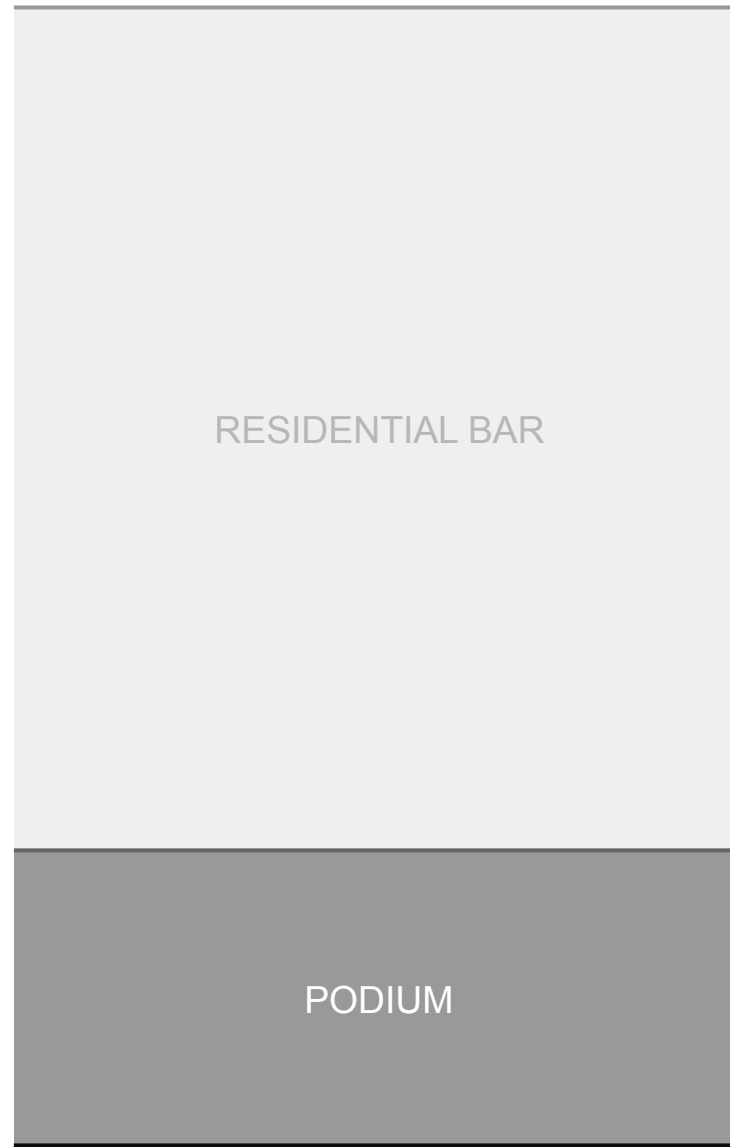
Exterior Expression

Big Idea



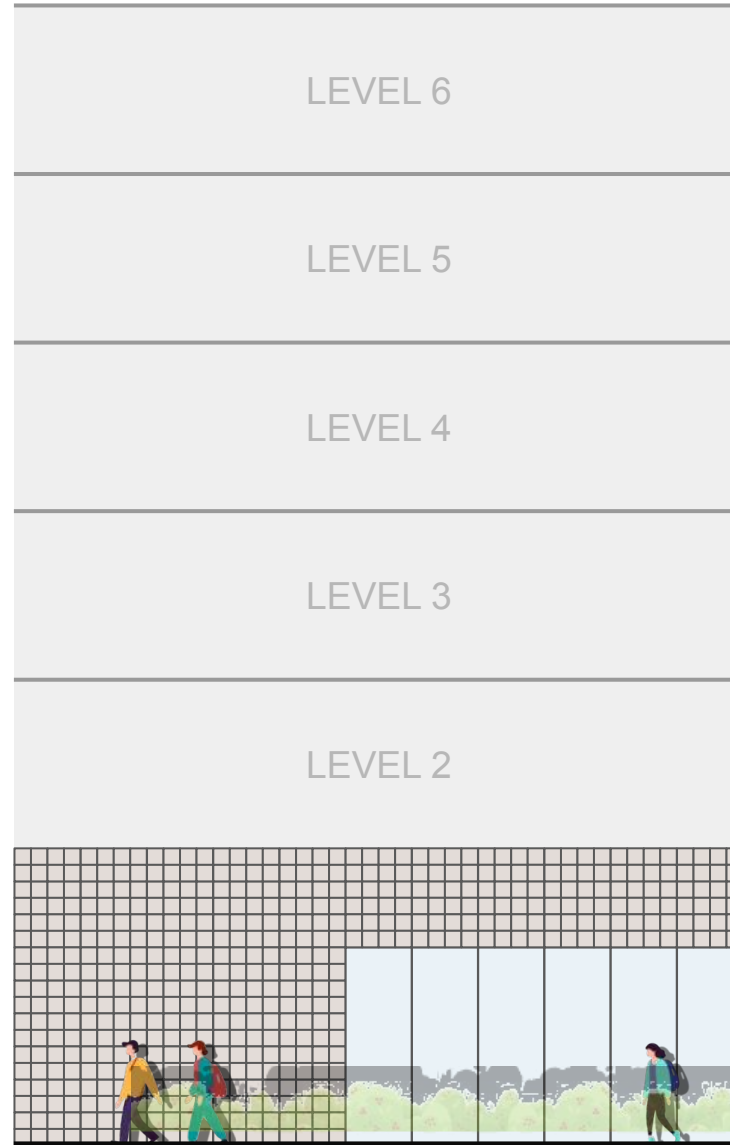
Exterior Expression

Podium + Residential Bar



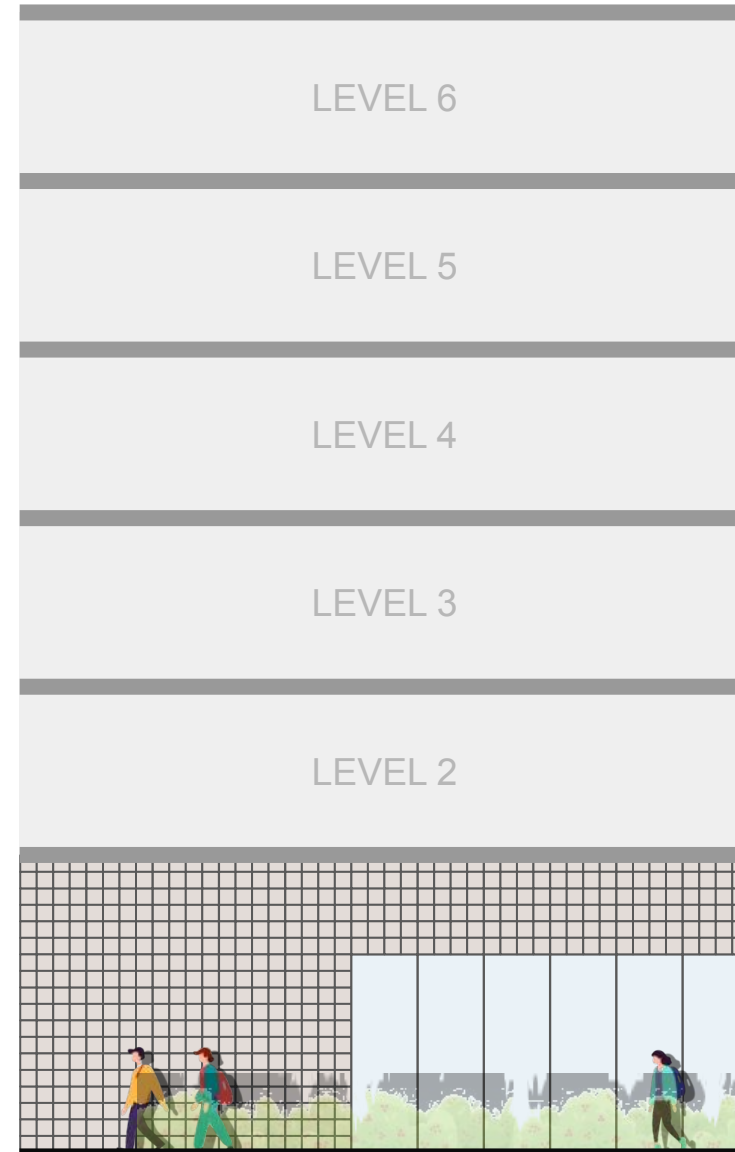
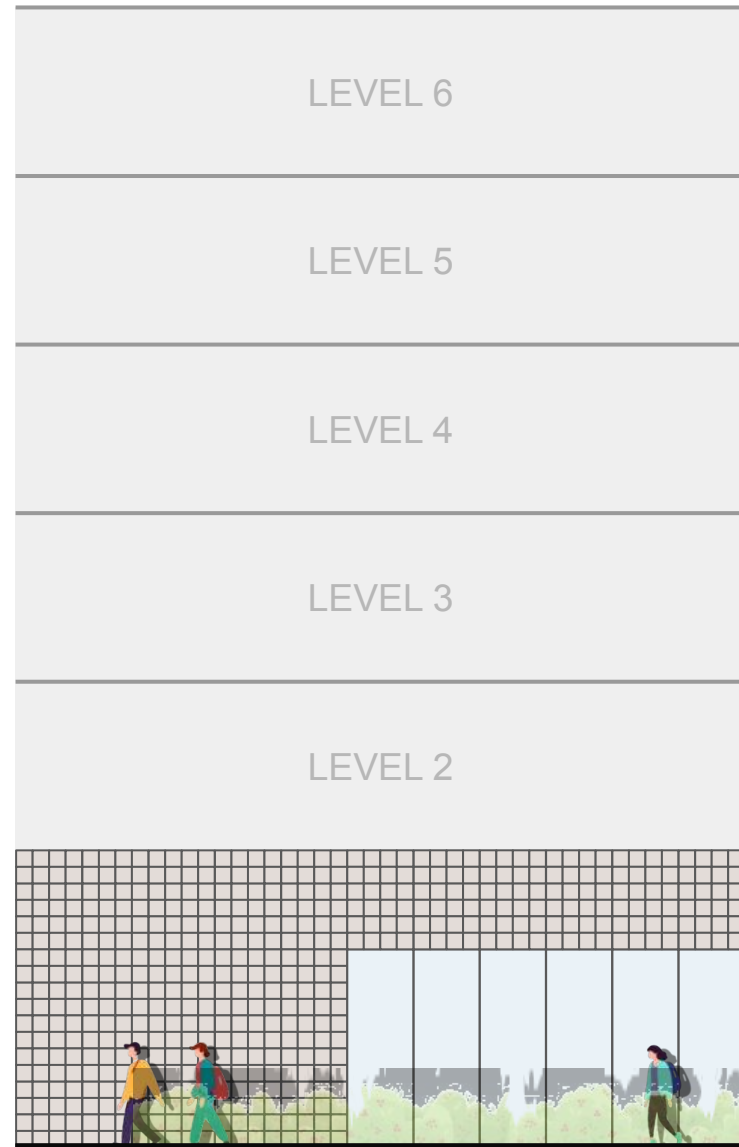
Exterior Expression

Horizontal Expression at Slab Edge



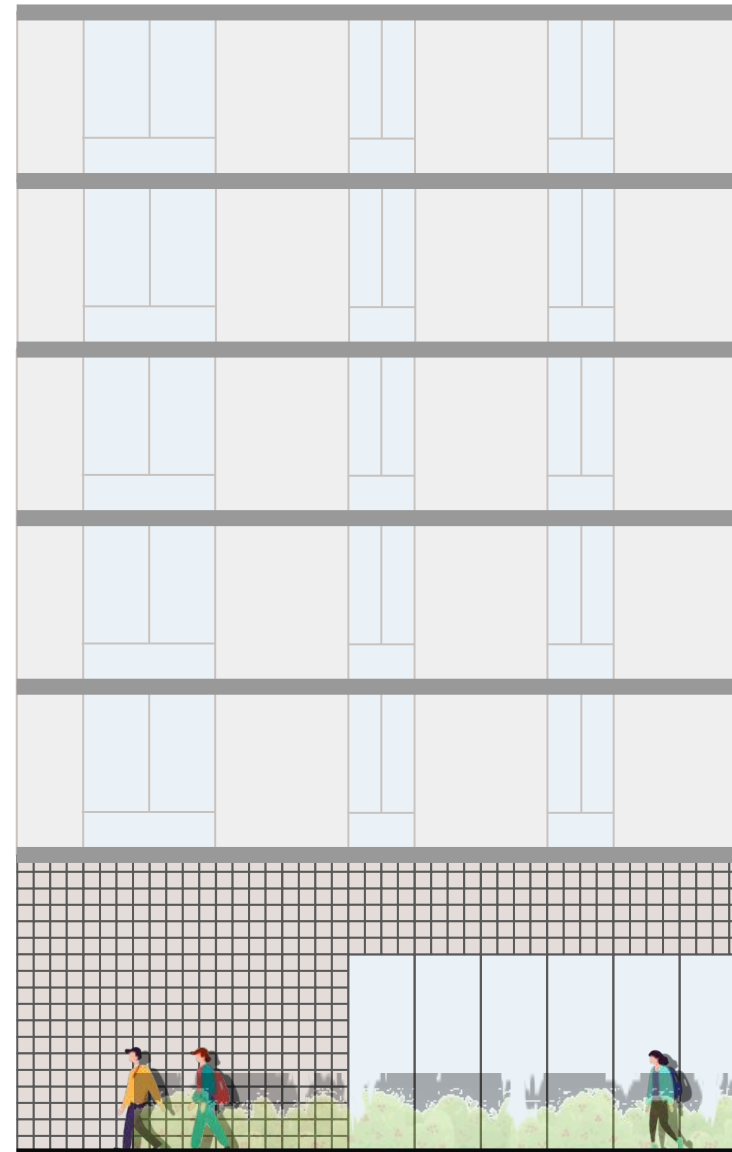
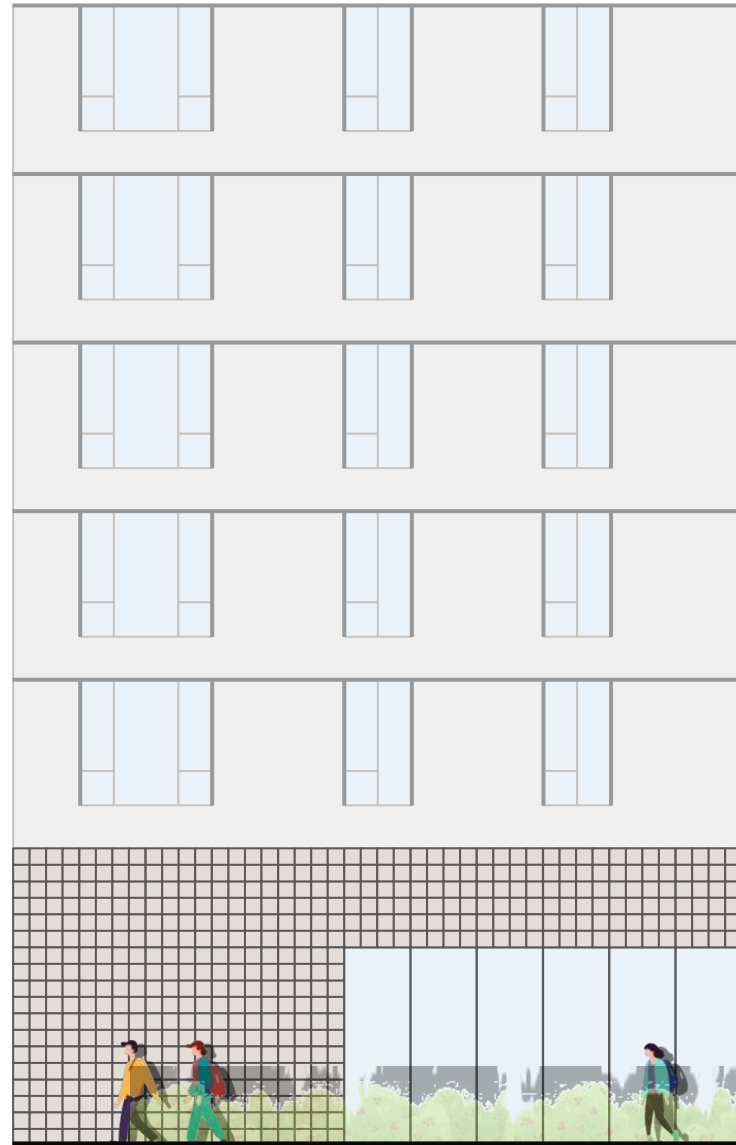
Exterior Expression

Horizontal Expression at Slab Edge



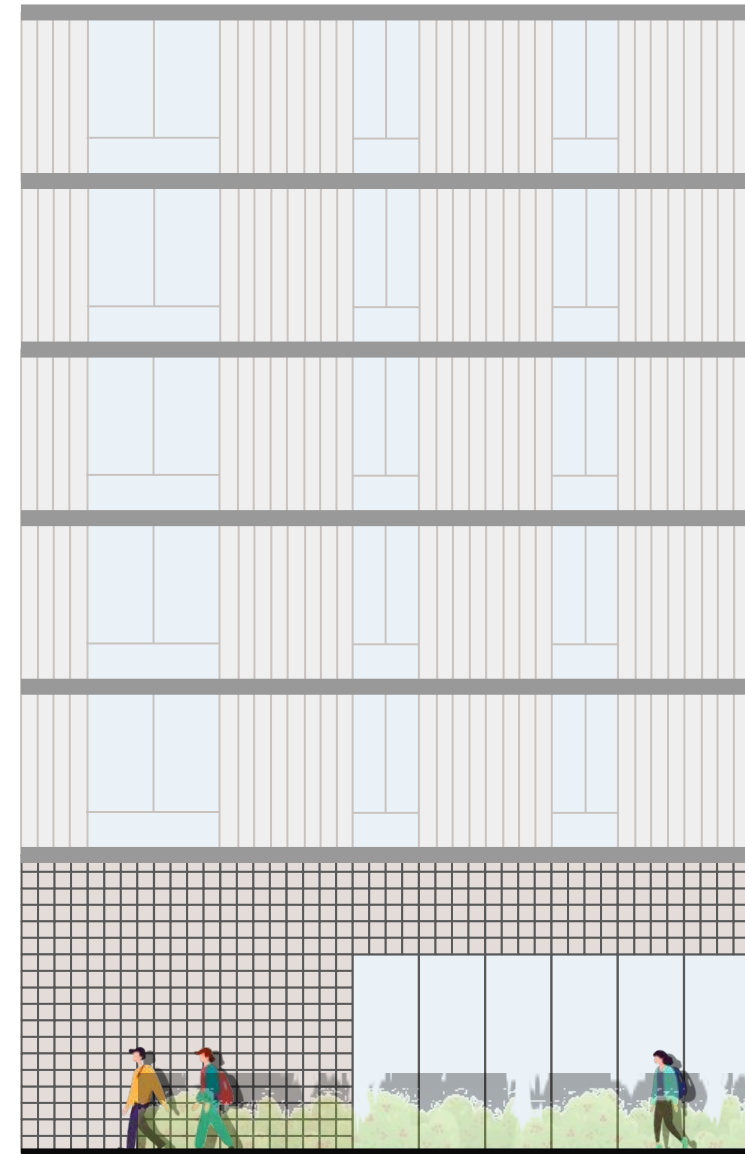
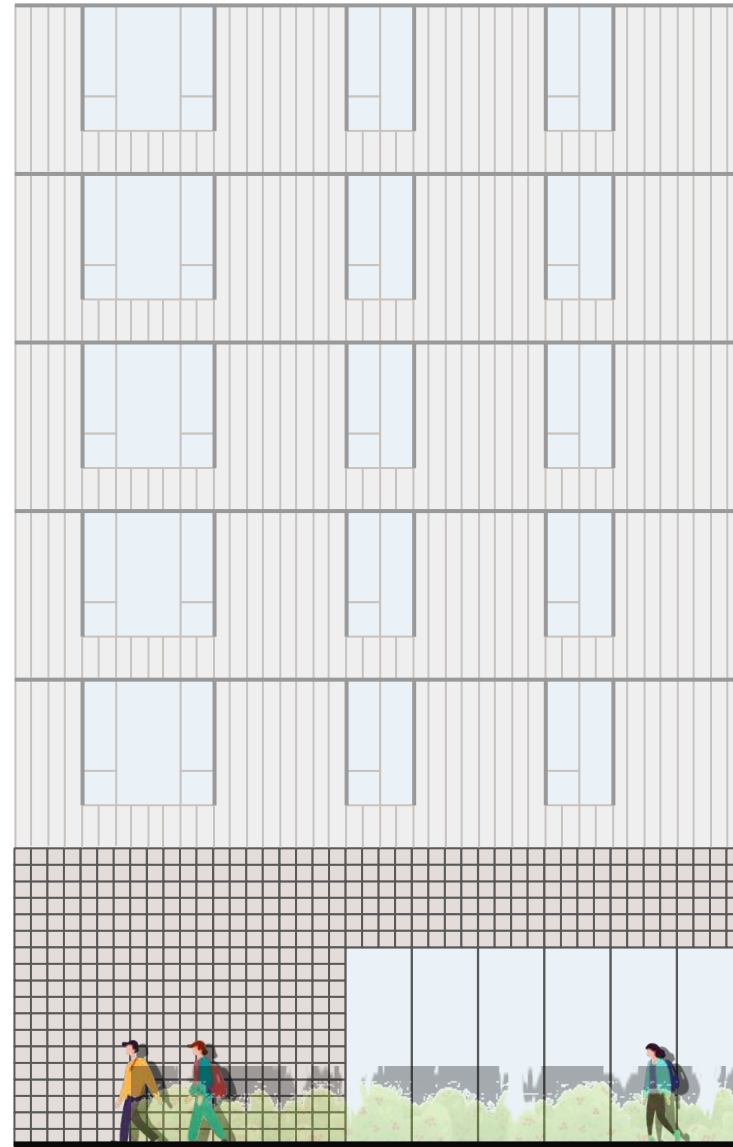
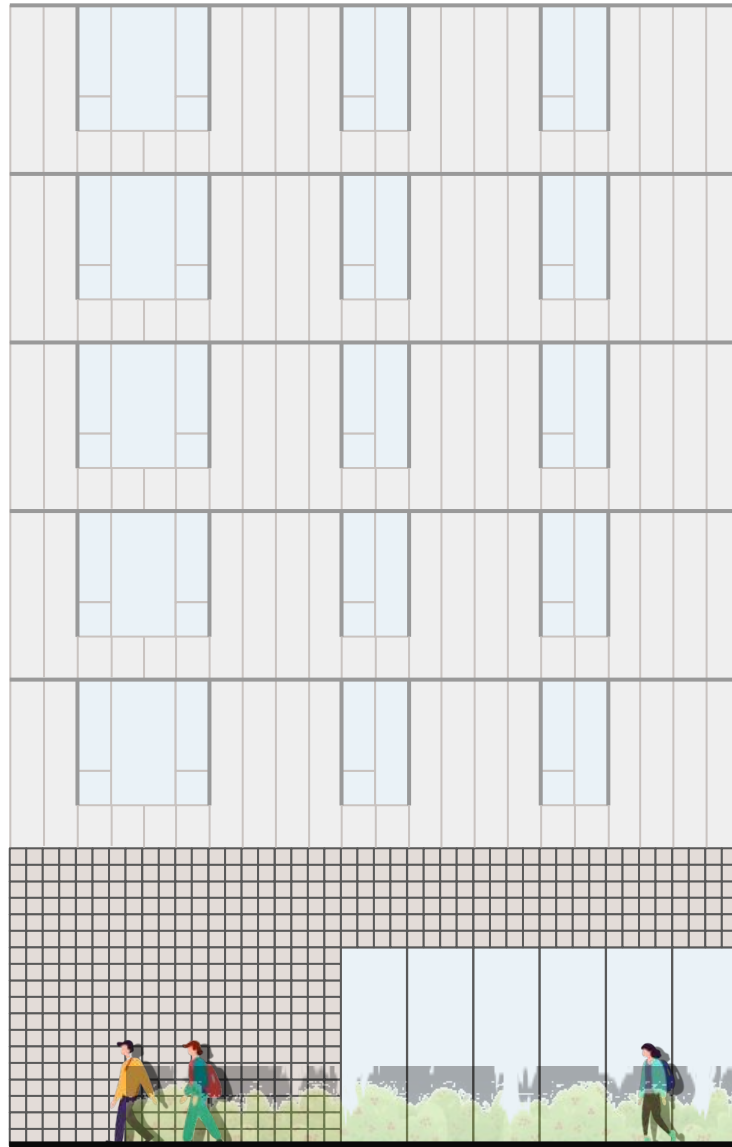
Exterior Expression

Horizontal Expression at Slab Edge



Exterior Expression

Horizontal Expression at Slab Edge





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SKIDMORE, OWINGS & MERRILL | MITHUN

ARCHITECTURAL STYLE



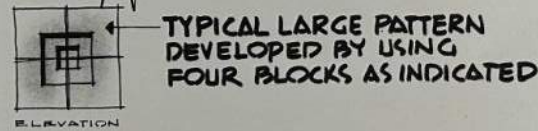
PLAN RECESSED COLUMN END

CONCRETE BLOCK COLUMNS
USED ON ONE STORY COLONNADE
SPACING APPROX 24'-0" O.C.
RECESSED ENDS AND LARGE PATTERN



THIS SECTION USED FOR SUPPORT
THIS SECTION USED FOR WIND SCREEN

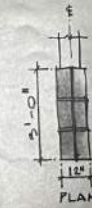
CONCRETE BLOCK CANOPY SUPPORT
AND WIND SCREEN (NON-BEARING)



TYPICAL LARGE PATTERN
DEVELOPED BY USING
FOUR BLOCKS AS INDICATED



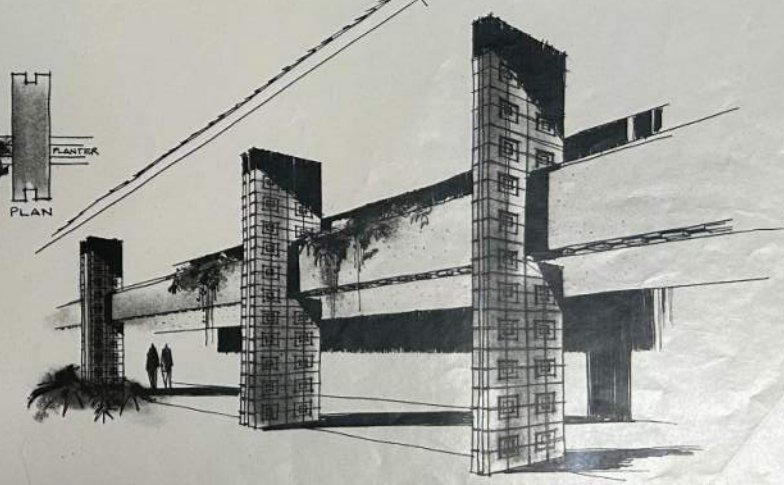
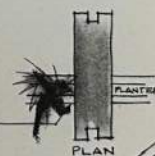
CONCRETE BLOCK COLUMN FOR
TWO STORY STRUCTURES SPACING
APPROX. 12'-0"



RECESSED COL. ENDS
HOLD SPANDRELS TO C
OF COLUMN

TYPICAL FLUSH END COL.

PATTERN ON FRONT TWO
BLOCKS - REAR BLOCK PLAIN
RAKE JOINT 1/2"



CONCRETE BLOCK COLUMNS FOR TWO STORY
STRUCTURES - SPACING APPROX 24'-0" O.C.



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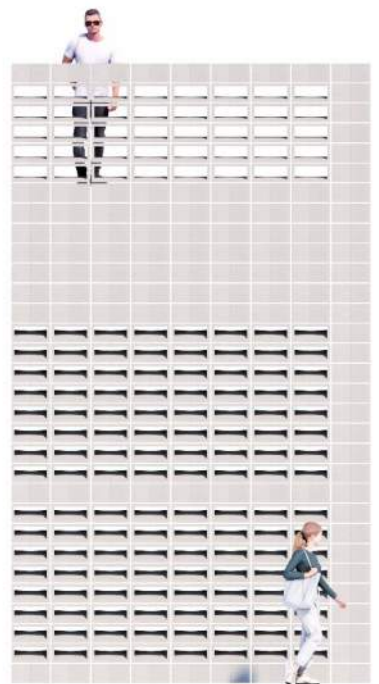
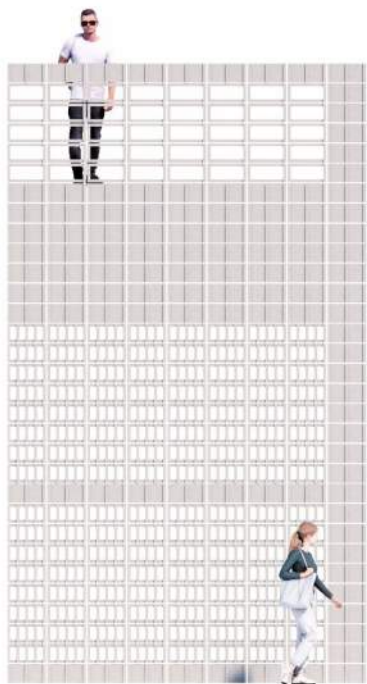
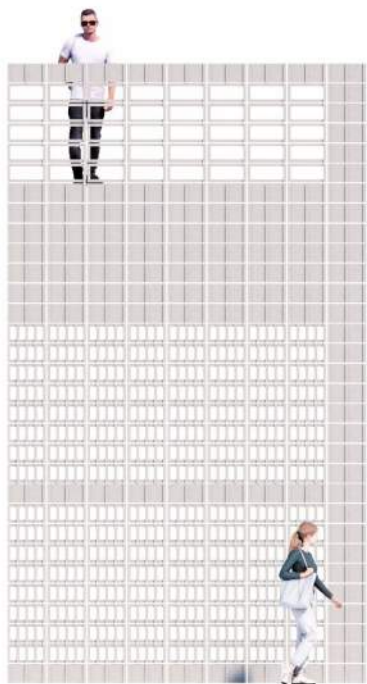
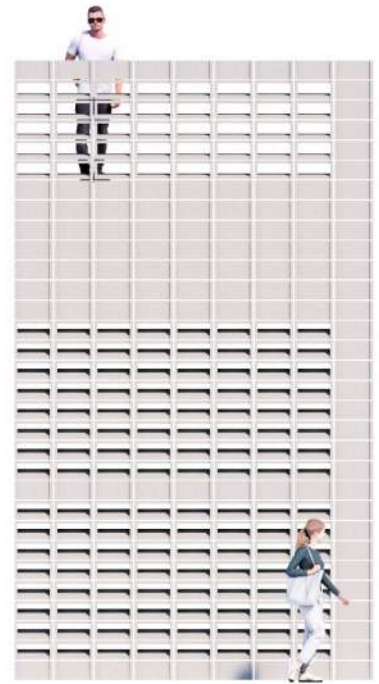
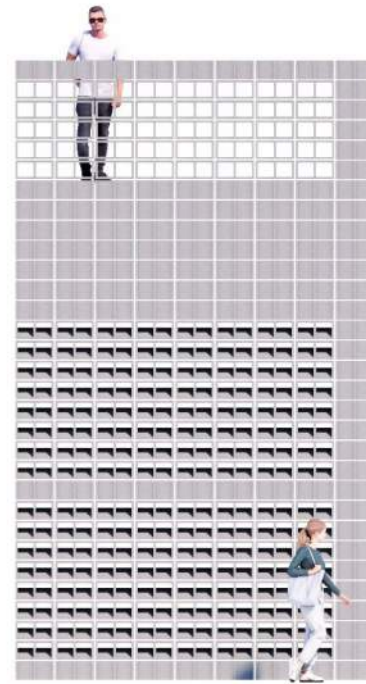
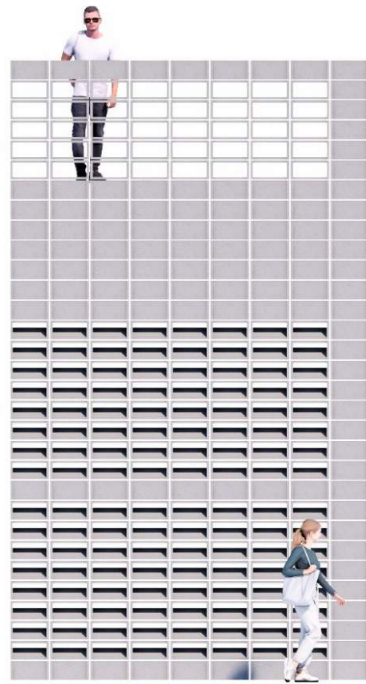
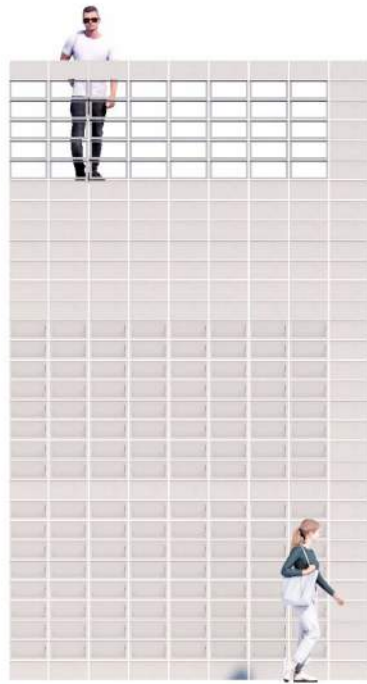
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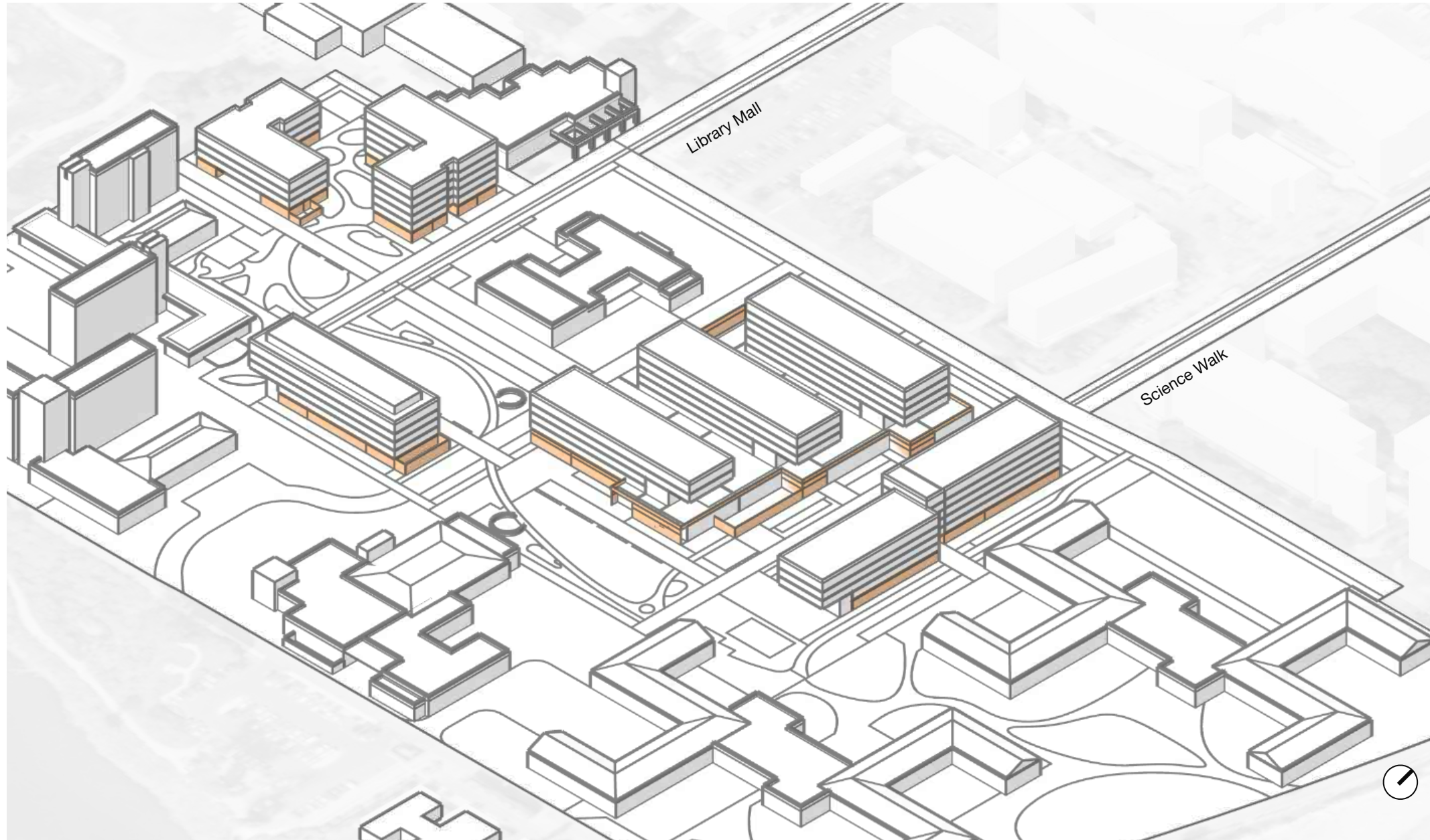
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Block Types





CMU Block Types @ Ground Levels



| | RELIEF BLOCK | SECURE BLOCK | BREEZE BLOCK | TOTAL |
|-------------------|--------------|--------------|--------------|-----------|
| BUILDING 1 | 10,987 SF | | 3,637 SF | 14,624 SF |
| BUILDING 2 | 3,677 SF | | 1,360 SF | 5,037 SF |
| BUILDING 3 | 6,183 SF | 2,672 SF | 1,542 SF | 10,397 SF |
| BUILDING 4 | 8,099 SF | | | 8,099 SF |
| | 28,946 SF | 2,672 SF | 6,539 SF | 38,157 SF |
| | 75.86% | 7.00% | 17.14% | |

CMU BLOCK

Block Types

CMU Type 1: Grouted



76%

CMU Type 2: Secure



7%

CMU Type 3: Breeze

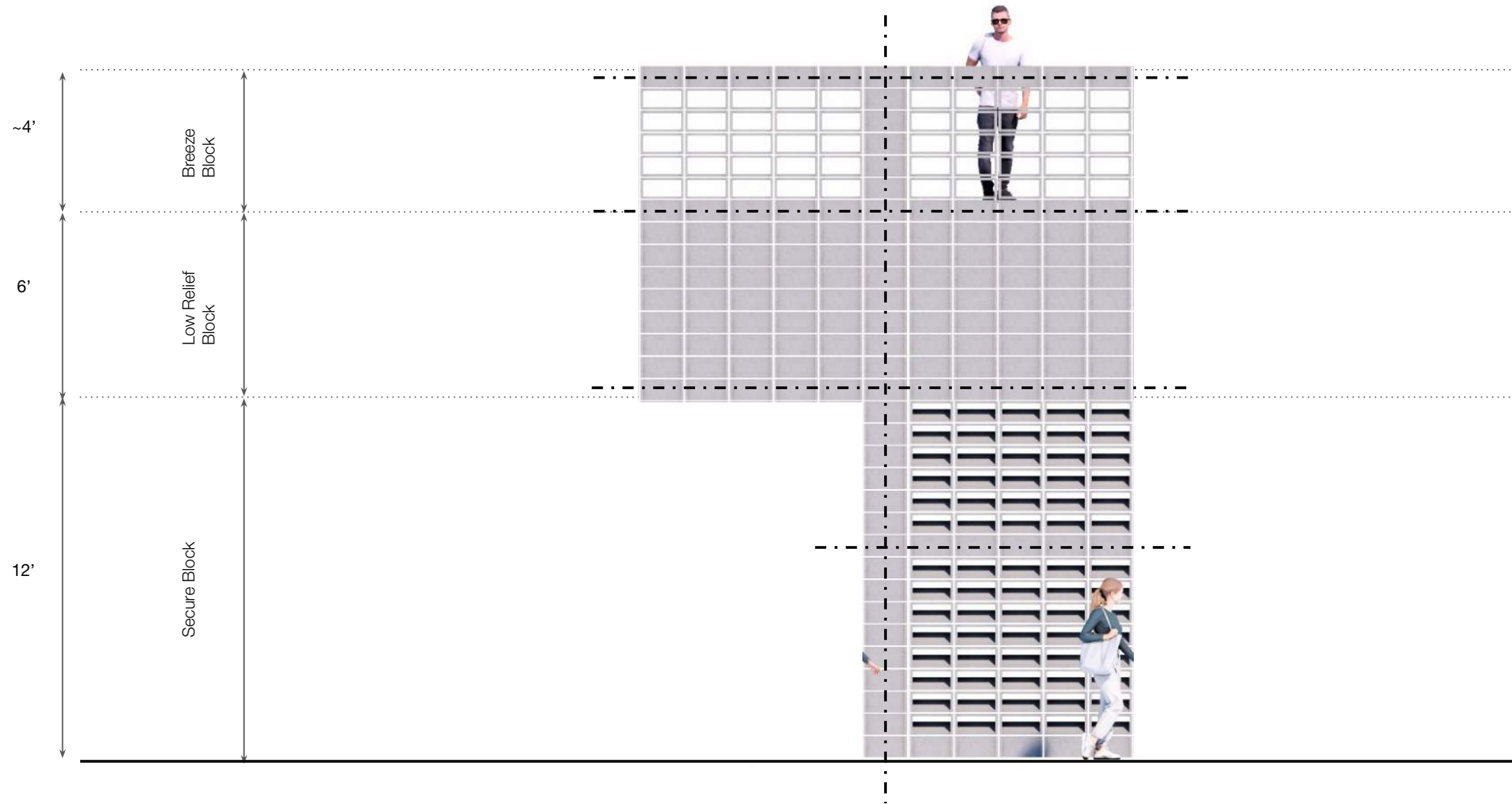


17%

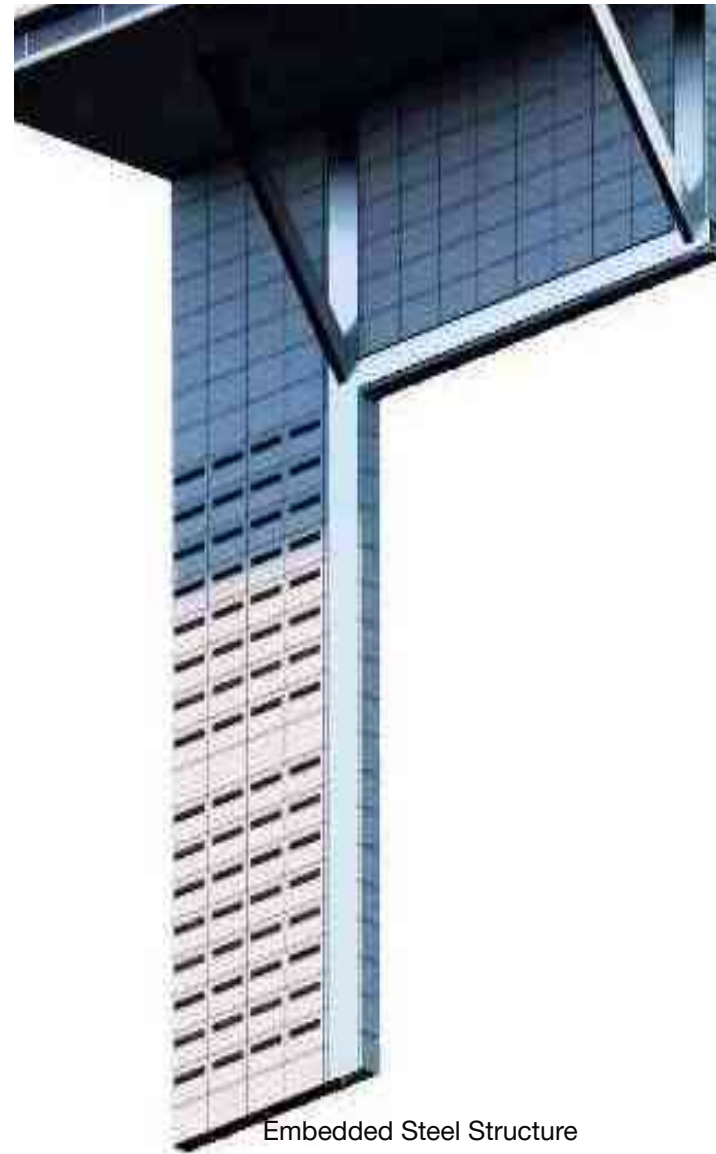
24%

38,150 SF Block
total in project

Breeze Block Structural Diagram



BreezeBlock Structural Diagram





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Corrugated Facade







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Flat Panel Facade



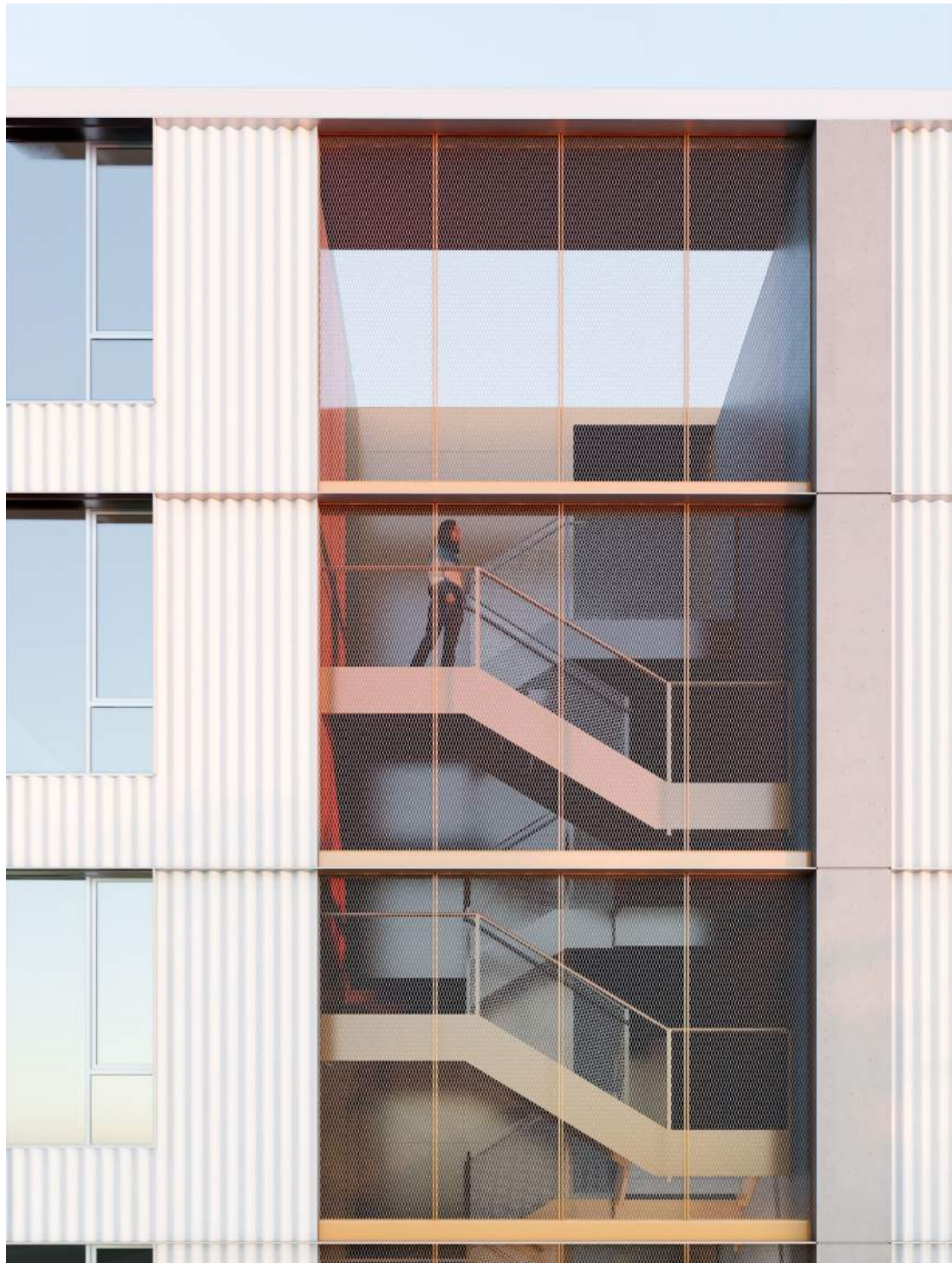




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Stair & Amenity Expression





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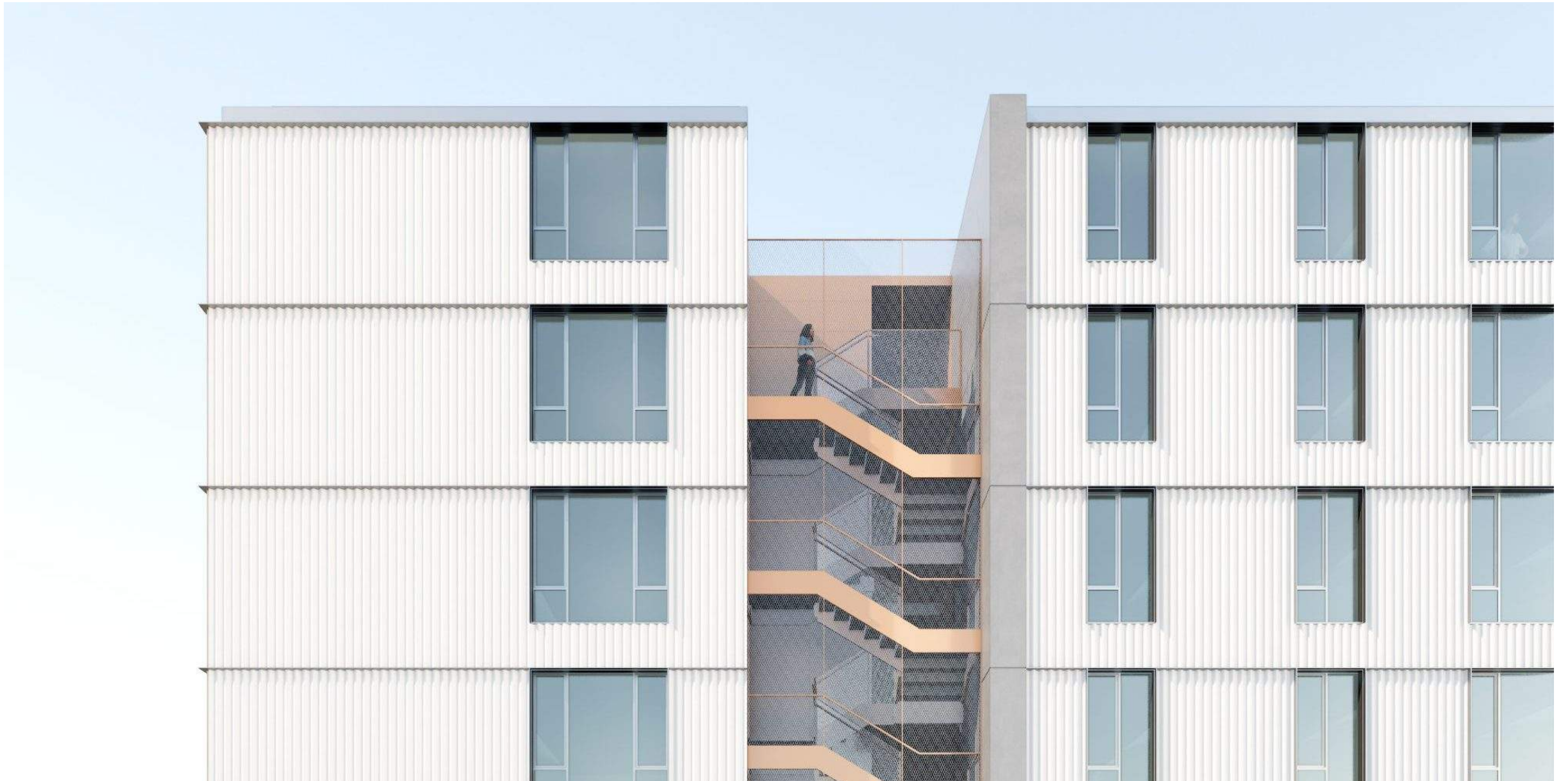
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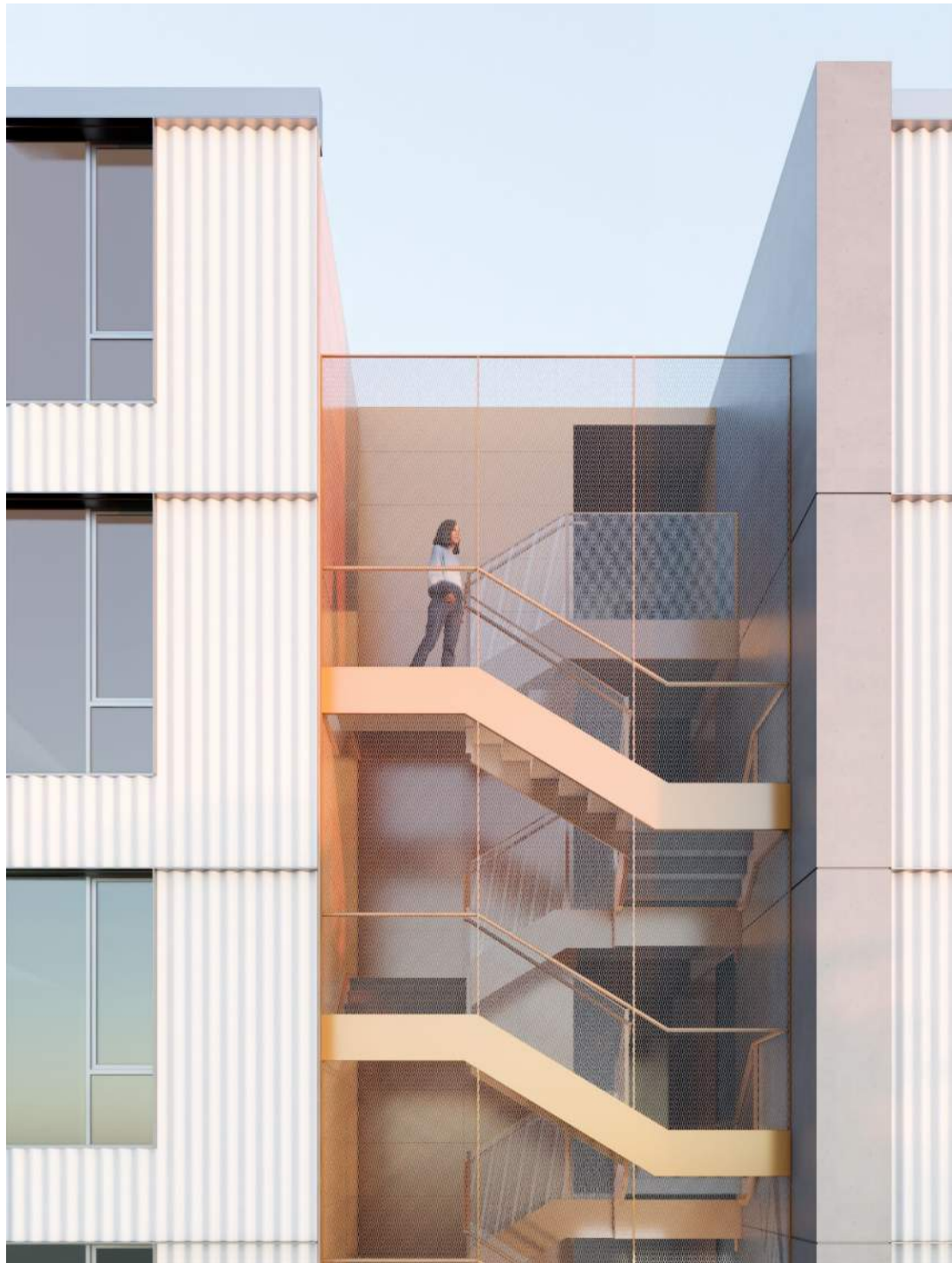


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Residence Hall - Entry from UCen Plaza



Residence Hall - View from Northwest



Residence Hall - View from Southeast



Residence Hall - 1B from South



Residence Hall - Building 1B Entry Passageway



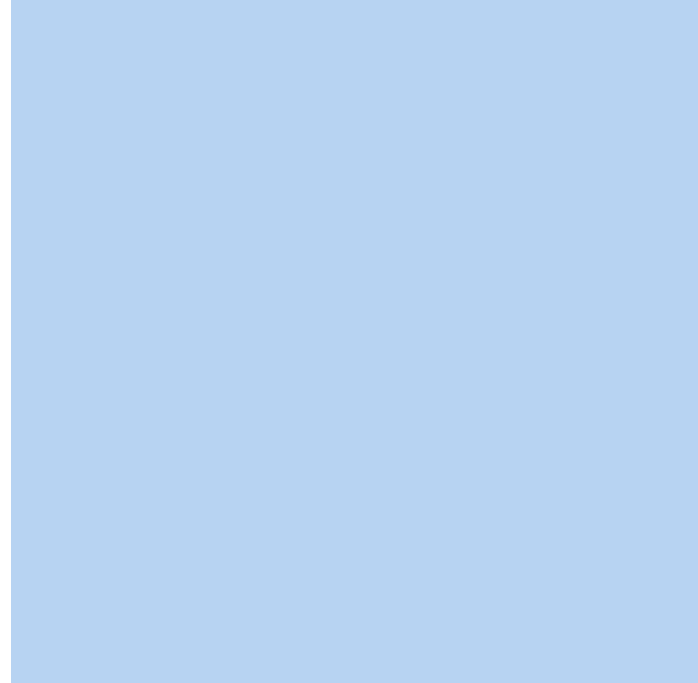
Residence Hall - Courtyard



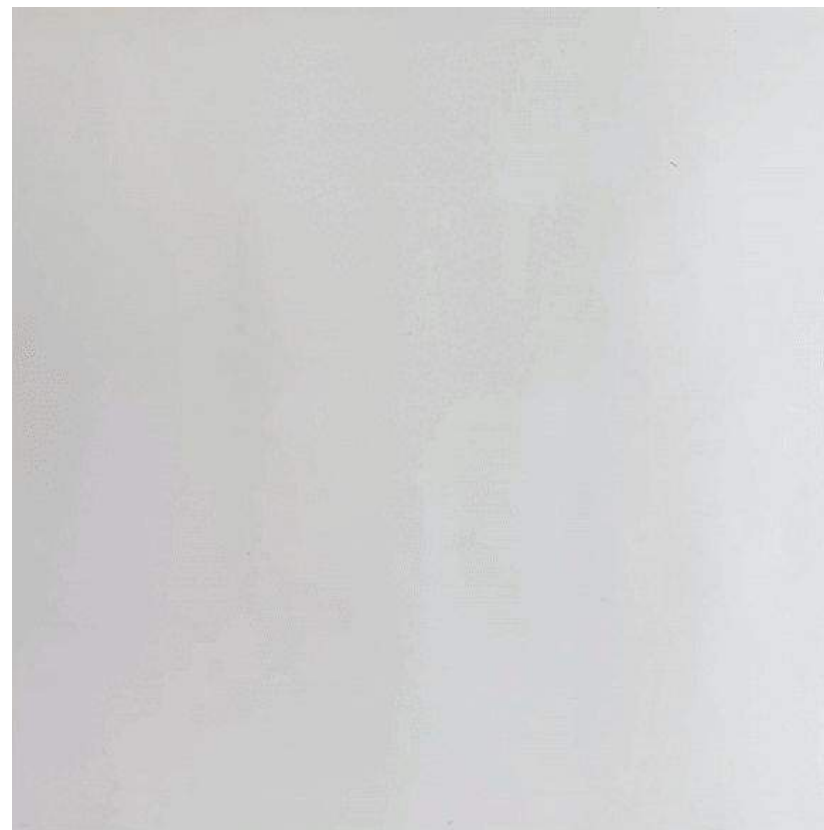
Residence Hall - Building 1A Entry Passageway



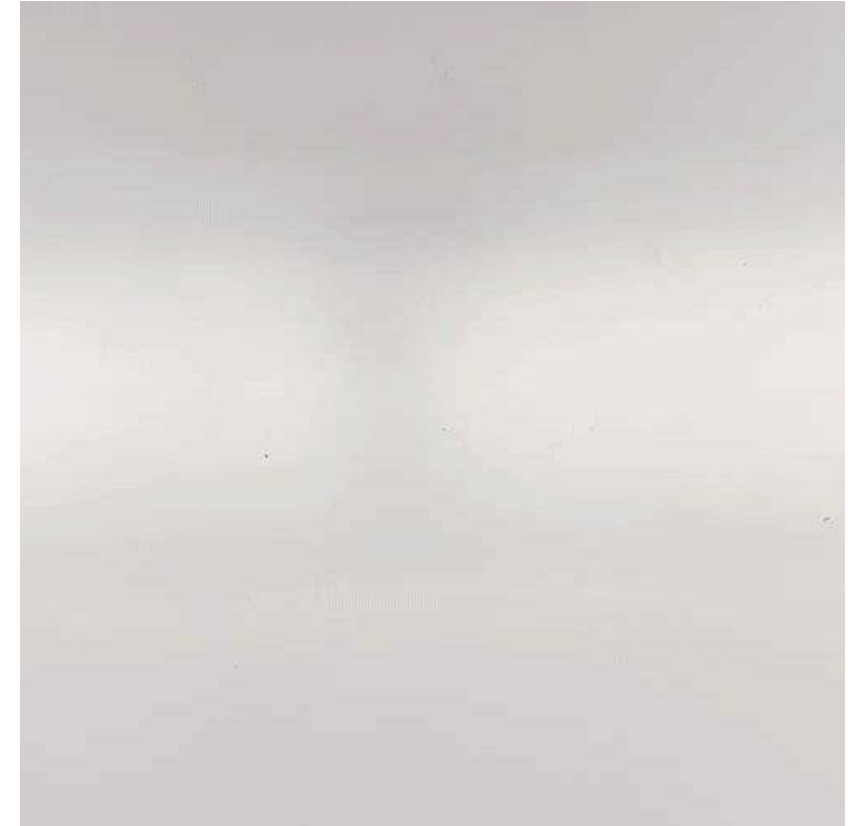
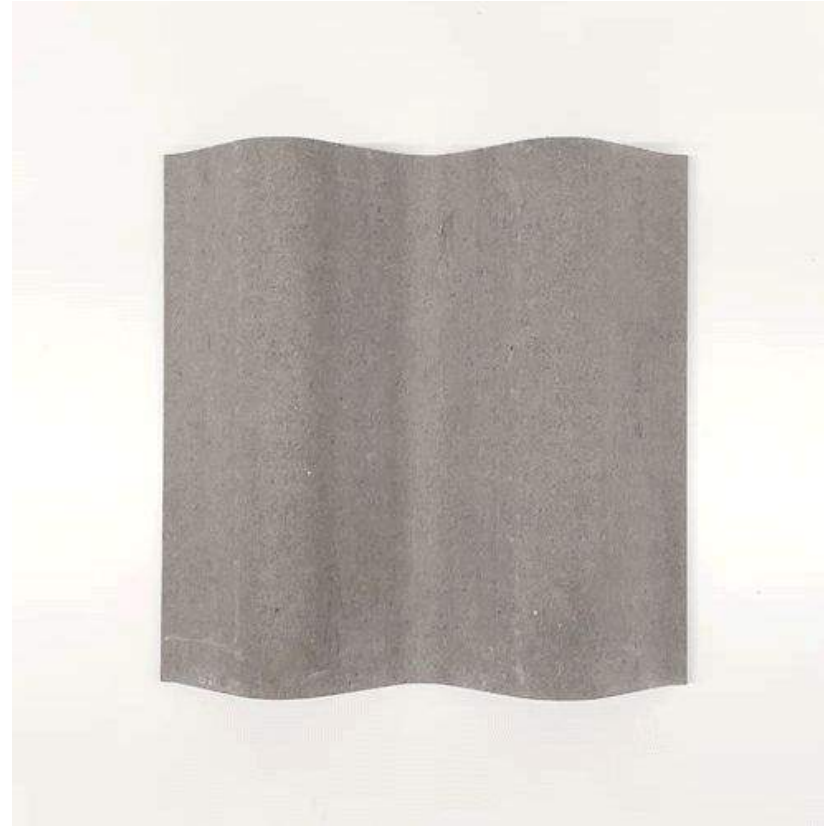
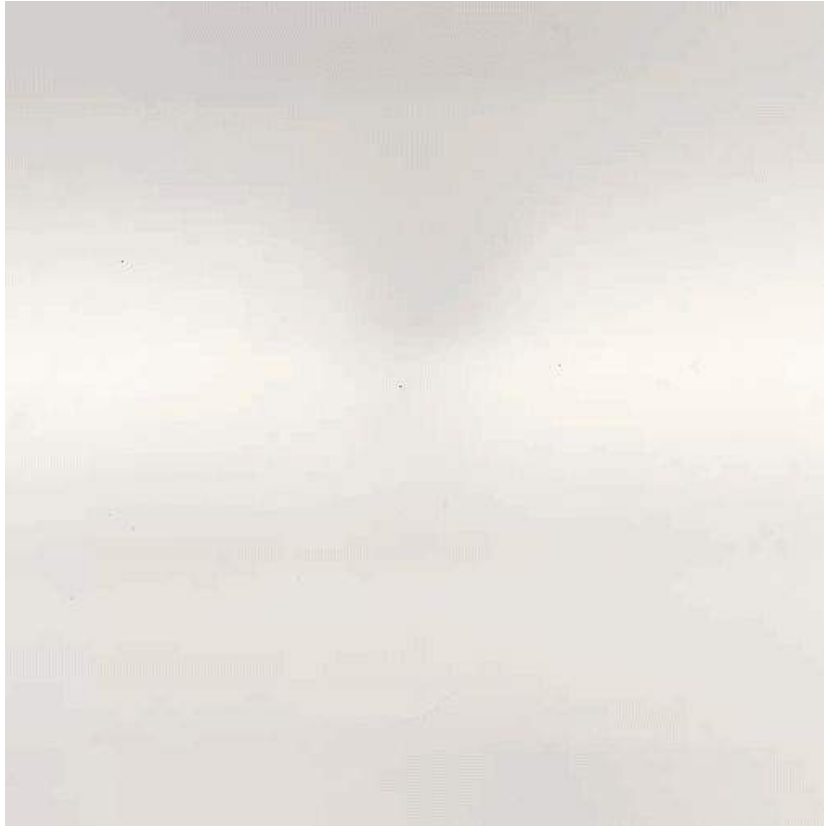
Material Palette



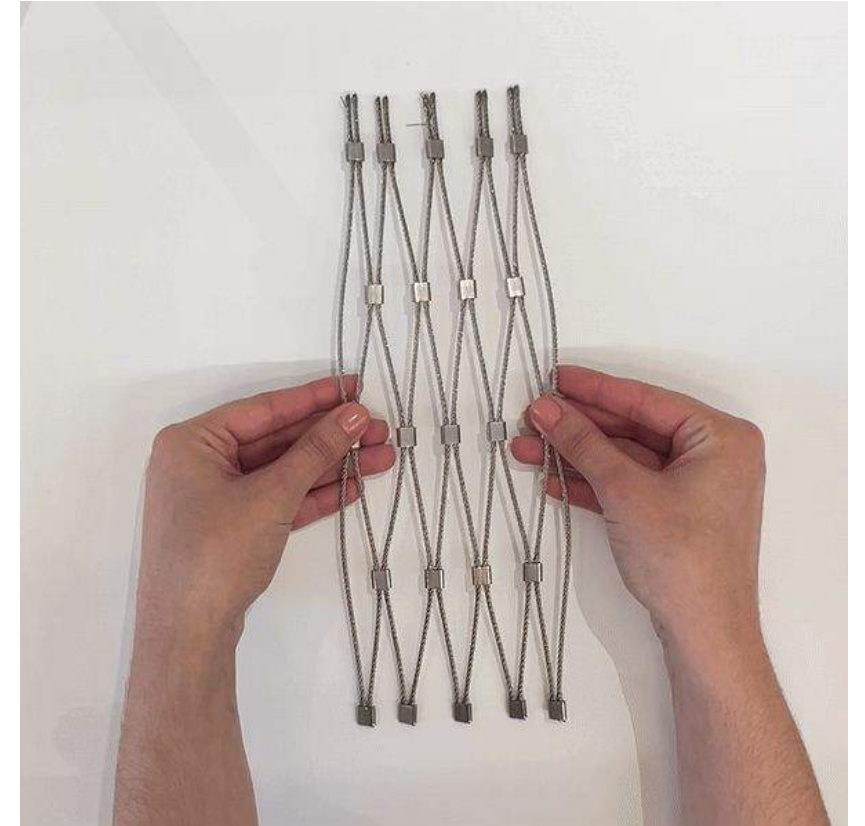
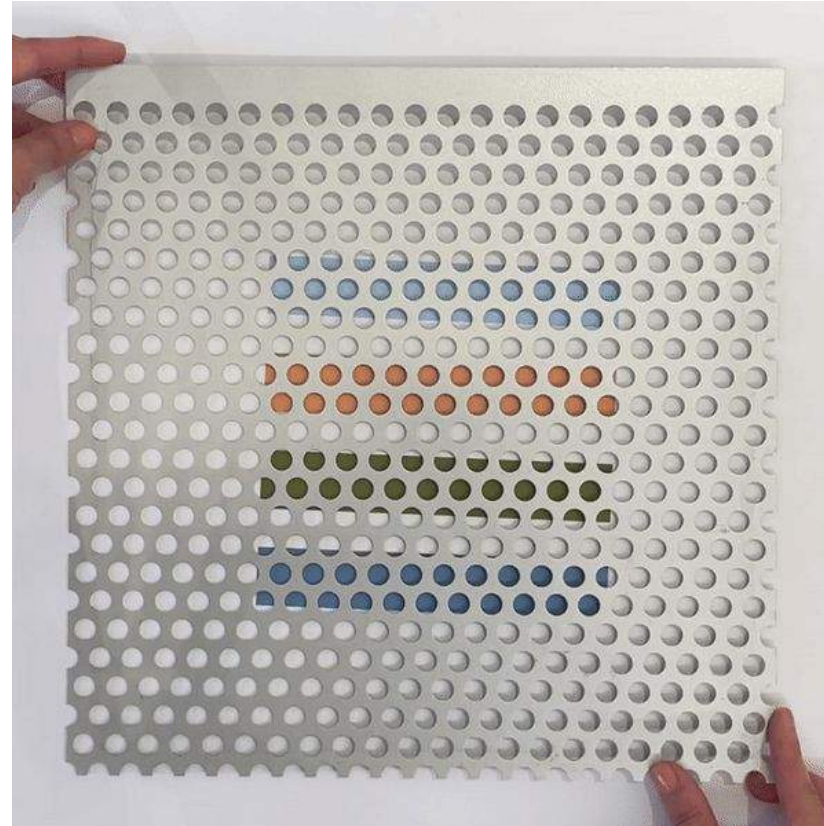
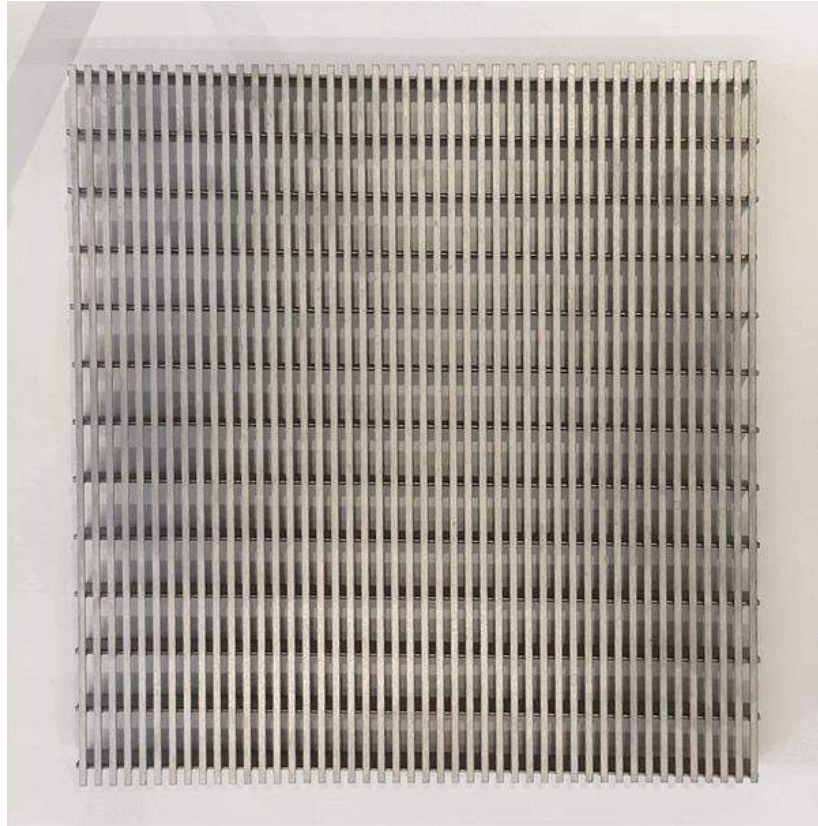
Podium



Residential Bars

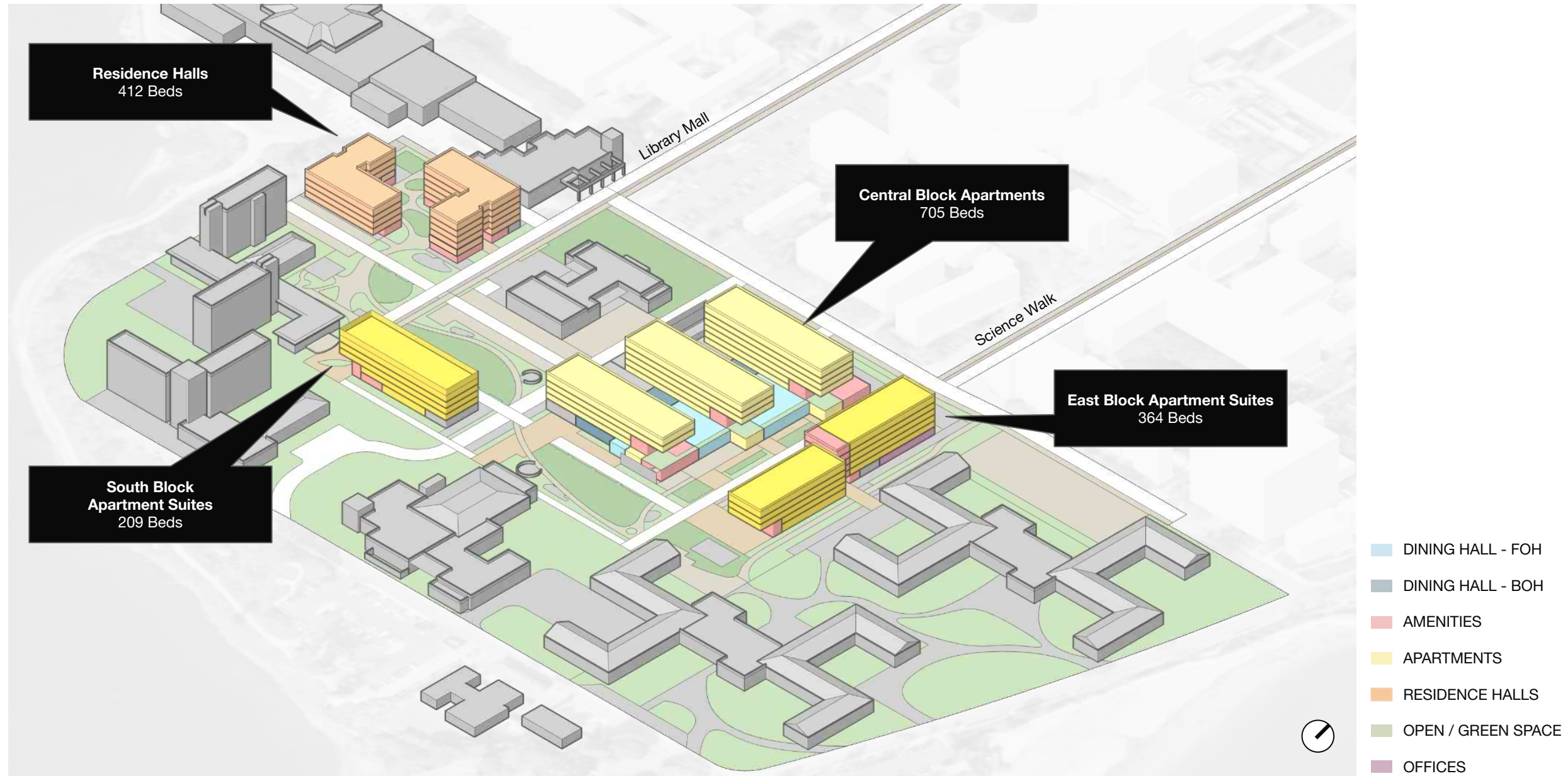


Stairs & Amenities



Dining & Other Amenities

Overall Site Axon



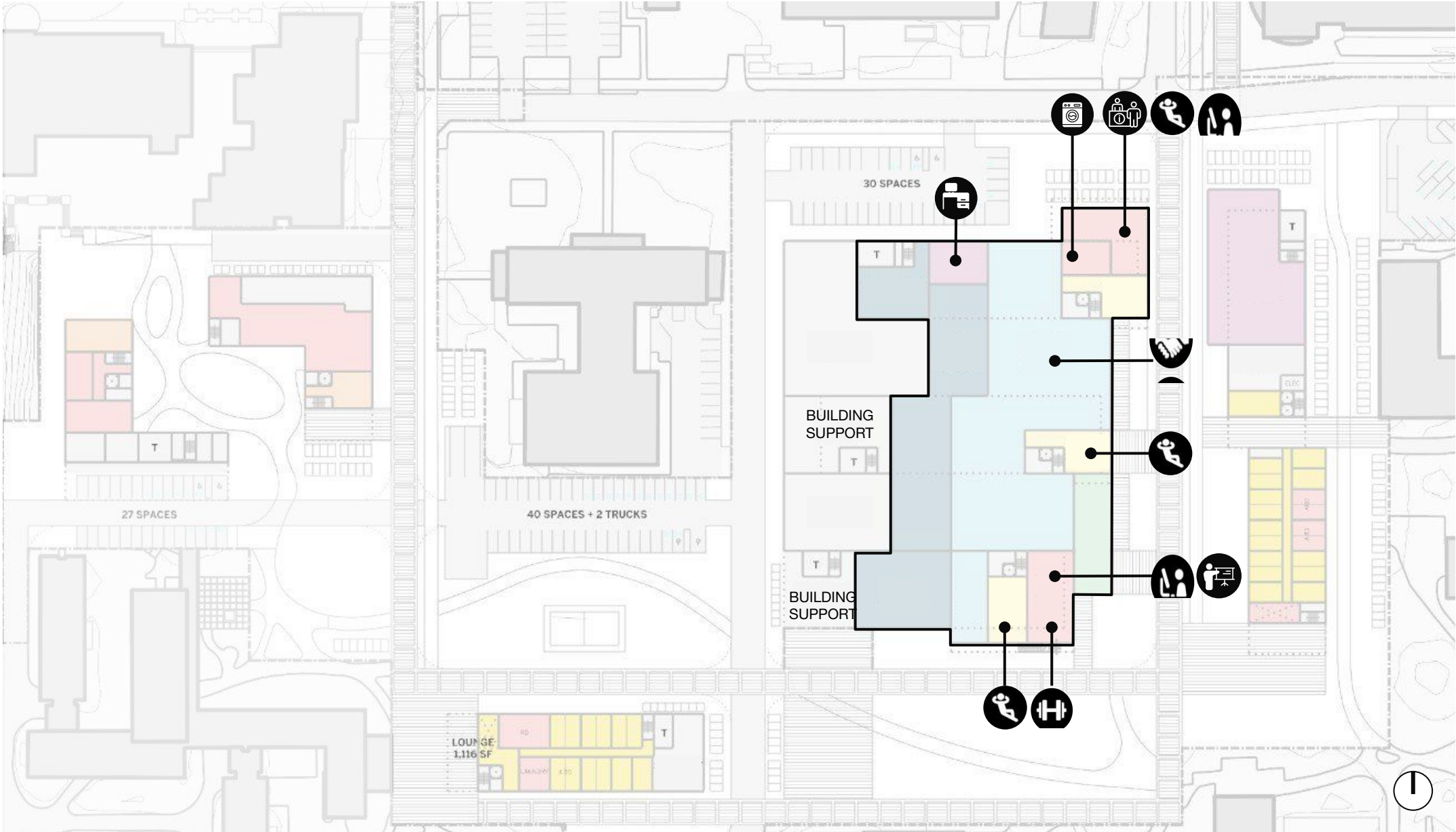
Amenities



Overall Site Plan - Ground Level

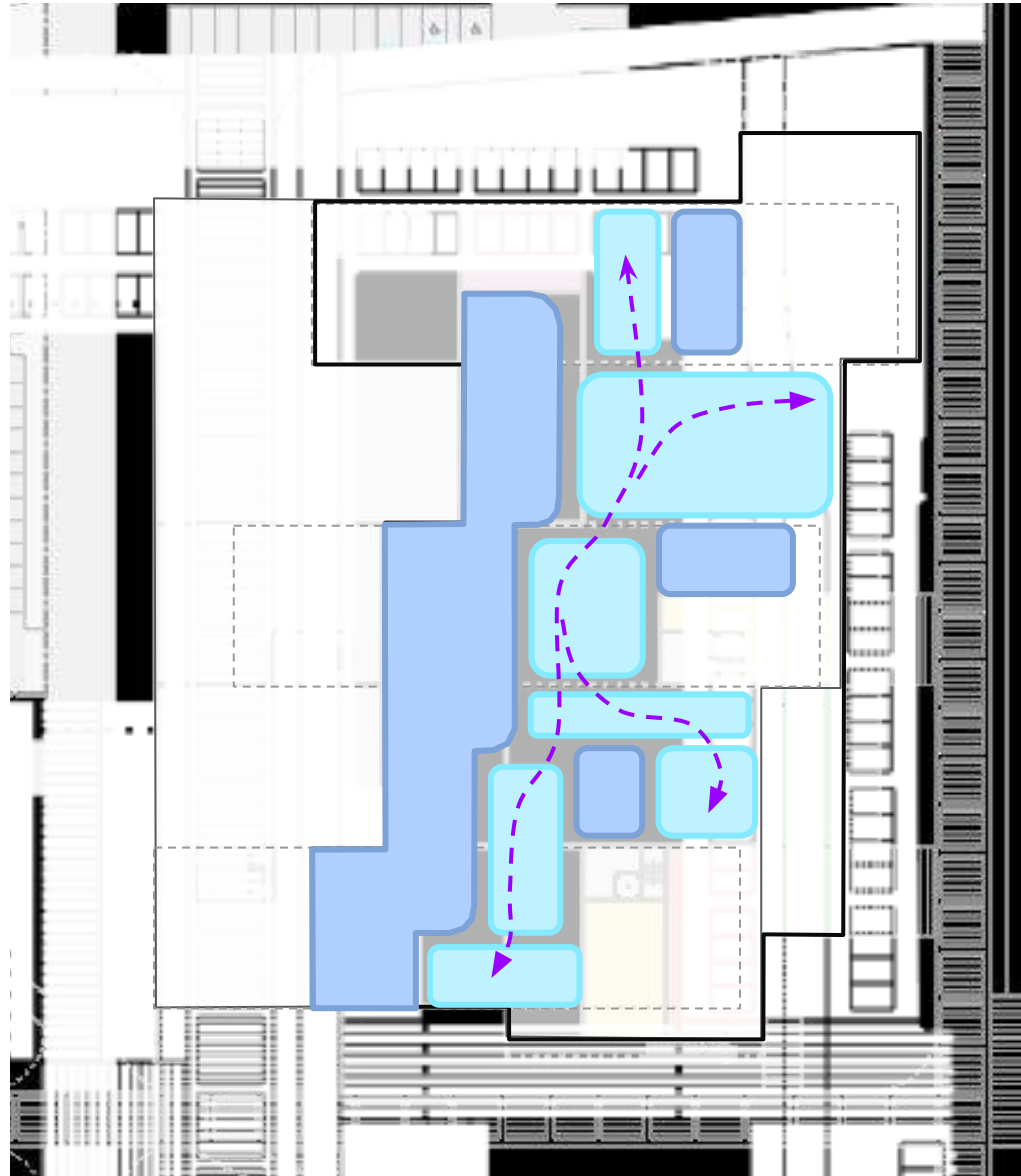


Building 3 Ground Plan Diagrams



- Level 1
- Student Support Services
 - Lounges
 - Laundry
 - Multipurpose Room
 - Building Support
 - Dining
 - Dining Leadership Offices

Dining Food Hall / Marche Concept





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