UC SANTA BARBARA
Design & Construction Services
Design, Facilities & Safety Services

Design Review Committee (DRC)
Meeting Agenda
June 13, 2024

Meeting Location and Time:
ZOOM
Meeting ID: 843 7571 2250
Passcode: 204151
12:00 – 3:00pm PT

Committee Members:

Susannah Scott, Co-Chair - Senate Chair
Renée Bahl, Co-Chair - Associate Vice Chancellor
Alice Kimm, Architect - Design Consultant
Derrik Eichelberger, Landscape Architect - Design Consultant
Julie Eizenberg, Architect - Design Consultant
Julie Hendricks, Campus Architect, Staff Representative - Design & Construction Services
Lisa Jacobson - Senate Appointed Faculty Representative
Matthew Begley - Senate Appointed Faculty Representative
Richard Wittman - Senate Appointed Faculty Representative
Silvia Perea - University Art Museum
Victor Soto - AS Student Representative
VACANT - GSA Student Representative

Staff Support – Ed Schmittgen, Design & Construction Services

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Welcome and General Business *(10 minutes)*

- Roll call – Ed Schmittgen
- Review & Approval of Meeting Minutes from Meeting of May 21, 2024 – Renée Bahl
- Overview of Meeting – Renée Bahl

Action Items

- San Benito 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:
      - Olin McKenzie - Design Partner, SOM
      - Tannar Whitney - Project Manager, SOM
      - Sade Borghei - Design Principal, Mithun
  - Discussion *(60 minutes)*
  - Closing Summary – Ed Schmittgen *(5 minutes)*

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Meeting Minutes
May 21, 2024

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ZOOM Meeting
12:00 – 3:00 PM PST

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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 (SS)
2. Renee Bahl (RB)
3. Alice Kimm (AK)
4. Silvia Perea (SP)
5. Derrik Eichelberger (DE)
6. Julie Eizenberg (JE)
7. Julie Hendricks (JH)
8. Lisa Jacobson (LJ)
9. Mathew Begley (MB)
10. ~~Richard Whitman (RW)~~
11. Victor Soto (VS)

General Business:

Meeting Minutes from the DRC Meeting of January 18, 2024 were approved.

Co-Chair Bahl gave an overview of the charge of the DRC:

In summary, the Design Review Committee is a recommending body focusing primarily on the 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. The Committee makes a recommendation to the Chancellor and the Campus Planning Committee.

Engagement with the DRC

- Projects From $1,000,000 to $10,000,000 are presented to the DRC 2 times;
  - Conceptual Site and Massing Design (this goes to CPC)
  - 100 % Schematic Design (this goes to CPC)
- Projects over $10,000,000 are presented to the DRC 3 times;
  - Conceptual Site and Massing Design (this goes to CPC)
  - 50% Schematic Design
  - 95 % Schematic Design (for this project we are sending 50% SD's to the CPC in lieu of 95%)

Action Items:

San Benito 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, introduced the project and shared the scope of the project will add housing per the 2010 long-range development plan (LRDP). The goal is to add 3500 beds by 2029 and will be accomplished in two Phases. The focus of today's meeting will be Phase 1: San Benito. Located at the site of the former Facilities Management site in the northwest corner of the main campus, San Benito will provide approximately 2100 beds in apartment-style units. Phase 2 will be located on a site TBD within the East Campus Channel Island 5 existing residence halls and will be addressed at a later meeting.

Julie emphasized that the project has evolved significantly and believes the DRC's comments from January were thoughtfully incorporated. She mentioned that while LEED Gold is the minimum, we have set a goal to be LEED Platinum. Finally, she highlighted the fast pace of the project with construction scheduled to start in approximately 1 year; May 2025.

SOM-Mithun

Tannar Whitney, SOM Project Manager, Olin Mckenzie, SOM Design Partner, and Sade Borghei, Mithun Design Principal, outlined the prominent developments that were a direct result from DRC comments in January 2024 as well as general project development.

Façade and Massing Development:

- By moving the ESHA north of Mesa Road they were able to increase the space between the buildings so that there is at least 45 feet of separation at the narrowest points. This has multiple benefits. It decreases the perceived density, and allows more sunlight and air movement into the courtyards between the buildings, which in turn promotes plant life for the landscaping features.

- Facades have been developed by the addition of articulation and texture. The rectilinear buildings maintain a bend in the middle, but texture has been added by a variation of GFRC panels that subtly pop in and out, 'alligator scales'. The variation, along with the building form creates a variable light condition that changes during the time of day or time of year depending on the location of the sun.

- Horizontality has been predominantly emphasized, with contrasting vertical elements that denote the stair towers/vertical circulation. These stair towers are veiled with an aluminum mesh that subtlety screens a colored wall plane the identifies a building (green, yellow, blue and so on). Vertical pedestrian movement will be visible through the veils and animate the stair towers.

The Connector:

- The Connector is an iconic element for the project. Effectively it is an elevated plaza that serves as a central spine and cleverly steps down to accommodate the entry points of each building, subtly accommodating ADA access, and providing opportunity for vistas at strategic locations.

- The Connector starts at the southwest corner 'arrival square' and playfully connects the campus to the project via a series of bridges and 'stepping stones' that act as both social areas and access points to various activity spaces, study lounges and retail components. The idea of a light-footed crossing of the ESHA is reminiscence of carefully crossing a stream via stepping stones on a hiking trail.

- Vistas off of the Connector are themed based on their focal point. La Cumbra Vista, Court Vista, etc.

- The level change is never more than ~18" and terminates at the Northern edge 1 level above Mesa Road.

Mesa Road and Stadium Road:

- The project abuts two current roadways: Mesa Road and Stadium Road and both have been approached very differently. Mesa Road has been separated through careful planning to discourage pedestrian activity.

- Conversely, Stadium Road has been designed to encourage pedestrian activity. The campus plans to close the road to daily traffic to encourage pedestrian movement to the stadium and campus to the south.

DRC Q & A:

The DRC members were generally appreciative of the architectural development but had some feedback to enhance the design.

DRC:

- *Why not put pedestrians on Mesa, why is this discouraged?*
- *Regarding eliminating vehicular traffic on Stadium Road, this is a common thoroughfare. Have you done a Traffic Study?*

SOM-M

- Mesa Road has a number of challenges that prohibited development for safe travel. Most importantly, due to the ESHA restriction, we were unable to widen it to provide safe and effective bikeways and sidewalks. This, along with fairly high speeds and high traffic, is not conducive to using it as a pedestrian accessway. The greater plan does provide for two optional bike path extensions one to the south and one to the west.
- There was a traffic study performed. Stadium Road was reported as being under-utilized and actually compromises the efficiency and effectiveness of Mesa Road.

DRC:

- *Is there an opportunity for solar panels? Or at least PV ready?*
- *Is there an opportunity for BBQ areas?*
- *How does the Connector accommodate furniture?*

SOM-M

- The design team will look into solar and PV ready capabilities.
- We can consider BBQ areas. Some thoughts about noise and smoke, etc. should be taken into consideration.
- The Connector – furniture is being developed. The Connector and the subsidiary spaces are considered important to the design concept. Based on feedback from student and client interface, areas such as quiet space to make a phone call, study, and outdoor lounge spaces all will be developed to emphasize the amazing climate and environmental setting in Santa Barbara.

DRC:

- *Have you considered the rooftops as potentially landscaped green roofs, accessible by residents as enhanced panoramic vista points?*
- *How do we protect the landscaping from elimination due to budget constraints?*

SOM-M

- The landscape architect is not present at this 50% SD meeting but will be in attendance with a full presentation of the landscape elements, plant types, wet zone, biofiltration areas, etc.
- While the rooftops certainly offer amazing view, there is a balance between cost and safety that is acceptable to UCSB. So, it is open for discussion but this is primarily a stakeholder decision.

- There is some opportunity on the Connector for plantings to soften it as well as potential for openings that could lighten the Connector and promote more sunlight below.
- Agree, the landscape is a critical part of the project, we need to ensure an exceptional amount of green in the project. Consideration will be given to Day 1 appearance as well as years later.

DRC:

- *Is there an opportunity for more idiosyncratic features, added whimsy? Urban variation, that gives small cities richness? For example: variation in the stair towers (more than just different colors)? Or perhaps variations in the guardrails? Including an amphitheater?*
- *Are there opportunities for Public Art, specifically mentioned was the triangular space off of the arrival plaza to the south.*
- *The project is homogeneous, i.e. despite the façade development the buildings are all the 'same'. Is there an opportunity for vertical landscape features, green walls?*

SOM-M

- The idea of developing the stairs to 'misbehave', a little, was embraced. The team would like the design to emphasize the experience (movement through space, varied forms and perspectives) rather than facade painting (superficial) gestures. The stairs themselves were recognized as quite an important experience, movement from the Connector to the garden. There is some work to do for the design team to develop visually dynamic forms within the context of the overall design philosophy.
- Regarding the vertical landscaping. This will be considered. The general landscaping concept is a lush carpet that is an extension of the existing ecology. The Connector level could offer opportunity for vertical landscape features in the form of a trellis.

Julie H.

- Public art can be considered but there is a process to that and that would be outside of the design process and immediate goal of construction in May 2025.

Adjournment:

Co-Chair Bahl asked Mr. Schmittgen to recap the meeting's major points, for the purpose of incorporating the major points into the CPC Agenda to be held on January 30, 2024.

Ed Schmittgen provided a summary of the meeting which will be forwarded to the CPC as follows:

> The designers were encouraged to add opportunities for variety and interest, and strategically locate playful elements. Ideas discussed included more whimsical expression of a stair tower (or two), incorporating public art and expressing the interplay of "indoor/outdoor" special use and amenity space on the exterior.
>
> Additional suggestions DRC provided for consideration:
>
> - Softening the Connector with plantings and openings for daylighting below

- Encouraging opportunities of community expression
- Inclusion of an amphitheater, vertical landscaping elements (trellises) and roof terraces
- Further development of the stair tower-to-grade connections
- Incorporating seating or plantings at the railings
- Adding photovoltaic (PV) panels or making the project PV-ready

Next DRC meeting will be at 95% Schematic Design.

Action Item
Design Review Committee
June 13, 2024
Staff Report
Project: **San Benito Student Housing**

Discussion/Action
Campus has requested that the Design Review Committee (DRC) review the 95 percent Schematic Design for the San Benito Student Housing project and make a recommendation with commentary on any suggested revisions to the Chancellor and the Campus Planning Committee (CPC).

The design team is approaching the conclusion of the Schematic Design phase which will provide a comprehensive understanding of the building design: architectural expression, materiality, building systems, interior design and the development of the site and public realm. Comments received by the design team from the May 21, 2024 DRC presentation have been considered and integrated into the design process. Committee comments such as softening and enriching the experience of the Connector, animating the stair-tower forms and modifications to arrival court and Stadium Road mall have been included. The design team also continues to advance the facade design and has incorporated comments received related to façade optimization. The areas of focus are illustrated below.

Staff Recommendation
The Campus Architect recommends approval of the 95 percent Schematic Design so the project can continue to Design Development.

Description
The San Benito project will create a vibrant new residential community for approximately 2,146 students located at the northwest corner of UC Santa Barbara's main campus with panoramic northward views over the Goleta Slough wetlands to the San Ynez mountains beyond. The project awakens a historically underutilized part of campus and enhances the supporting campus framework to strengthen its connectivity to the central campus. The design is informed by the University's need for 3,500 new beds, as outlined in the University's Long-Range Development Plan (LRDP). The Design will comply with the University of California Policy on Sustainable Practices and will be designed to achieve a LEED Platinum rating.

The project will be located on the former Facilities Management Site (FM Site). The program totals approximately 700,000 Gross Square Feet (GSF). It will support the campus with apartments, residential and community amenities, a retail market, and building support. Unit typologies include studios, 2-bedroom apartments with 4 beds and 1 bath and 4-bedroom apartments with 8 beds and 2 baths. The campus plans occupancy for the Fall quarter of 2027.

Program
The development program is composed primarily of residential uses, including apartments of various sizes and supporting amenities, such as small lounges and study rooms that will be located in key locations. Residential uses will be supported by other program elements including community amenities, retail and dining facilities, and building support including custodial and maintenance.

San Benito's residential units are apartment-style units intended to provide upper-division undergraduate students with housing opportunities with a higher degree of independence than campus residence halls. Each unit will have operable windows and utilize natural ventilation for temperature control.

The majority of apartments (approximately 90 percent of beds in 253 units) will have four bedrooms, two bathrooms, a kitchen, and dining and living areas. Bedrooms will be designed for double occupancy. A smaller number of apartments (approximately three percent of beds in 37 units) will have two bedrooms and one bathroom. These bedrooms can be double or single occupancy and units will include a kitchen and a dining and living area. The project will also include approximately 151 studio apartments (seven percent of beds) to accommodate single occupancy. Studio units will include a single bed, a kitchen and living area, and a private bathroom.

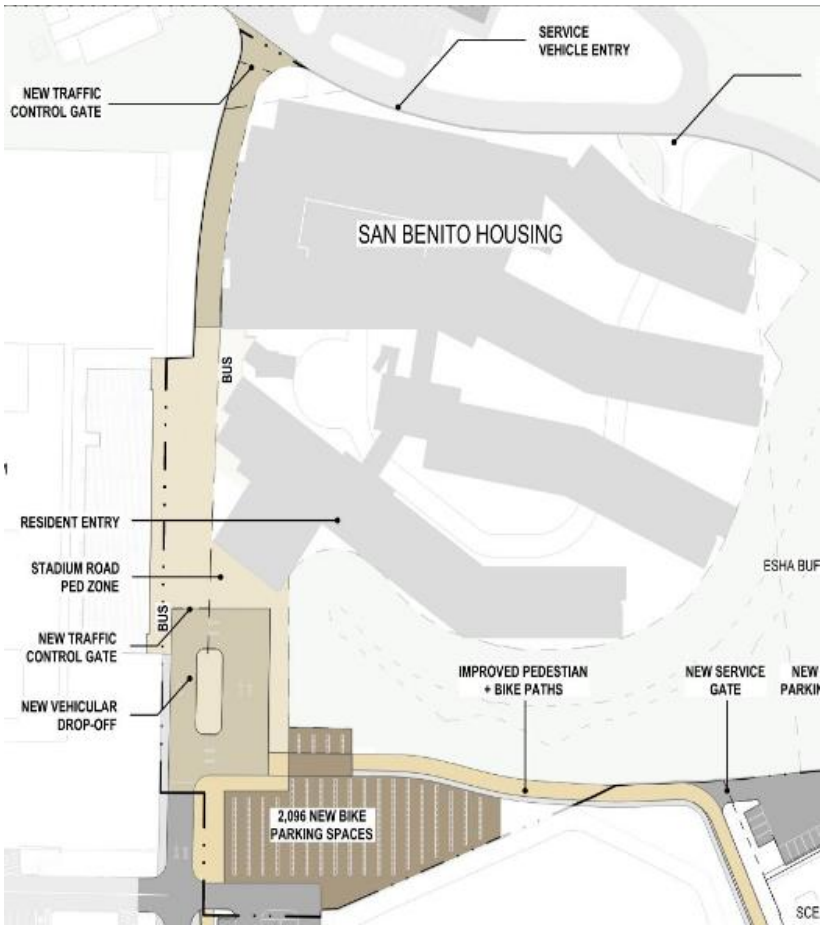
	Building 1		Building 2		Building 3		Building 4		Building 5		Building 6		Building 7			
	Units	Beds	Units	Beds	Units	Beds	Units	Beds	Units	Beds	Units	Beds	Units	Beds		
4 Bedroom - 8 Bed	18	144	23	184	17	136	24	192	38	304	46	368	54	432	220 / 1760	**54.7% / 82.0%**
2 Bedroom - 4 Bed	0	0	0	0	4	16	15	60	25	100	24	96	0	0	68 / 272	**16.9% / 12.7%**
Studio - 1 Bed	8	8	11	11	6	6	15	15	24	24	14	14	36	36	114 / 114	**28.4% / 5.3%**
Total Units	**26**		**34**		**27**		**54**		**87**		**84**		**90**		**402**	
Total Beds		**152**		**195**		**158**		**267**		**428**		**478**		**468**	**2146**	
		7.1%		**9.1%**		**7.4%**		**12.4%**		**19.9%**		**22.3%**		**21.8%**		

Site Design

The proposed San Benito Student Housing project will transform what is currently a quiet northwestern border of the campus into an exciting neighborhood for resident students with an active and welcoming environment that is inspired by the native landscape.

On the western boundary of the site, Stadium Road will provide a principal linkage that connects the development to numerous uses and pathways.

To the south, Parking Lot 30 will provide an entry to San Benito that will activate student amenities with a sequence of spaces that will meet the need for ride-share drop off as well as episodic uses like student move-in / move-outs and sporting events. Lot 30 will also accommodate bike parking for students.



Reimagining Stadium Road

Stadium Road is being designed as a sequence of linked spaces framed by San Benito and Harder Stadium that supports all modes of arrival with extensive bike parking, a generous auto court and a pedestrian gateway plaza for San Benito.

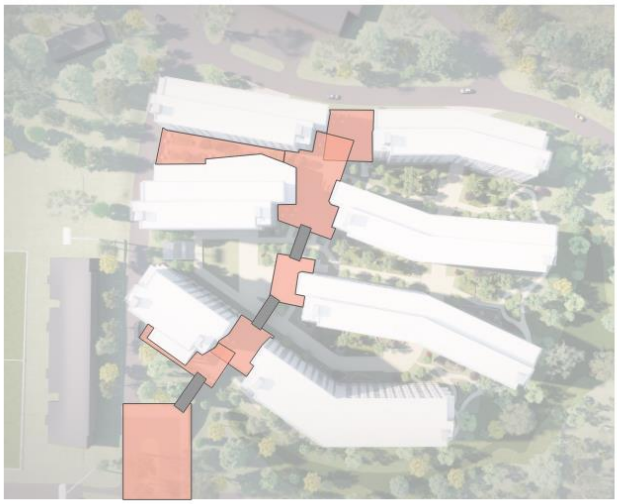
North of the entry court, Stadium Road will be a flexible pedestrian mall (except for emergency vehicles) and informal events space for this vibrant new campus district that supports a variety of active programming throughout the year. The linear space is animated by entries from San Benito and art studios situated along Harder Stadium.

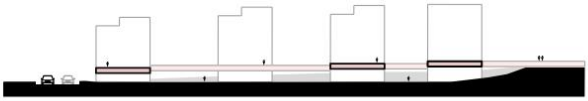
Program

The residential apartment program is organized into 4 rows of 6-8 story articulated bar-buildings that emphasize views to nature and interconnected by network of social terraces and contemplative gardens inspired by and integrated with the surrounding native habitat. Using solar and wind analysis, the east-west orientation of the residential towers has been optimized for daylighting and to capture prevailing ocean breezes to support natural ventilation for 70% of the project.

One end of each residential bar rests upon a 2-3-story plinth of student amenities. The roof of this plinth creates an active pedestrian realm slicing through the middle of the San Benito complex: extending from the more public edge along a revitalized Stadium Road to the overlook just above Mesa Road, the Connector, unites residential towers with student facing amenities such a market, a fitness space, study lounges and a coffee shop. It is the student focused heart of the complex. The plinth anchors the architectural composition and separates the pedestrian activities above from the vehicular and back-of-house uses below.

Further development of The Connector has led to softening it overall by integrating skylights tied to the amenity spaces below, outdoor study spaces and landscape. The continued interweaving of interior and exterior programs will further enrich this defining space within the project.





Back-of-house programs of service occupy the lower level of the plinth. A service loop has been woven through the lower level of the plinth and the eastern garden courts to support both trash collection and emergency vehicle access. A limited number of student amenities like study rooms and recreation spaces are also integrated into the lower plinth and face onto the eastern garden courts.

Vehicular access from Mesa road is restricted and will be limited to service and delivery vehicles entering the loading dock along the north frontage of the project site.
The north end of the Connector will be significantly elevated above the road to prevent direct pedestrian access and to also create a promontory of the slough and the mountains to the north. Screened and covered bike parking will form the southern edge.

Architectural Expression

The design expression emphasizes the horizontality of the towers' long facades as a counterpoint to the vertical stacking of the residential program windows. The plinth provides a horizontal datum and change in material expression that grounds the towers and reduces the scale of the large building forms. A variety of exterior wall expressions are being explored that animate the facades through changing shadows over the course of the day. Windows vary in size in response to the programs within.

FACADE A -GRAINS

FACADE B - LARGE GRAIN

FACADE C - SHINGLE

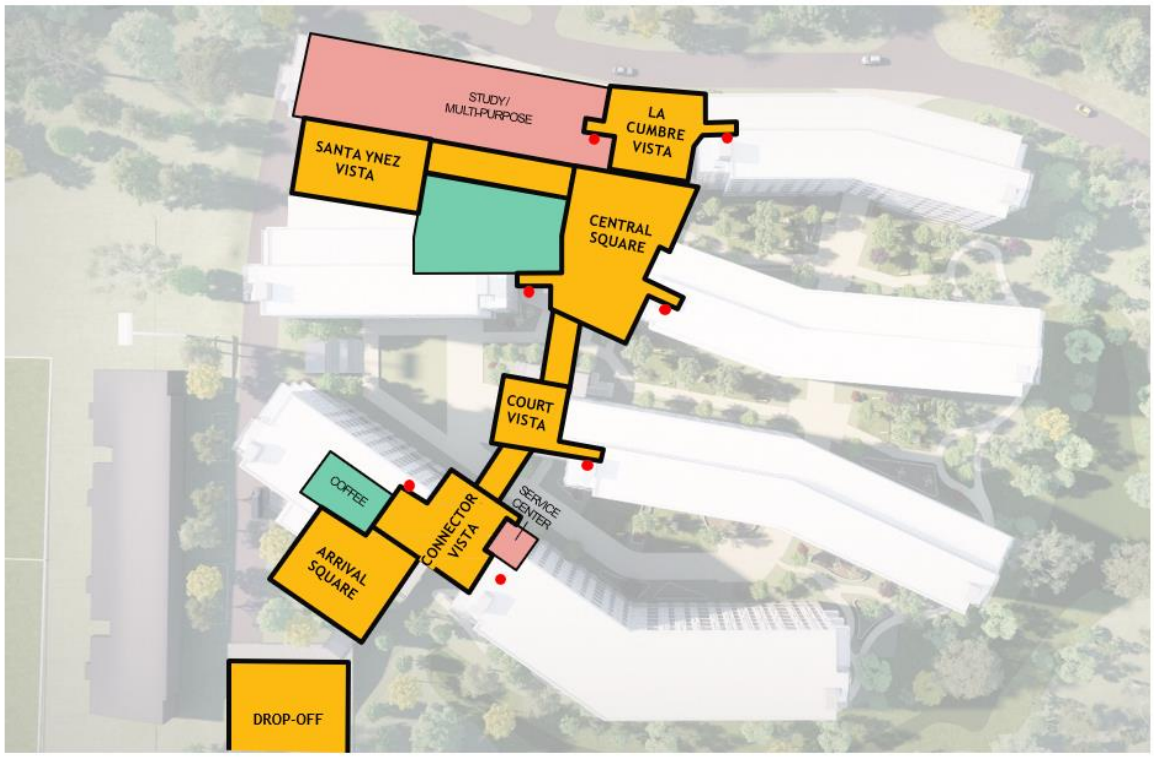

ARCHITECTURAL EXPRESSION
Site Entry


ARCHITECTURAL EXPRESSION
Fitness Courtyard

The simple building forms are anchored by vertical stair towers at each end. Perforated metal or wire fabric cladding creates a gauzy expression that evolves over the course of day with the changing sunlight and reveals the vertical movement of residents within. The design team is exploring how the effect of color applied within the towers will also change with the changing sun - ranging from subtle to dramatic in the evening. Finally, the design team is studying how the composition of the tower forms can provide opportunities for varied expression along the procession of The Connector.

SITE PLANNING

Connector Development



ARCHITECTURAL EXPRESSION
Circulation Precedents

Materials
Material selection shall be durable and complementary to the building, the interior spaces, and the surrounding campus. The building envelop will be durable and water-resistant. Site furnishings such as benches, trash receptacles, and bike racks shall also be complementary to the campus and will be located at key areas identified on the plans. Plant selection will be chosen to perform well and require the least amount of ongoing maintenance.

Several exterior materials are being evaluated for both the residential tower facades and the more earthen base levels considering color, texture, durability and low maintenance finishes. The design team's preference is for long-lived precast concrete panels or Glass Fiber Reinforced Concrete (GFRC) but they are also considering cement plaster to strike a harmonious balance between longevity and budget.

Consistency with Existing Plans and Regulatory Documents
The design will include sustainable and environmentally responsible features to the greatest extent possible to meet CALGreen Code requirements and LEED design credits. 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.

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. Energy Design for this project will target LEED Platinum, UCSB 2025 carbon neutrality and CALGreen initiatives.

Schedule
Upon approval of the Schematic Design, campus and the design team will complete the design development and seek Regental approval of the project Scope, Budget, Financing, and Design in November 2024. Completion and occupancy of San Benito is planned for Fall 2027.

Budget
As planning and design progress, campus will work with the Design Team and the Construction Manager at Risk (CMAR) to develop construction cost estimates and identify opportunities for cost savings as needed.

Consultation
The Building Committee for the San Benito Student Housing project has reviewed and endorses the 95% Schematic Design.

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