

Design Review Committee (DRC)  
Meeting Agenda  
July 11, 2024

Meeting Location and Time:

[ZOOM](#)

Meeting ID: 812 0738 1272

Passcode: 117788

9:00am – 12:00pm PT

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Committee Members:

Susannah Scott, Co-Chair - Senate Chair

Renée Bahl, Co-Chair - Associate Vice Chancellor

Alice Kimm, Architect - Design Consultant

Derrick 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 June 13, 2024 – Renée Bahl
- Overview of Meeting – Renée Bahl

Action Items

- East Campus Student Housing Project – Site Design & Massing Level Review
  - Project Overview – Josh Rohmer
  - Project Proponents:
    - Willie Brown – Associate Vice Chancellor, Housing, Dining & Auxiliary Enterprises
    - Gene Lucas – Professor Emeritus
  - Presentation (*45 minutes*)
    - Architect:
      - 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*)

Design Review Committee (DRC)

Meeting Minutes

June 13, 2024

Meeting Location and Time:

ZOOM Meeting

12:00 – 3:00 PM PST

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Committee Members:

Susannah Scott, Co-Chair - Senate Chair  
Renée Bahl, Co-Chair - Associate Vice Chancellor  
Alice Kimm, Architect - Design Consultant  
Derrick 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  
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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: 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. Derrick 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 May 21, 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)
  - 95 % 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%)

On July 11, 2024 the DRC will once again convene to review the Site Design and Massing for the Student Housing Phase 2 project.

Action Items:

San Benito Student Housing – 95% 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 3,500 new 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 2,100 beds in apartment-style units. Phase 2 will be located on a site within the East Campus Channel Islands 5 existing residence halls and will be presented at a later meeting.

Ms. Hendricks noted that the San Benito project is coming off of a very large value engineering effort in order to manage the project cost.

SOM-Mithun

Ms. Hendricks introduced the design team's presenters:

- Tannar Whitney, SOM Project Manager
- Olin McKenzie, SOM Design Principal
- Sade Borghei, Mithun Design Principal
- Tom Leader, Landscape Architect

Collectively they outlined the prominent developments that were a direct result from DRC comments in January and May 2024 meetings as well as general project development.

Mr. Whitney mentioned that since the prior meeting was just weeks ago, focus for this meeting will be specific areas of design development. They shared an 'areas of focus' diagram highlighting the development.

#### The Connector:

- The Connector has been developed by reducing the width of the elements into a series of "stepping stones" connected by bridges. This was done in order to save cost but importantly to add variety and playfulness. The stepping stones create vista points that are strategically located to emphasize views.
- There has been an introduction of landscape courtyards along the Connector.

#### Material Color and Natural Expression:

- Olin Mckenzie reviewed a pixelated photograph of the surrounding landscape and demonstrated that the preferred color palette was derived from the local surroundings. The palette is neutral with warm grays as a base with color highlights of green, blue, terra cotta, to reflect the ocean, sky and natural landscape.
- Concrete colors were reviewed. The color and aggregate will vary depending on the location, darker pre-cast concrete at the base and lighter concrete for the towers.
- Benches are wood.
- Screening at the stair towers to be a natural metal color.

#### Breezeways:

- 'Breezeways' were introduced as a design feature, adding dimension and interest to the courtyard level. Breezeways are passages that cross the main circulation path and go under the buildings at grade.

#### Stairways:

- Based on DRC advice from the May meeting, the stair surrounds have been varied using a 'kit of parts' method. This allows variation using the same elements (stairs and elevators, screens) and materiality (metal, concrete, use of color). When arranged in different orientations, this would result in architectural consistency and individuality concurrently.

#### DRC Q & A:

Architecture

#### DRC:

- *Can you reconsider the Terra Cotta as a color? Can you utilize colorful highlights?*
  - SOM-M: We can consider inserting a completely different color as a counterpoint, derived from the local fauna, possibly bright yellow, pink, etc.



- *How can you add personality to the ends of these buildings, especially facing Stadium Road, perhaps as an alternate entry point?*
  - SOM-M: We need to focus on this more. There are exit stairs on the ends of the buildings, they would have the same kind of gauzy language or colors introduced as a kind of counterpoint to the more neutral language of the buildings.
  - We studied balcony moments every couple of floors and, cost permitting, they would have the same vocabulary as the stairs that we showed you that are on the Connector.
  
- *Have you reviewed the fire truck access with authorities?*
  - SOM-M: Yes, we have had multiple meetings with the Campus Fire Marshal and the local County Fire Department.
  
- *Can openings be incorporated from the student lounge areas into the breezeways?*
  - SOM-M: There are two-hour fire-rated separations on both sides so this limits what can be done. We will look into adding tables outside the lobby areas.
  
- *Noted progress on differentiating the stairs. Can something happen at the base of the stairs to make them a social destination, a place to go and be, perhaps an amphitheater?*
  - SOM-M: Yes, we have a desire to explore landscaping and seating arrangements that make it a stopping place, like an outdoor lobby.
  
- *Can the bridges be narrowed? Not as VE but as an architectural thing. Or vary the width; maybe make one super-narrow?*
  - SOM-M: Good comment. We can look into this. Some of the widths are derived from code required exit widths.
  
- *On the stair towers, what can happen at the base to create scale to the space?*
  - SOM-M: Good comment. We will investigate ways of creating scale and interest at the base of the stairs, a continuation of the outdoor lobby idea.
  
- *Can you diminish the landscape on the Connector, so that the Connector is like a bridge over a river of green? This may be an opportunity to save on cost and architecturally differentiate the connector from the garden level.*
  - SOM-M: Like the analogy of a bridge over a river of green. We felt we needed to pump up the vegetation on the Connector to give it a strong relationship to the garden level. But it might be more appropriate to have a light touch, while still having a sense that you're in one space and then you moving through a green zone and you emerge at another open space and so on.

## Landscaping

### DRC:

- *Can community gardens be incorporated?*
  - SOM-M: Yes, absolutely, good suggesting. There are many opportunities for programable garden areas.
  
- *Describe the idea of 'lushness' as it relates to native landscapes, which is not typically described as lush.*
  - SOM-M: The idea is to provide native plantings, that stay healthy, look happy. A strong presence of landscaping can be there if we use the right species. There may be an opportunity to provide plantings that prefer more water such as the south area near the ESHA.
  
- *Describe your approach to trees. Are you limited to native live oaks? What are your ideas about trees on the Connector?*
  - SOM-M: We will consider other types of oaks native to California. We have not completed the plant palette. There will be a fair number of sycamores, perhaps redwoods in the wetter area of the site. Small trees can be provided on the Connector; however, we want to maintain the vistas. The planting beds are limited due to the structure of the Connector.

## Value Engineering:

### DRC:

- *Suggest getting rid of the rooftop gardens and the horizontal skylights.*
  - SOM-M: Good suggestions, we will consider.

## Sustainability:

### DRC:

- *The DRC Co-Chair emphasized the importance of sustainability and the UC's decarbonization goals. What is the current plan?*
  - SOM-M: The project is currently designed to have stand-alone hydronic hot water heating. The project team noted that there is not a central utility plant in the current design, however the project is being designed to connect to a future plant (likely a large-scale campus plant).
  - The campus decarbonization program is presumed to have a large scale cold and hot water loop. This project has a bid alternate designed that allows San Benito to connect to that in the future.

## General Questions:

### DRC:

- *Can the project return to the DRC to review some of the items that were not quite resolved in this SD presentation, perhaps at the DD phase?*
  - Julie H.: Perhaps. We are meeting again in July to review the East Campus Housing Site Design and Massing; however, this is not the standard process. It would be a project update and not an opportunity to accept input from DRC.

- *Who decides what amenity spaces there are and how many?*
    - SOM-M: The Campus Housing team studies this and carefully decides the program space. This is gained through observing students and student outreach.
    - Cost is always weighed and decisions are made that maximize program areas and eliminate some that are not critical. For example, we eliminated a redundant recreation space from the project, since this project happens to be the closest housing facility to the main Campus Recreation Center, a short walk away.
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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 June 25, 2024.

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

Value Engineering:

- It was acknowledged that value-engineering was underway. While this is a reality of the project, the DRC and the design team want to ensure that the architectural character and the landscaping concept of lushness are maintained.

Architectural Character:

- The DRC was pleased with the progress the design team made in adding more architectural personality to the design, and requested the team to continue to develop this where appropriate.

Stairs:

- The entrance to the stairs could be emphasized to function like an outdoor lobby.
- How can the first 20 vertical feet on the complex have more character and look less institutional?
- Develop the interface of the stairs facing Harder Stadium so there is more interplay.

Connector:

- Consider varying the width of the bridges to offer variety and interest as well as potential for cost savings.
- Skylights were added to the Connector since the last iteration to offer light to the lower level. A DRC comment suggested some or all of these could be eliminated for cost saving and practical reasons.

Sustainability:

- DRC emphasized the importance of sustainability and the UC's decarbonization goals. The project team noted that there is not a central utility plant in the current design,

however the project is being designed to connect to a future plant (likely a large-scale campus plant).

- The project is currently designed to have stand-alone hydronic hot water heating.

#### Landscape:

- The DRC encouraged continued discussion about delineation of the Connector, a bridge above the 'river of greenery'. How do areas integrate/differentiate? Where should landscaping be placed on the Connector?
- It was generally agreed that roof gardens are an area that can be removed as a budget concession.
- The DRC considered trees on the Connector level. While vistas are a design emphasis, trees can incorporate scale to the Connector's pedestrian experience as well as help define entries to residences and amenity space.
- Consider introducing various species of Oaks.
- Explore if community gardens situated for student participation can be incorporated.

#### Breezeways (located at ground level):

- Consider better activating the breezeway, such as incorporating seating to encourage gathering.
- Complete a wind study.

#### Color:

- The color palette was reviewed. Should colors be bolder? Should an alternative to the Terra Cotta color be considered?

Next DRC meeting will be July 11, 2024 to discuss East Campus Housing (Phase 2) Site Design and Massing.

## Design & Construction Services

Design, Facilities & Safety Services

Action Item

Design Review Committee

July 11, 2024

Staff Report

Project: East Campus Student Housing

Discussion/Action

Campus has requested that the Design Review Committee (DRC) review the site design and massing for the East Campus Student Housing project and make a recommendation with commentary on any suggested revisions to the Chancellor to proceed with Schematic Design.

Staff Recommendation

The Campus Architect recommends approval of the project site design and building massing so the project can continue into the Schematic Design phase.

Description

The Student Housing Infill & Redevelopment Project will provide much needed student housing and student life amenities to undergraduates to meet the residential need of the campus for 3,500 new beds outlined in the University's Long Range Development Plan (LRDP). The project will be accomplished in two phases on two distinct sites. The first phase, San Benito Student Housing, will provide approximately 2,140 beds and will be located on the former Facilities Management Site (FM Site) with a planned occupancy for the Fall quarter of 2027.

This narrative is exclusively focused on the Phase 2 project - East Campus Student Housing. The second phase will provide a separate residential facility for 1,360 new apartment beds integrated amongst the existing East Campus residential halls, with a planned opening for the Fall 2029 quarter. Additionally, this project will provide 415 replacement residence hall beds. The new student apartments and residence hall style housing will be designed to house first year, transfer, and second year students in a vibrant community that attracts students to live on campus and satisfy the demand for student housing in an otherwise constrained and expensive local housing market.

Background

In 2006, UCSB prepared a Campus Housing Study that established a vision for residential development to address the need for affordable housing for students. Based on this, the 2010 UCSB Long Range Development Plan (LRDP) establishes the physical development of the campus to accommodate the expansion of enrollment that now exceeds 25,000 students. The design of the East Campus Student Housing will prioritize the number of student beds while upholding campus design standards. It will align with the development parameters described in the LRDP to streamline the California

Environmental Quality Act (CEQA) review process and subsequent approvals from the UC Board of Regents and California Coastal Commission.

### Site

The site is located on the Main Campus in the Goleta Peninsula, within an area that overlooks UCSB Lagoon, Campus Point, and Goleta Beach. The roughly 12.6-acre development site area is 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 UCSB Lagoon and Pacific Ocean beyond. In addition to the new beds that will be introduced into the existing residential community, the project will also expand supportive amenities, including food, study/social lounges and recreational amenities to support the needs of the increased student population.





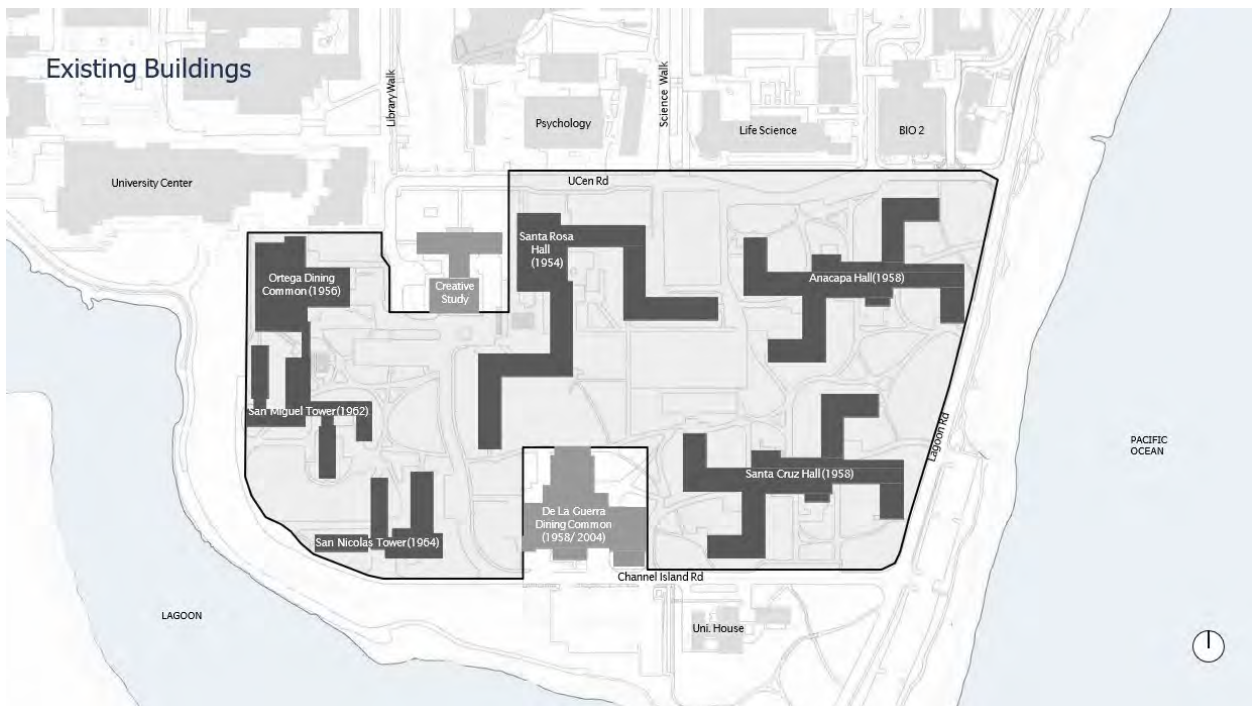
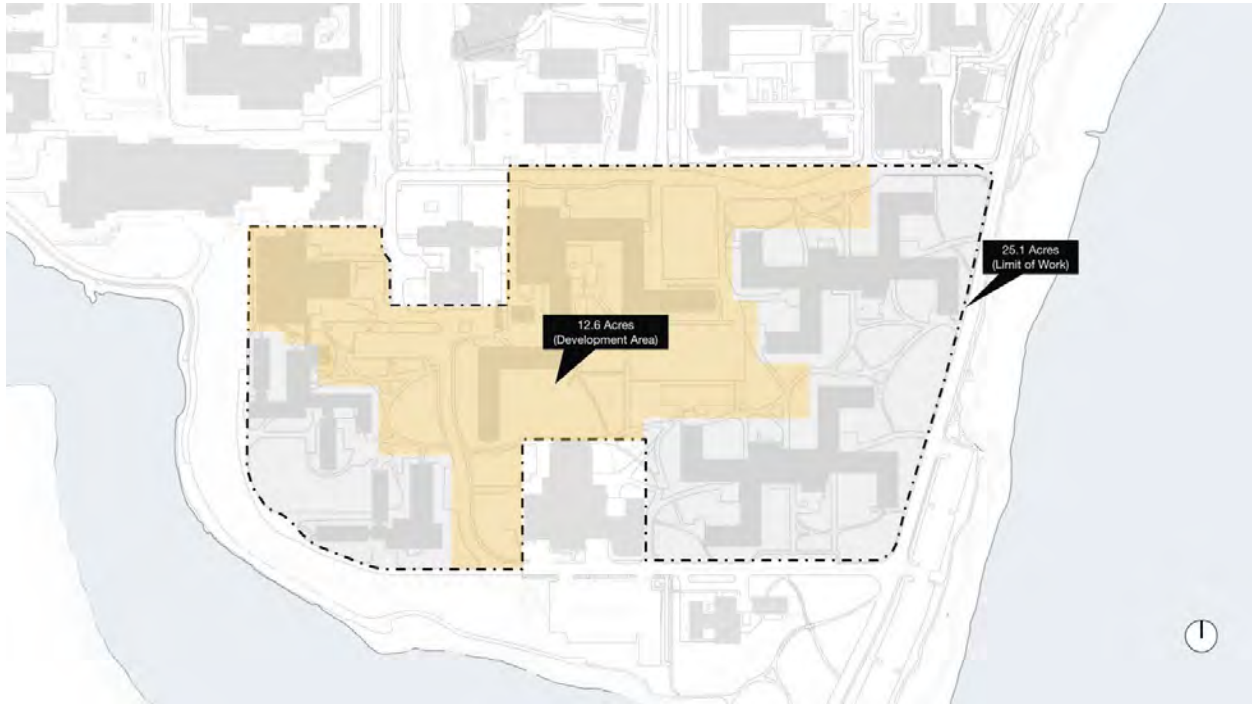


### Site Selection & Design

The selection of the project site involved evaluating several scenarios ranging from full preservation of existing structures to complete demolition of three structures on the west side of the site. Ultimately, the decision was made to fully demolish Ortega Dining Commons and Santa Rosa Residence Hall, driven by the following advantages:

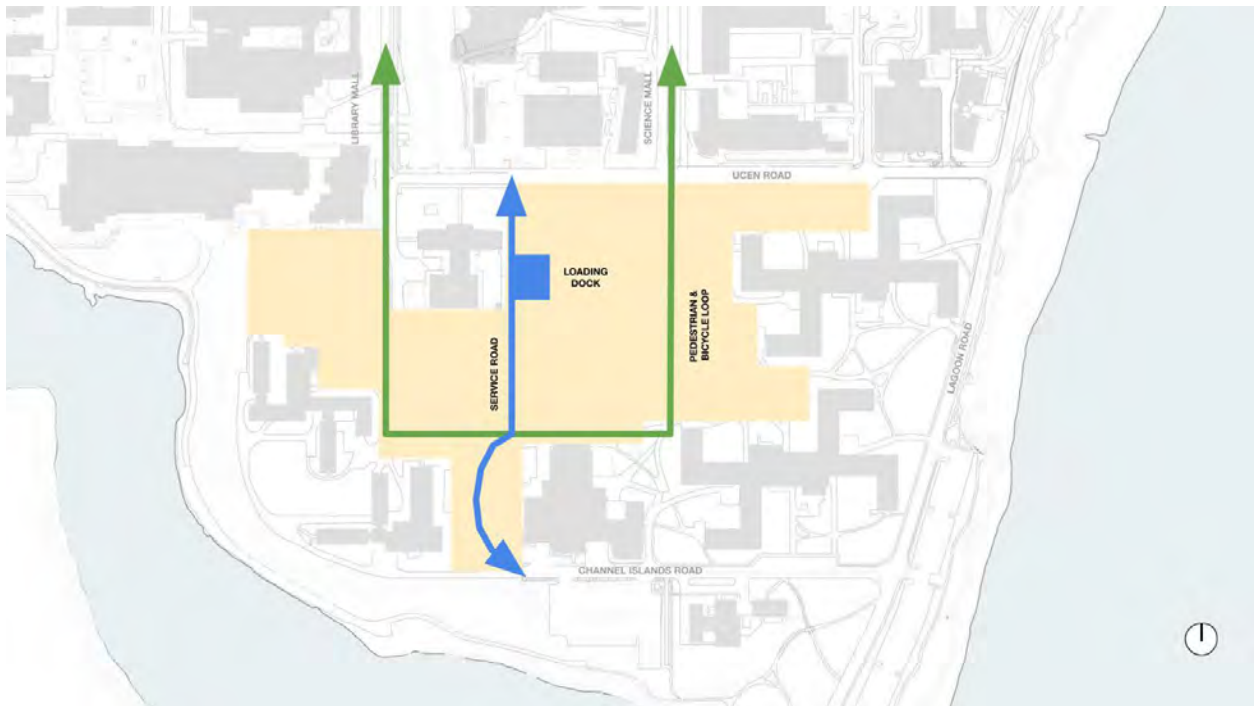
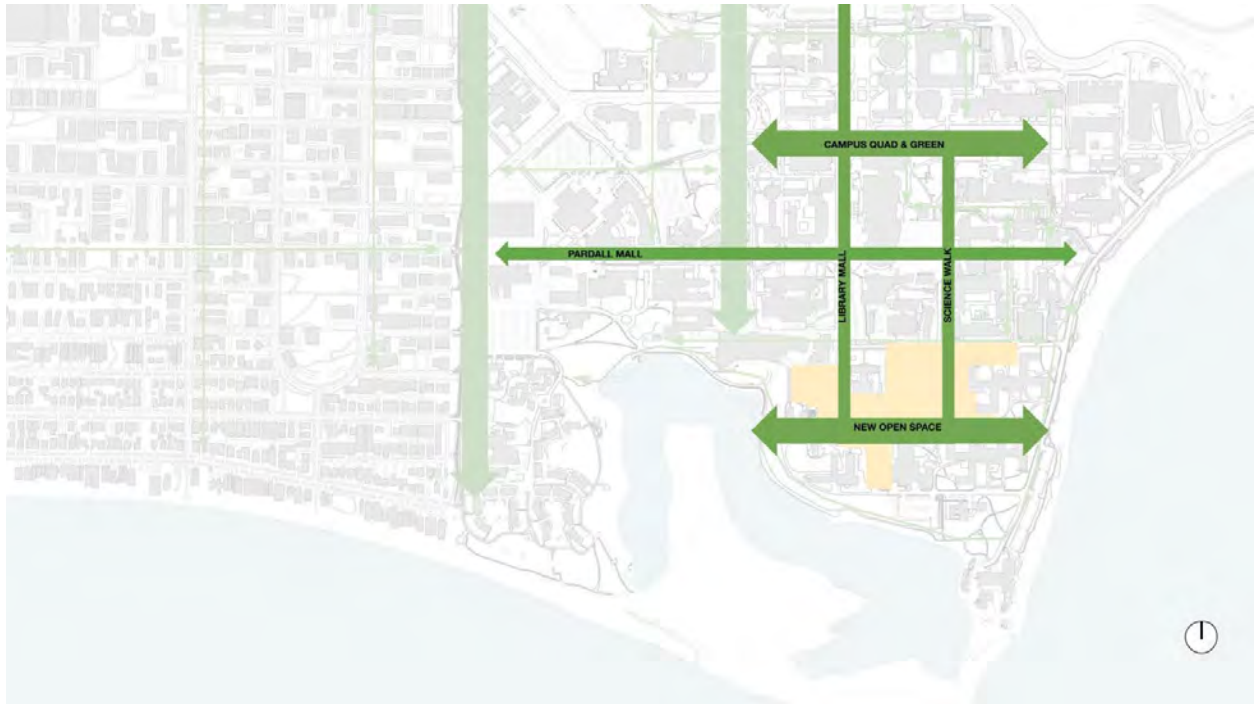
- Provides an opportunity to re-establish the campus framework.
- Accommodates the required program arrangement effectively.
- Consolidates construction into a single site, optimizing efficiency.
- Positions new density strategically to the north, adjacent to taller academic buildings.
- Establishes a logical phasing plan for future development of the East Campus.

The bounds of the development area are illustrated below:



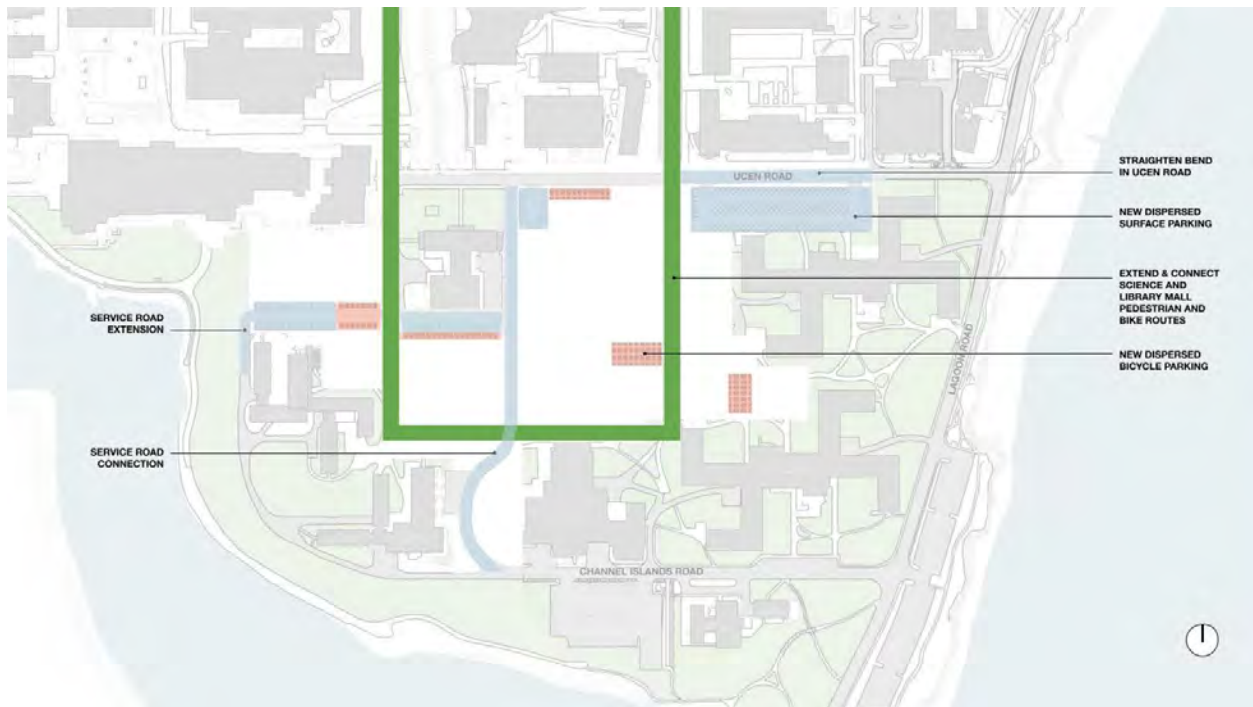
The organization of the site expands on the existing framework of the campus. It extends the Library Mall and Science Walk further south, emphasizing their view corridors toward the ocean and improving pedestrian circulation into the Channel Islands Five community. A new open space connects the two walks and creates an east-west corridor for pedestrian circulation and outdoor programming between the lagoon and ocean.





There are a number of improvements to infrastructure immediately adjacent to the site that are part of the new design. A portion of UCEN Road will be straightened to simplify traffic patterns and create a surface parking lot north of Anacapa Hall. The service road west of De La Guerra will be re-routed to service a loading dock and dining hall located near the center of the site. The western service road that is connected to Channel Islands road will be extended and improved to serve as access to a parking

and loading area. Additional vehicle and bike parking areas will be connected to new and existing roads.



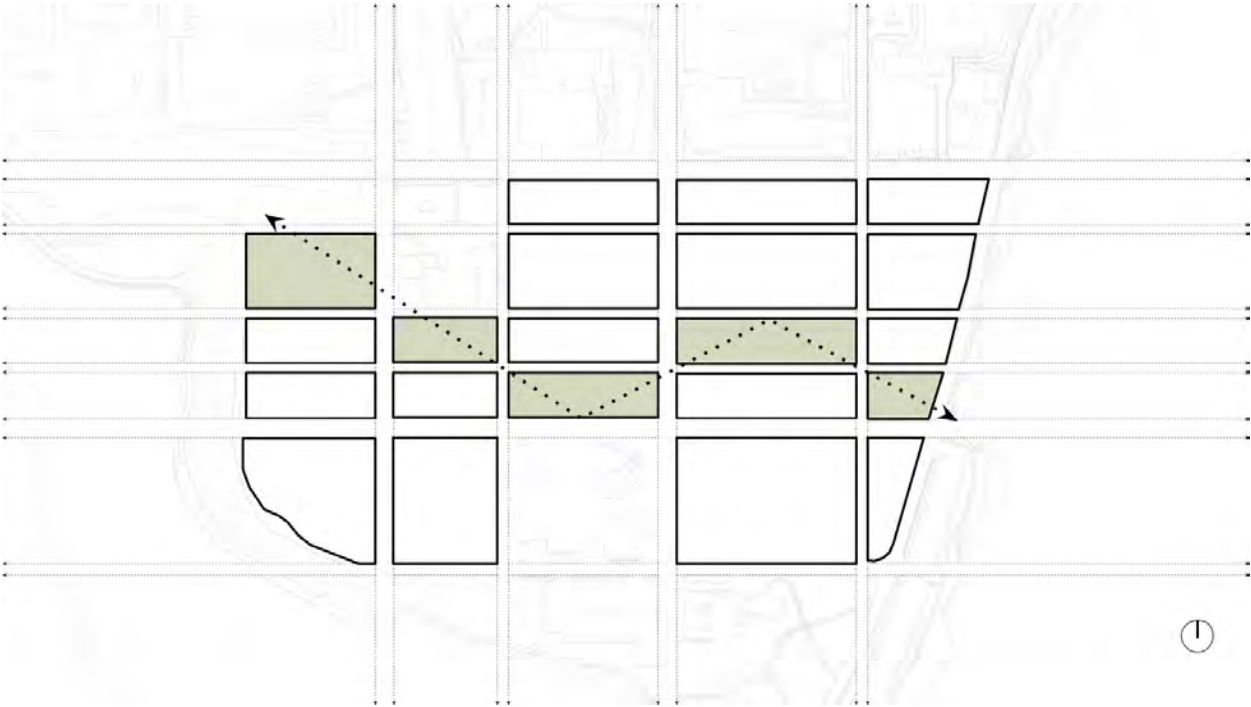
### Site and Massing Design

The design for the East Campus Student Housing is based on three primary project goals: to support an integrated and inclusive community, to promote student success, and to enhance UCSB's institutional identity. The proposed planning strategy will enhance the UCSB campus by reinforcing an existing vibrant hub for student life that celebrates the unique character, culture and opportunities of the campus and setting. The planning approach synthesizes the requirements of the program with the opportunities of the site and context. A set of planning principles emerged from the programming discussions with UCSB's project leadership. They guide the evolution of the project program and form the foundation for our approach to the project design.

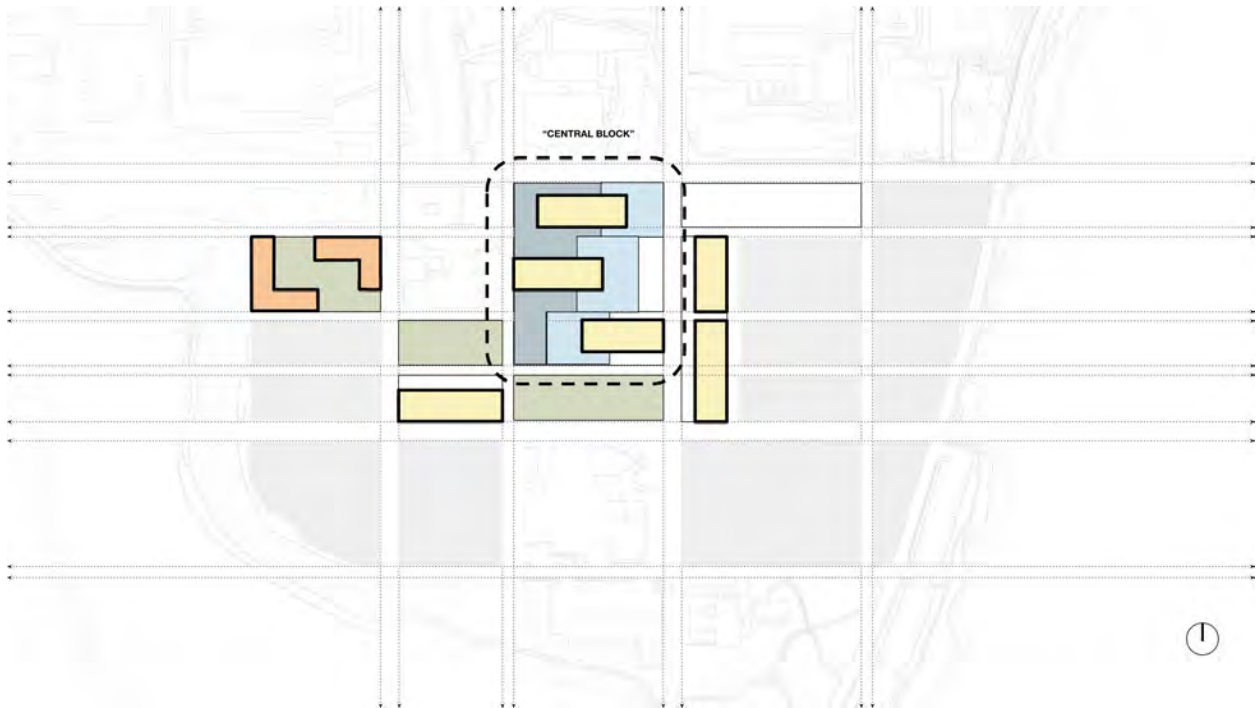
#### Planning Principles:

- Integrate with and Enhance the Existing Community
- Strengthen Campus Connectivity
- Connect to Nature
- Optimize Density & Diversity of Housing Options
- Utilize Passive Sustainable Strategies
- Establish Efficient Service Circulation
- Prioritize Resilient Planning and Design
- Design for Cost Effectiveness

The design of East Campus will maximize its adjacency to the larger campus programs by connecting to, and extending existing campus frameworks of open spaces and program rich amenity spaces. These spaces will foster spontaneous interactions and collaborative learning opportunities. The East Campus has incredible views and access to the Lagoon and Pacific Ocean. These views and access points will be strengthened by secondary east / west pathways. These pathways also help organize open space throughout the project that promote informal circulation throughout the site. The open space is distributed in a “checkerboard” pattern which allows each to be specifically designed and programmed to their immediately adjacent context and program.



The design incorporates smaller satellite buildings and a larger mixed-use central block. This central block integrates apartment units above dining, catering, take-out, fitness, media rooms, multipurpose areas, lounges, and study spaces. The orientation of primarily east-west facing towers is planned to minimize solar gain and take advantage of prevailing breezes on the site. Exterior bridges will connect the towers, optimizing floor plate efficiency while providing outdoor spaces that promote connectivity. These outdoor areas will serve as secondary lounge spaces where students can study and socialize.



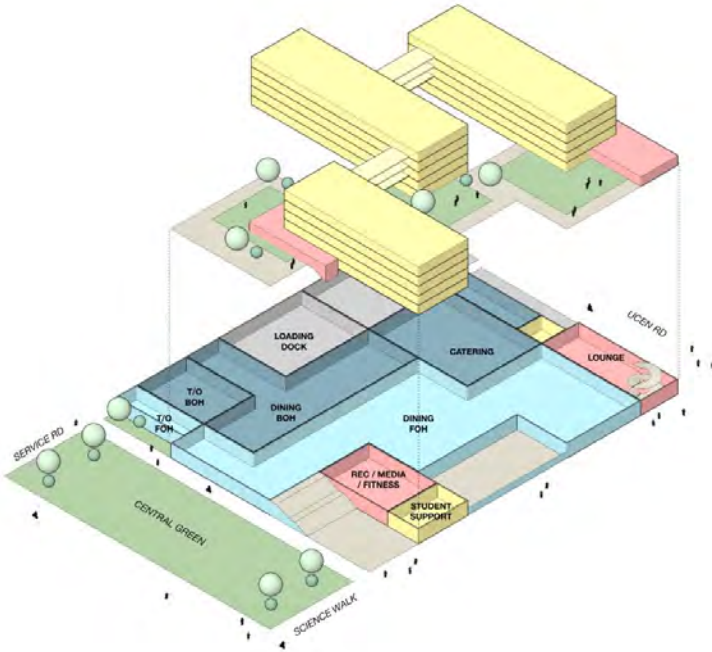
The central block of the development steps down towards the center of the site, drawing students from the corners of the site into the new open spaces. Apartments rest above the amenity levels and are separated and staggered in order to provide light and air to all units.

The design blends dining, amenities, and apartment programs. Positioned along Science Walk, the dining hall strategically engages with the intersection of Science Walk and UCEN Road as well as the center of the site. This placement fosters an active



outdoor environment between the new dining facility and the existing De la Guerra dining program. The stepped configuration not only introduces spatial variety for diverse dining experiences but also creates secure outdoor areas for dining activities.

A roof deck above the dining hall, accessible via exterior staircases, is programmed with student amenities to promote its use and activation. Elevated above ground level, the roof deck offers sweeping, unobstructed views of the Pacific Ocean. While the dining commons primarily caters to residents with meal plans, takeout options are designed to appeal to non-freshmen and students who spend their days on campus. This approach ensures that the dining facilities are inclusive and accommodating to all students, enhancing the overall campus experience.



### Materials

Site design and material selection shall be durable and complementary to the building, the interior spaces, and the surrounding campus. The building envelope 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.

Conceptual renderings of the project:



View Of Shared Dining Terrace



View Entering from Library Mall





View Entering from Science Walk



View Across Checkerboard Green

#### Consistency with Existing Plans and Regulatory Documents

The design will include sustainable and environmentally responsible features and target LEED Platinum, UCSB 2025 carbon neutrality and CALGreen initiatives. 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 site and massing design. The Campus Planning Committee will review the project on July 30, 2024 with all DRC comments. The project will return again to the Design Review Committee for 50% and 95% Schematic Design reviews.

#### Project Proponents

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



# Student Housing Infill & Redevelopment Project Phase II

## UC Santa Barbara

DRC Meeting  
July 11, 2024

SOM | MITHŪN

DRAFT

# Agenda

- 1 Introductions 2 min
- 2 Project Vision 3 min
- 3 Campus Integration 8 min
- 4 Program Summary 2 min
- 6 Site Design and Massing 10 min
- 7 Amenities / Student Life 10 min
- 8 Site Experience 10 min
- 9 Discussion 60 min



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# Introductions



Our Team  
SOM+Mithun+TLS

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**Olin McKenzie**  
Design Partner, SOM



**Brandon Horn**  
Project Architect, SOM



**Sade Borghei**  
Principal, Mithun

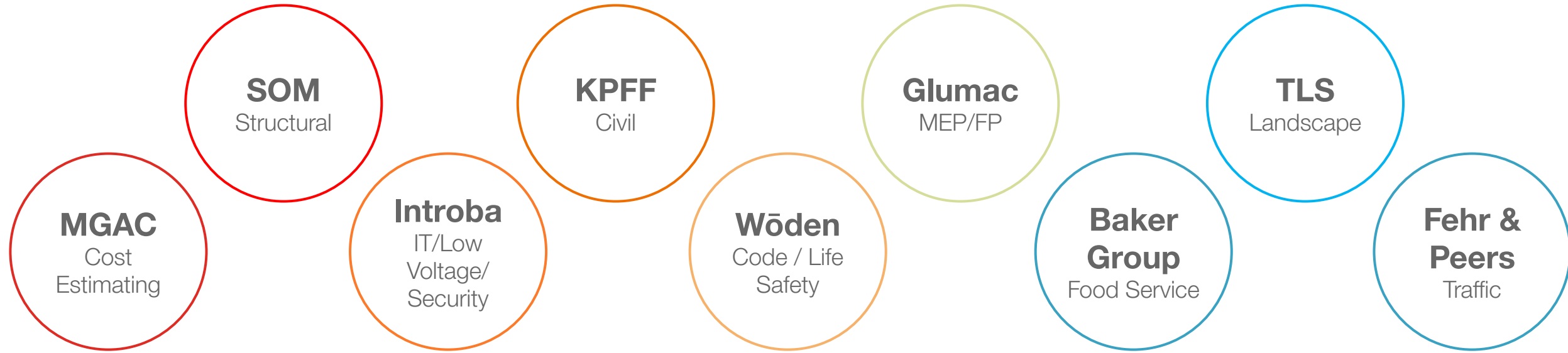


**Tom Leader**  
Landscape Architect, TLS

Our Team  
Subconsultants

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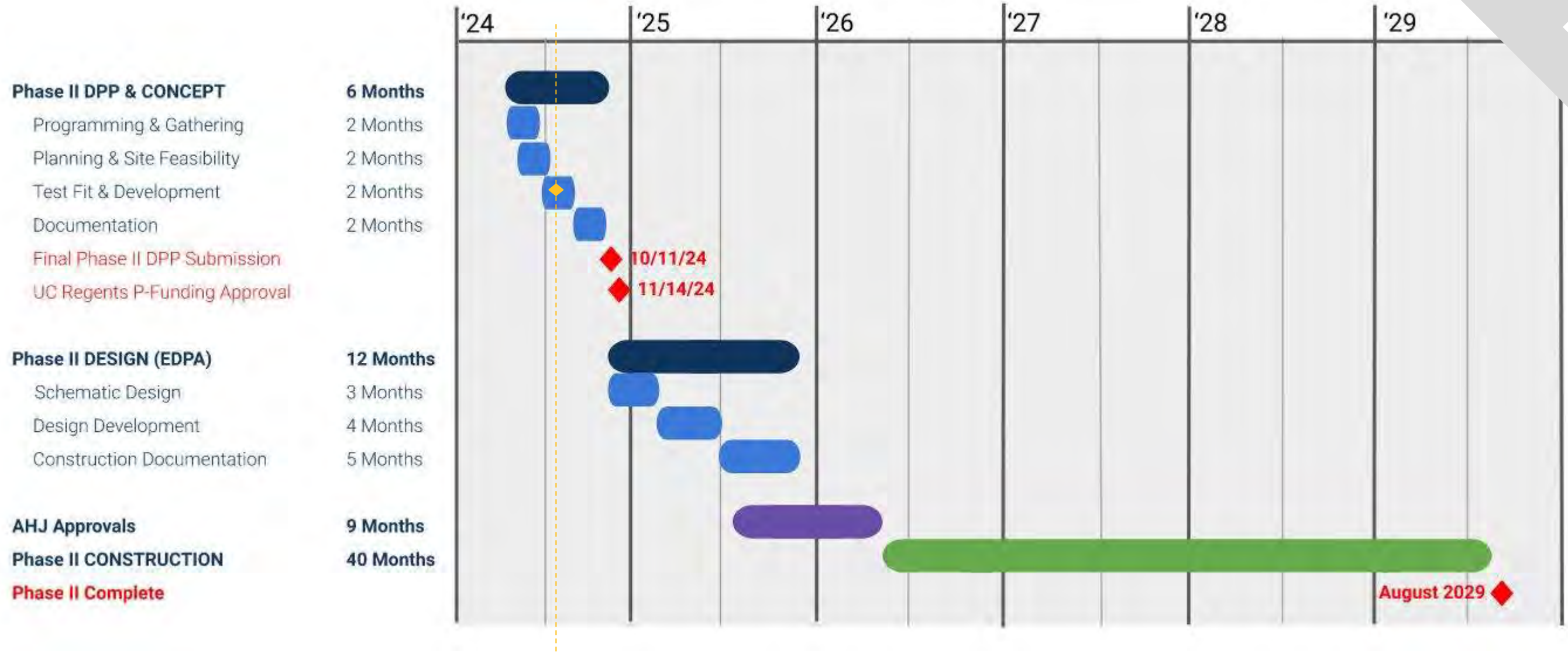
# SOM + MITHUN



*Additional Subconsultants to be added in later phases:*  
Acoustics (**Newsom Brown**)      Lighting (**HLB**)      Graphics & Wayfinding (**SOM**)

# Schedule

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# Project Vision



Create a **project** that evokes the **values** and **ambitions** of UCSB

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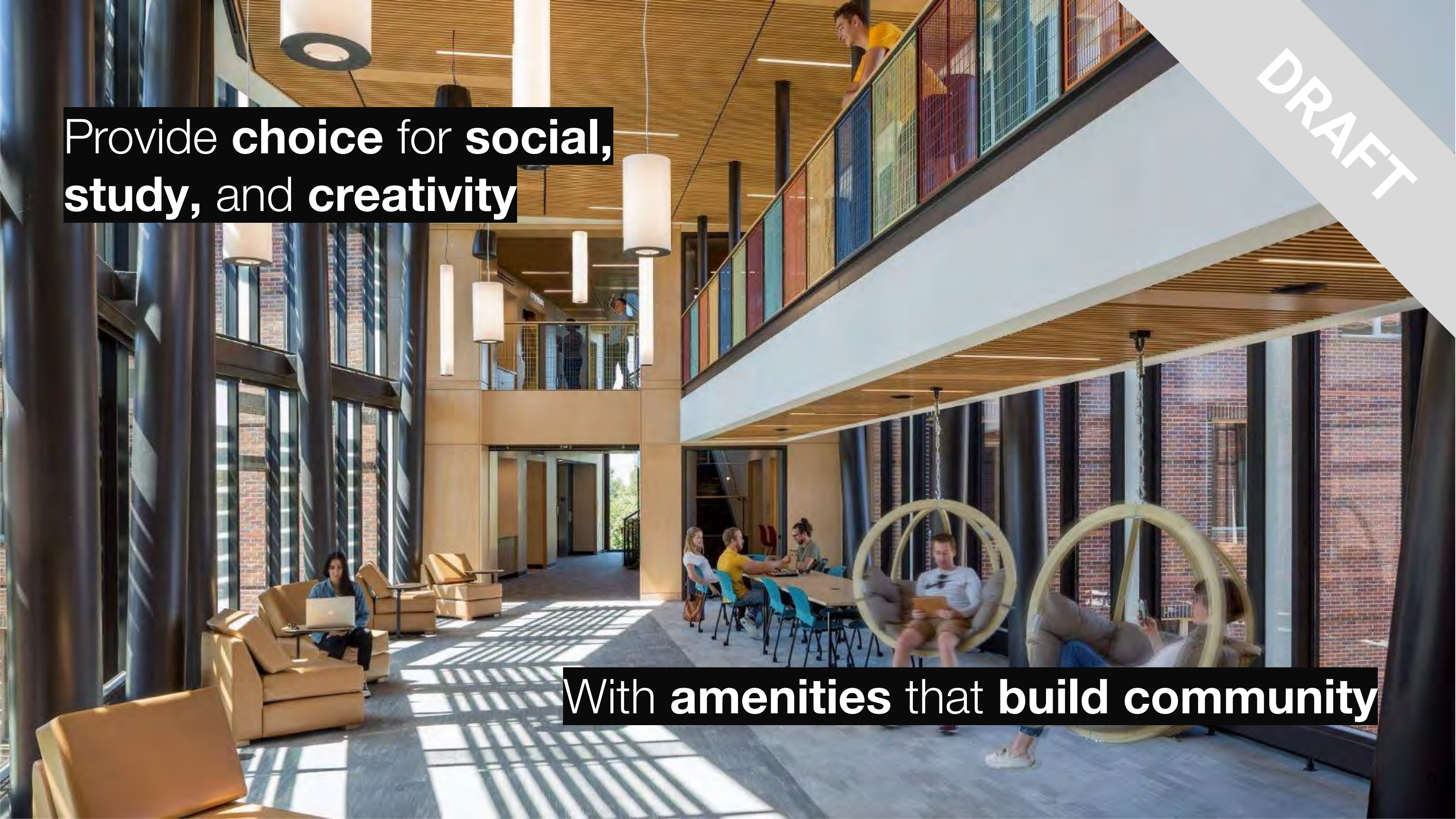




Provide **choice** for **social,**  
**study,** and **creativity**

DRAFT

With **amenities** that **build community**





Extend **nature** into **social spaces**

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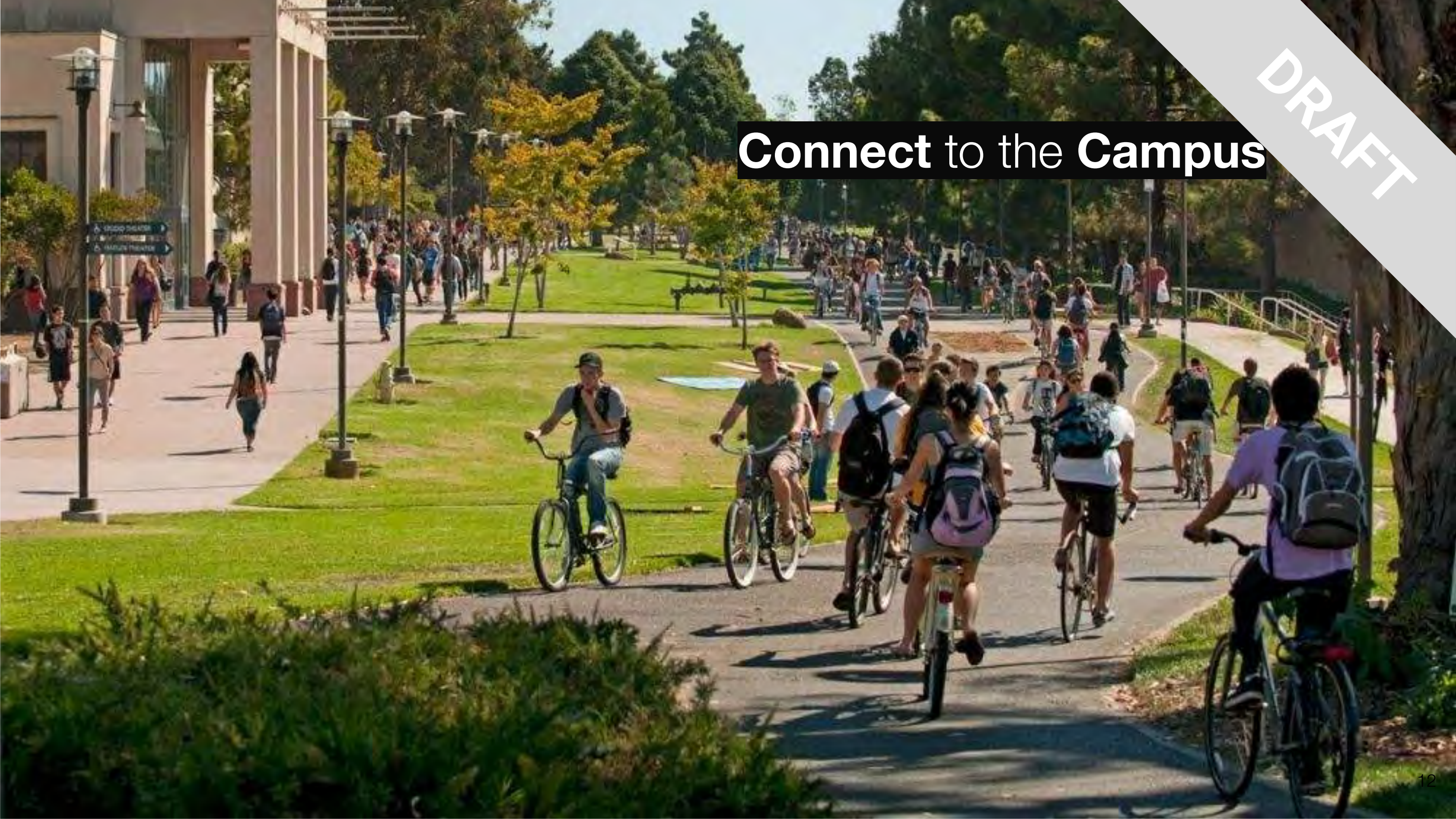




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Add **warmth** with **natural materials**,  
and **celebrate** natural light





# Connect to the Campus

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Encourage **wellness activities**

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With spaces that are **flexible and adaptable**



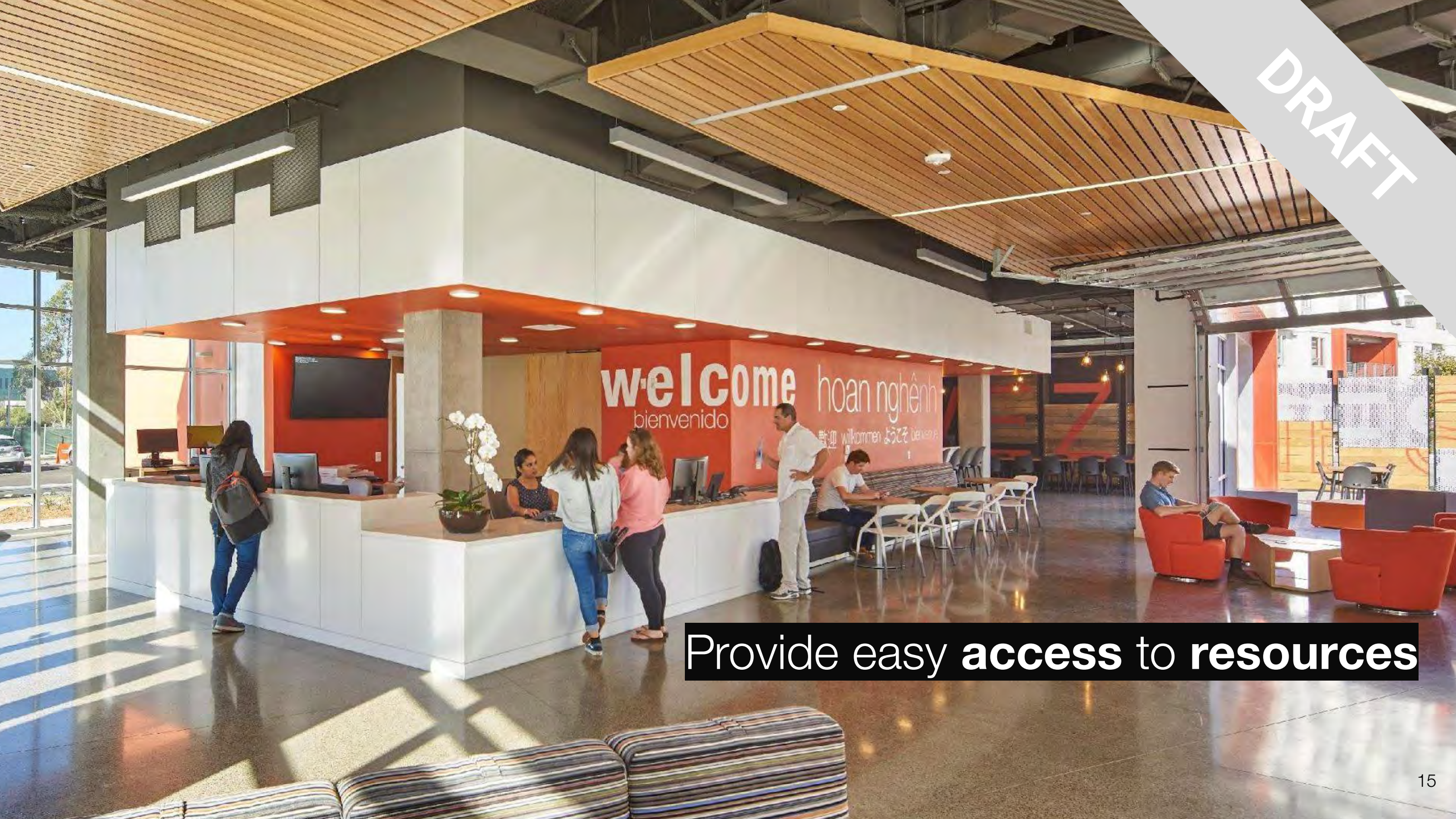
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Make **buildings** that **breathe**





DRAFT



Provide easy **access** to **resources**



Form **neighborhood** gathering spaces

DRAFT







Create **places of res**

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Allow for **informal** outdoor  
**community hubs**



# Design for **affordability**

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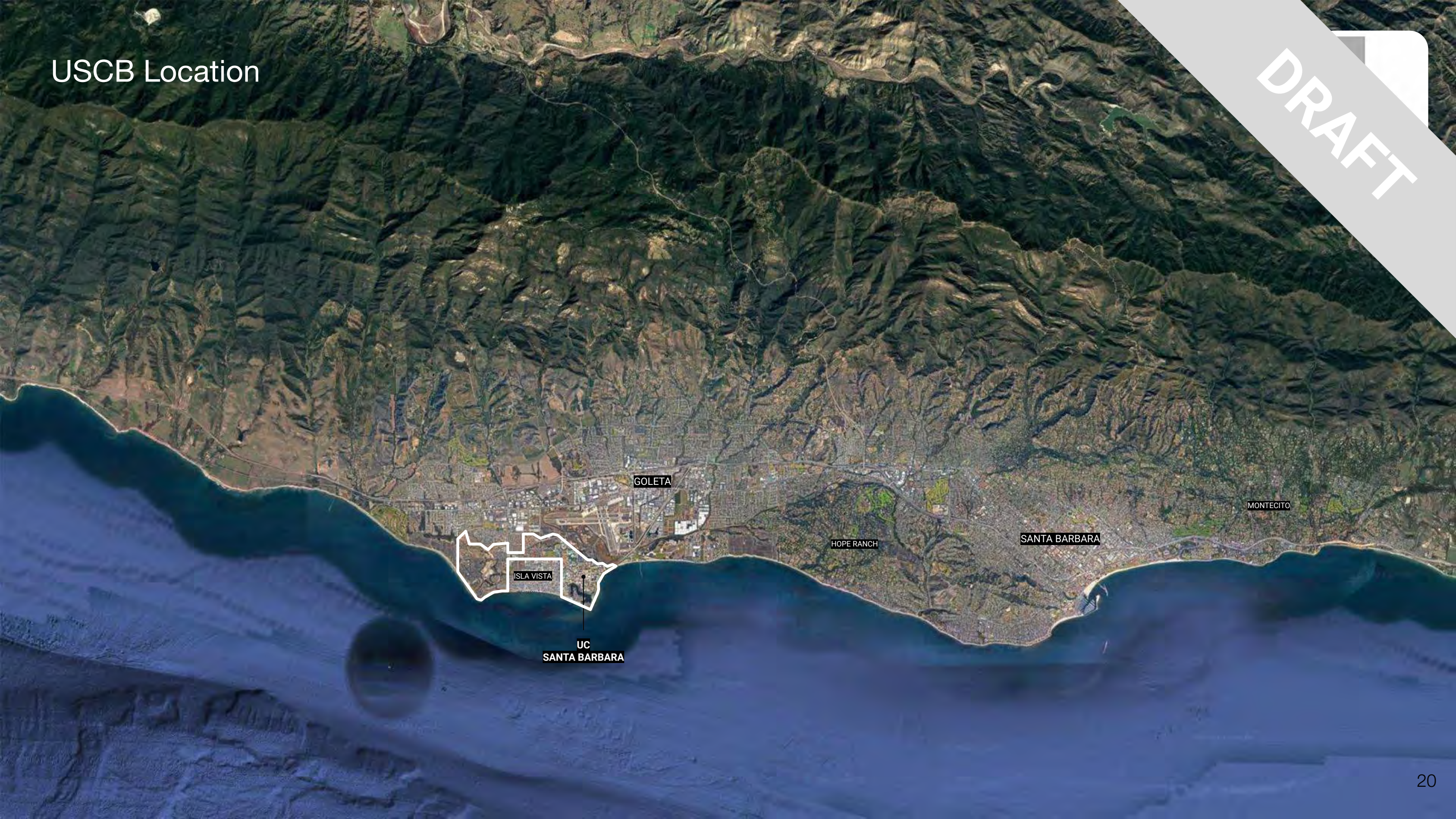
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# Campus Integration



USCB Location

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# USCB Campus Areas



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# Site History

From U.S. Marines Training Grounds to University Campus ('Heart of the Main Campus')

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Aerial View

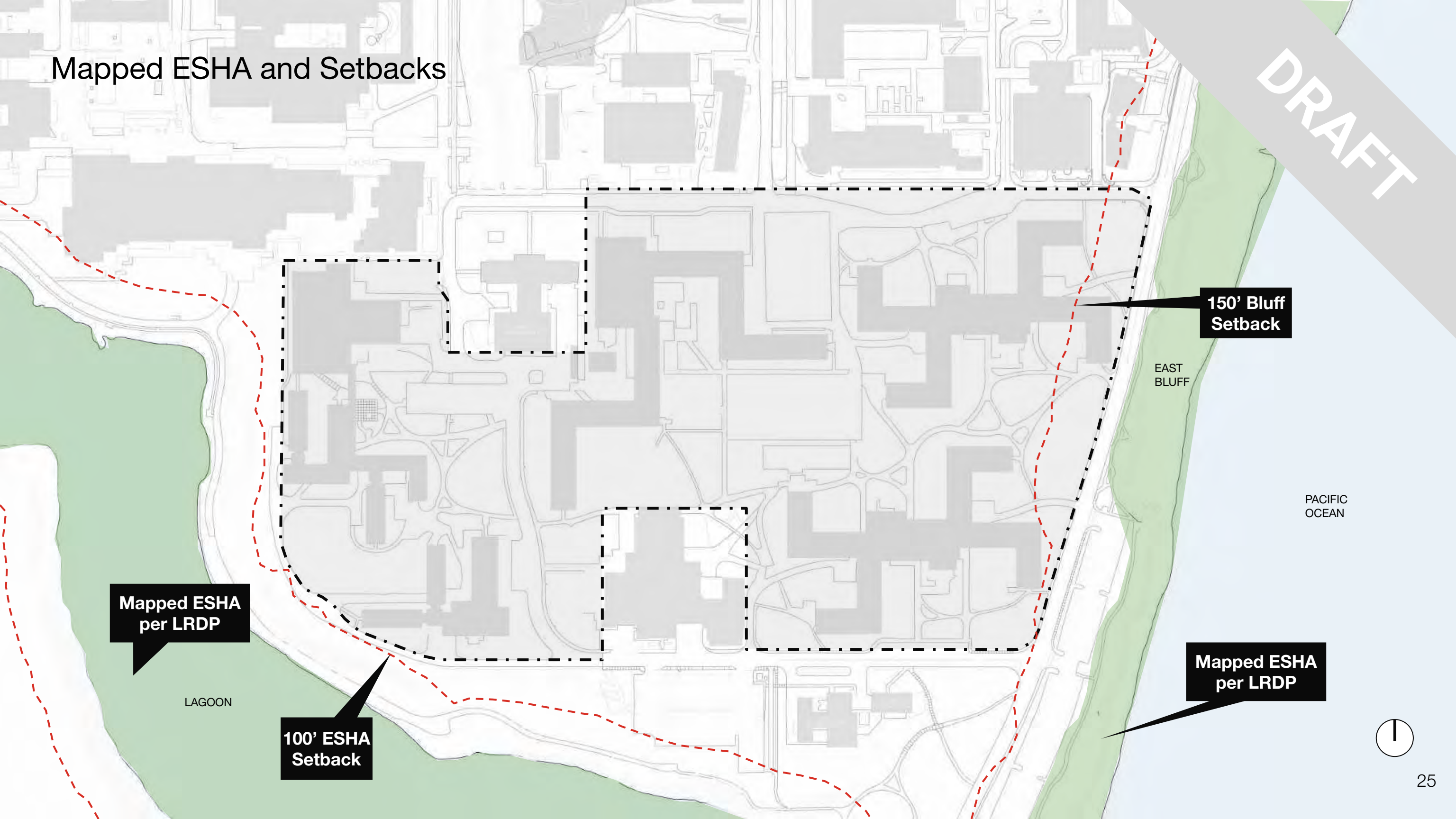
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# Mapped ESHA and Setbacks

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**Mapped ESHA  
per LRDP**

**100' ESHA  
Setback**

**150' Bluff  
Setback**

**Mapped ESHA  
per LRDP**

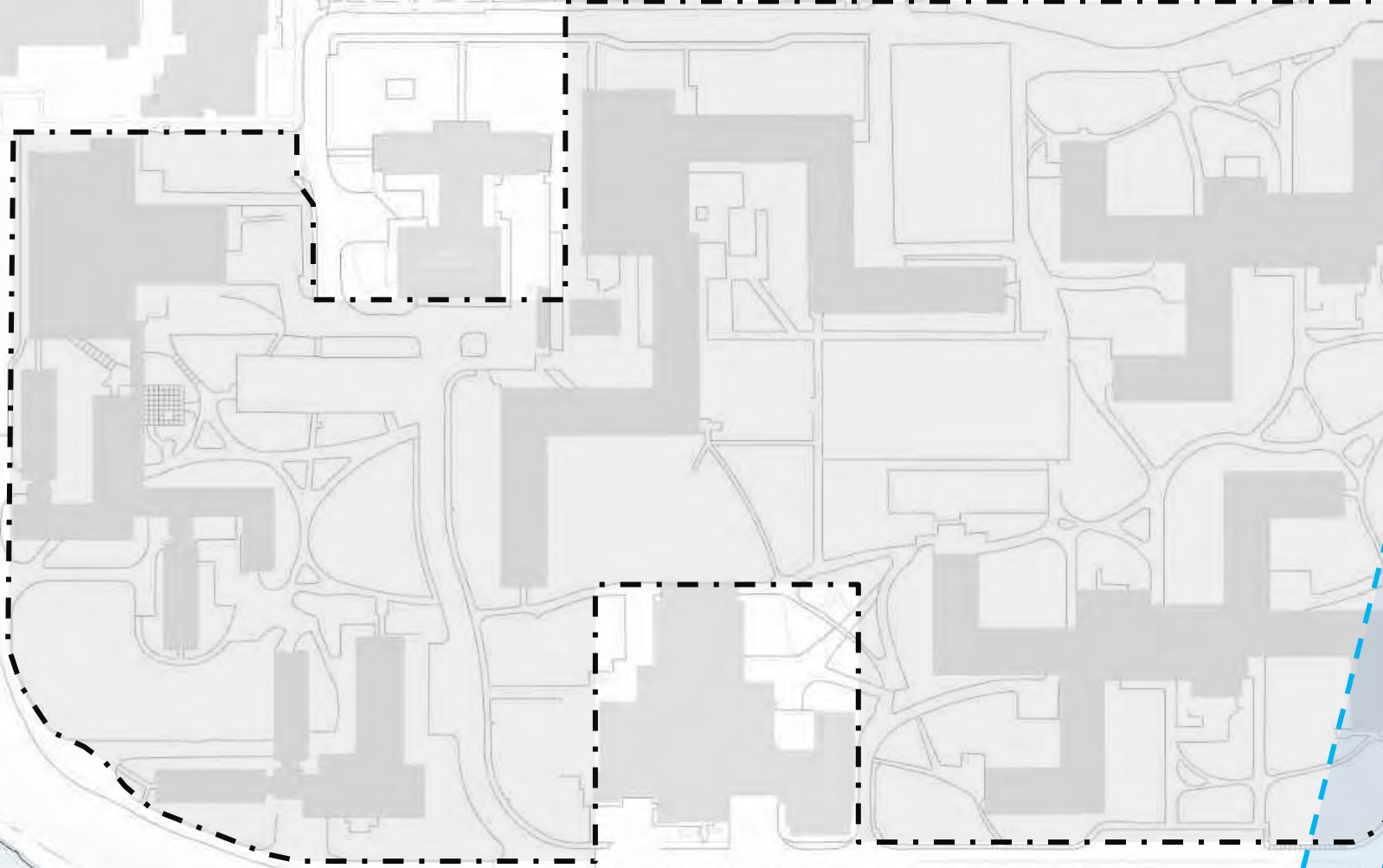


# Sea Level Rise

DRAFT

2.0m

1.0m



EAST BLUFF

PACIFIC OCEAN

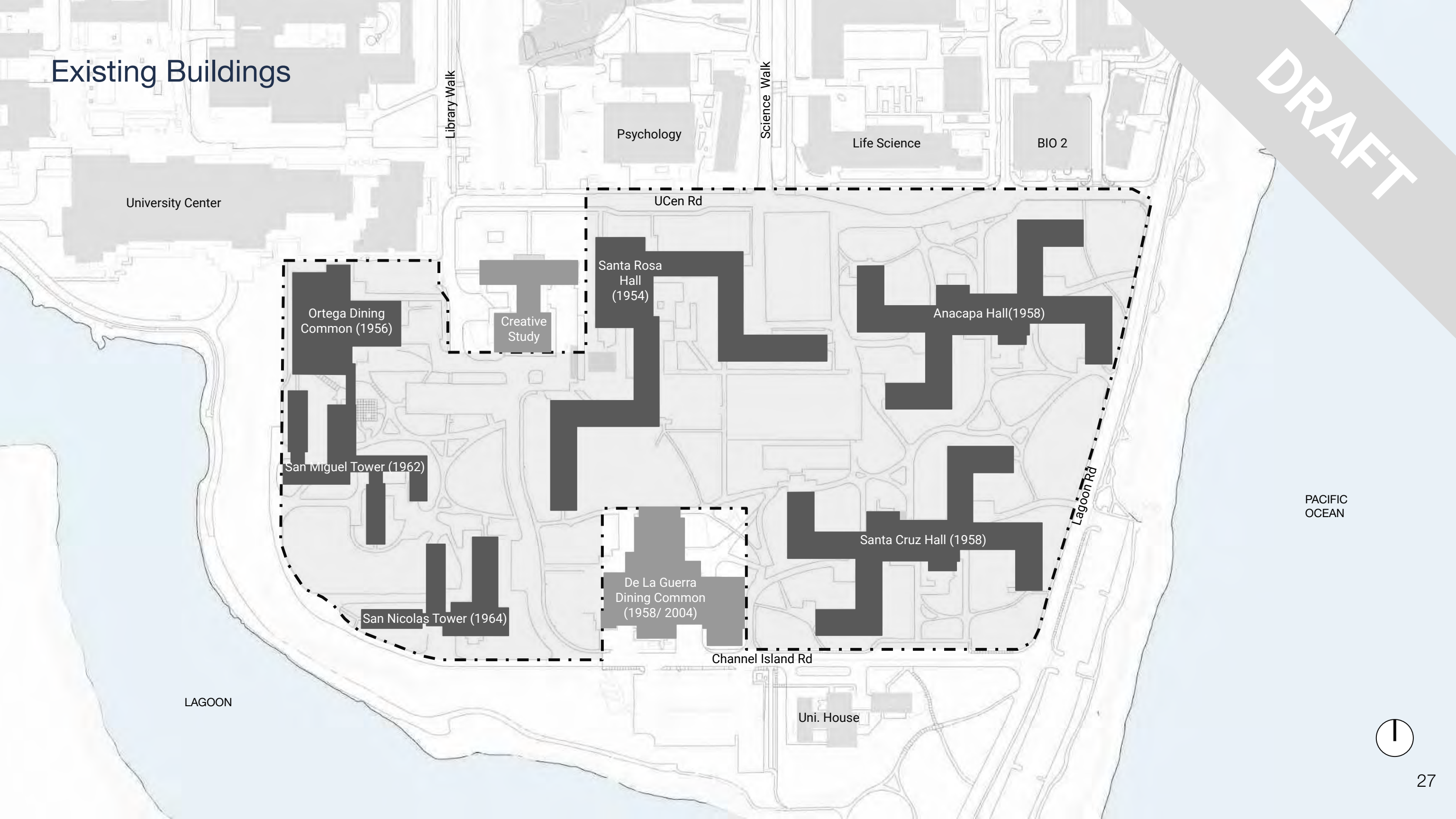
LAGOON





# Existing Buildings

DRAFT



University Center

Library Walk

Psychology

Science Walk

Life Science

BIO 2

UCen Rd

Ortega Dining  
Common (1956)

Creative  
Study

Santa Rosa  
Hall  
(1954)

Anacapa Hall(1958)

San Miguel Tower (1962)

San Nicolas Tower (1964)

De La Guerra  
Dining Common  
(1958/ 2004)

Santa Cruz Hall (1958)

Lagoon Rd

Channel Island Rd

Uni. House

PACIFIC  
OCEAN

LAGOON





DRAFT

**Santa Rosa**

- Construction Type: Type III
- Building Area: ~74,500sf
- Building Height: 24'-5" (2-story)
- Beds Provided: 575

**Ortega Dining Commons**

- Construction Type: Type III
- Building Area: ~22,300 sf
- Building Height: 23'-3 1/4" (1-story)

**San Miguel**

- Construction Type: Type I
- Building Area: ~80,000 sf
- Building Height: 75' (8-story)
- Beds Provided: 475

**San Nicolas**

- Construction Type: Type I
- Building Area: ~81,000 sf
- Building Height: 72' (8-story)
- Beds Provided: 525

**Santa Cruz**

- Construction Type: Type III
- Building Area: 78,664 sf
- Building Height: 24'-5" (2-story)
- Beds Provided: 600

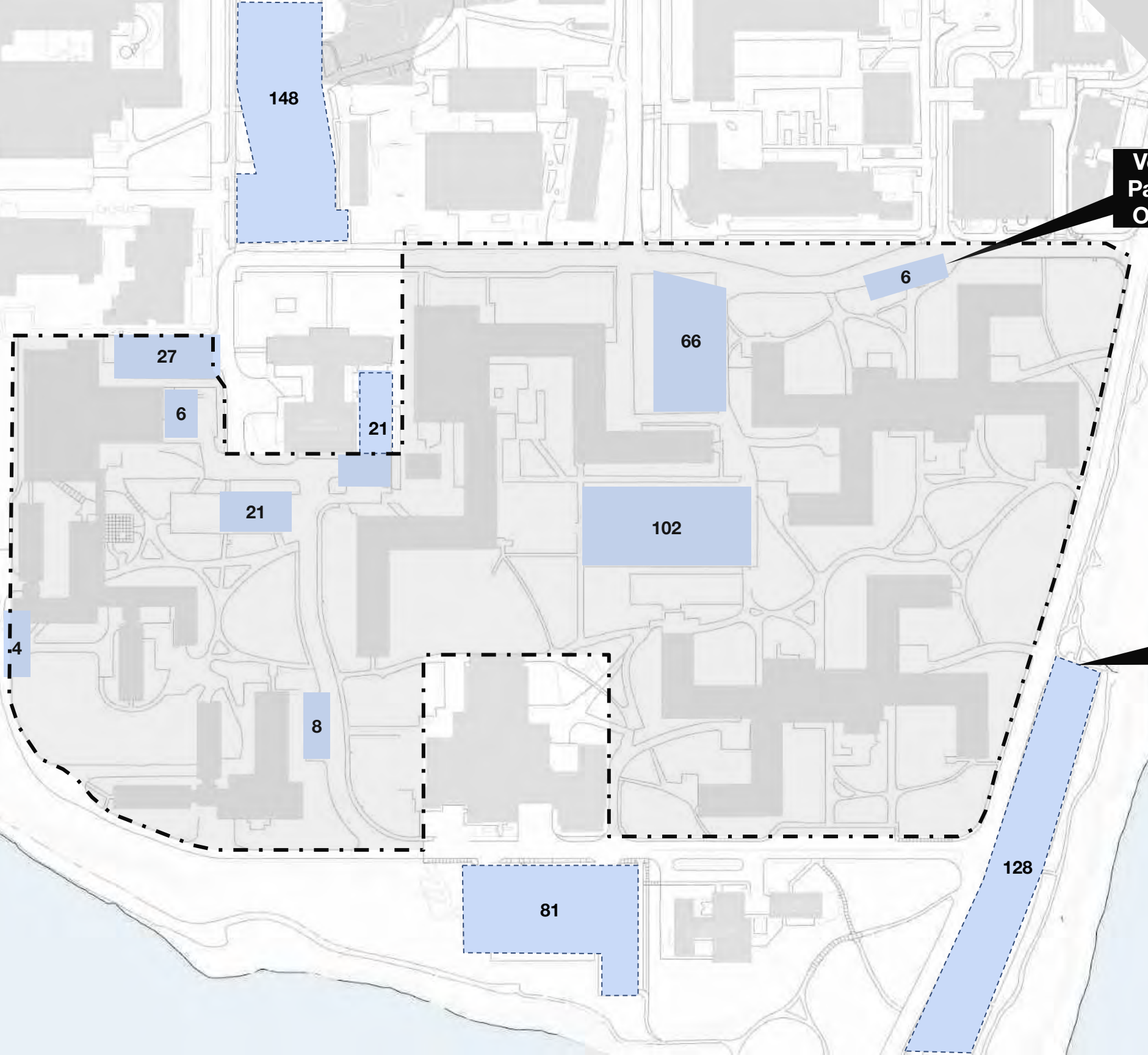


Existing Parking

DRAFT

Vehicle  
Parking,  
On-site

Vehicle  
Parking,  
Off-site

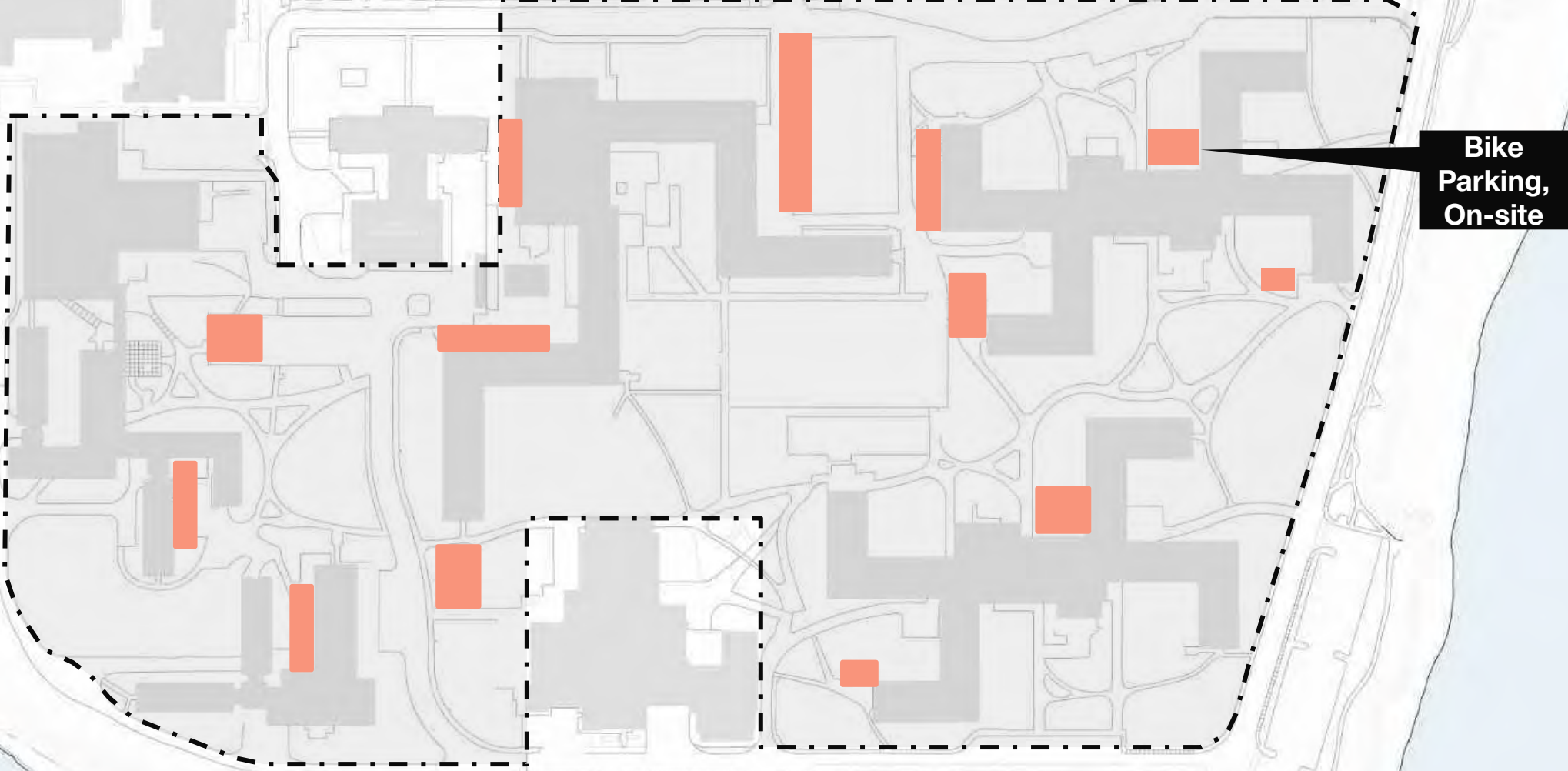


PARKING PROVIDED ON-SITE	250
PARKING PROVIDED ADJACENT/ OFF-SITE	368



Existing Bike Parking

DRAFT



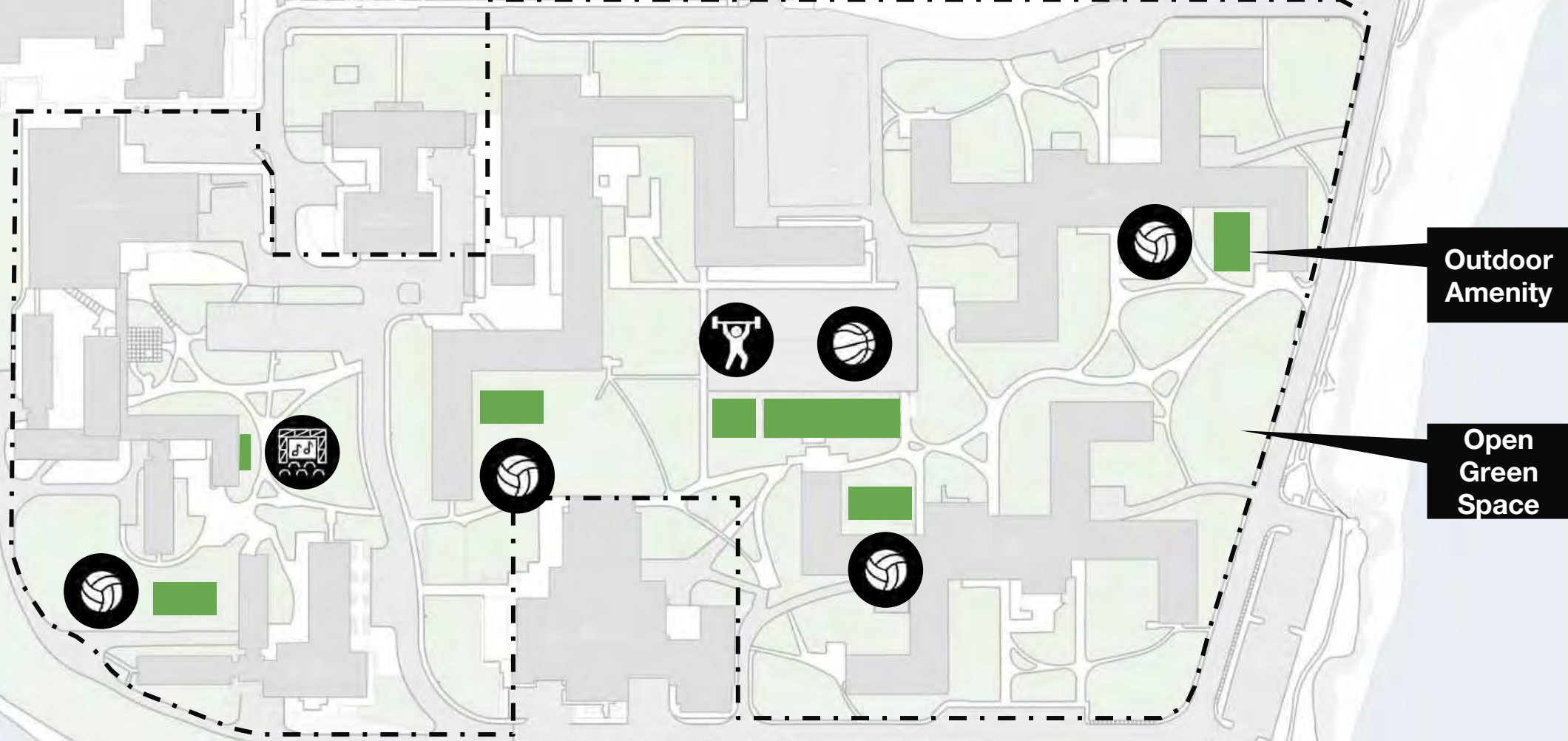
Bike  
Parking,  
On-site





# Existing Outdoor Amenities

DRAFT



Outdoor Amenity

Open Green Space





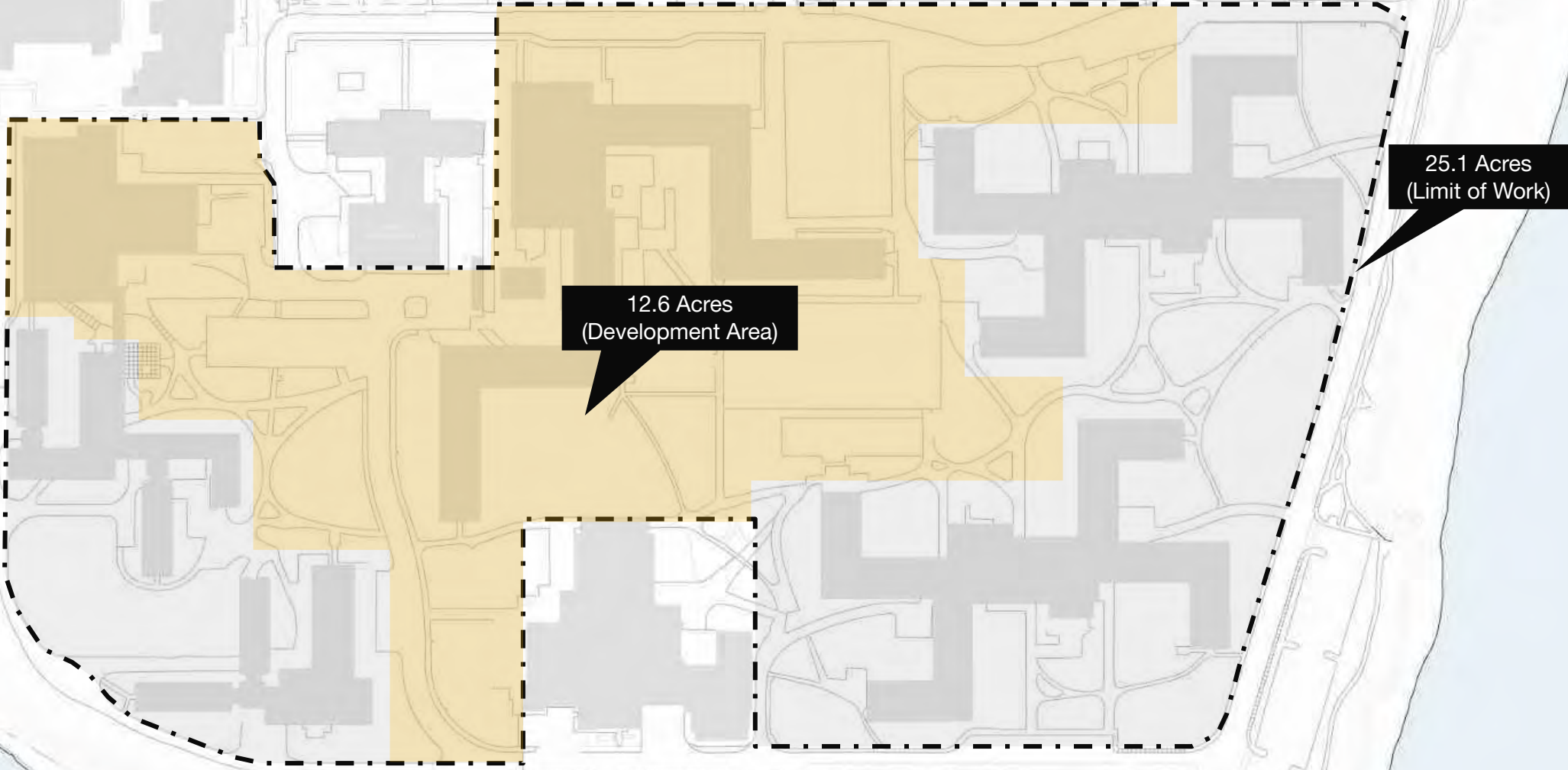
DRAFT

# Site Design & Massing



Development Area

DRAFT



12.6 Acres  
(Development Area)

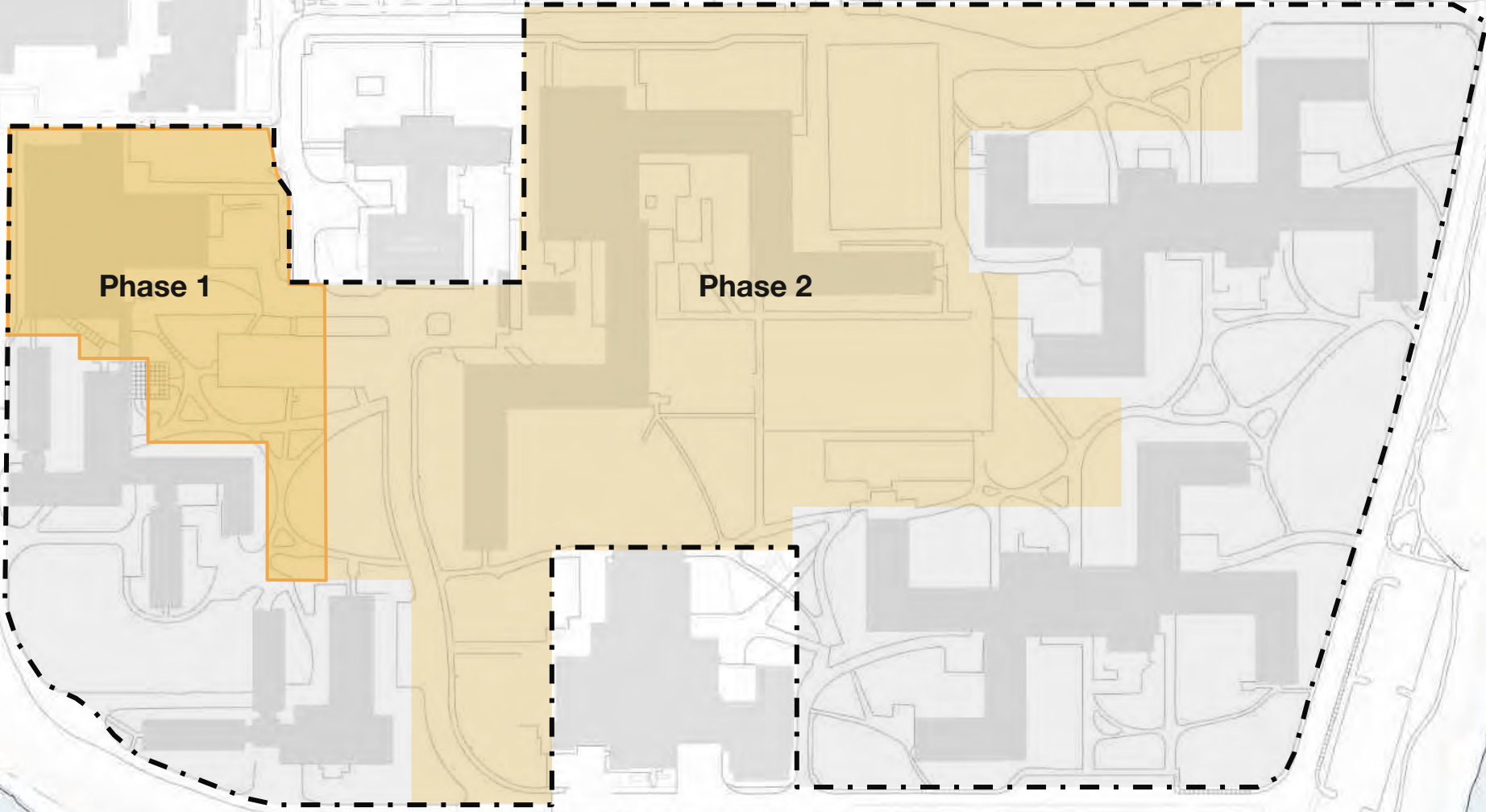
25.1 Acres  
(Limit of Work)





# Project Phasing

DRAFT





# Site History

## Campus Plan for UCSB (2003)

DRAFT



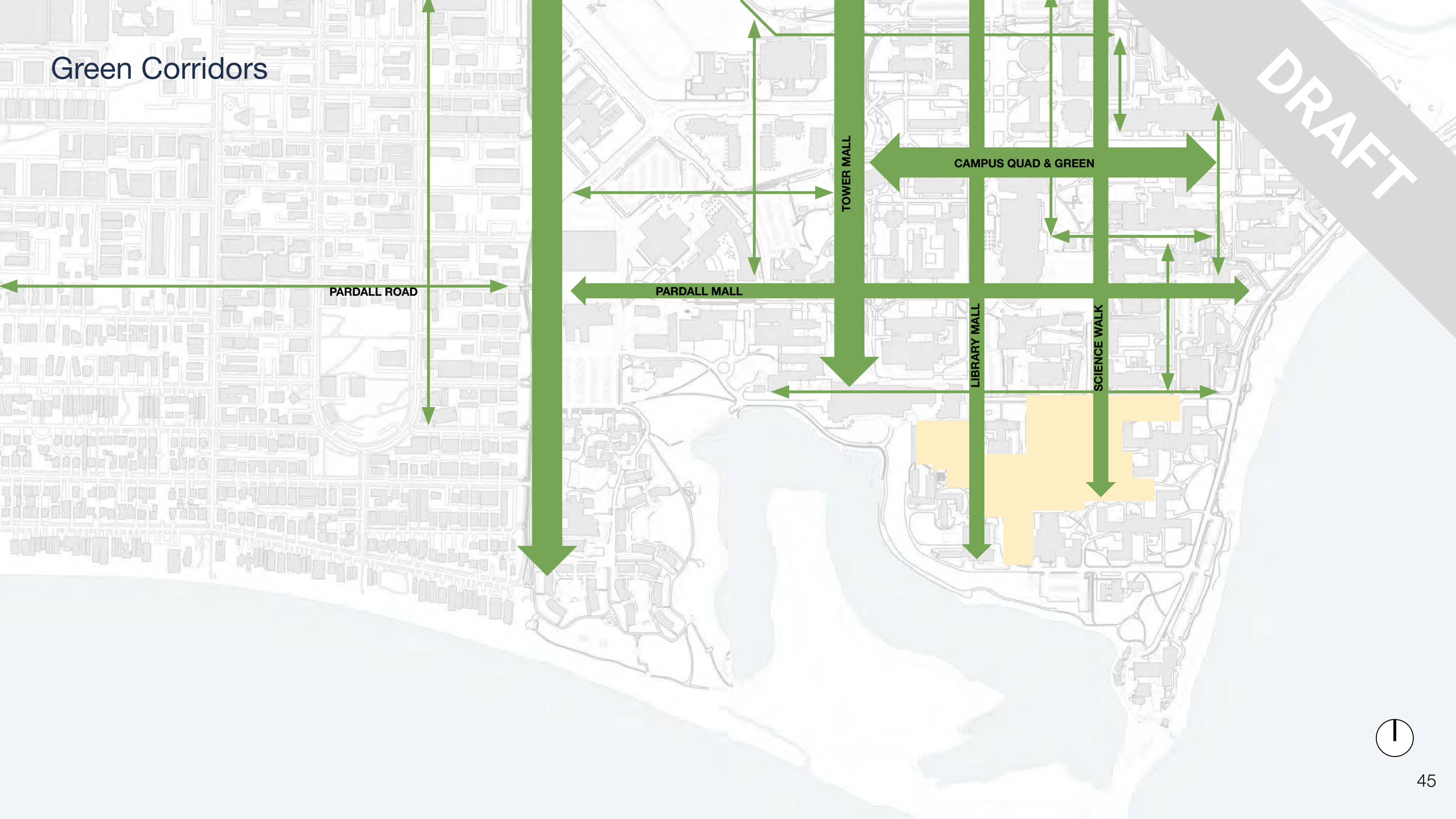
CREATE AN OPEN GRID OF VISTAS



OPEN SPACE FRAMEWORK



# Green Corridors



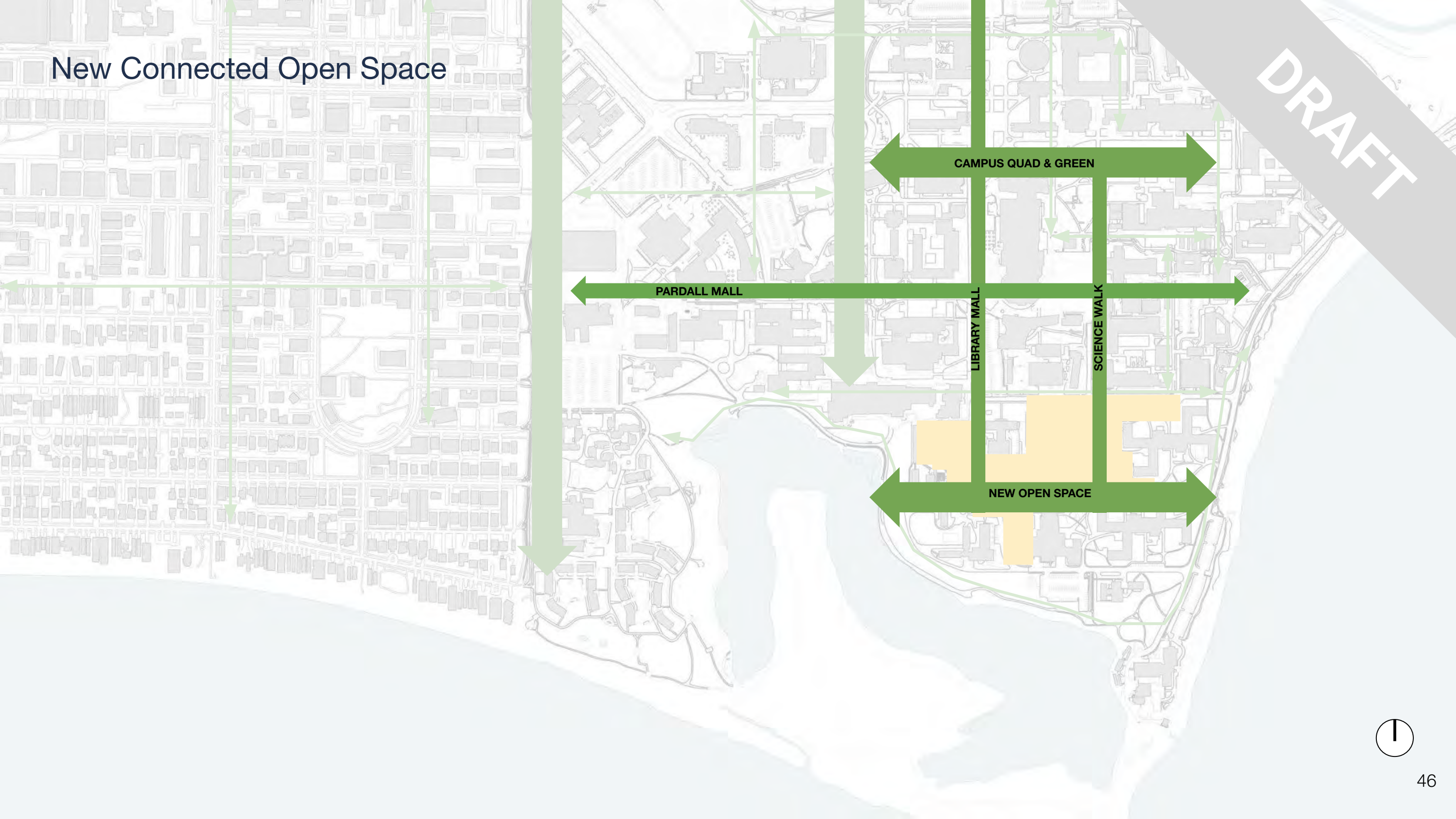
DRAFT





# New Connected Open Space

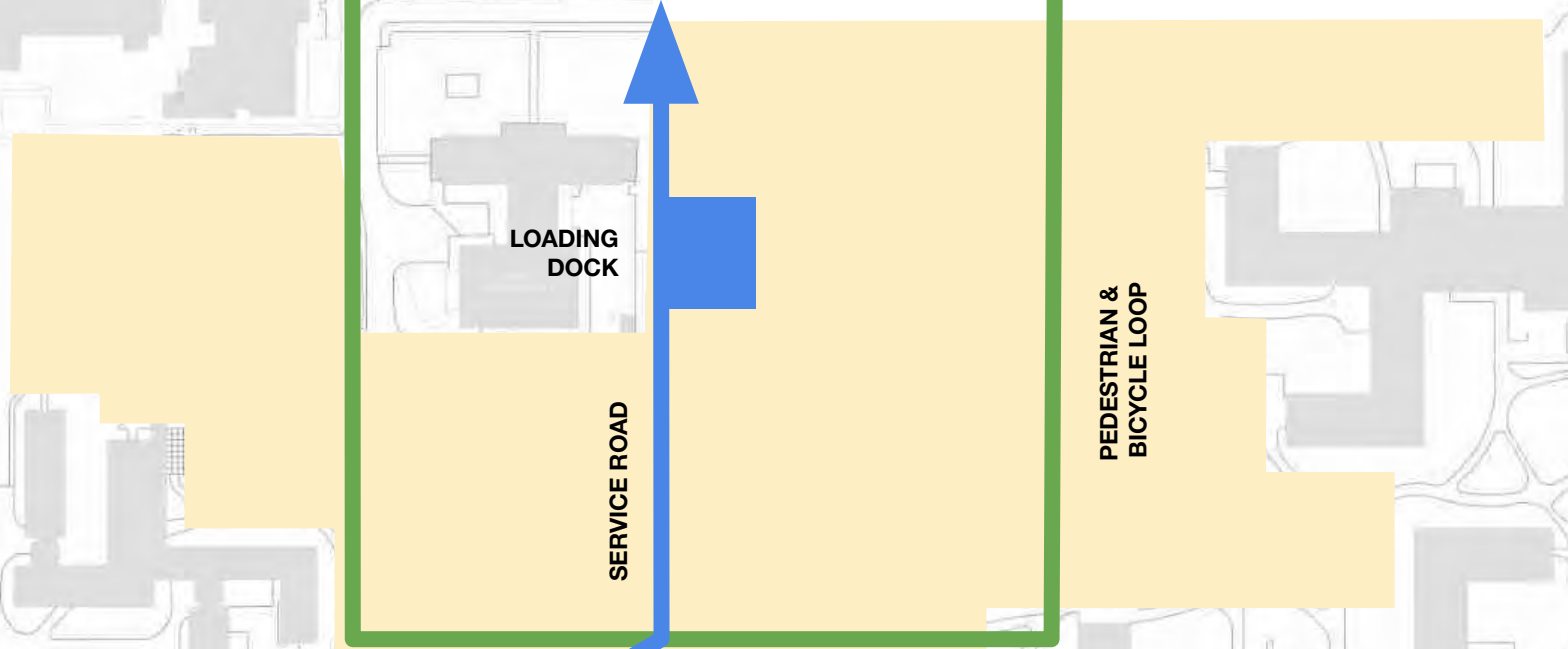
DRAFT





Pedestrian / Service

DRAFT



LOADING DOCK

SERVICE ROAD

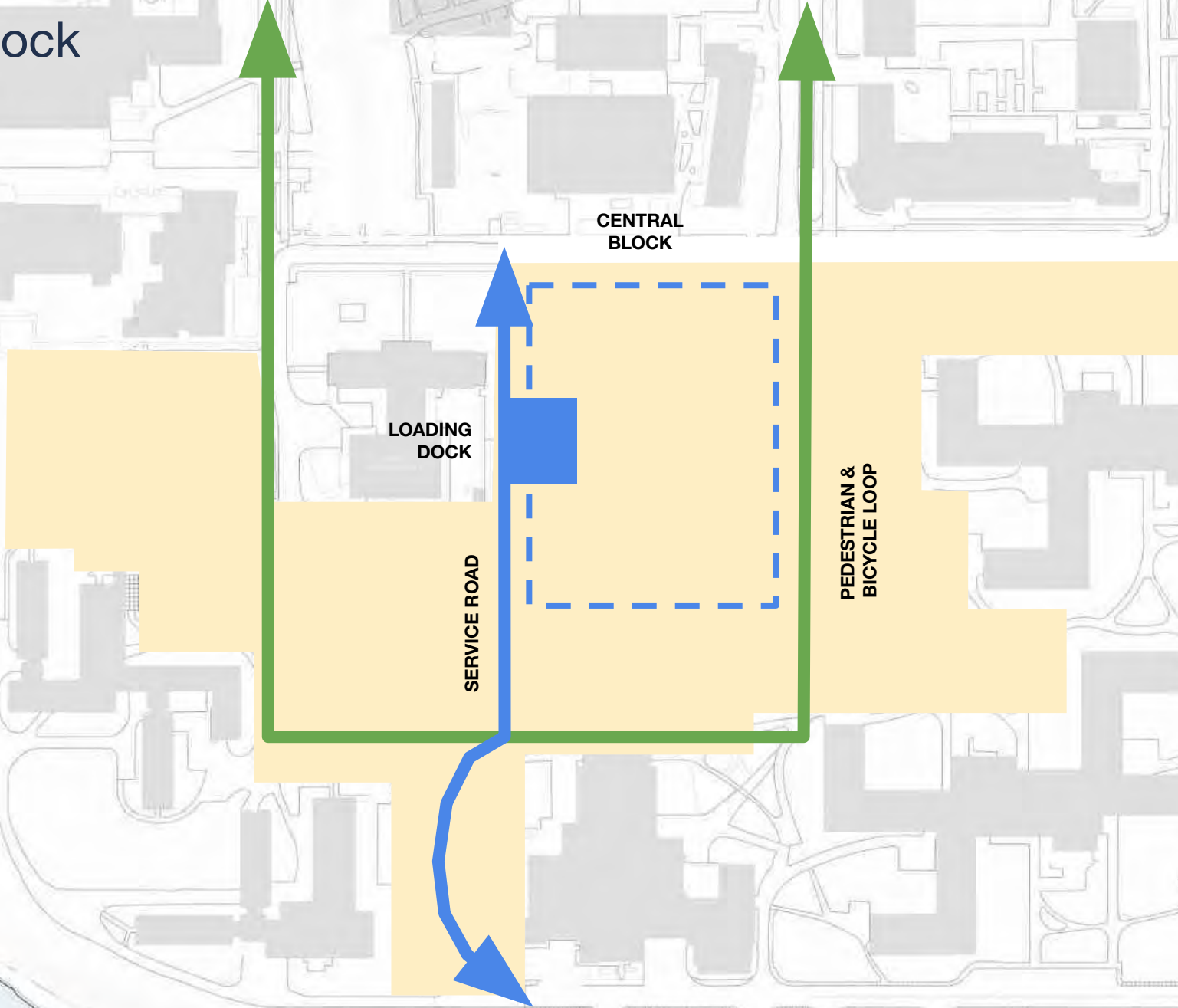
PEDESTRIAN & BICYCLE LOOP





Central Dining Block

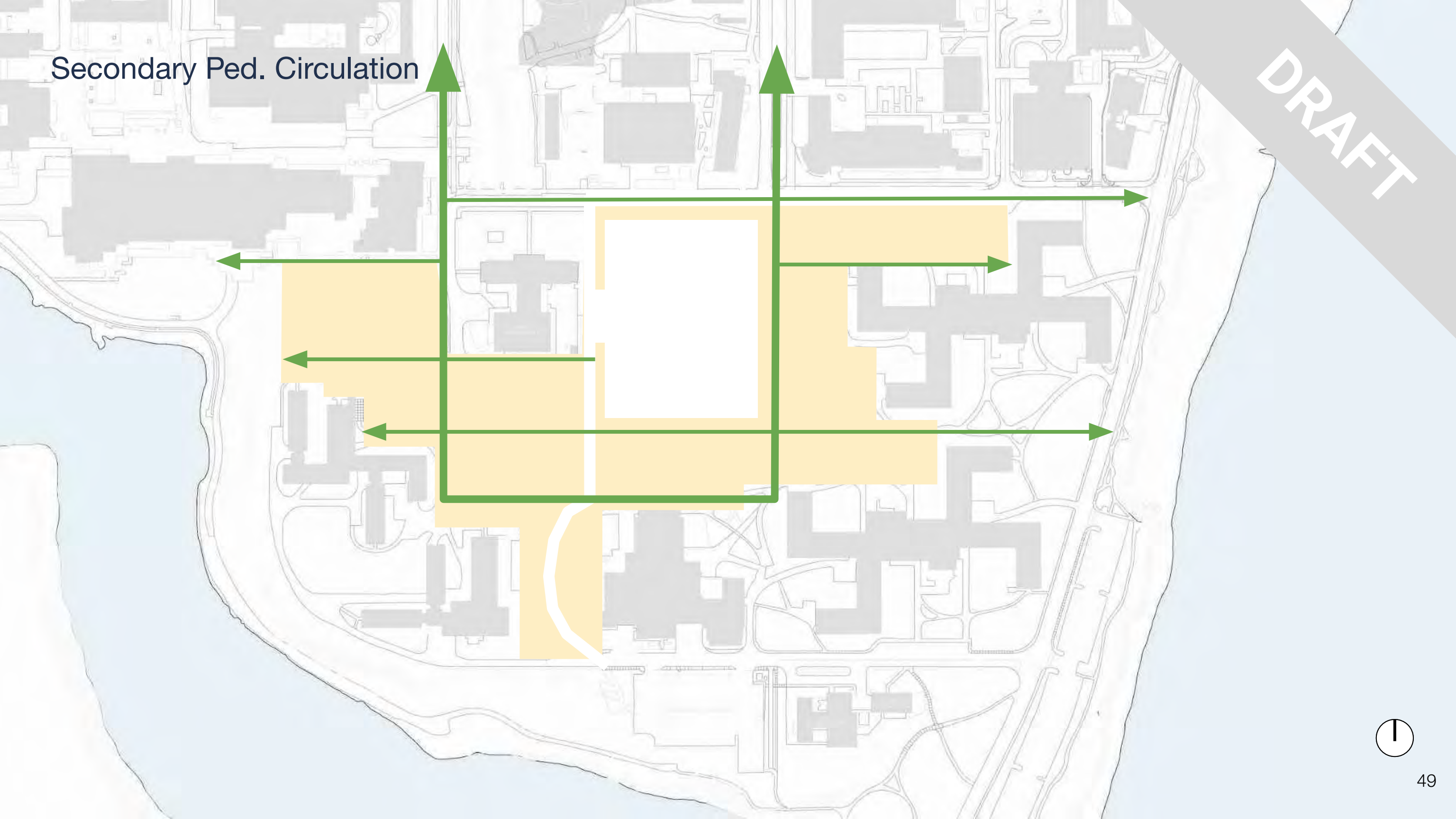
DRAFT





Secondary Ped. Circulation

DRAFT

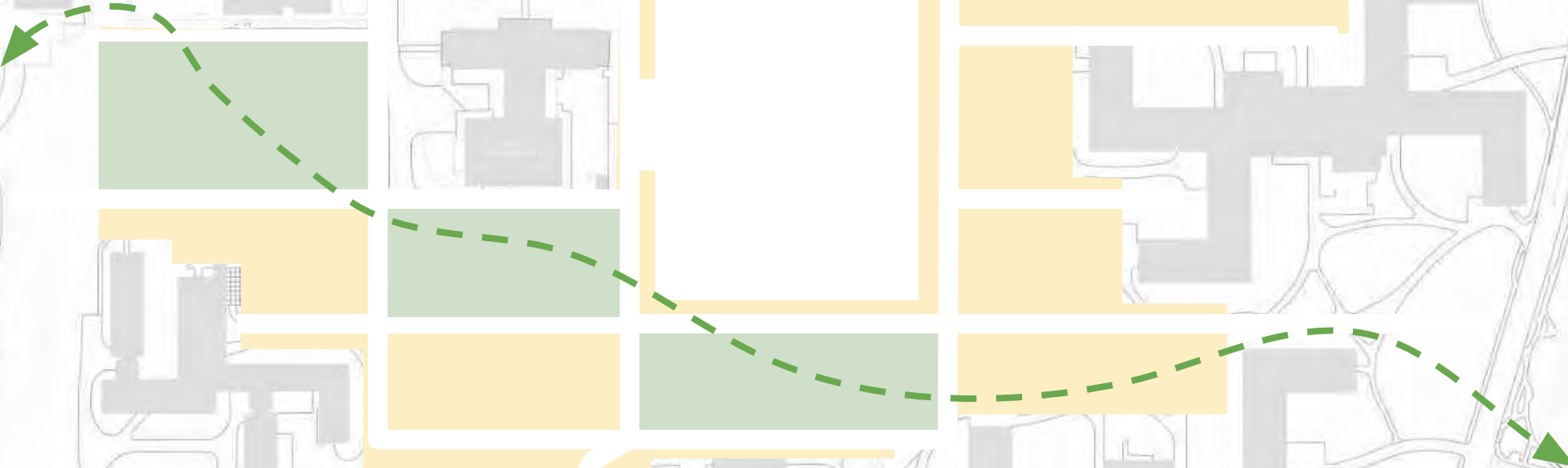




# New Connected Open Space

DRAFT

Lagoon Access



Beach Access





# New Vehicular Parking

DRAFT

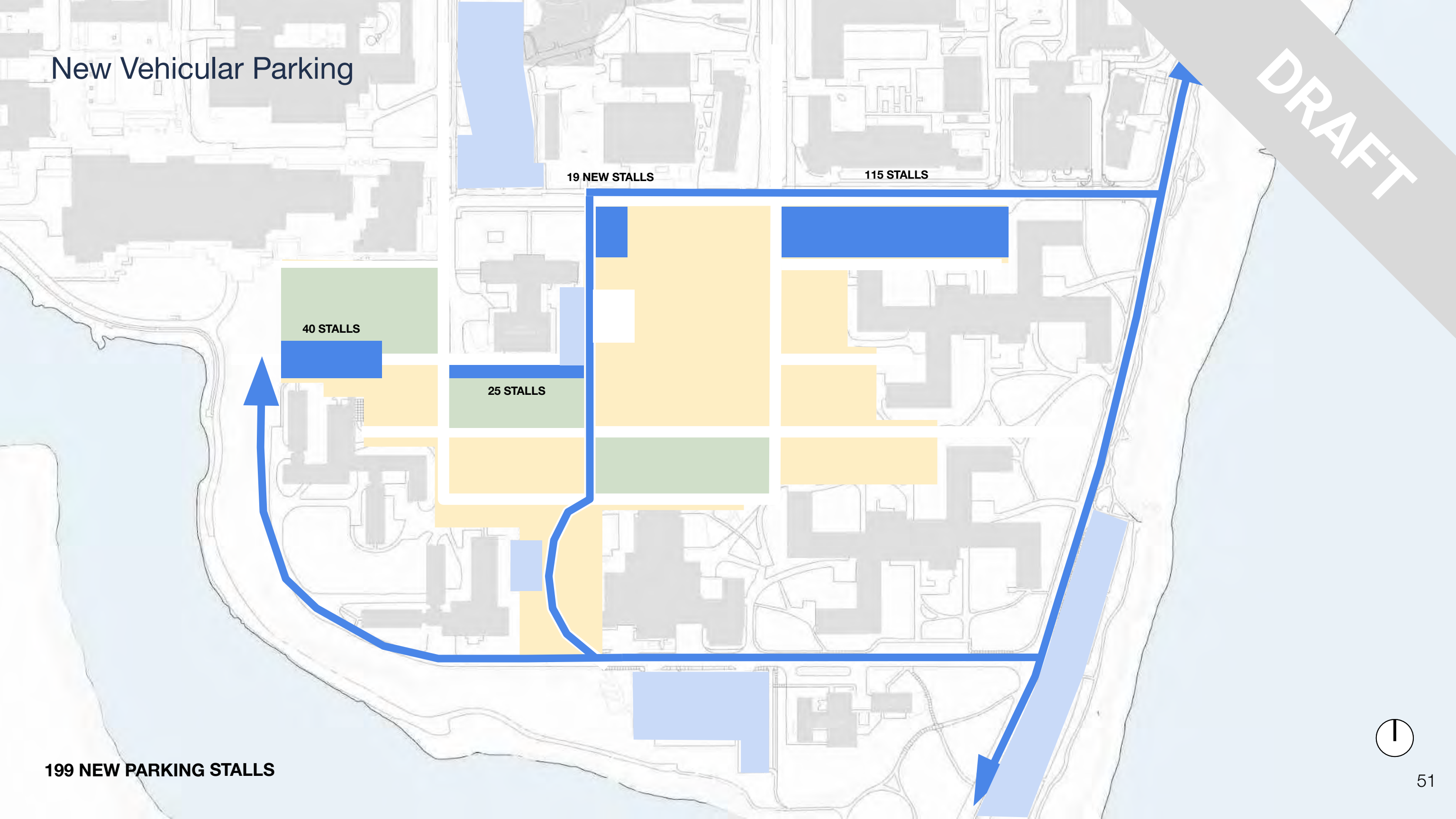
19 NEW STALLS

115 STALLS

40 STALLS

25 STALLS

199 NEW PARKING STALLS





Dropoff Area

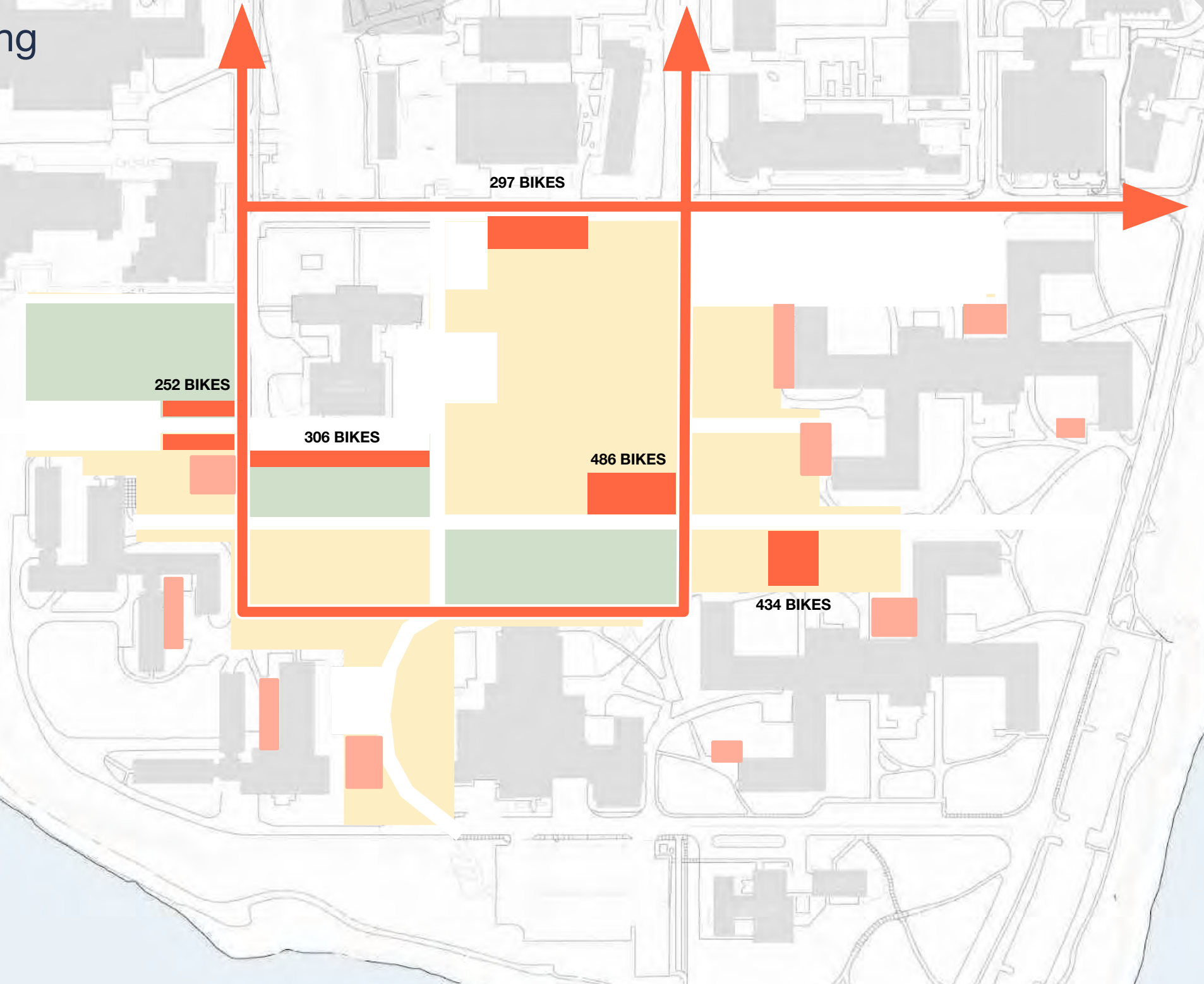
DRAFT





# New Bike Parking

DRAFT



1775 NEW BIKE STALLS





# Public Transit

5-10 MIN  
WALK TO BUS STOP

5-10 MIN  
WALK TO BUS STOP

5-10 MIN  
WALK TO BUS STOP

DRAFT





# Site Improvements

DRAFT

SERVICE ROAD EXTENSION

SERVICE ROAD CONNECTION

UCEN ROAD

CHANNEL ISLANDS ROAD

LAGOON ROAD

NEW DISPERSED SURFACE PARKING

EXTEND & CONNECT SCIENCE AND LIBRARY MALL PEDESTRIAN AND BIKE ROUTES

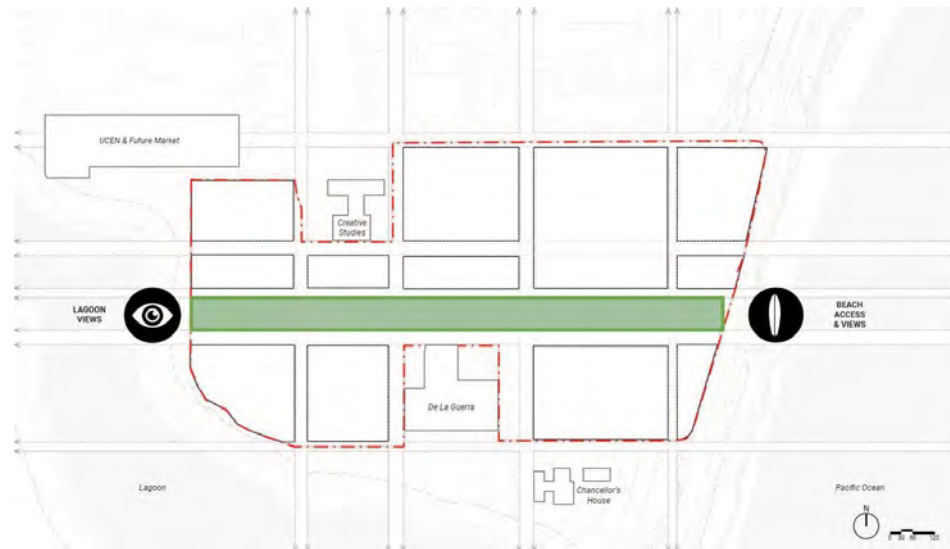
NEW DISPERSED BICYCLE PARKING



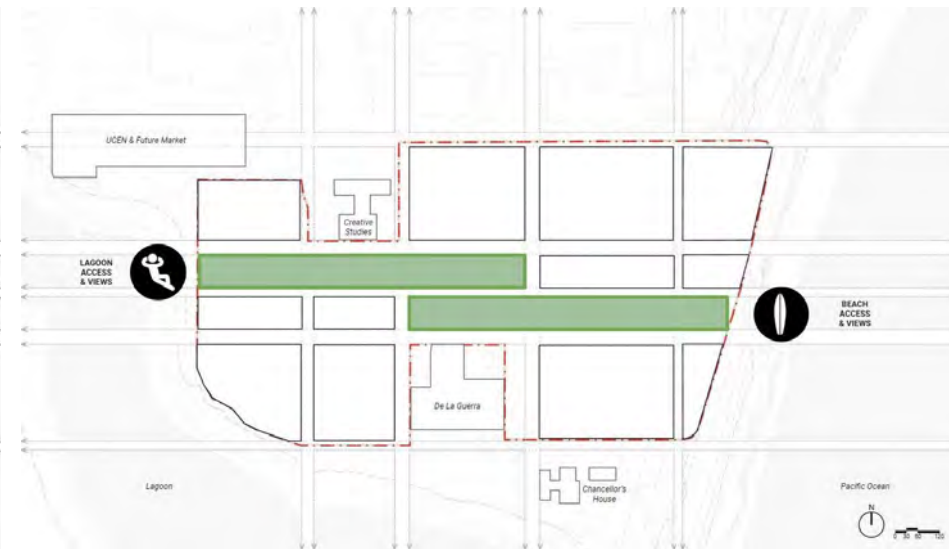


# Open Space Development

DRAFT



**GREEN BELT**



**SHIFTING GREEN**



**CHECKERBOARD GREEN**



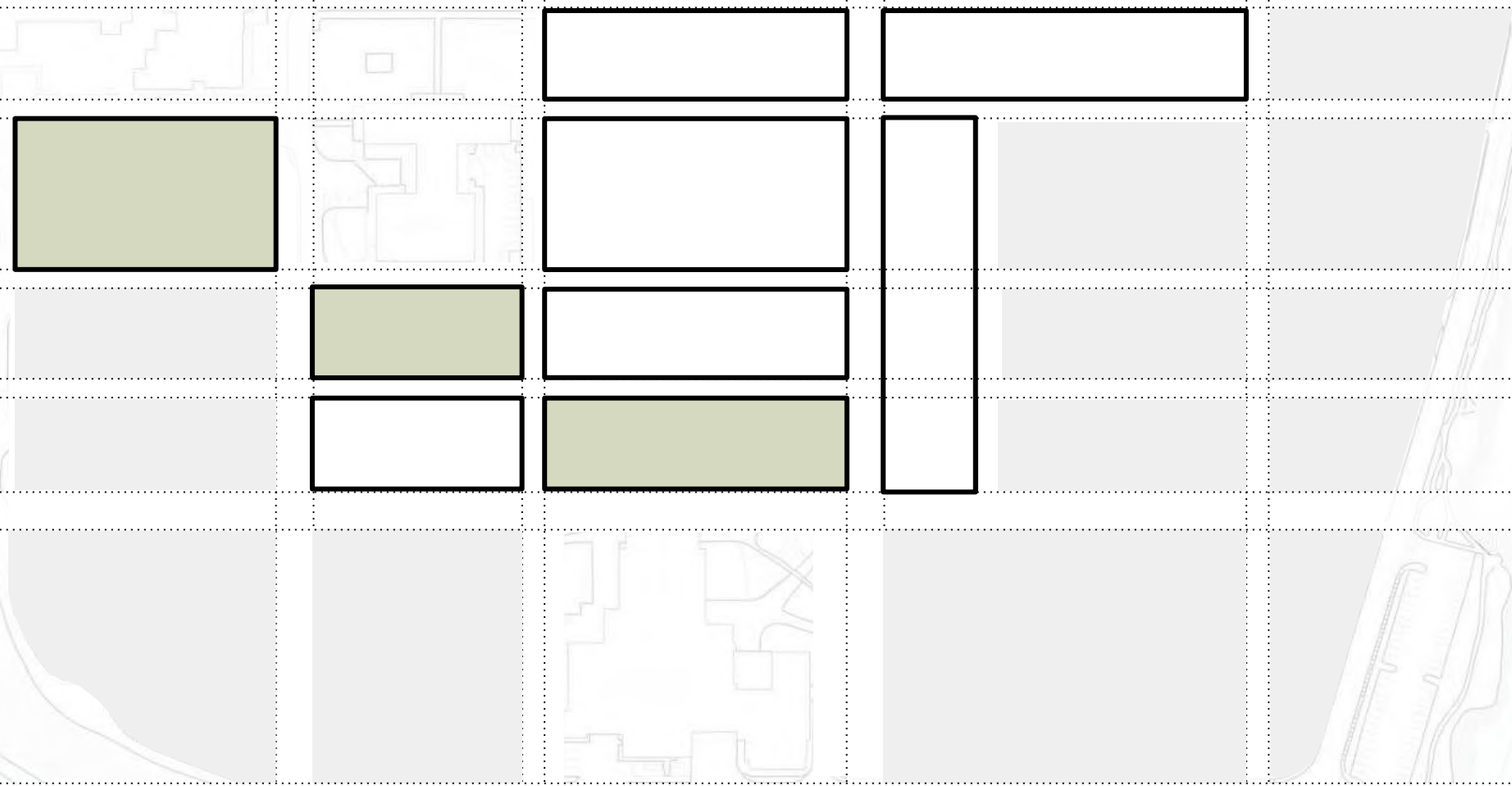




# Open Space Development

DRAFT

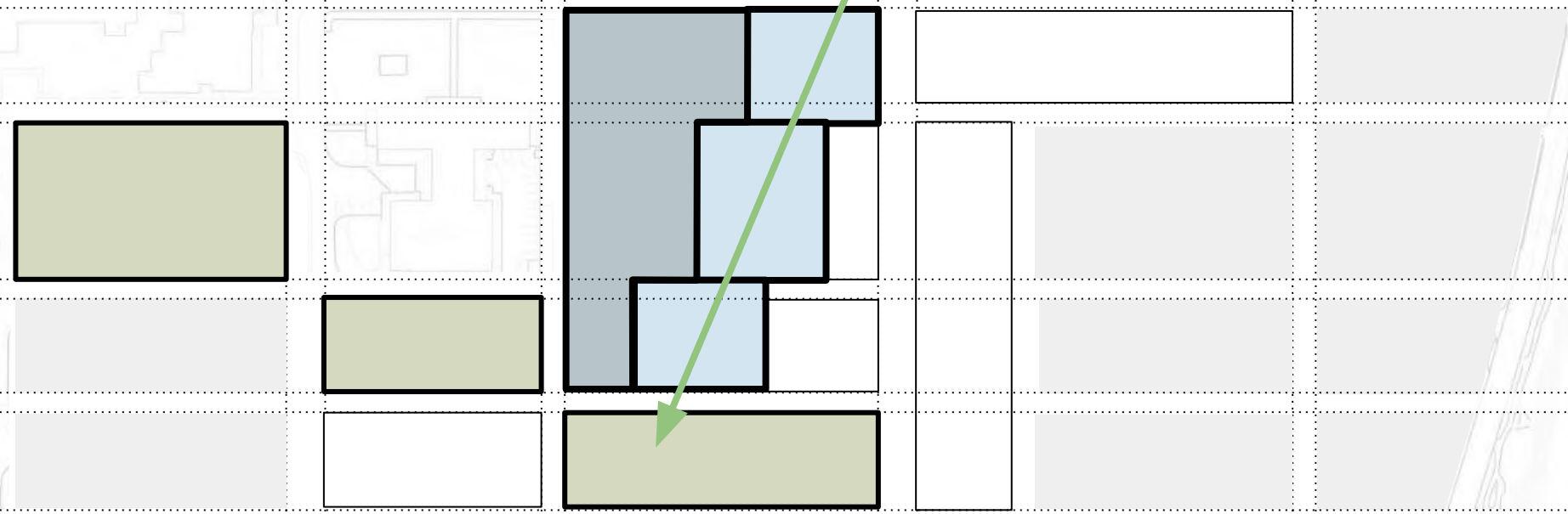
- DINING HALL - FOH
- DINING HALL - BOH
- AMENITIES
- APARTMENTS
- RESIDENTIAL HALLS
- OPEN / GREEN SPACE
- OFFICES



# Dining Hall & Amenities

DRAFT

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



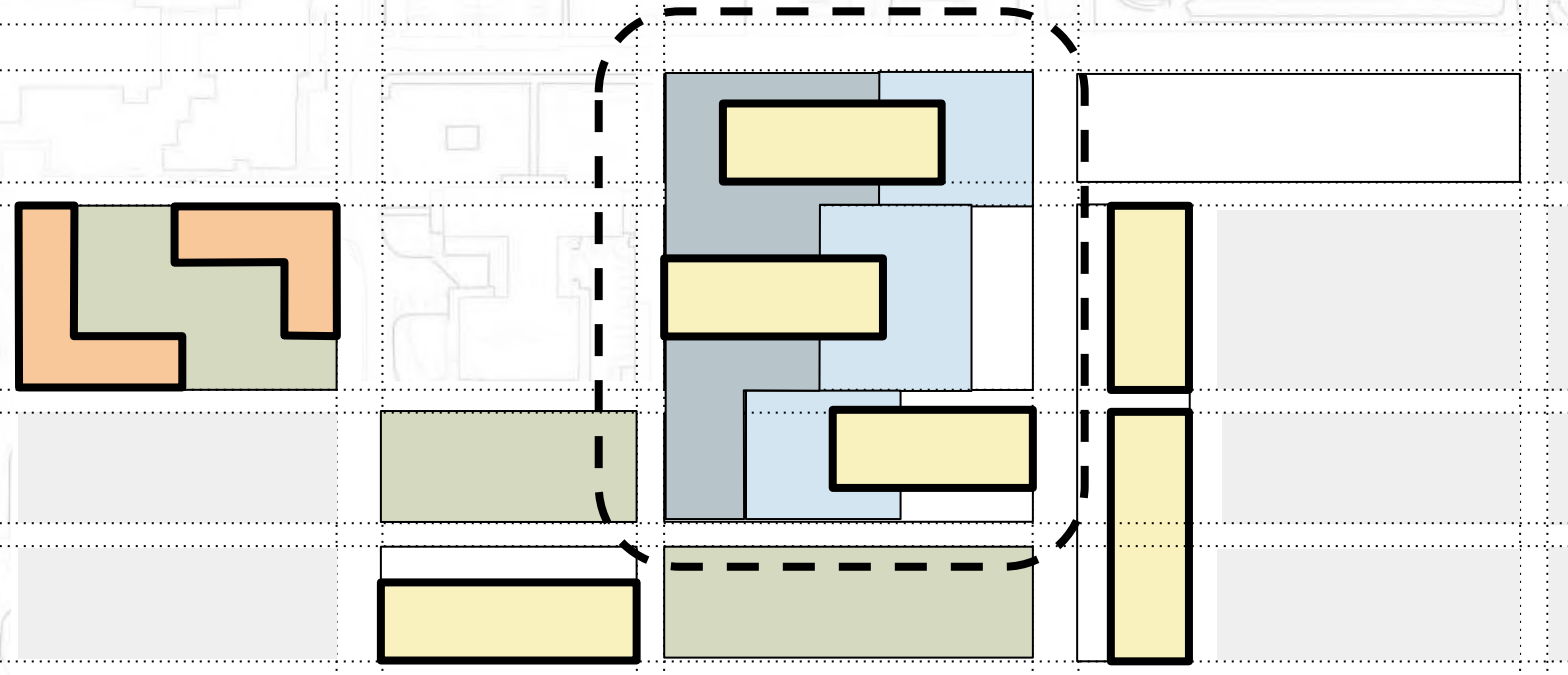


# Residential Hall & Apartments

DRAFT

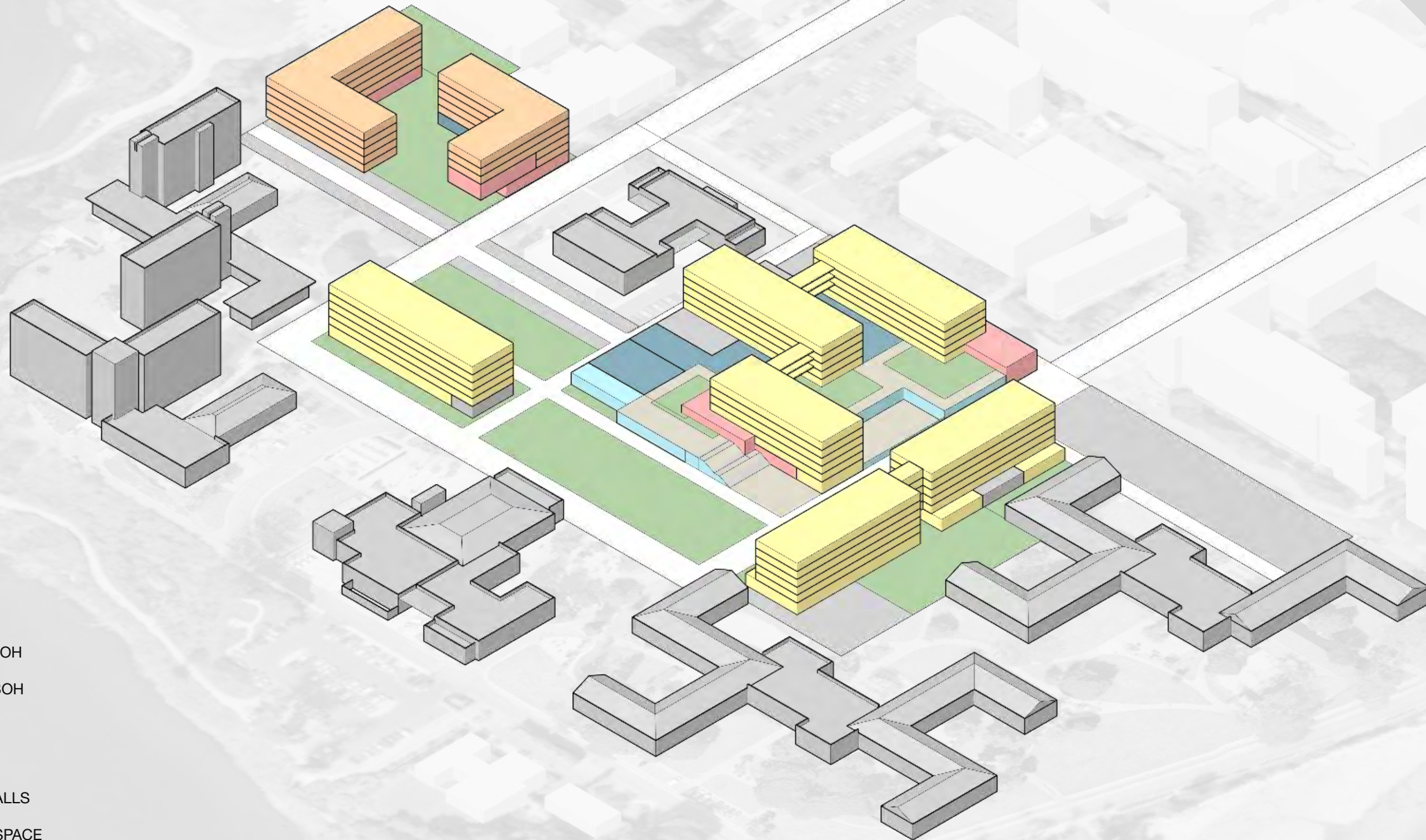
"CENTRAL BLOCK"

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



# Site Axon

DRAFT



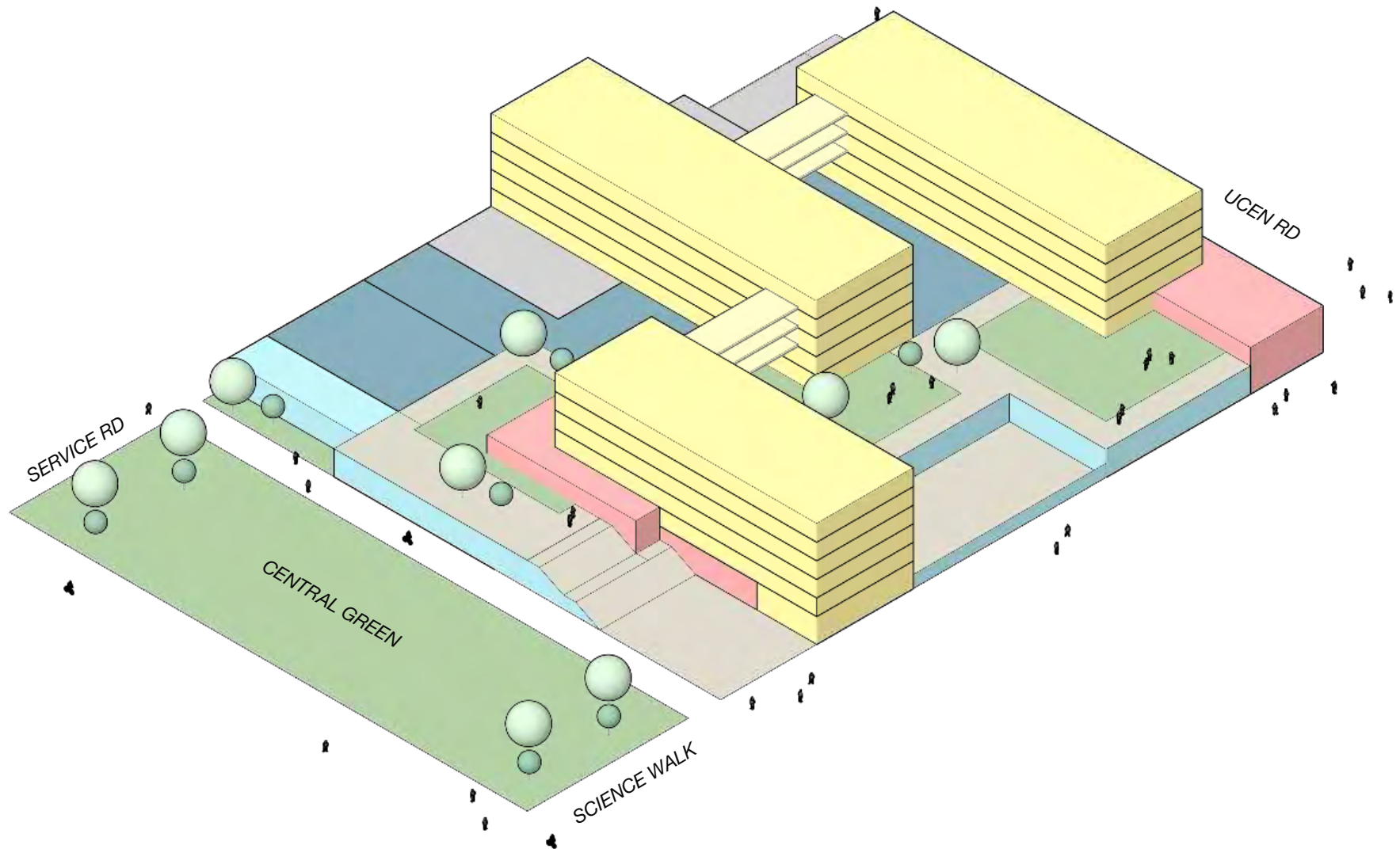
- DINING HALL - FOH
- DINING HALL - BOH
- AMENITIES
- APARTMENTS
- RESIDENTIAL HALLS
- OPEN / GREEN SPACE
- OFFICES





# Central Block Axon

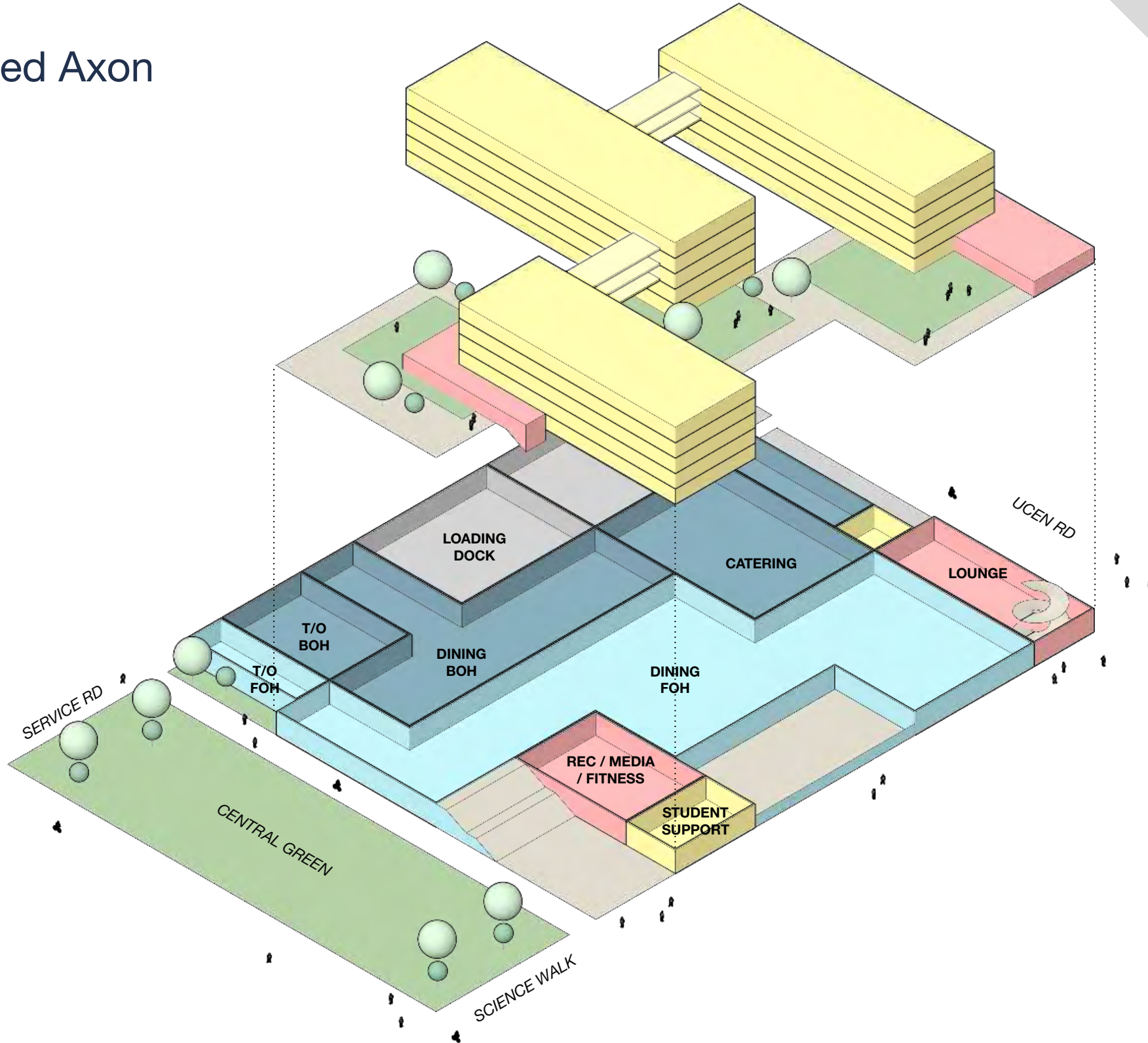
DRAFT



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

# Central Block Exploded Axon

DRAFT

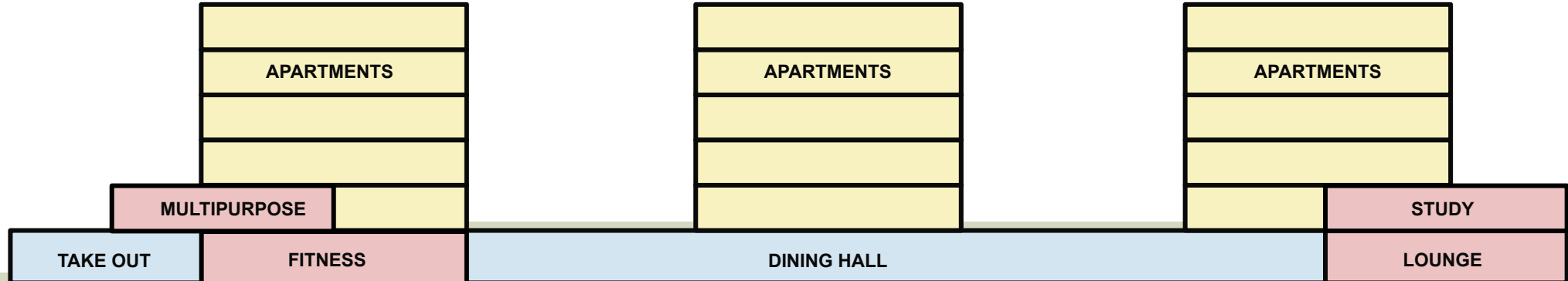


- DINING HALL - FOH
- DINING HALL - BOH
- AMENITIES
- APARTMENTS
- RESIDENTIAL HALLS
- OPEN / GREEN SPACE
- OFFICES



# Central Block Section

DRAFT



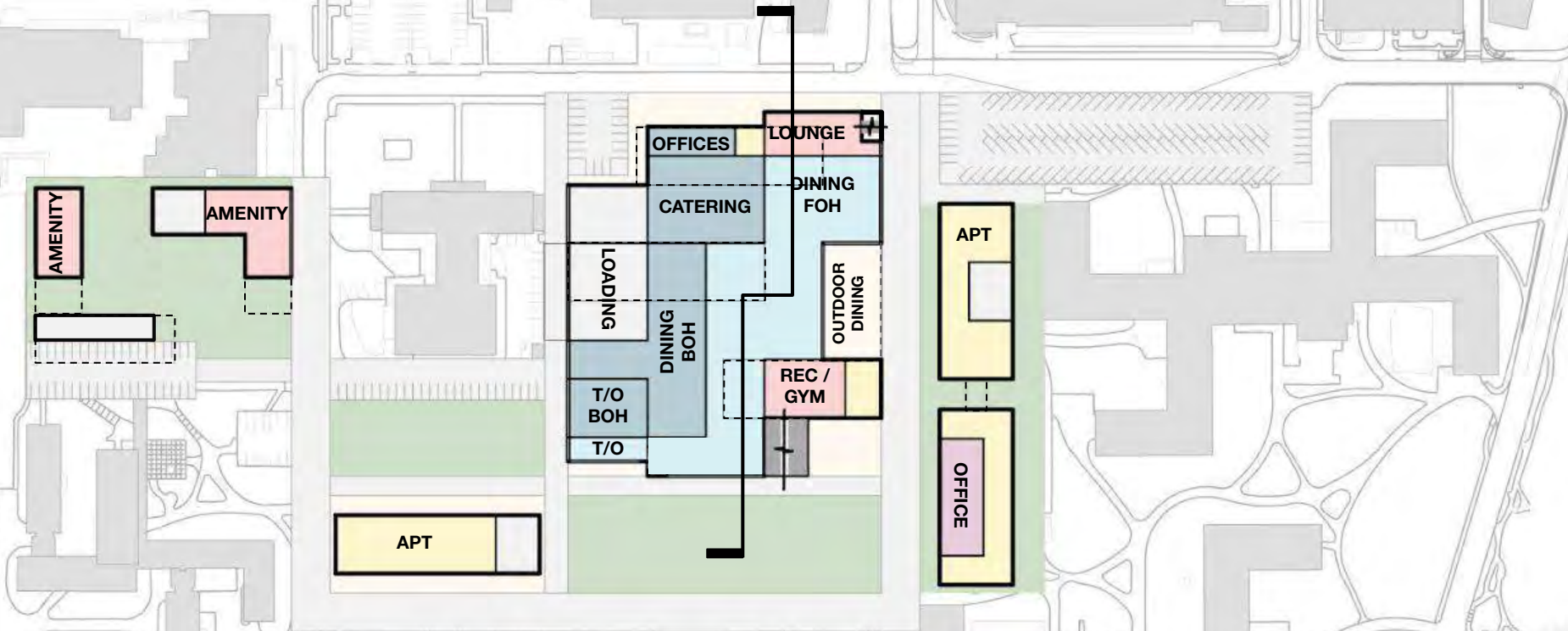
CENTRAL GREEN

UCEN RD

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

# Site Plan - Ground Level

DRAFT



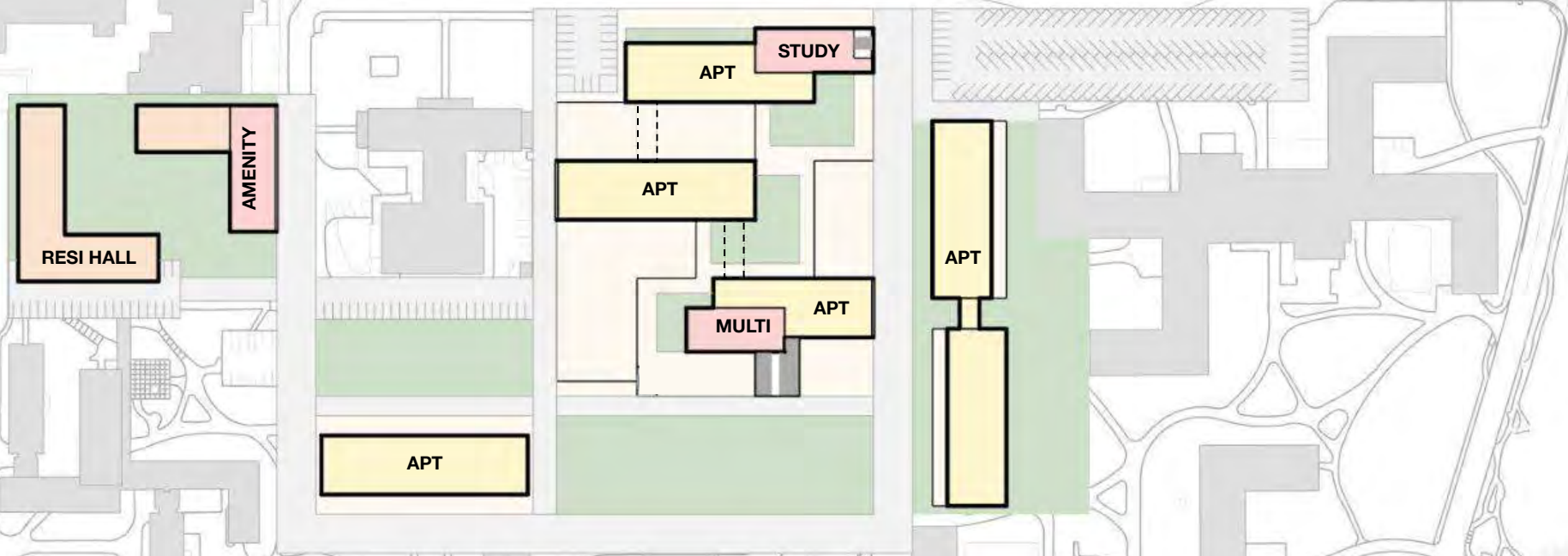
- DINING HALL - FOH
- DINING HALL - BOH
- AMENITIES
- APARTMENTS
- RESIDENTIAL HALLS
- OPEN / GREEN SPACE
- OFFICES





# Site Plan - Level 2

DRAFT

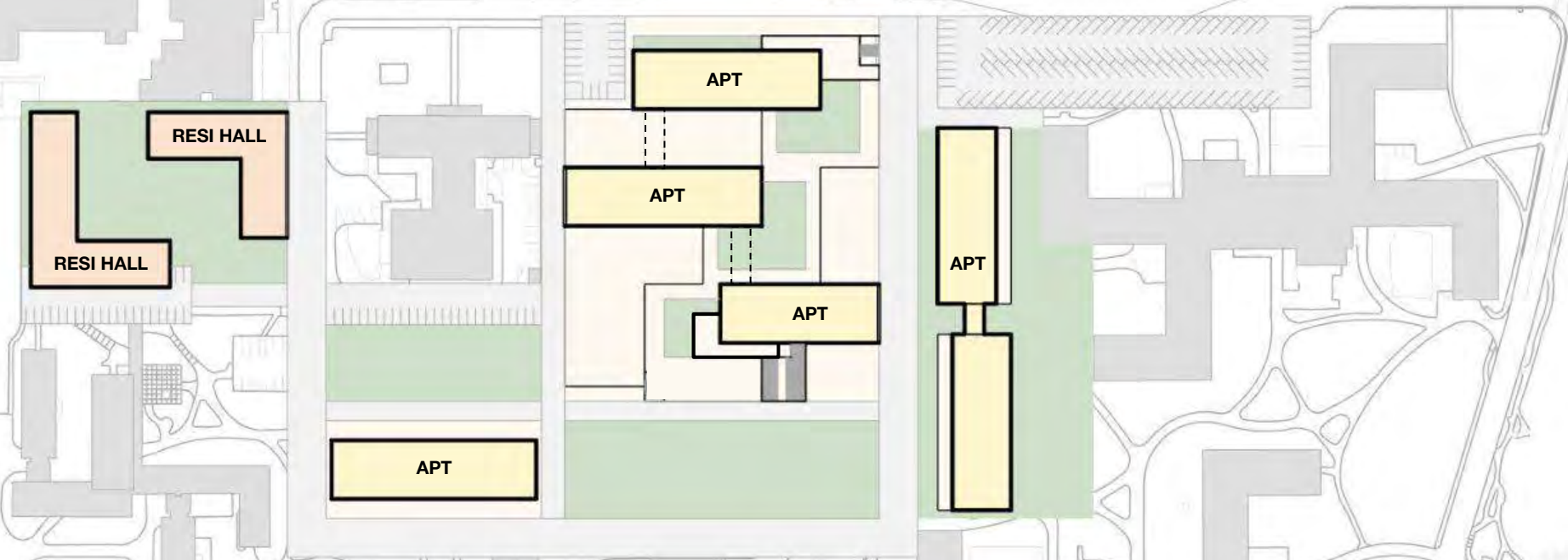


- DINING HALL - FOH
- DINING HALL - BOH
- AMENITIES
- APARTMENTS
- RESIDENTIAL HALLS
- OPEN / GREEN SPACE
- OFFICES



# Site Plan - Upper Levels

DRAFT



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





DRAFT

# Student Life / Amenities

# Student Life & Amenities

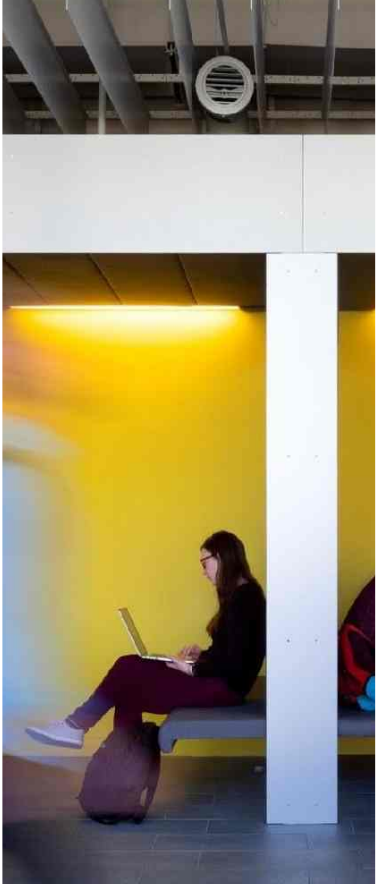
DRAFT



Dining



Flexible Spaces



Study Lounges



Social Areas



Wellness Rooms

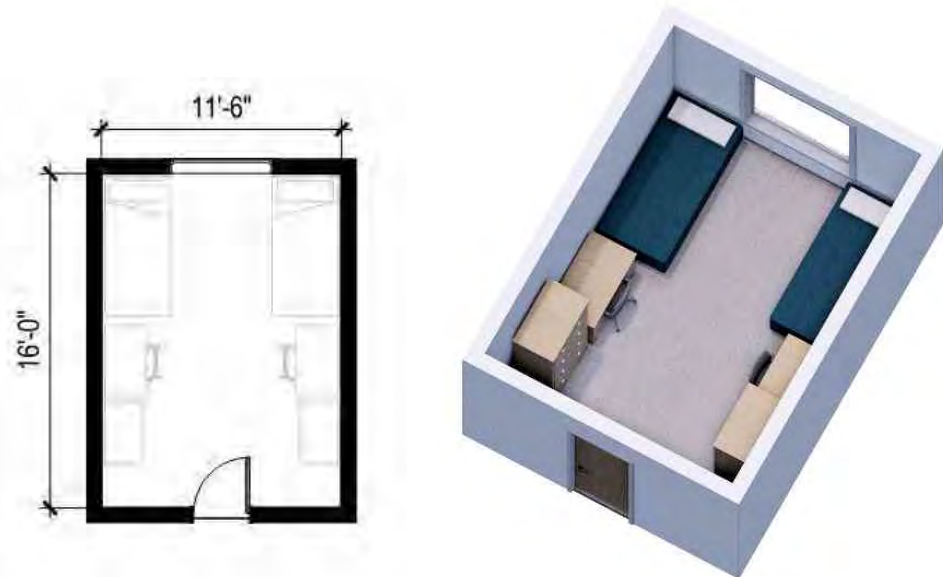


Student Services

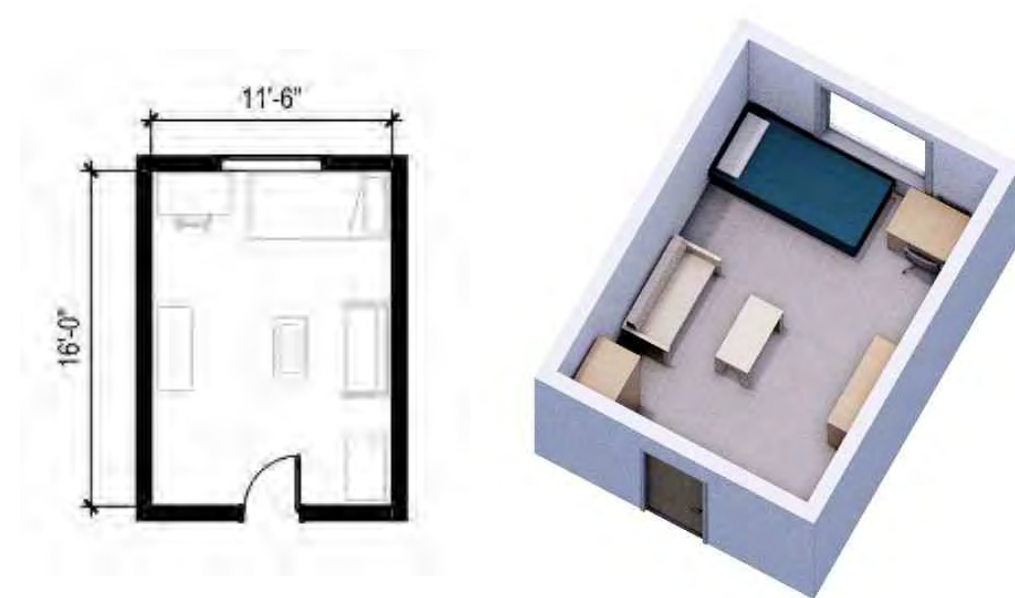


# Typical Unit Plans Residence Hall

DRAFT



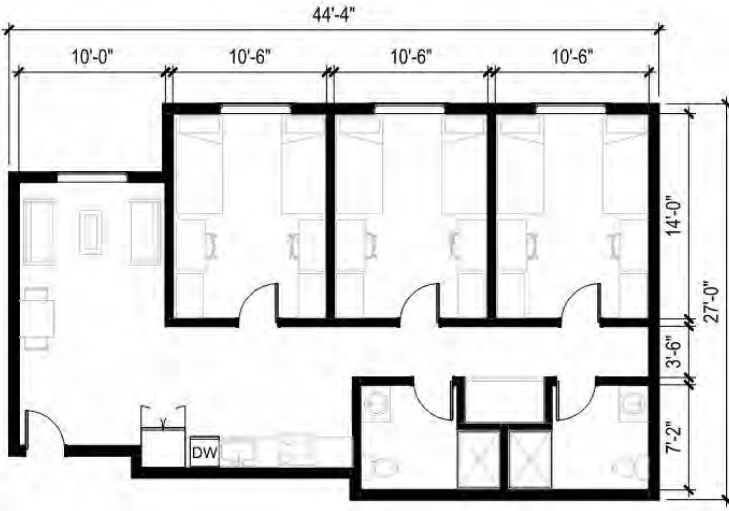
**Double Room (Typical)**  
2 Beds  
184 SF



**Single Room (RAs, students with specific needs)**  
1 Bed  
184 SF

# Typical Unit Plans Apartments

DRAFT



**3-Bedroom Apartment**  
6 Beds  
1100 SF



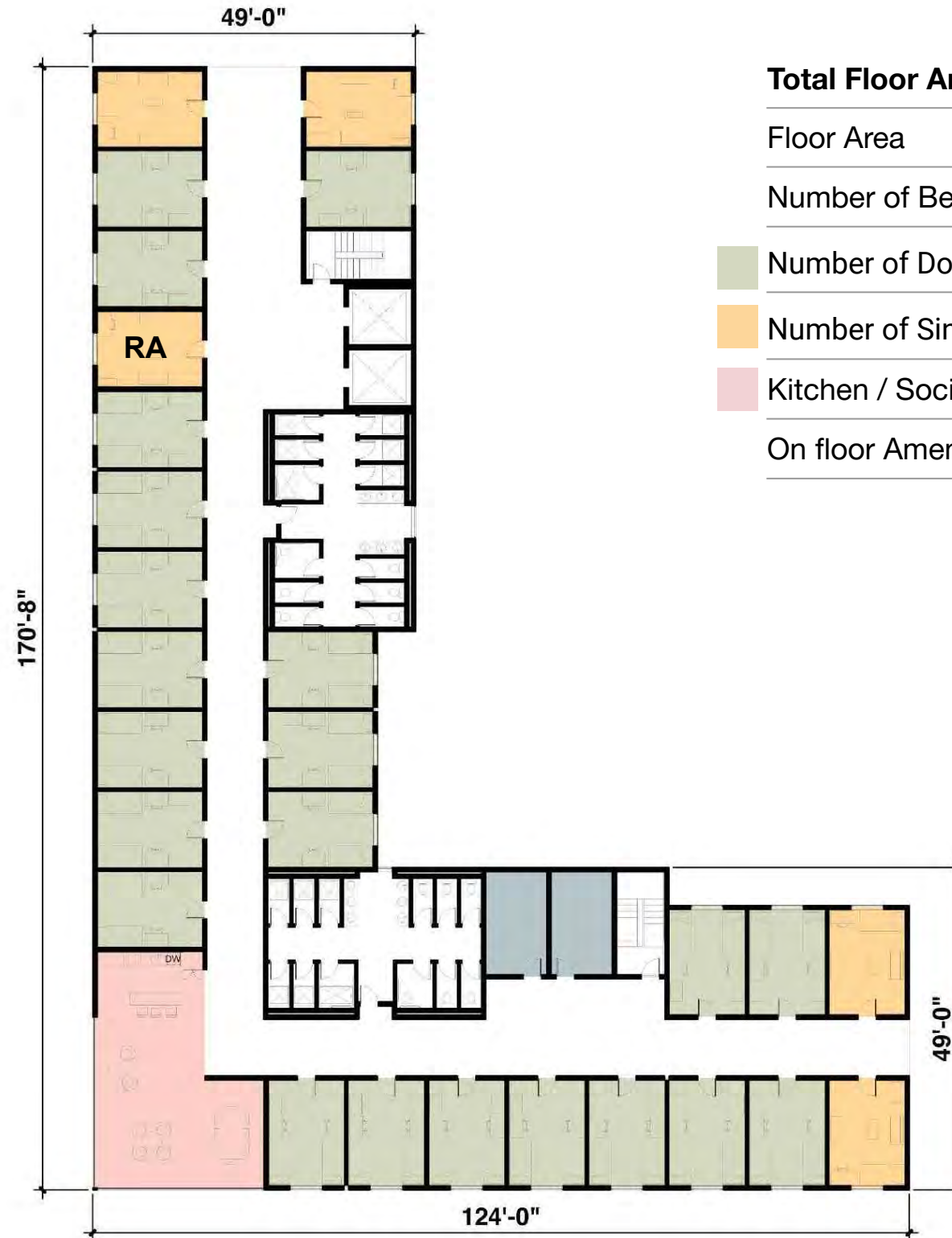
**2-Bedroom Apartment**  
4 Beds  
673 SF



**Studio**  
1 Bed  
366 SF



# Typical Residential Floor Residence Hall



Total Floor Area per Bed	
Floor Area	11,388 SF
Number of Beds	49
Number of Double Units	22 90%
Number of Single Units	5 10%
Kitchen / Social Lounge	723 SF
On floor Amenity Space / Bed	14.75 SF

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# Typical Residential Wing Apartments

DRAFT



<b>Total Floor Area per Bed</b>	<b>267 GSF</b>	
Floor Area	18,955 GSF	
Number of Beds	71	
Number of 3-Bedroom Units	7 (42 beds)	59%
Number of 2-Bedroom Units	4 (16 beds)	23%
Number of Studios	13 (13 beds)	18%
Social Lounge Space	350 SF	
On floor Amenity Space / Bed	5 SF	



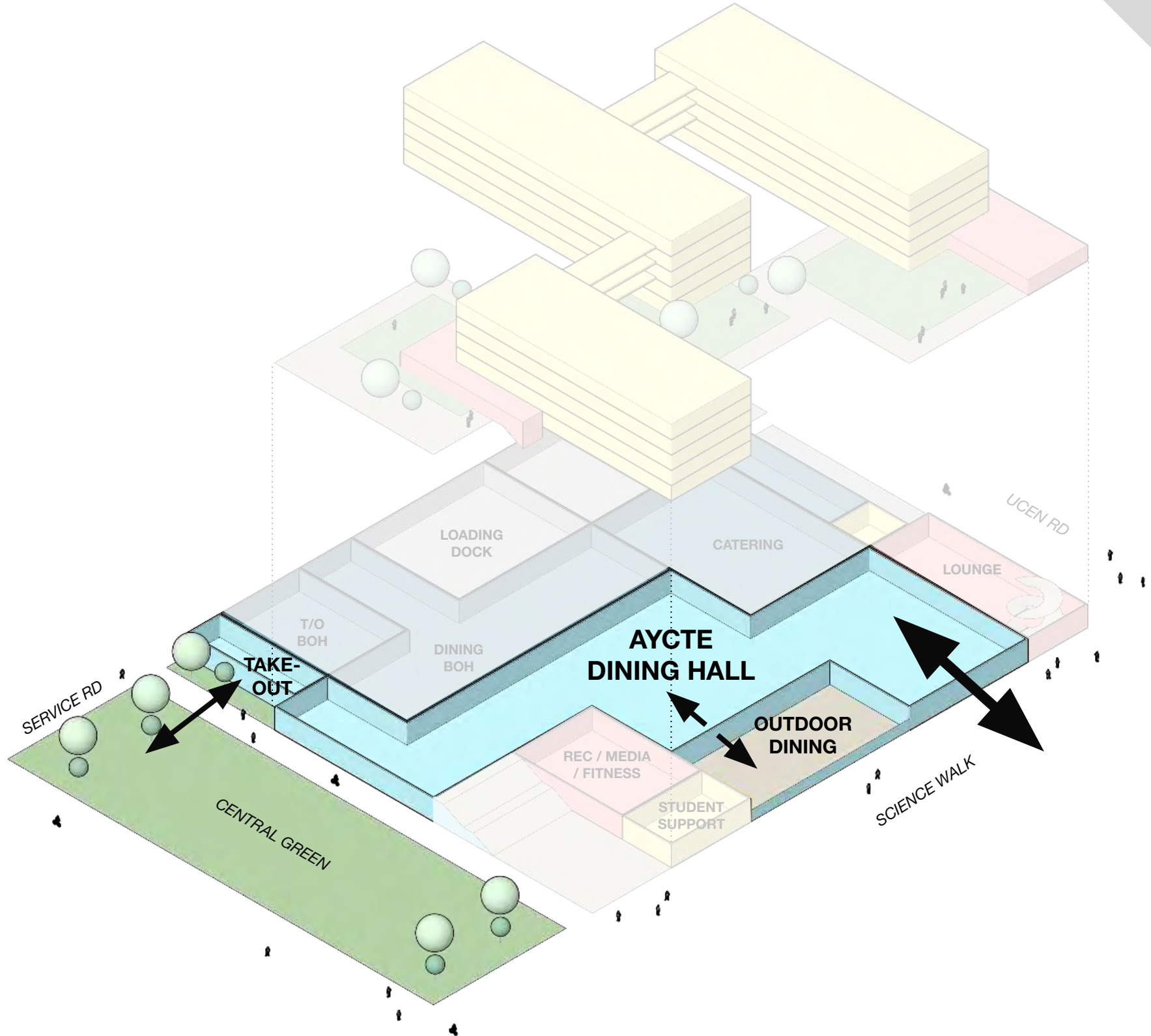
# On-Site Circulation Pedestrian

DRAFT



# Dining Circulation

DRAFT

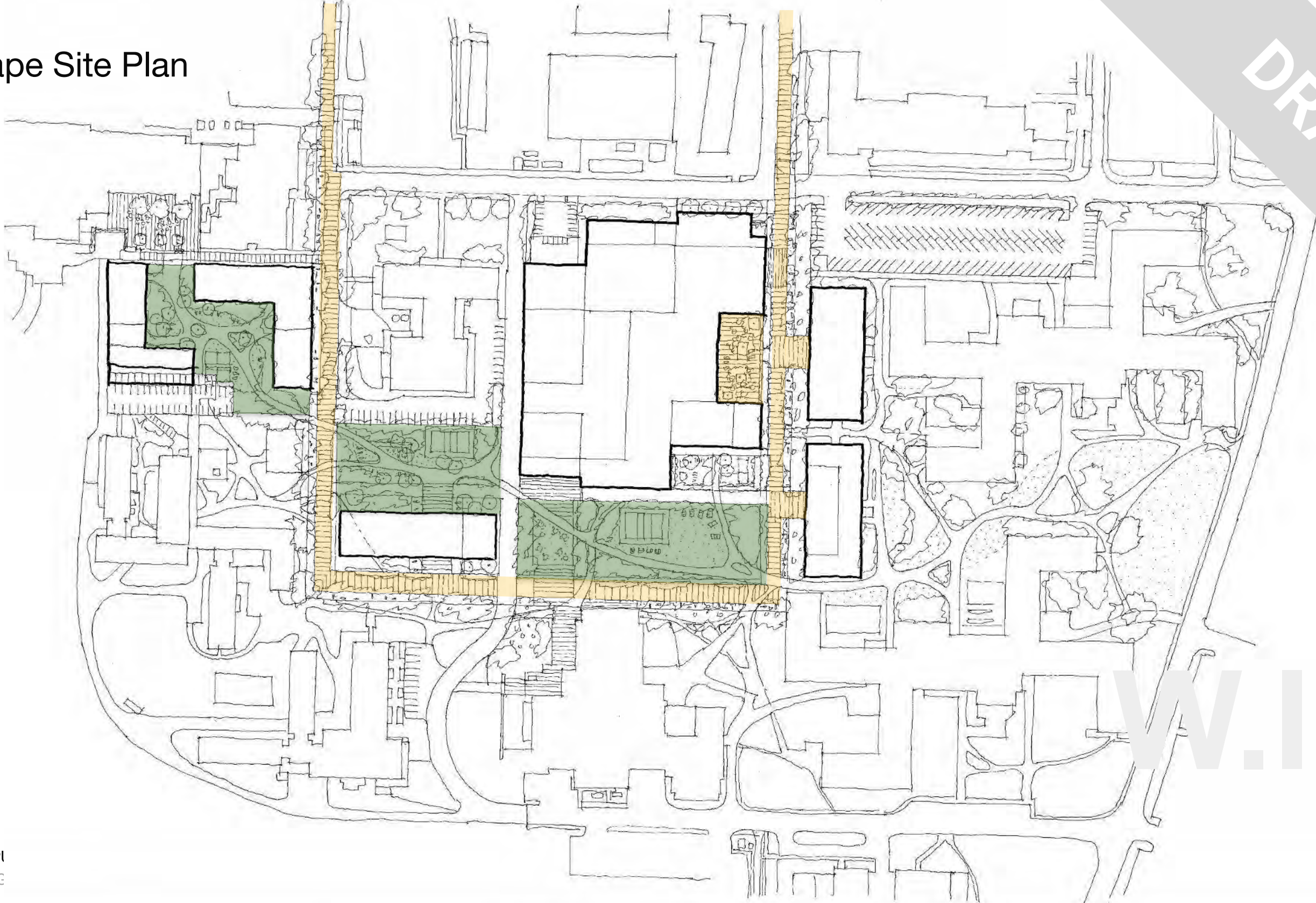




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# Site Experience

# Landscape Site Plan



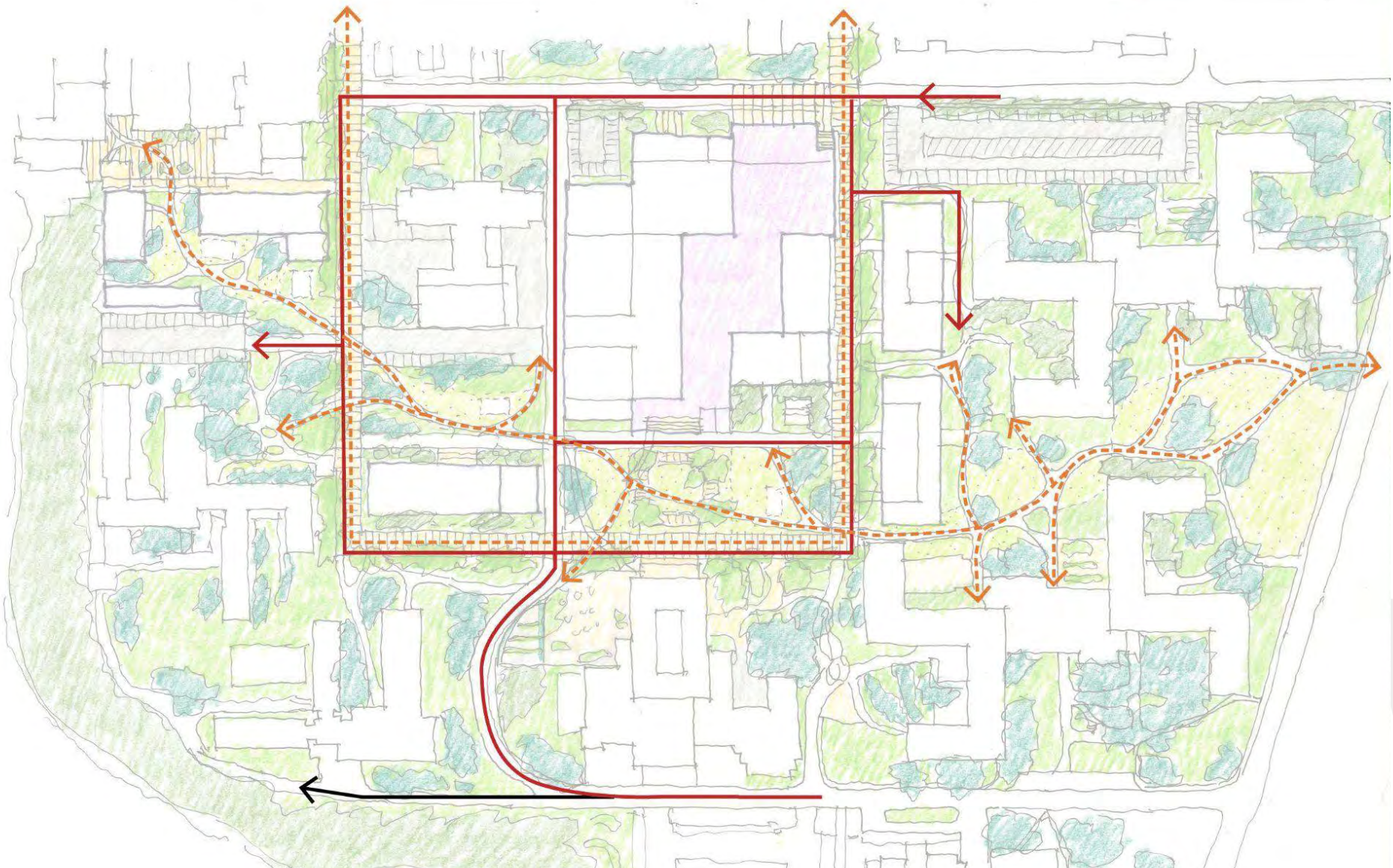
DRAFT

W.I.P



# Circulation/ Access

DRAFT



- EVA ACCESS
- - - PEDESTRIAN CIRCULATION



# Spatial Experience

DRAFT



**Building Courtyards**



**Checkerboard Greens**



**Pathways**

W.I.P



# Material Precedents

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**Stabilized DG**



**Unit Pavers**



**Wood**



**Soft Gravel Paving**



**True Grid**



Pedestrian Perspectives  
View Across Checkerboard Green

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# Pedestrian Perspectives View On Shared Dining Terrace

DRAFT





# Pedestrian Perspectives

## View Entering from Library Walk

DRAFT





Pedestrian Perspectives  
View Entering from Science Walk

DRAFT





SOM | MITHŪN