

Design Review Committee (DRC)  
Meeting Agenda  
December 18, 2024

Meeting Location and Time:

[ZOOM](#)

Meeting ID: 864 1852 3640

Passcode: 785353

12:00 – 3:00pm

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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

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

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

VACANT - AS 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 July 11, 2024 – Renée Bahl
- Overview of Meeting – Renée Bahl

Action Items

- East Campus Student Housing Project – 50% 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*)

# Design & Construction Services

Design, Facilities & Safety Services

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

Meeting Location and Time:

ZOOM Meeting

9:00 AM – 12:00 PM PST

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Committee Members:

Susannah Scott, Co-Chair – Academic 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

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. Derrick Eichelberger (DE)
- ~~5. Julie Eizenberg (JE)~~
6. Julie Hendricks (JH)
7. Lisa Jacobson (LJ)
8. Mathew Begley (MB)
9. Richard Wittman (RW)
10. Silvia Perea
- ~~11. Victor Soto (VS)~~

General Business:

Meeting Minutes from the DRC Meeting of June 13, 2024 were approved.

Co-Chair Bahl reviewed the charge of the Design Review Committee:

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, as well as consulting architects and the campus architect. The Committee makes recommendations to the Campus Planning Committee and the Chancellor.

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 (also considered by CPC)
  - 95 % Schematic Design (also considered by CPC)
- 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

At this meeting, the DRC will review the East Campus Student Housing Project, which is in the Conceptual Site Design & Massing review stage. In fall 2024, the DRC will convene to review the same project at the Schematic Design stage.

Action Items:

East Campus Student Housing - Site Design & Massing Review

Project Proponents:

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

Architect:

Skidmore Owings and Merrill – Mithun (SOM-M)

Josh Rohmer, Director of Capital and Physical Planning, provided the planning context for the project.

The project under review today is Phase II of a major campus housing initiative. Unlike San Benito (Phase I), this an infill project that will be placed within an existing residential community on the southeast corner of campus. Currently, this community has five residence halls and two dining commons serving approximately 2750 students

The expansion will require the demolition of at least one structure. After a thorough feasibility analysis led by SOM-M and the Building Committee, the proposed Phase 2 project will remove the existing Santa Rosa residence hall and the Ortega Dining Commons.

At this time, the project is programmed as follows:

- 1,275 new beds in a student apartment-style configuration
- 412 new beds in residence hall-style configuration, to replace the residence hall beds that will be lost due to the demolition of Santa Rosa Hall.
- A new dining commons to replace the to-be-demolished Ortega Dining Commons
- An additional facility to house campus catering functions

On July 30, 2024, the CPC will review the Detailed Project Program (DPP) that describes the conceptual project approach, as well as the scope and budget. The project is expected to be presented to the UC Board of Regents in November to request approval to move into Schematic Design.

The schedule for the project includes starting demolition and construction in April 2026, with planned occupancy starting in Fall 2029.

Mr. Rohmer transitioned the presentation to the Design Team:

- Tannar Whitney – Architect, Senior Project Manager, SOM
- Olin McKenzie - Architect, Design Partner, SOM
- Sade Borghei - Architect, Design Principal, Mithun
- Tom Leader - Landscape Architect, TLS Landscape Architecture

Tannar Whitney gave an overview of the Project Vision, addressing specific challenges and objectives.

Site Context & Urban Approach:

- The project takes an urban approach to the development, with a density that will deliver the number of beds required.
- The context of the neighboring two-story buildings amidst sprawling, ample lawns was noted out, as well as the need to allow for the appropriate amount of open space to create a comfortable new community.
- The western side of the site has three towers, each approximately 85 feet tall.

Sustainable Strategies

- Passive sustainable strategies such as solar orientation and consideration for wind ventilation were noted.

Site Selection Strategies:

- Two Sites were Considered:
  - Site option one, involving demolition of Santa Rosa and Ortega
  - Site option two, involving demolition of San Miguel, San Nicholas and Ortega
- Site option one was ultimately preferred, largely due to the fact that fewer residents would be displaced. This option is the focus of today’s presentation.

Program Summary:

- Sage Borghei reviewed the following program information:

Space Name	Beds	Total ASF	Gross Factor	Total GSF
Residence Halls	412	81,100	1.25	122,900
Apartments	1275	277,500	1.25	371,600
Offices		5,100	1.3	6,600
Catering & Dining		45,600	1.3	64,800
Program Summary	1,687	409,600	72%	565,900

Site Design & Massing Strategies:

- Olin McKenzie described the critical mass of the project as the Central Block that includes the student-focused amenities, dining hall, and central service area.



- Interconnection of open space is the concept behind the recreation space and green space corridors.
- Parking is provided for approximately 200 cars. The intent is to straighten UCEN Road.
- Various strategies for integrating green space were reviewed that balance the density of the program while retaining the open space. A concept dubbed 'checkerboard' was adopted. When viewed at the site plan level, it balances open space in a way that looks like a checkerboard. This approach gave the spaces a nice scale and creates opportunity for individuality and variety, while allowing for pedestrians to move through the community.

#### Landscape Design:

- Tom Leader gave an overview of the landscape strategy. A rectilinear U-Shaped diagram connects the new community's Central Block to the existing Library Walk and Science Walk. Counterpoint to this is a playful diagonal path that meanders through the checkerboard open spaces, providing an interesting experience while moving east and west in the community.
- The idea of a sustainable greenbelt was reviewed, considering all the collective green space south of UCEN road and north of Channel Islands road. These areas will be carefully considered in reducing water use by minimizing lawns and plantings that require more water.

#### DRC Q & A:

##### Site Design Logistics and Circulation

##### DRC:

- o *Are the planned ~200 parking spaces adequate for future needs?*
  - SOM-M: Deferred to Josh Rohmer, who confirms 200 spaces is adequate for staff. Students will park off site if they have cars.
- o *Are Zip Cars in the plan?*
  - SOM-M: Deferred to Nestor Covarrubias, who confirmed UCSB has one Zip car in the area and may add more in the future.
- o *How will displaced students be accommodated during construction?*
  - SOM-M: Deferred to Willie Brown, who stated that we will manage numbers and increase density as necessary until San Benito comes online, and that we can accommodate the 412 displaced students in the current system.
- o *How can traffic be controlled on the service road, and will it be multi-purpose?*
  - SOM-M: Noted they did not foresee the loop being used by vehicles except emergency vehicles, but would consider what makes sense.
- o *Can the landscaped pedestrian network (open spaces) be better connected to the high-density core building, referred to as the 'central block'?*

- SOM-M: Noted that the occupied roof is seen as a continuation of green spaces, and displacing the area for a courtyard would require providing it elsewhere in the limited/high density site. Explained that large staircases are meant to contribute to the podium as an extension of open space at grade.

## Massing

### DRC:

- *Do the buildings need to be so uniform in height?*
  - SOM-M: The LRDP's 65 ft. height restriction is a strict maximum for this location.
- *Can the new buildings adjacent to existing, lower level buildings step down in height to better respond to the adjacent architecture? This could improve the scale and the new project's relationship to the context.*
  - SOM-M: Density of the site and the program will require full use of the maximum height limit.
- *The current site plan has a noticeable "pinch point" where the otherwise intuitive pedestrian flow is interrupted. How can this be mitigated?*
  - SOM-M: The design team will explore ways to enhance circulation, acknowledging that the building massing could better express the continuity of pedestrian flow, perhaps by carving out the building or providing an opening/passageway at grade.

## Architecture

### DRC:

- *The architects were encouraged to acknowledge the historical architectural context, such as the existing 'textile' masonry blocks and roofs in the existing buildings.*
  - SOM-M: Concurred, this will be explored as the design progresses and they look forward to incorporating the architectural references.

## Landscape

### DRC:

- *Are there enough trees?* Some slides show the project as lush, while others show it bare; we hope the final result will be green.
  - SOM-M: The species of trees/plantings will aim to reconcile native and themed landscaping. A shift in how the campus is currently using water may allow for water reallocation strategies to grow trees and groves.
- *The architects were encouraged to be strategic and efficient with lawn areas, which should be used mainly for social spaces. The use of more trees is encouraged.*
  - SOM-M: Agreed on limiting lawn area due to water use, but acknowledged that they are liked by students. A balance will be developed, with lawns in very purposeful placements. Landscape design will focus on including appropriate tree numbers and species, and consideration for incorporating more trees into the area by planting smaller trees and letting them grow.

- *The area in the scope of work is currently designated to emphasize a theme of Australian and Central American plantings. How is this reconciled with the native, low-water use concept?*
  - SOM-M: This will be explored.
- *Some trees are worth saving, and should be carefully considered.*
  - SOM-M: The designers will collaborate on-site with the LC in order to inventory trees that should be saved.

#### Sustainability

##### DRC:

- *Will the project be dual plumbed with recycled water for irrigation and sanitary fixtures?*
  - SOM-M: Confirmed that the intention of the project is to use recycled water for landscaping irrigation as well as dual-plumbing waste water.
- *Will the project be all-electric?*
  - SOM-M: Confirmed that the project will be all-electric, including kitchens and appliances.

#### Meeting Summary by DRC Staff Liaison:

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

The following summary captured the main talking points, discussion, and questions that will be shared with the CPC on July 30, 2024.

##### Site Design:

- How can traffic be controlled on the service road, and will it be multi-purpose?
- Are the planned ~200 parking spaces adequate for future needs?
- Can the landscaped pedestrian network (open spaces) be better connected to the high-density core building, referred to as the 'central block'?

##### Massing:

- Discussion about the LRDP's 65 ft. height restriction, which is a strict maximum for this location.
  - Do the buildings need to be so uniform in height? Density of the site and the program will require full use of the maximum height limit.
  - Can the new buildings adjacent to existing, lower level buildings step down in height to better respond to the adjacent architecture? This could improve the scale and the new project's relationship to the context.
- The current site plan has a noticeable "pinch point" where the otherwise intuitive pedestrian flow is interrupted. The building massing could better respond to express the continuity of the pedestrian flow, perhaps by notching out the building? or opening a passageway at grade?

### Architecture:

- While it was acknowledged that the architectural design has not yet started, the massing and site diagram did elicit comments about the upcoming architectural expression.
- The architects were encouraged to acknowledge the historical architectural context, such as the existing 'textile' masonry blocks and roofs in the existing buildings.

### Landscape:

- Are there enough trees?
- The architects were encouraged to be strategic and efficient with lawn areas, which should be used mainly for social spaces.
- The discussion about species of trees/plantings considered how to reconcile native and themed landscaping. The area currently emphasizes a theme of Australian and Central American plantings.
- Some trees are worth saving, and should be carefully considered.

### Sustainability:

- It was confirmed that the intent of the project is to use recycled water for landscaping irrigation as well as dual-plumbing waste water.
- It was confirmed that the project will be all-electric, including kitchens and appliances.

### Adjournment:

Co-Chair Bahl provided a summary and reiterated:

- DRC comments that are forwarded to the CPC and Chancellor will focus on Site and Massing, which are the essential purview of the DRC.

The next DRC meeting to consider this project will be at 50% Schematic Design.

## **Design & Construction Services**

Design, Facilities & Safety Services

Action Item

Design Review Committee

December 18, 2024

Staff Report

Project: East Campus Student Housing

### Discussion/Action

Campus has requested that the Design Review Committee (DRC) review the 50% Schematic Design for the East Campus Student Housing project and make recommendations with commentary on any suggested revisions to the design team.

### Staff Recommendation

The Campus Architect recommends approval of the project 50% Schematic Design so the project can continue to 95% Schematic Design. The DRC will review the 95% Schematic Design in the Spring of 2025 and provide a recommendation to both the Campus Planning Committee (CPC) and the Chancellor.

### Description

The East Campus Student Housing Project will provide much needed student housing and student life amenities to undergraduates. The project will provide 1,275 new apartment beds and 412 replacement residence hall beds integrated amongst the existing East Campus residential halls, with a planned opening for the September 2029. The new student apartments and residence hall style housing will be designed to house students in a vibrant community that attracts students to live on campus and satisfy the demand in the local housing market. The design is informed by the University's Long Range Development Plan and is targeting LEED Platinum certification.

### Program

The replacement residence hall (Building 1, Figure 1) will consist primarily of triple-occupancy rooms that are sized to comfortably 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 (ping pong, foosball, etc.), 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. These units are more efficient than those in Building 3 with smaller kitchen/living spaces,

so larger communal lounges will be provided on each floor. In all apartment buildings, studio units will be provided for RAs (Resident Advisors) and for students requiring special housing accommodations.



FIGURE 1 – Building Organization Site Diagram

The dining program will consist of new All-You-Care-To-Eat (AYCTE) and takeout services for the whole East Campus housing community. Any student with a meal plan will be able to utilize these dining facilities. The AYCTE area will include a dedicated outdoor dining area. The dining program area also includes replacement of existing dining offices including private offices, open workstations, a conference room, and a copy/supply storage area.

Conference & Hospitality Services (C&HS) and Residential & Community Living (R&CL) offices currently located in Santa Rosa and Student Life Resident Trailer (Building 335) will be demolished and replaced as part of the project. This includes open workstations, private offices, conference rooms, supply and secure storage, a break room, and restrooms.

Space Name	Beds	Total ASF	Total GSF
Residence Hall	412	73,680	110,200
Apartments	705	156,340	209,300
Apartment Suites	570	119,070	161,700
Offices		5,710	8,000
Dining		29,730	38,900
<b>PROGRAM SUMMARY</b>	<b>1,687</b>	<b>384,530</b>	<b>528,100</b>
CUP			10,240
Loading Dock			5,060
Roof Terrace			4,500
Outdoor Dining		2,200	2,860
<b>TOTAL INCLUDING OUTDOOR</b>		<b>386,730</b>	<b>550,760</b>

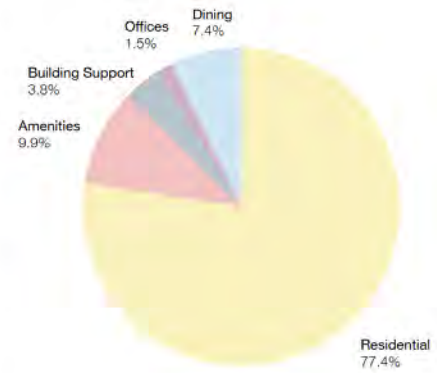


FIGURE 2- Project Program

### Site Context

The site is located on the Main Campus in the Goleta peninsula (Figure 3). The roughly 12.6-acre development 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. The existing and future density of the East Campus program reflects the project’s urgent need to expand residential amenities including food, study/social lounges and recreational amenities.

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, (Figure 3) 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.
- Strategically positions new density of student population, adjacent to taller academic buildings.
- Establishes a logical phasing plan for future development of the East Campus.



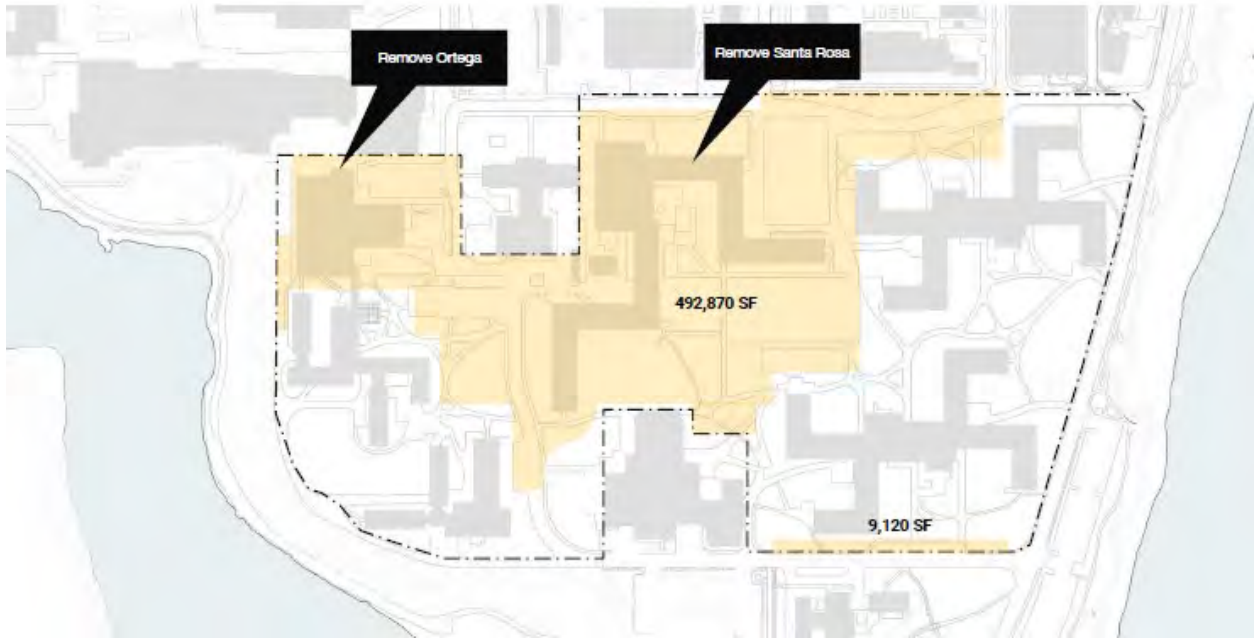


FIGURE 3 – Development Area

The organization of the site (Figure 4) 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 an open space link of pedestrian circulation and outdoor programming between the lagoon and ocean.

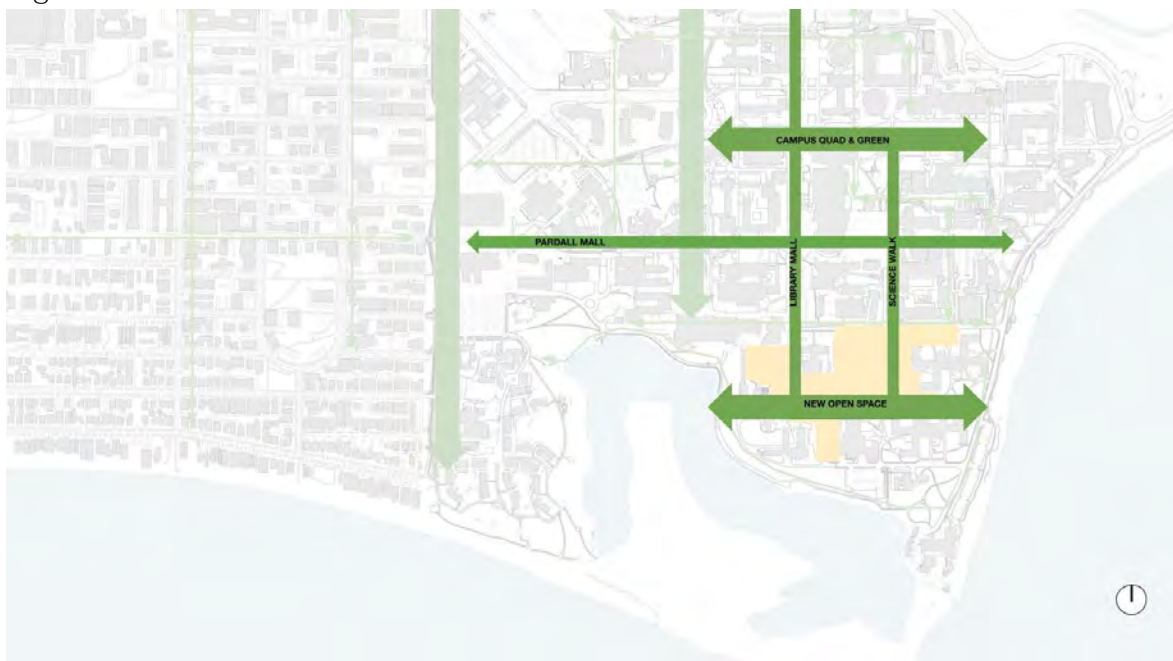


FIGURE 4 – Primary Campus Connections



The “checkerboard” greenspace network (Figures 5, 6, 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. These plazas provide spaces for smaller gatherings as well as larger events, suitable for day or night.

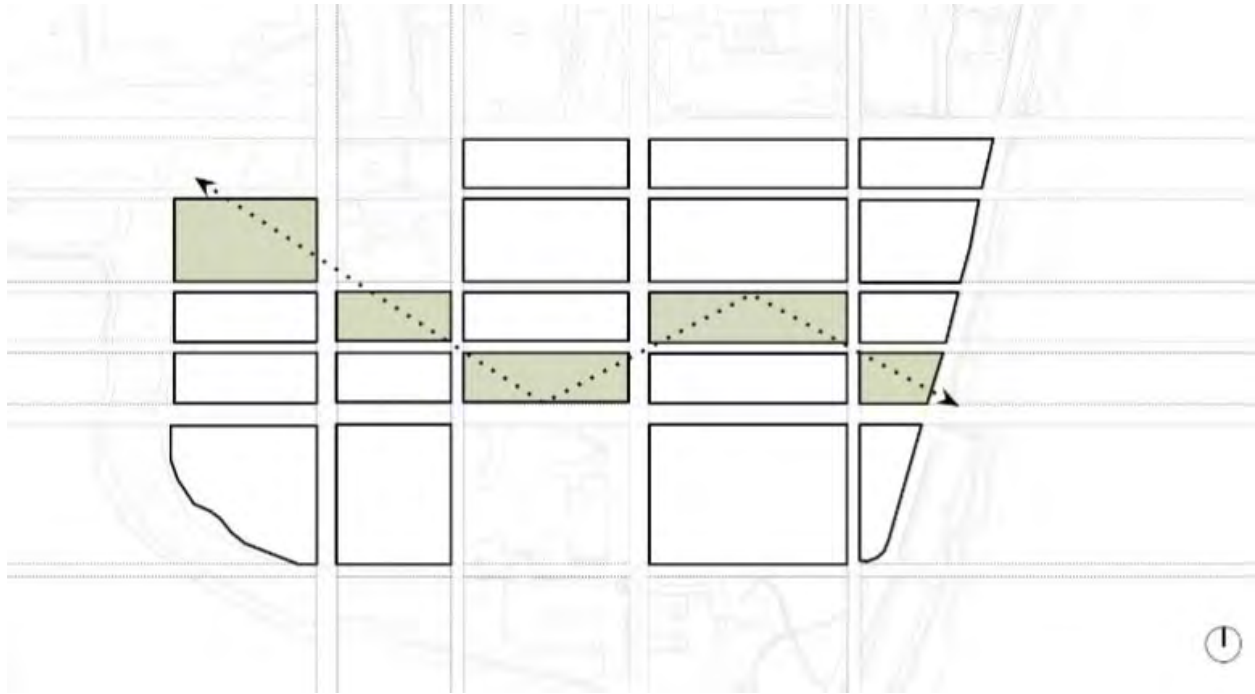


FIGURE 5 – “Checkerboard” Site Organization Concept

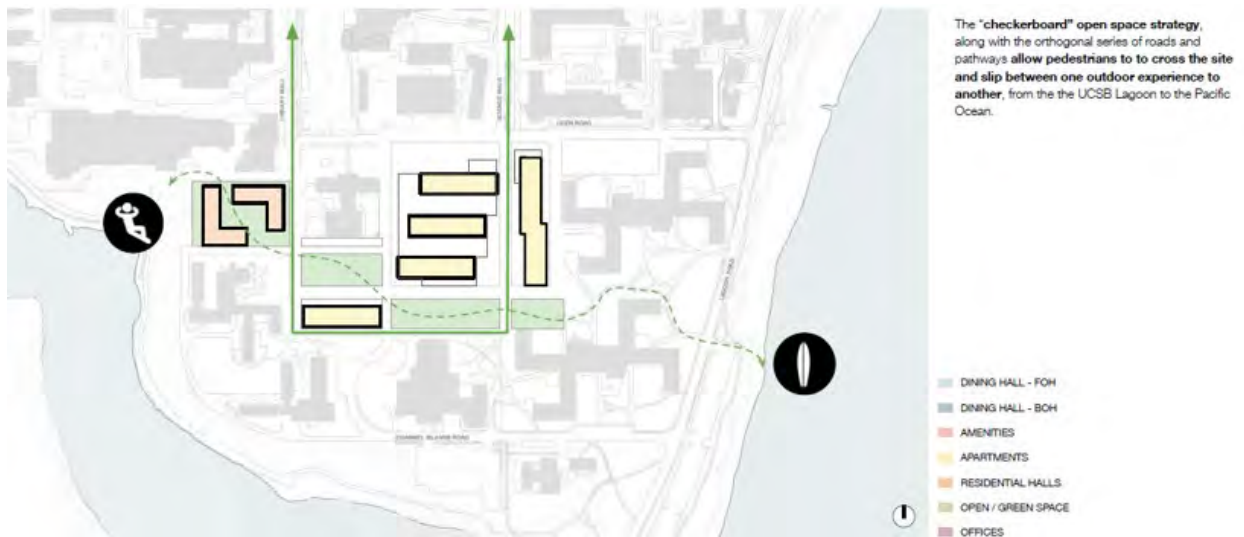


FIGURE 6 – Pedestrian Connection Diagram

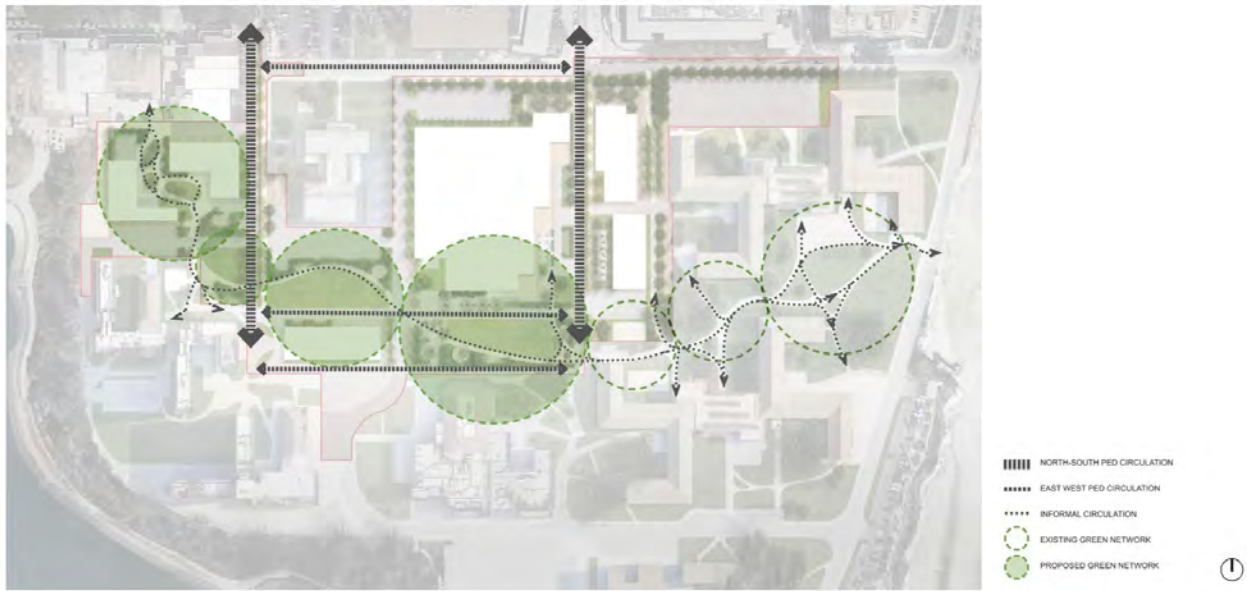


FIGURE 7 - Pedestrian Connection Concept Plan

### Landscaping

Given the arid local microclimate, plant selection will prioritize drought-tolerant species, both native and those adapted from the Southern Hemisphere, which can tolerate recycled water for irrigation. 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 – Elevated Plaza Building 3B View to the South  
Architectural Expression

The design emphasizes the horizontal massing of the residential blocks while vertical stacking of windows provides a counterpoint to the long facades. These windows vary in size in response to the programs within and the stair towers at the ends of the residential buildings offering further relief and interest. The plinth created by the amenity space of the central block provides a horizontal datum and change in material that grounds the buildings and helps break down the scale of the larger forms. (Figure 12, 13)

The building design incorporates smaller satellite buildings and a larger mixed-use central block. The height and bulk of the buildings is weighted towards the northern portion of the site, closer to the existing campus. As the new buildings approach the lagoon and the ocean, they decrease in both height and scale.

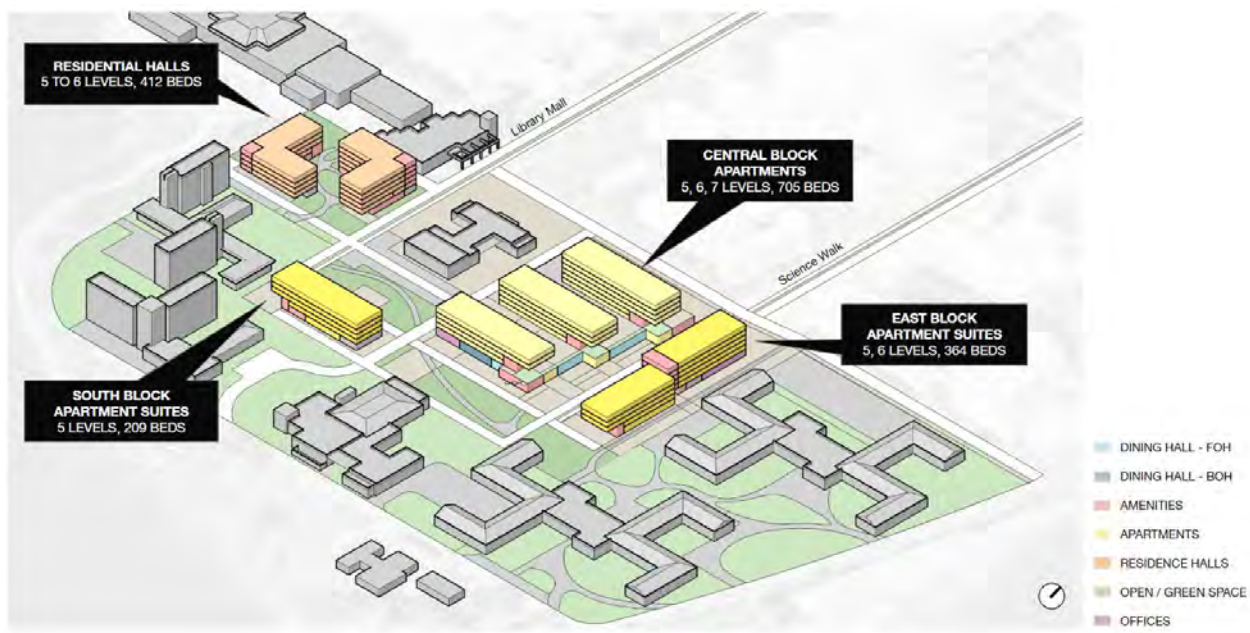


FIGURE 9 – East Campus Site Axonometric





FIGURE 10 – Science Walk Looking South

The central block increases the density of the development towards the center of the site, drawing students from the corners into the amenity spaces located within the central block. Apartments rest above the amenity levels and are separated and staggered in order to provide light and air to all units. The collective design blends dining, amenities, and apartment programs.

Elevated above ground level, the roof deck provides an elevated plaza offering panoramic views of the to the ocean and mountains that surround the site. (Figure 11)



FIGURE 11 – Building 3A Looking South, Building 4 to the Left



FIGURE 12 – Building 3C Looking West





FIGURE 13 – Building 3C Looking North

### Materials

Several exterior materials are being studied to deliver on this architectural expression while considering color, texture, durability and low maintenance finishes. These include concrete blocks, breeze blocks, fiber cement board and metal panel systems.

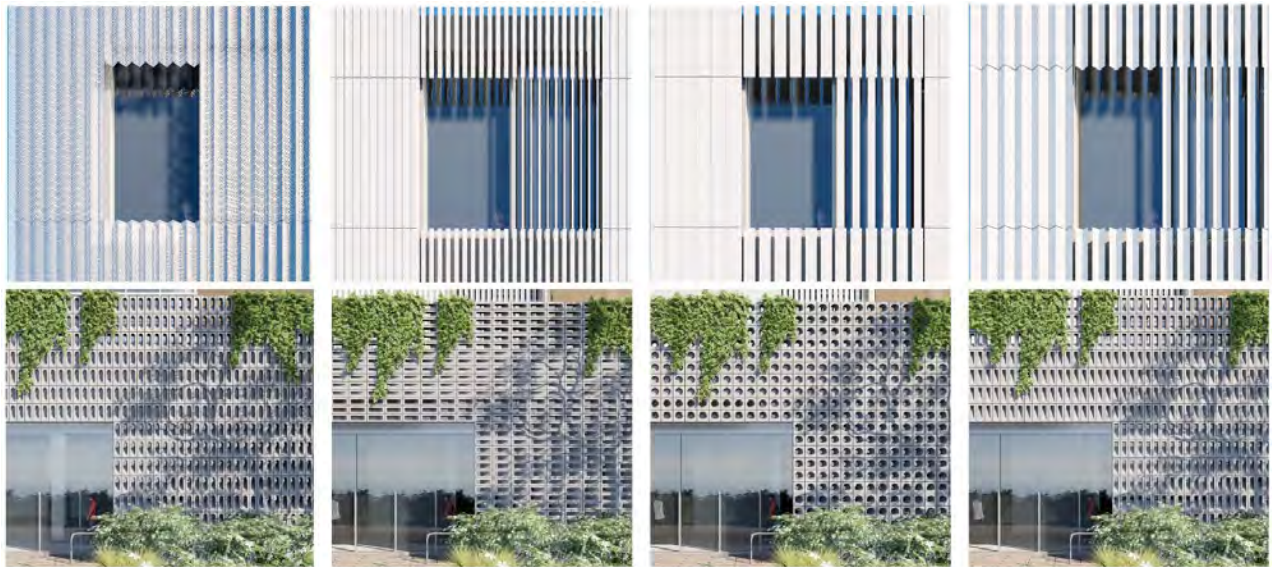


FIGURE 14 – Study of Materials

### 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 50% Schematic Design. The project will return again to the Design Review Committee for 95% Schematic Design review at which time the DRC will be asked to make a recommendation to the Campus Planning Committee and the Chancellor.

Project Proponents – Building Committee Co-Chairs

Willie Brown, Associate Vice Chancellor, Housing, Dining & Auxiliary Enterprises

Gene Lucas, Professor Emeritus

IN PROGRESS

# Student Housing Infill & Redevelopment Project Phase II

## UC Santa Barbara

DRC Meeting - 50% SD - Draft  
December 18, 2024

SOM | MITHŪN



# 50% SD DRC Agenda

IN PROGRESS

- 1 Introductions & Schedule**
- 2 Program Summary**
- 3 Site & Landscape Design**
- 4 Massing & Architectural Expression**
- 5 Units & Amenities**
- 6 Kai's Story**

IN PROGRESS

# Introductions & Schedule

# SOM + Mithun + TLS

IN PROGRESS



**Tannar Whitney**  
Project Manager, SOM



**Olin McKenzie**  
Design Partner, SOM



**Brandon Horn**  
Project Architect, SOM



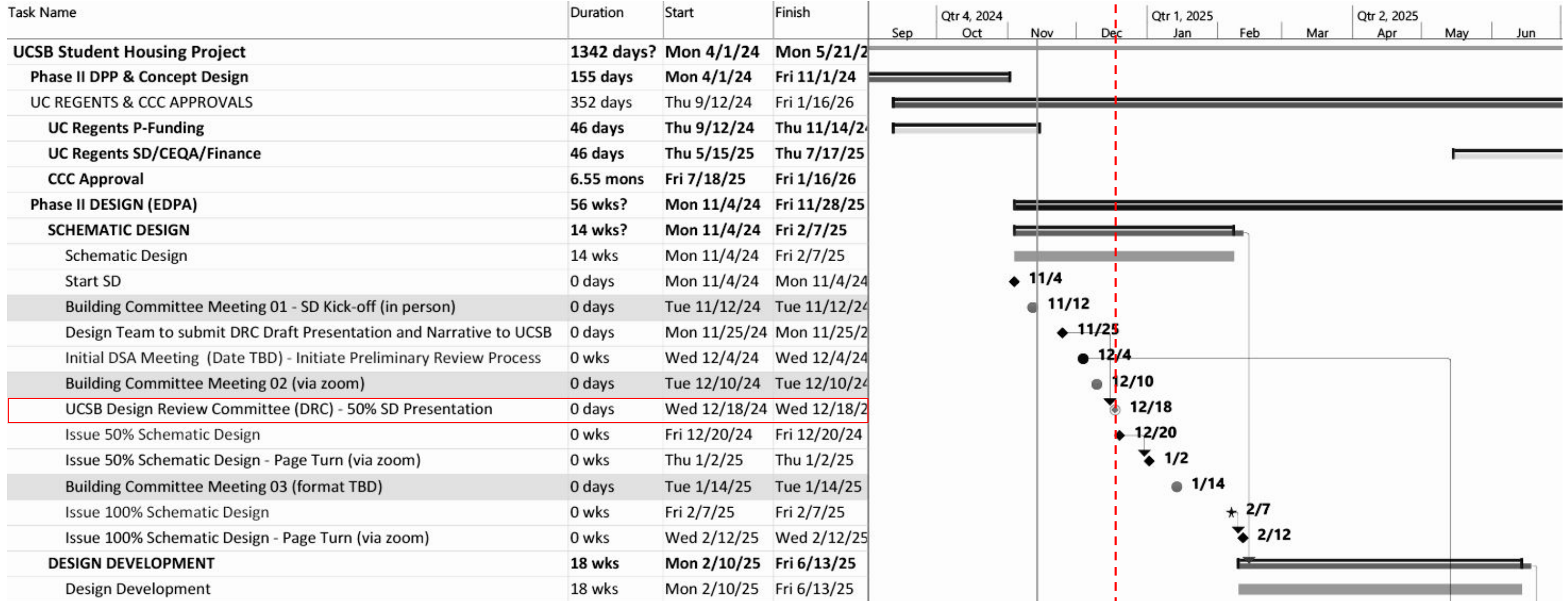
**Sade Borghei**  
Principal, Mithun



**Tom Leader**  
Landscape Architect, TLS

# Design Schedule

IN PROGRESS



IN PROGRESS

# Program Summary



# Program Summary

## Apartments vs. Residential Halls

**412 Beds: Residence Halls (Santa Rosa Replacement)**    **1,275 Beds: Apartments (New Beds)**



Existing Unit in San Nicolas



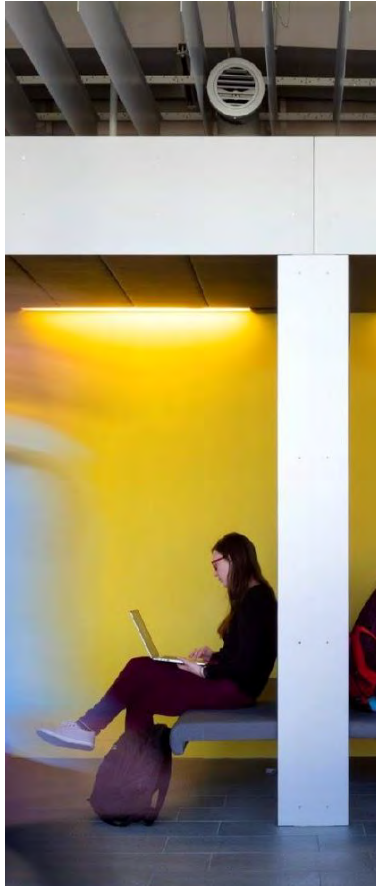
Existing Unit in San Joaquin



# Program Summary

## Community Amenities

IN PROGRESS



Study Lounges



Social Areas



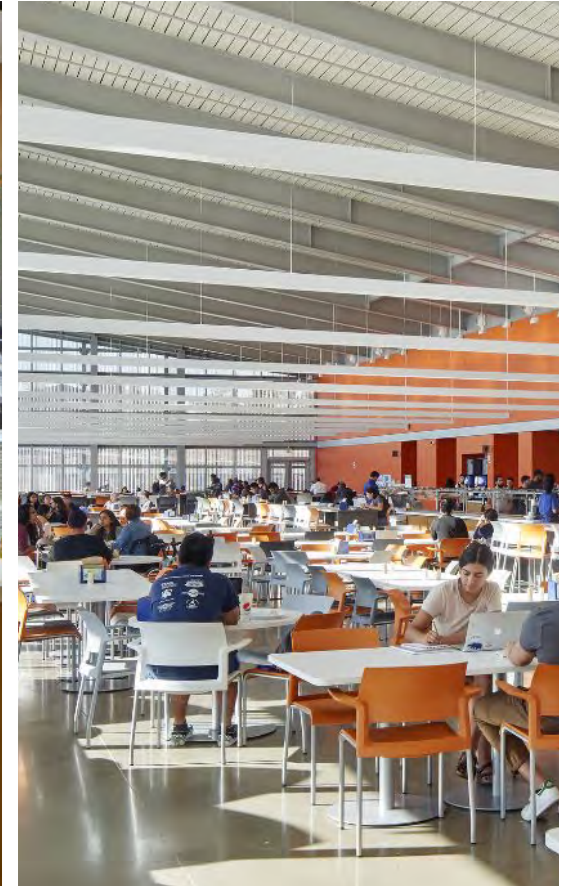
Wellness Rooms



Student Services

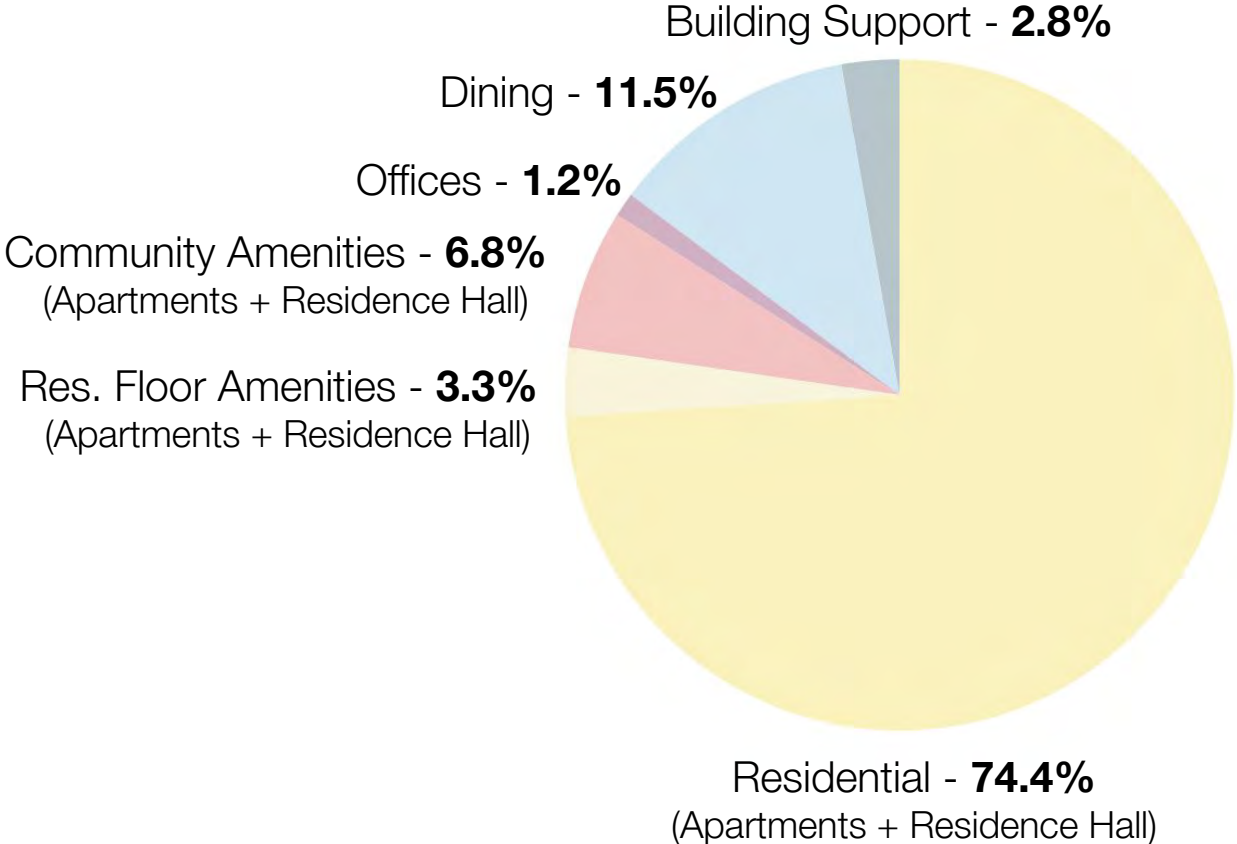


Dining and Take-out



# Program Summary Breakdown

Space Name	Beds	Total ASF	Gross Factor / Efficiency	Total GSF
Residence Hall	412	81,100	1.25	122,900
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# Site & Landscape Design



# Existing Site

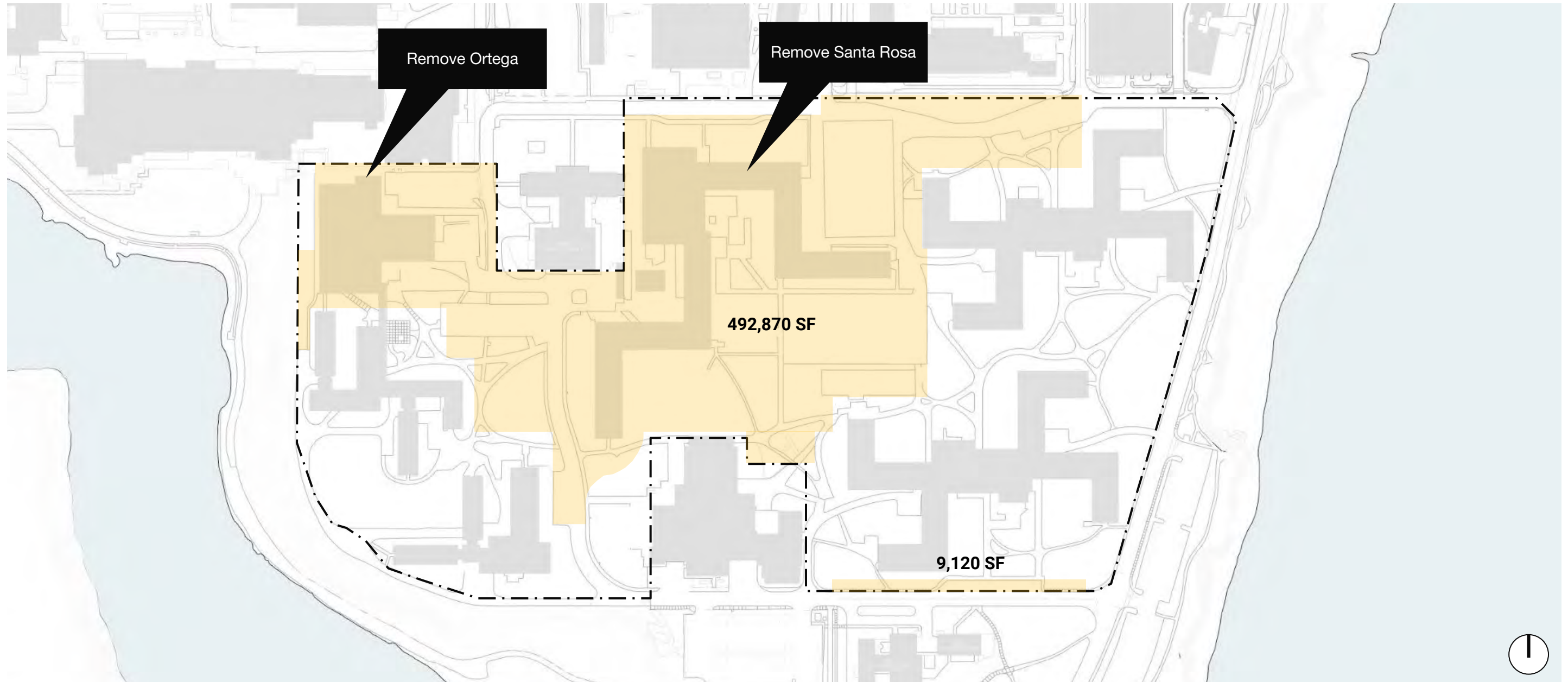
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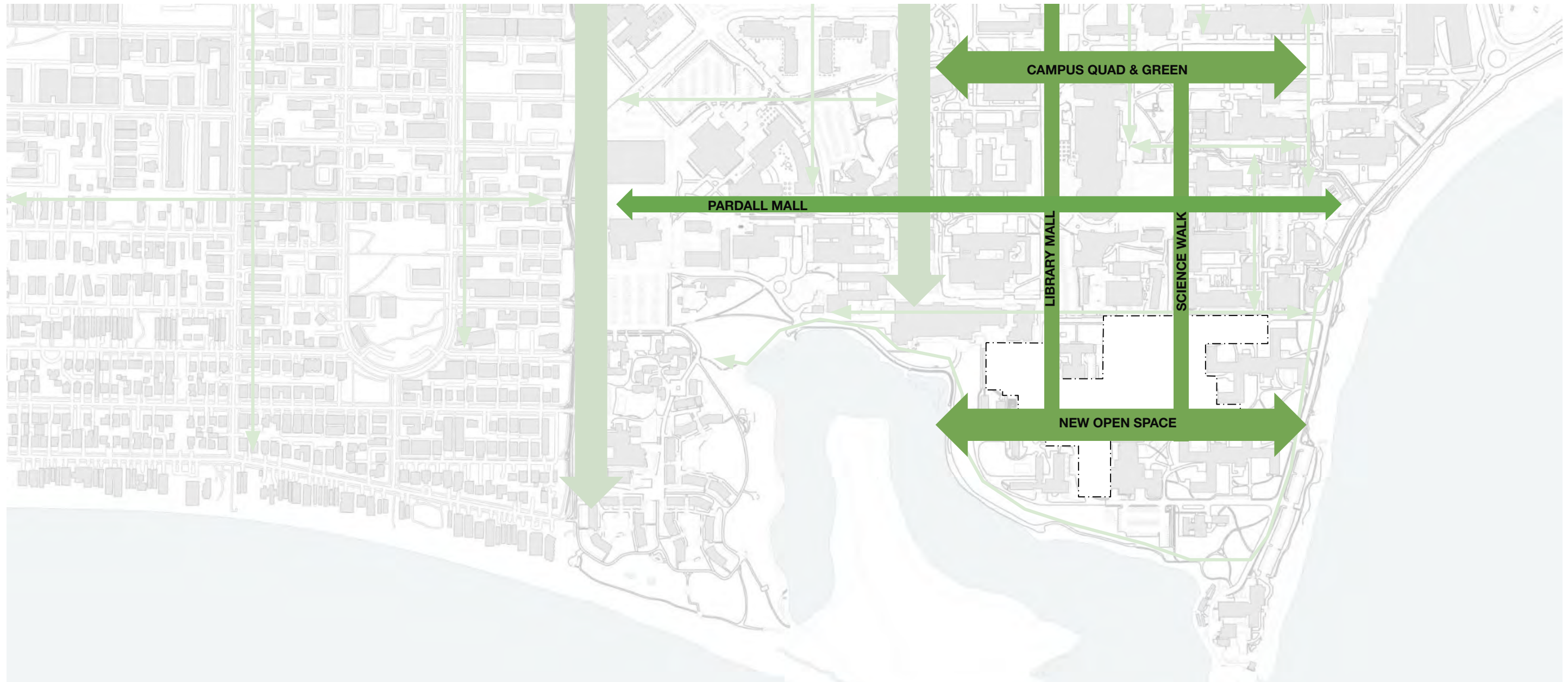
# Developable Area

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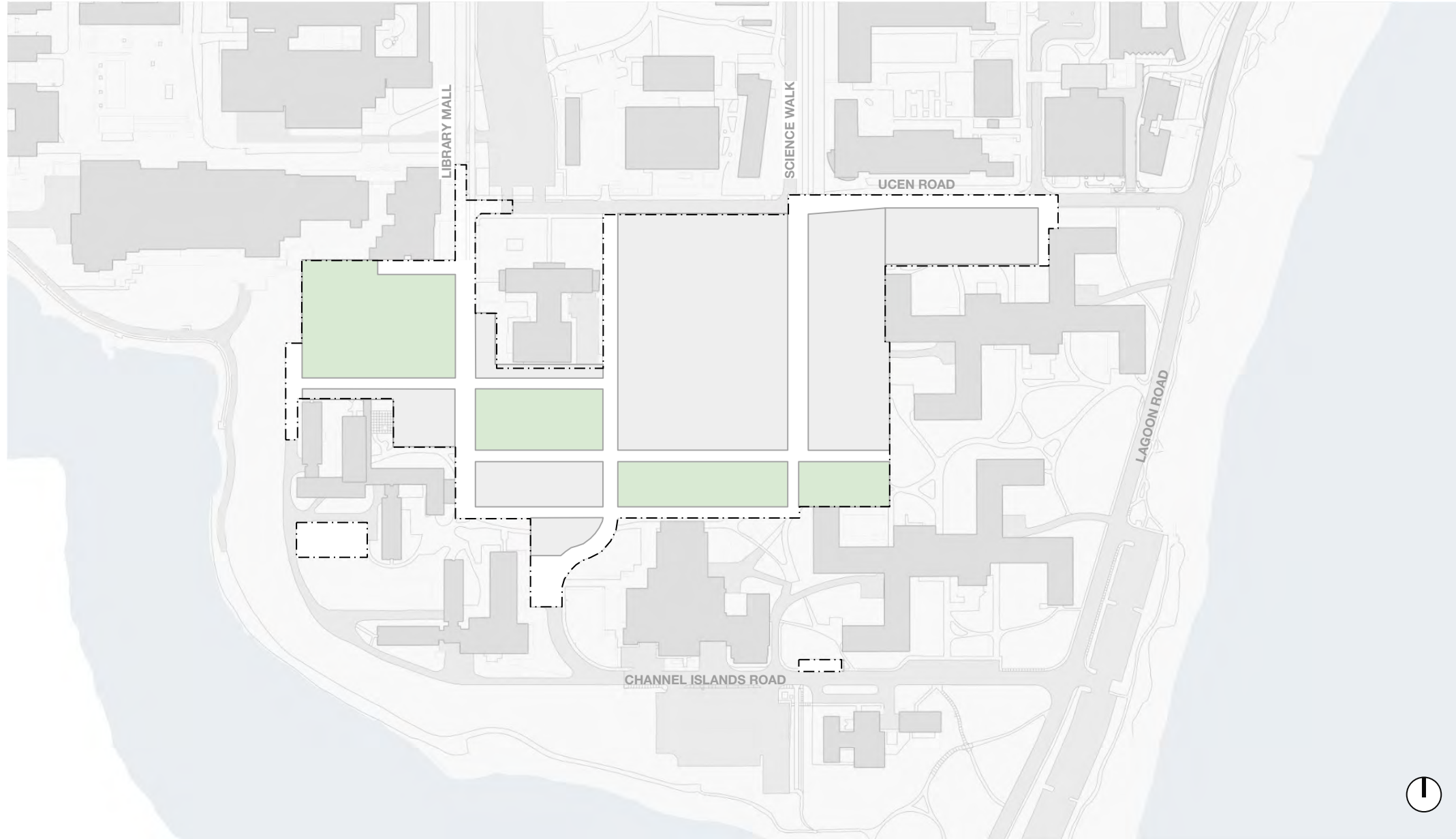
# Connected Open Space

IN PROGRESS



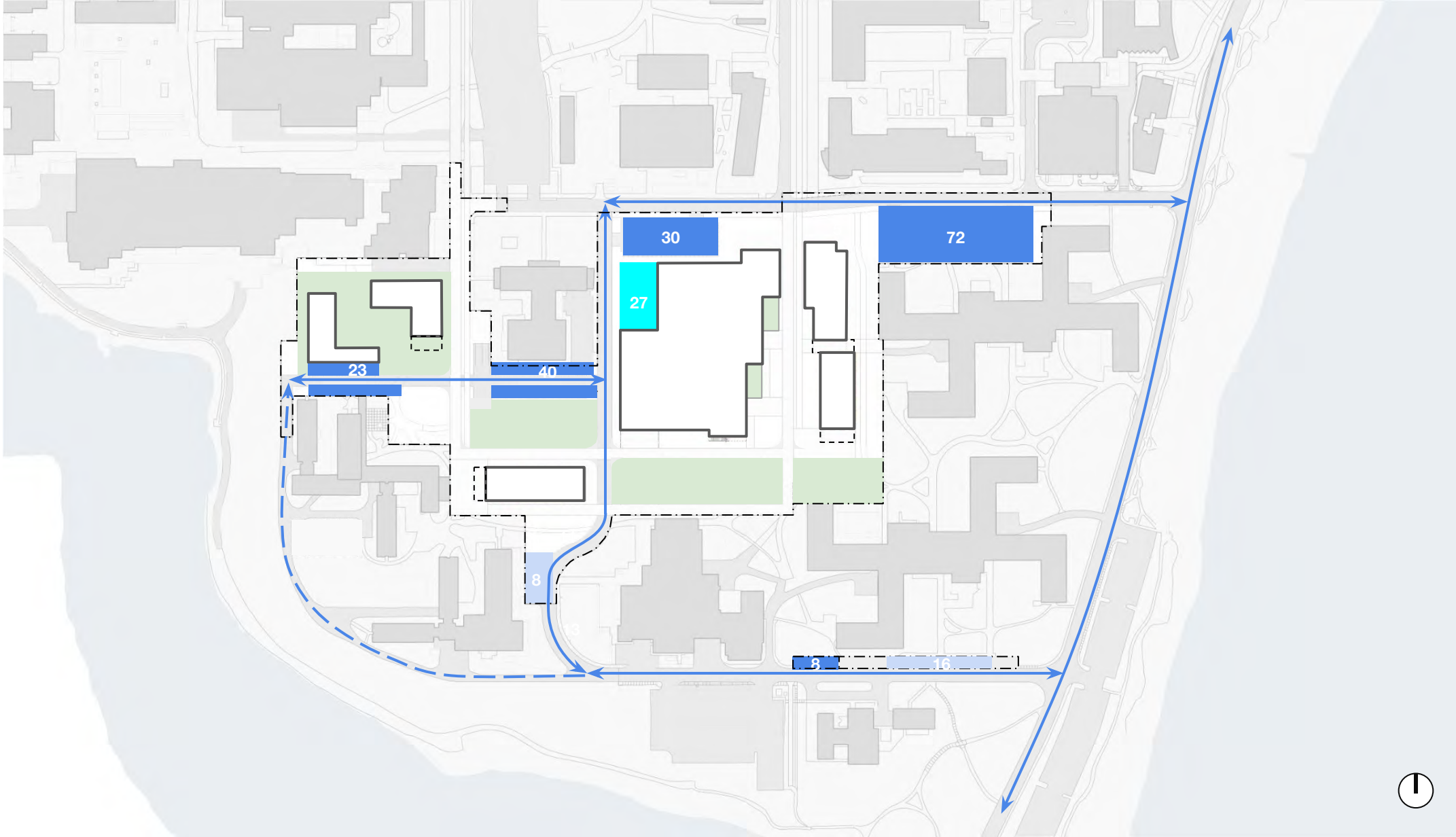
# Overall Site Plan

IN PROGRESS





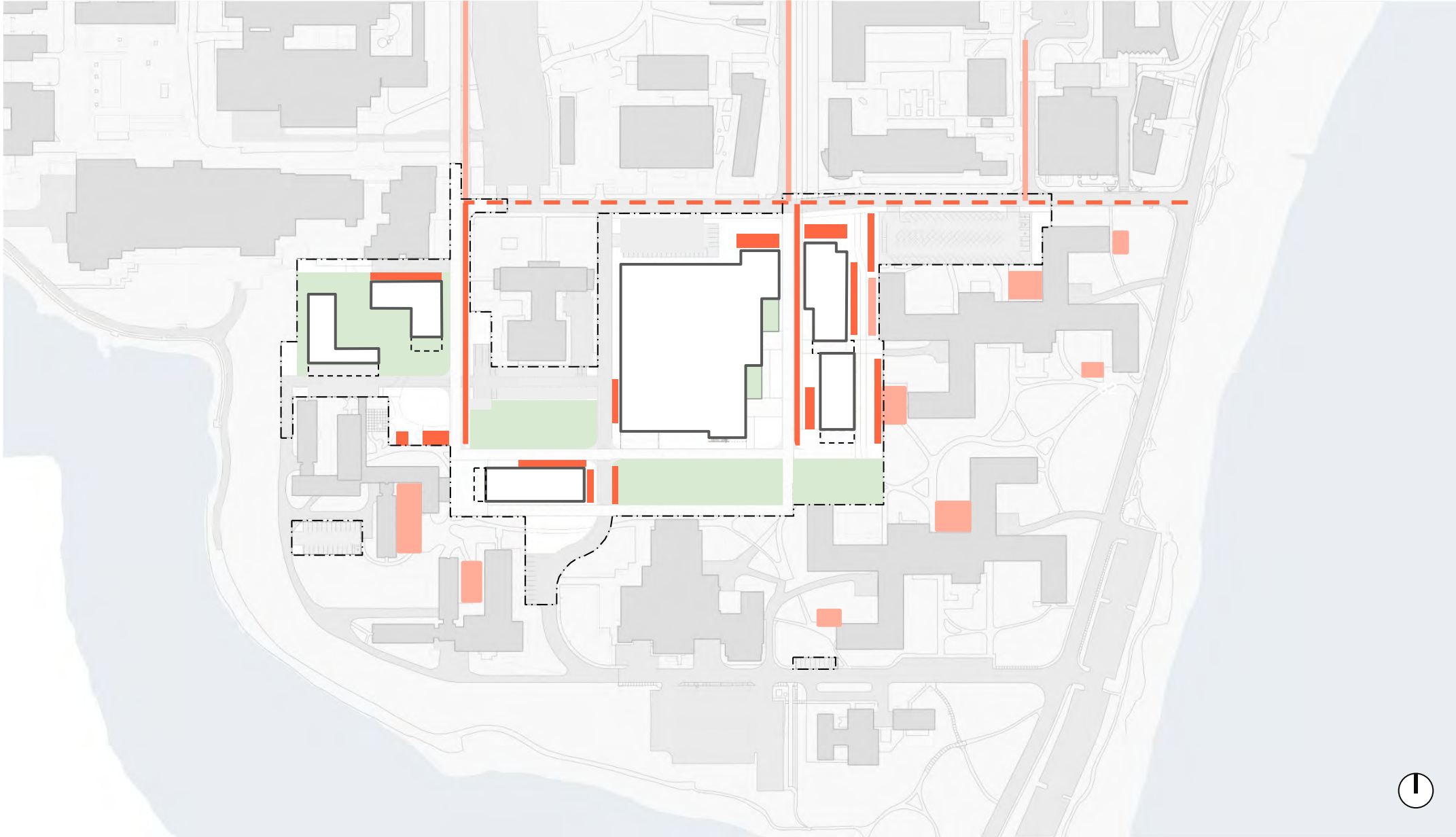
# Overall Site Plan - Vehicular Parking







(E) PARKING TO REMAIN	28
(N) PARKING FROM DPP (AFTER REMOVING LOT 7)	173
(N) ADDITIONAL NEW PARKING	27
<b>TOTAL (N) PARKING</b>	<b>200</b>

- (N) ADDITIONAL CAR PARKING POST DPP
- (N) CAR PARKING PER DPP
- (E) CAR PARKING
- ONE WAY ACCESS
- ↔ TWO WAY ACCESS

# Overall Site Plan - Bike Paths & Parking



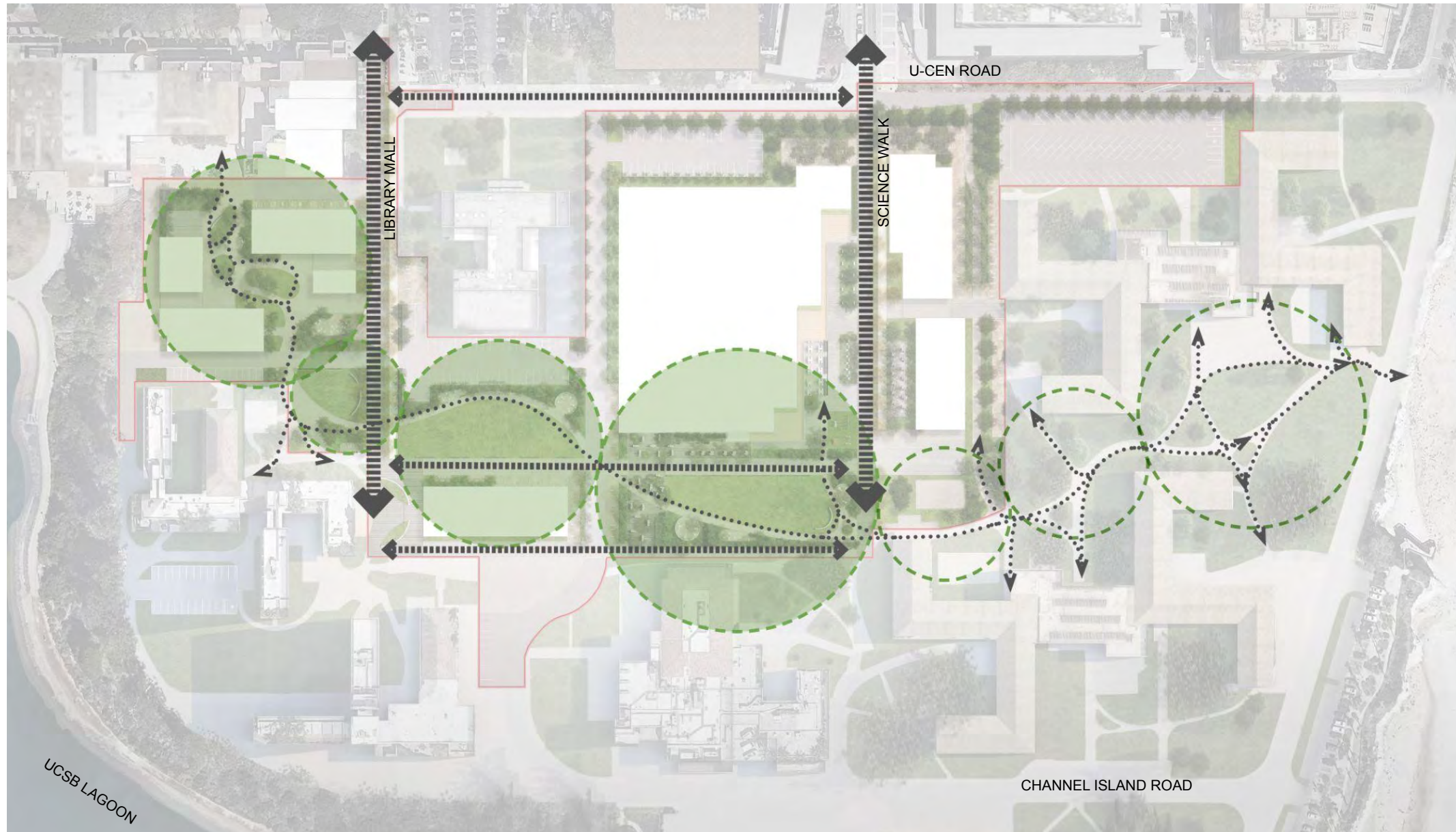
NEW BIKE PARKING PROVIDED ON-SITE	1400
ESTIMATED EXISTING BIKE PARKING TO REMAIN	1375

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



# Pedestrian and Green Network

IN PROGRESS



- ||||| NORTH-SOUTH PED CIRCULATION
- EAST WEST PED CIRCULATION
- ..... INFORMAL CIRCULATION
- - - - - EXISTING GREEN NETWORK
- PROPOSED GREEN NETWORK



IN PROGRESS

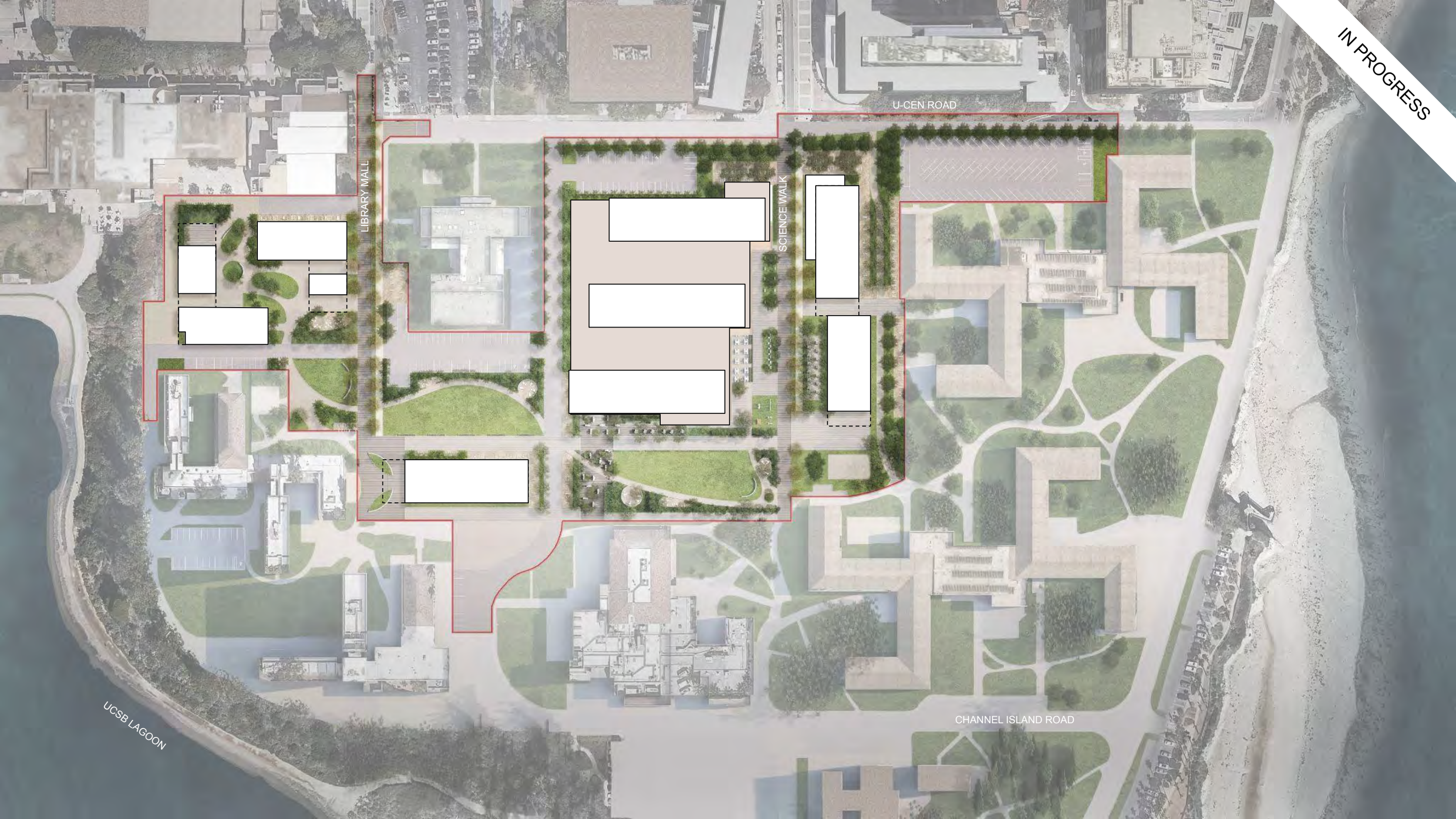
U-CEN ROAD

LIBRARY MALL

SCIENCE WALK

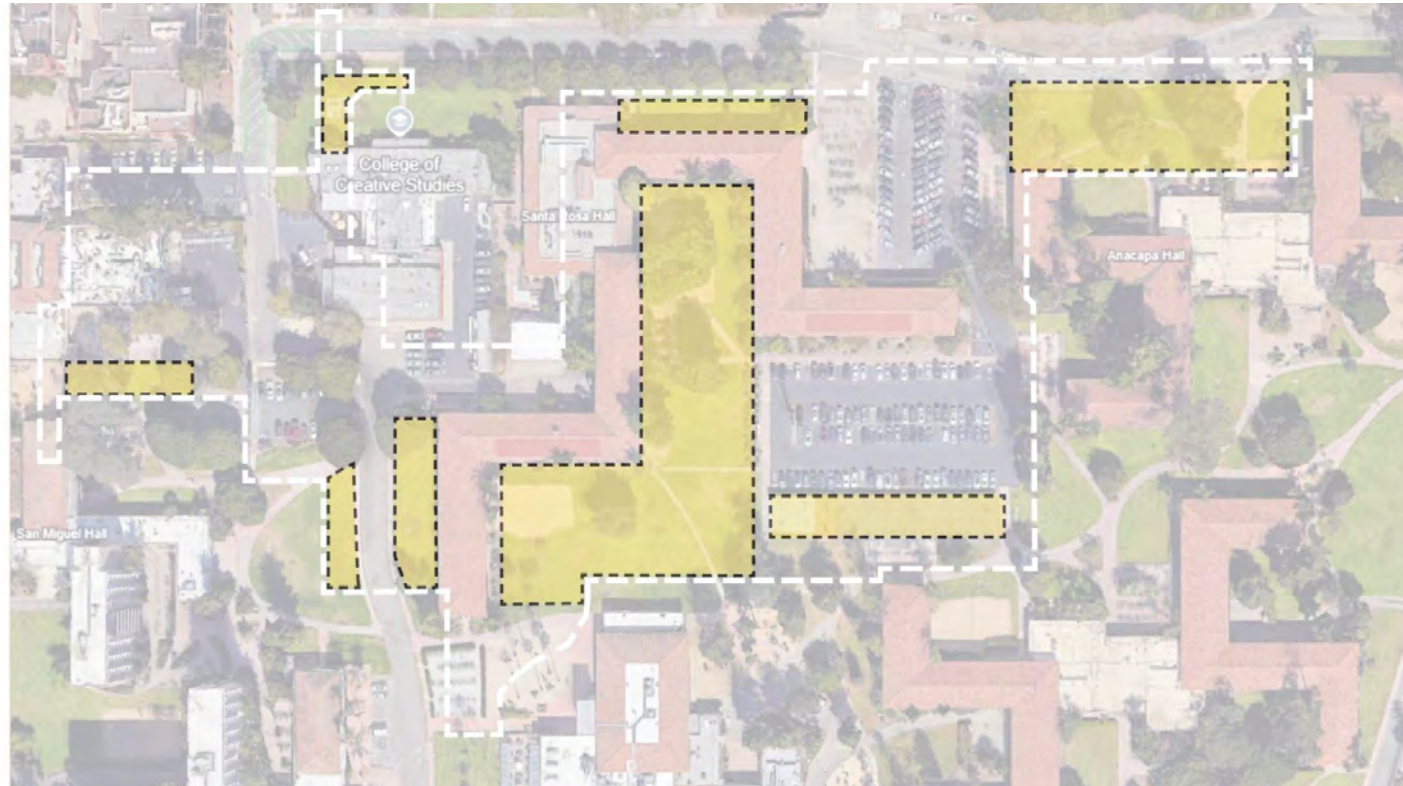
CHANNEL ISLAND ROAD

UCSB LAGOON

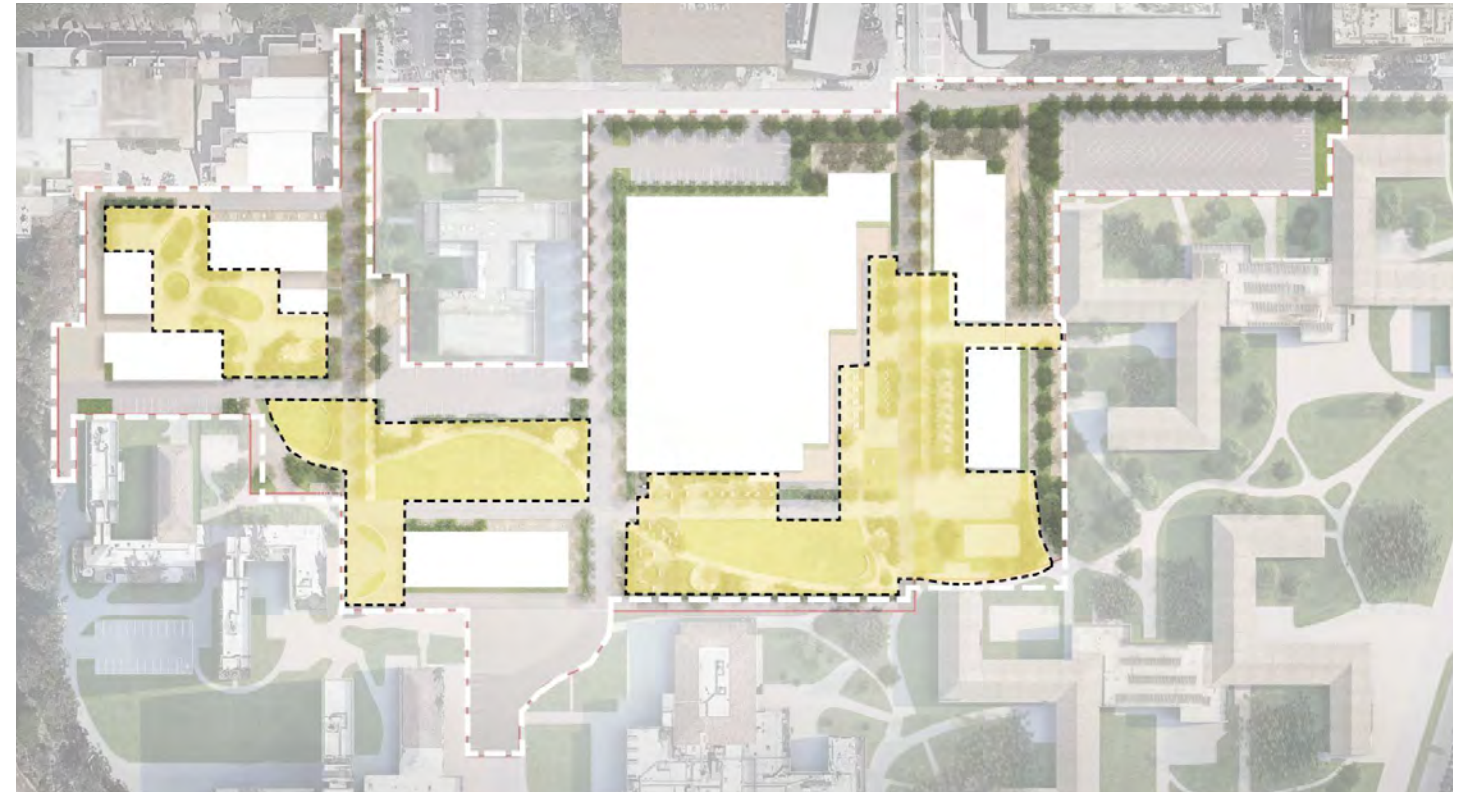




# Occupiable Outdoor Space - Existing and Proposed



TOTAL AREA: 144,342  
AVERAGE CAPACITY: 12,000 PEOPLE



TOTAL AREA: 141,821  
AVERAGE CAPACITY: 11,800 PEOPLE



IN PROGRESS





IN PROGRESS





IN PROGRESS





IN PROGRESS





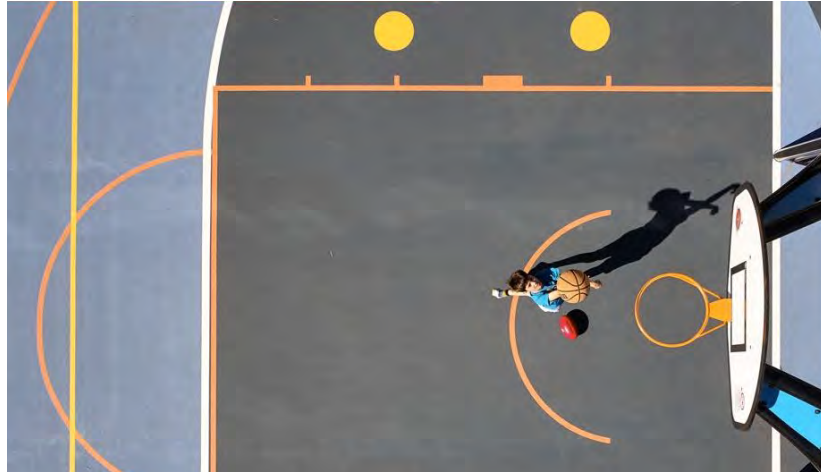
IN PROGRESS





# Landscape Materials & Furnishing Palette

IN PROGRESS



CONCRETE - SCORED-TEXTURED

LAWN-SPORTS COURT SURFACE



STABILIZED AGGREGATE PAVING



MOVEABLE FURNISHINGS



# Planting Palette

IN PROGRESS



TREES

DRY GRASSES

NATIVE AND SOUTHERN HEMISPHERE PLANTS



# Trees To Preserve

IN PROGRESS

IN PROGRESS

# Massing & Architectural Expression

# Overall Site Axon - Previous DRC Meeting on 7/11/2024





# Overall Site Axon

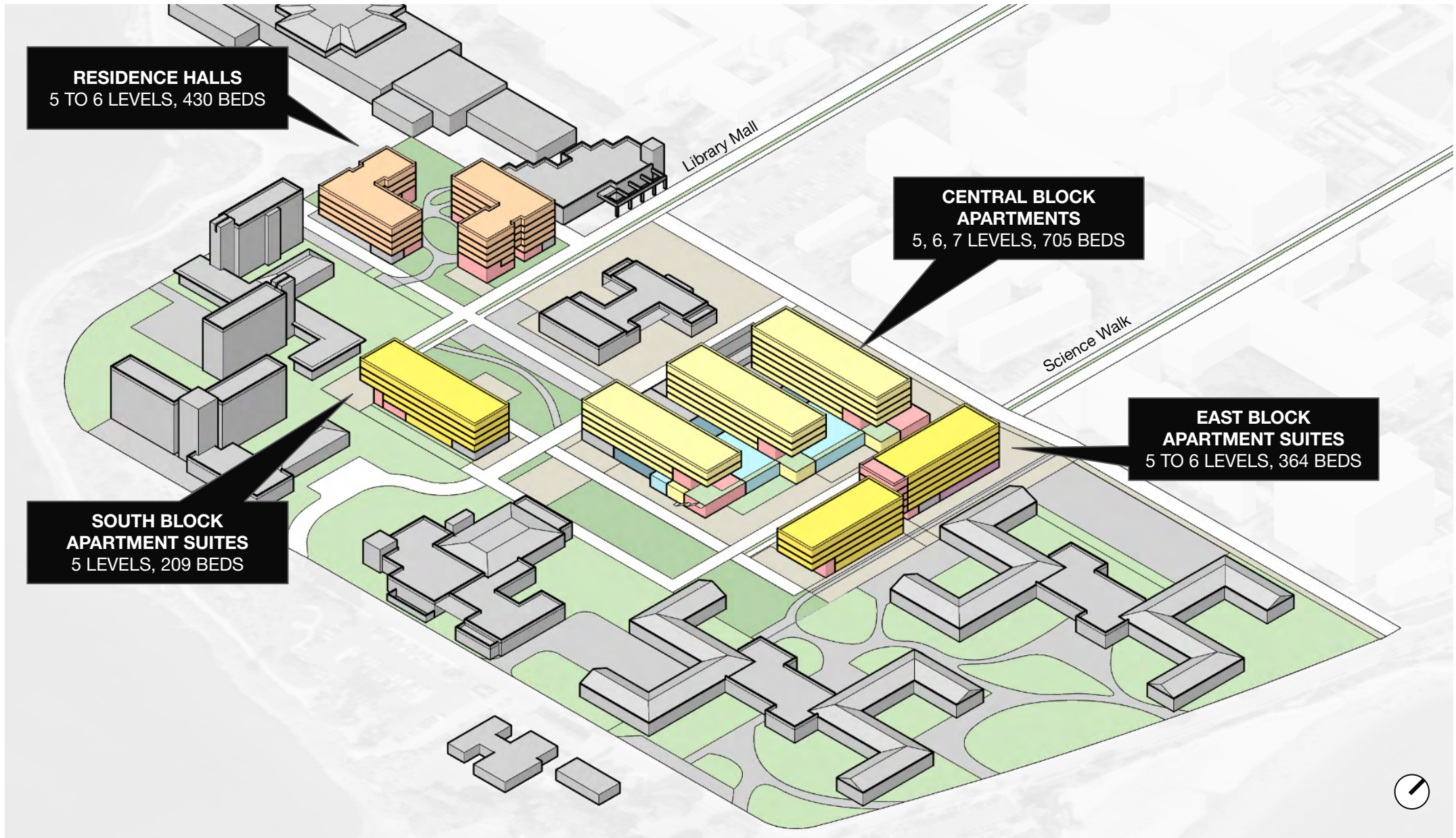


- DINING HALL - FOH
- DINING HALL - BOH
- AMENITIES
- APARTMENTS
- RESIDENCE HALLS
- OPEN / GREEN SPACE
- OFFICES



# Overall Site Axon

IN PROGRESS



**RESIDENCE HALLS**  
5 TO 6 LEVELS, 430 BEDS

**CENTRAL BLOCK APARTMENTS**  
5, 6, 7 LEVELS, 705 BEDS

**EAST BLOCK APARTMENT SUITES**  
5 TO 6 LEVELS, 364 BEDS

**SOUTH BLOCK APARTMENT SUITES**  
5 LEVELS, 209 BEDS

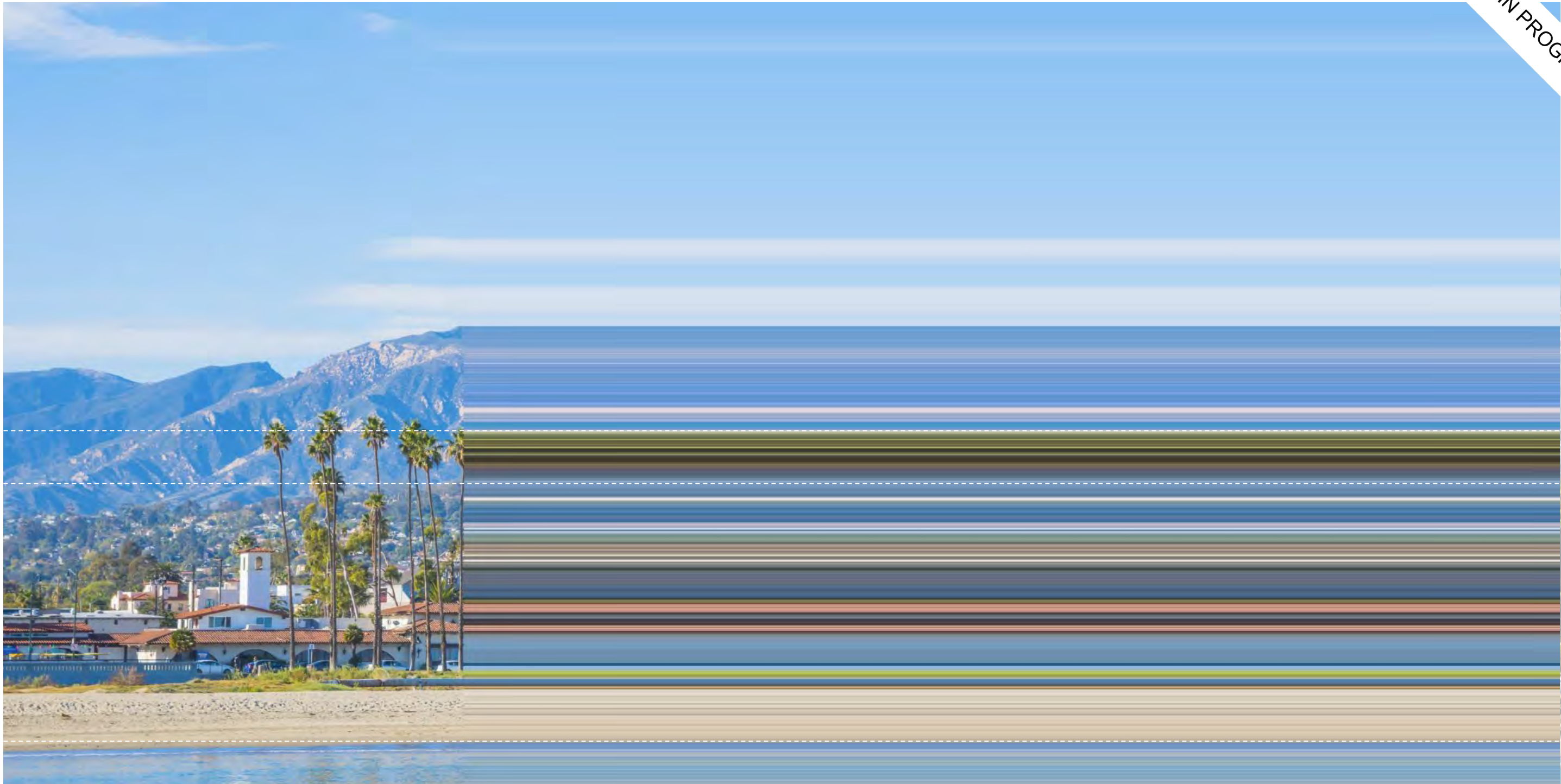
- DINING HALL - FOH
- DINING HALL - BOH
- AMENITIES
- APARTMENTS
- RESIDENCE HALLS
- OPEN / GREEN SPACE
- OFFICES







IN PROGRESS





SKY

CANOPY

EARTH

WATER



# East Campus

IN PROGRESS









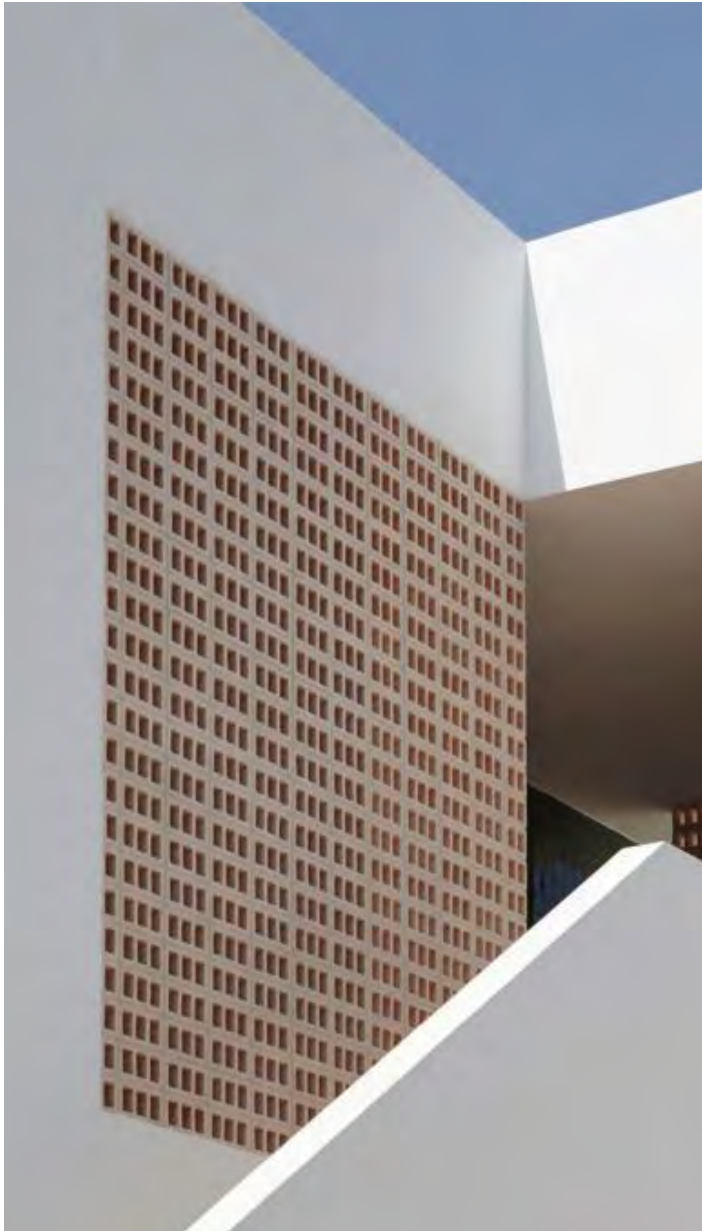
# East Campus Breeze Blocks

IN PROGRESS





# Breeze Blocks





# Podium



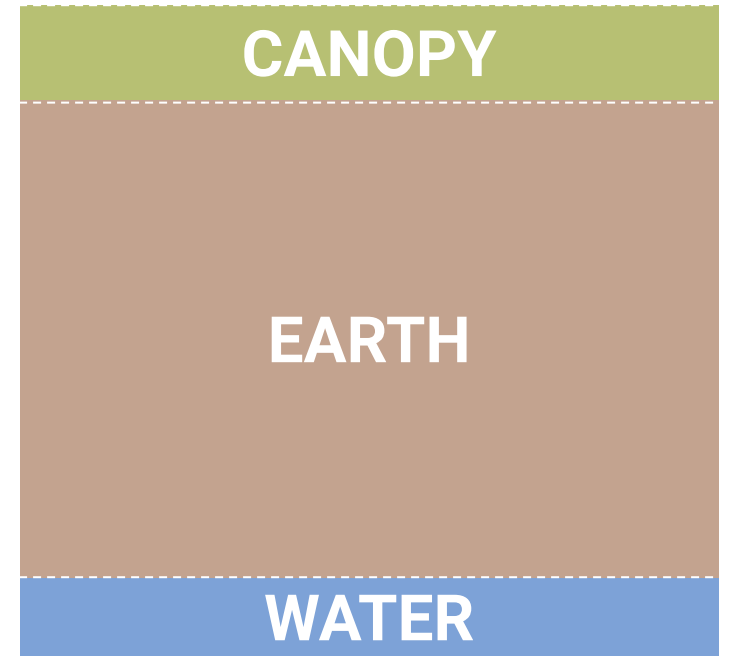
IN PROGRESS





# Landscape

IN PROGRESS





# Landscape

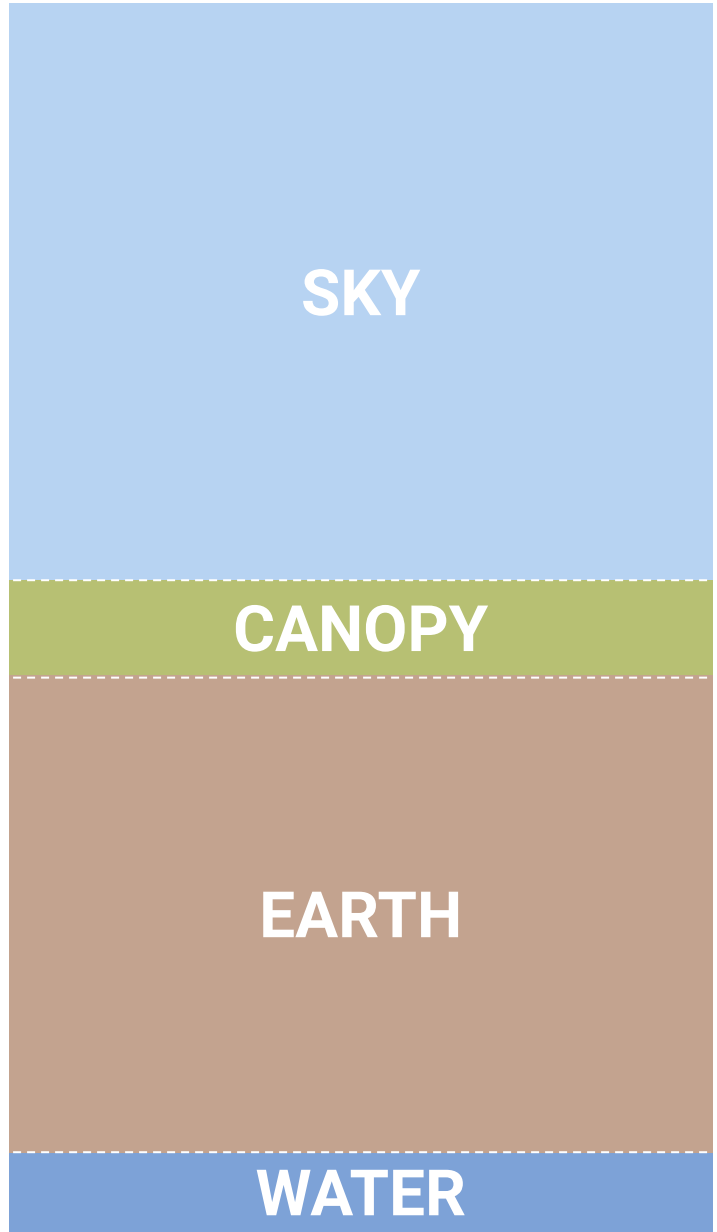
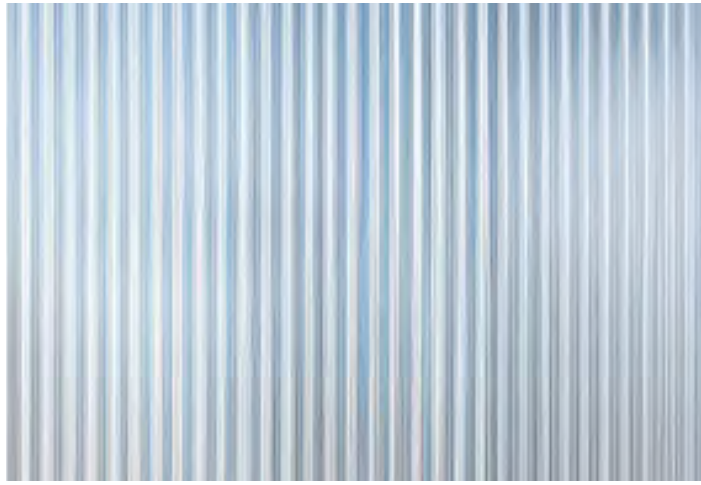
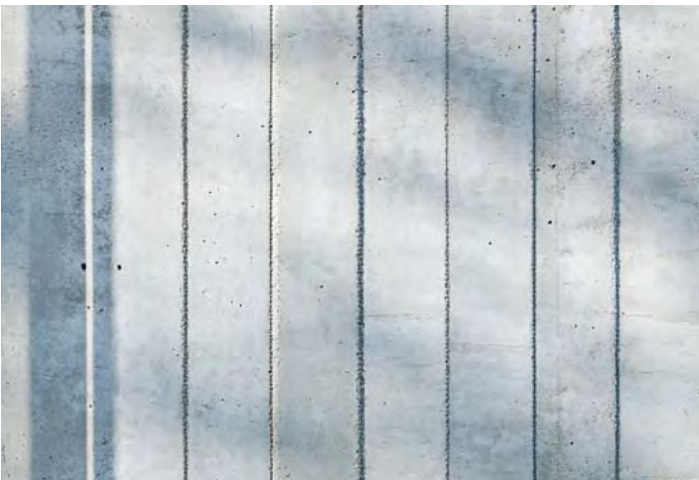
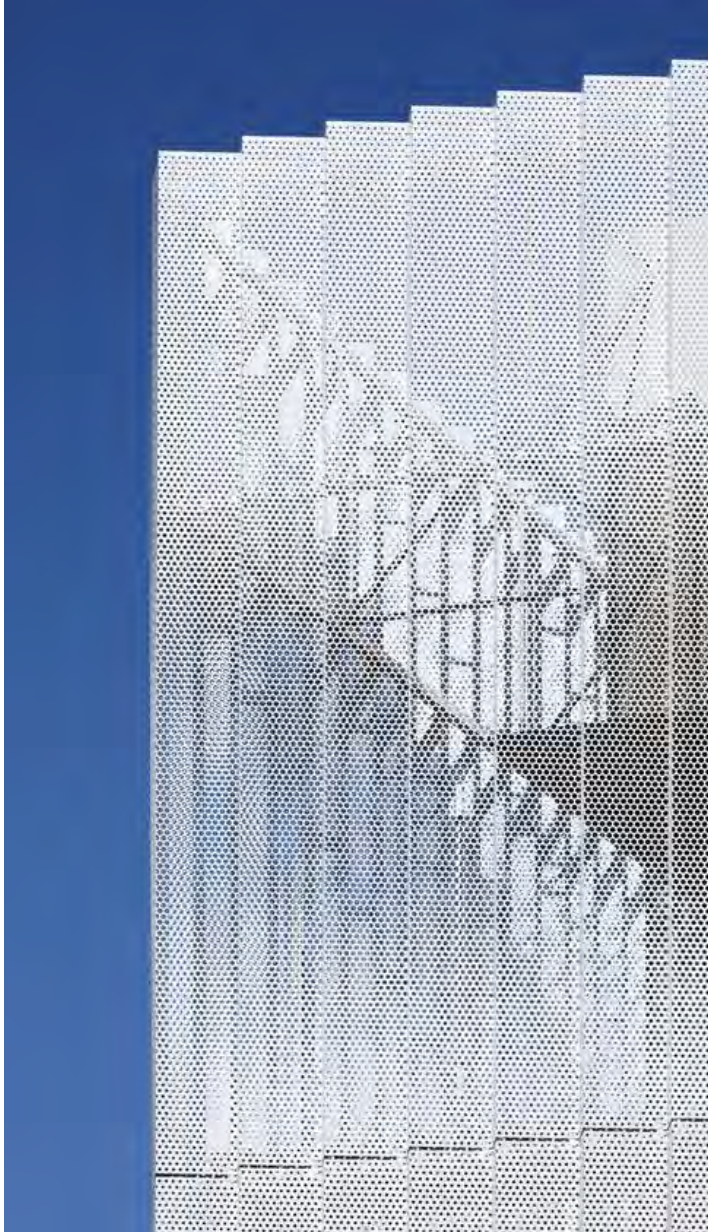


IN PROGRESS





# Residential Bars





# Residential Bars

IN PROGRESS





IN PROGRESS



SKY

SUN

CLOUDS

ATMOSPHERE

HORIZON

CANOPY

EARTH

WATER



# Materiality

IN PROGRESS



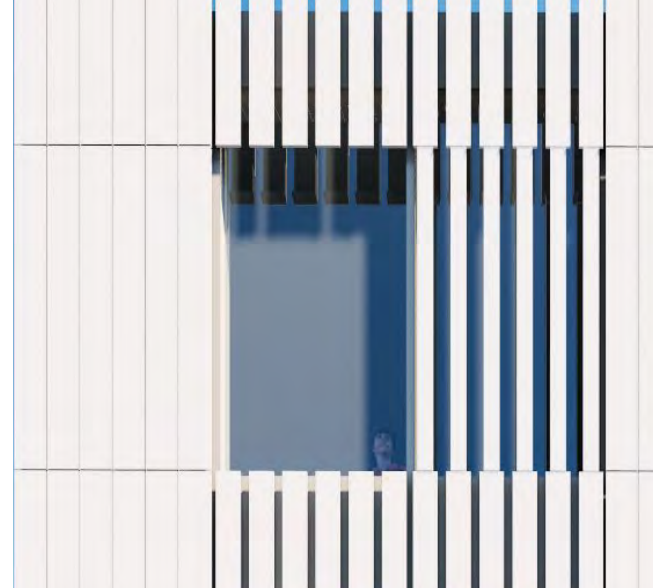


# Summary of Studies

Corrugated Perforated Aluminum



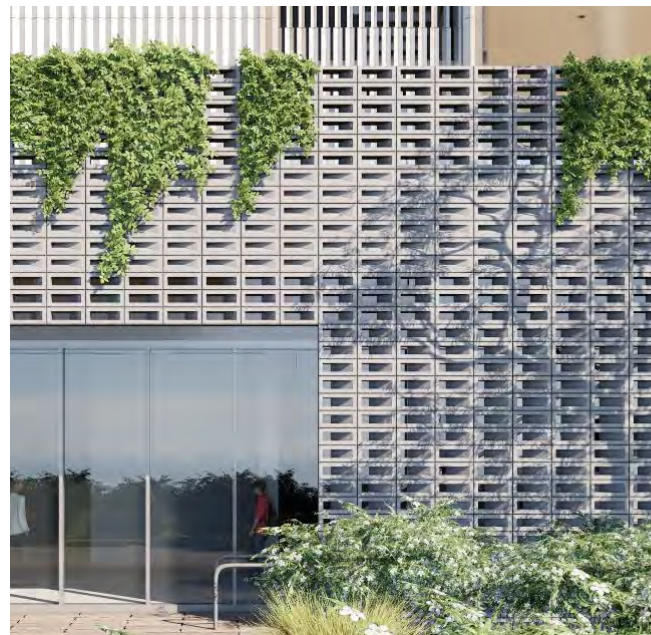
GFRC



Corrugated Aluminum



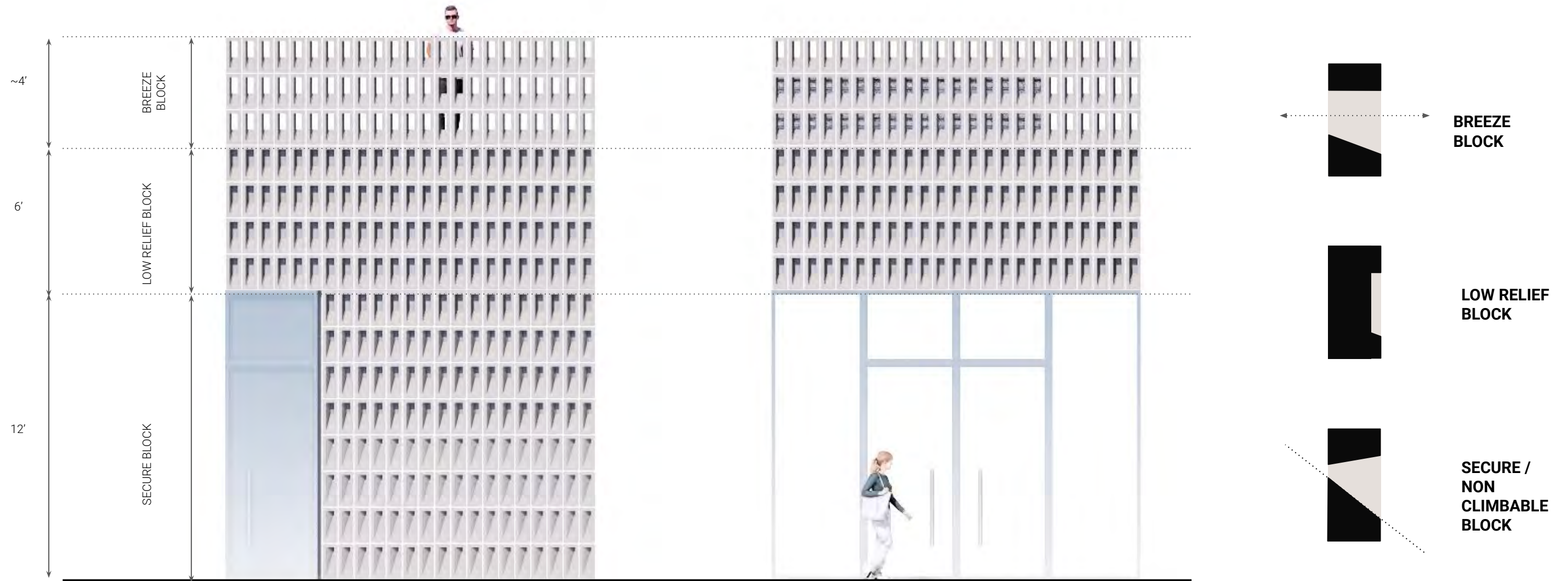
Cement Board





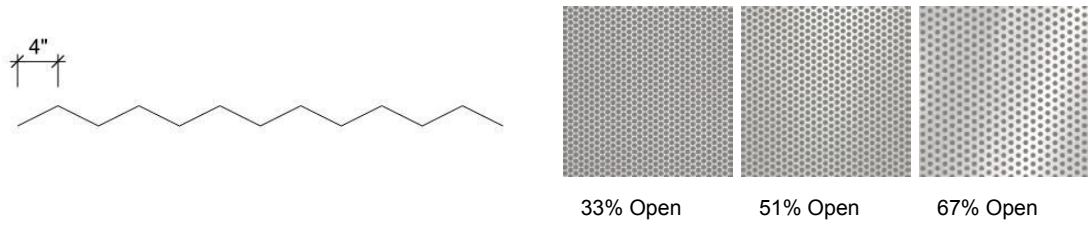
# Podium Blocks Study

IN PROGRESS





# Residential Facade Study



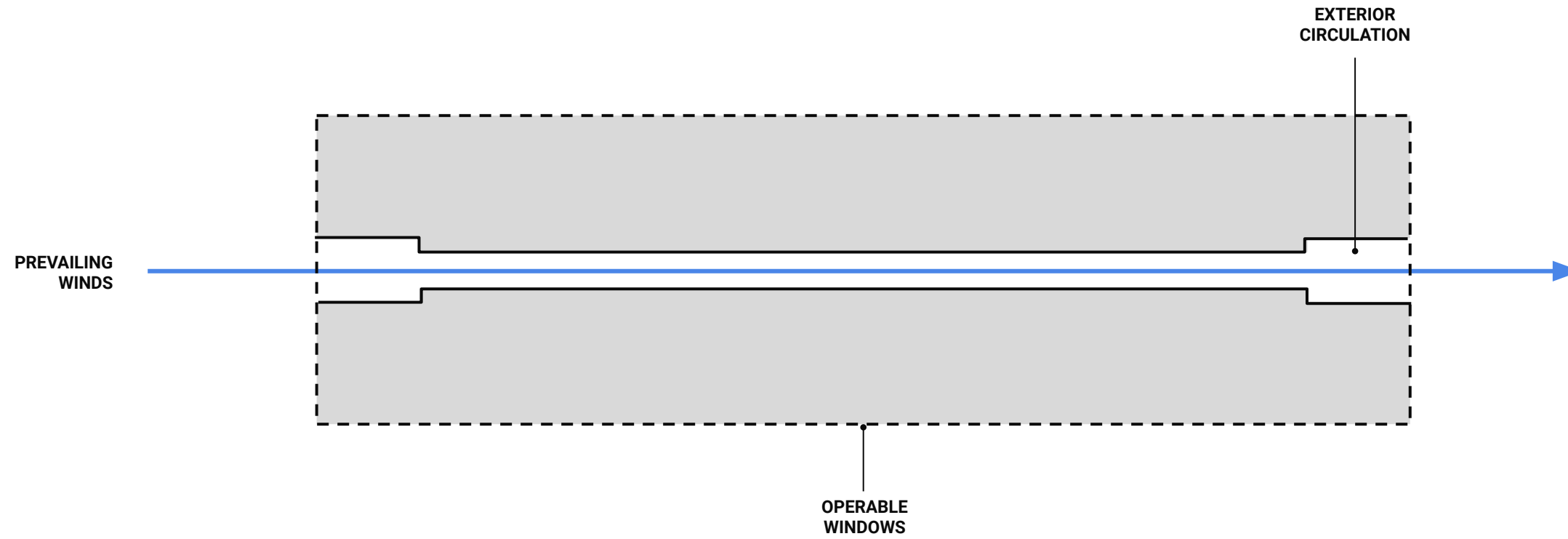
UCSB EAST CAMPUS STUDENT HOUSING  
SKIDMORE, OWINGS & MERRILL | MITHUN





# Ventilation

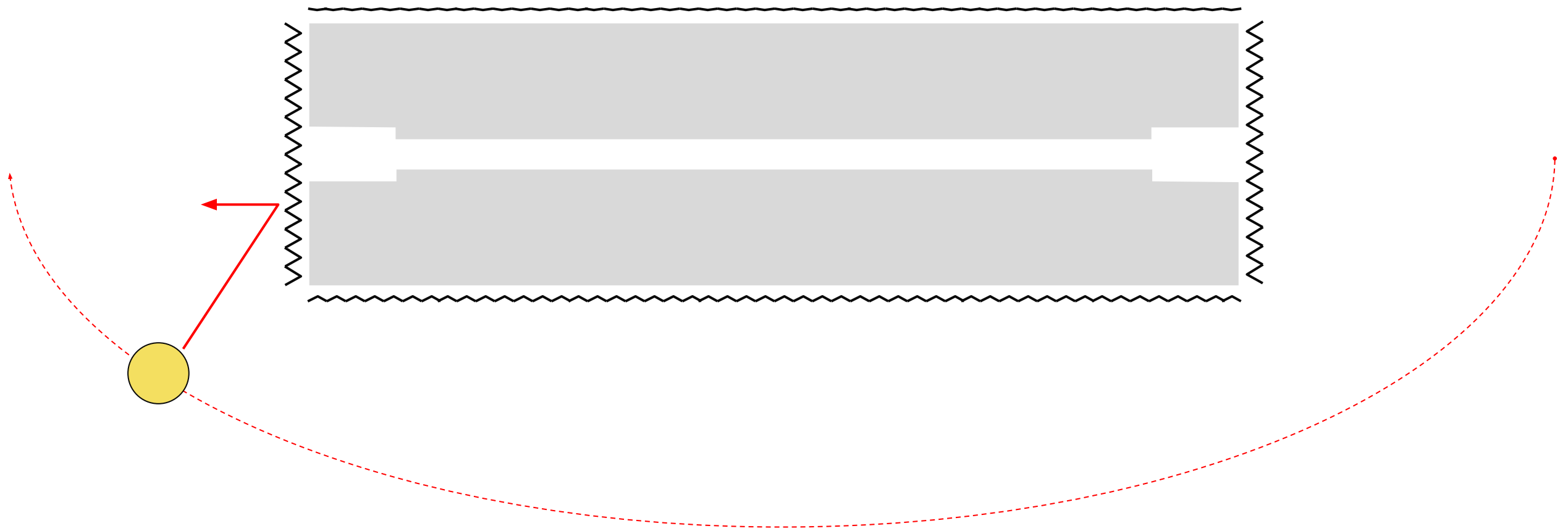
IN PROGRESS





# Solar Mitigation

IN PROGRESS







UCSB EAST CAMPUS STUDENT HOUSING  
SKIDMORE, OWINGS & MERRILL | MITHUN





UCSB EAST CAMPUS STUDENT HOUSING  
SKIDMORE, OWINGS & MERRILL | MITHUN





UCSB EAST CAMPUS STUDENT HOUSING  
SKIDMORE, OWINGS & MERRILL | MITHUN



# Stair Expression





# Stair Expression



Stair 1



Stair 2



# Exterior Stairs

IN PROGRESS



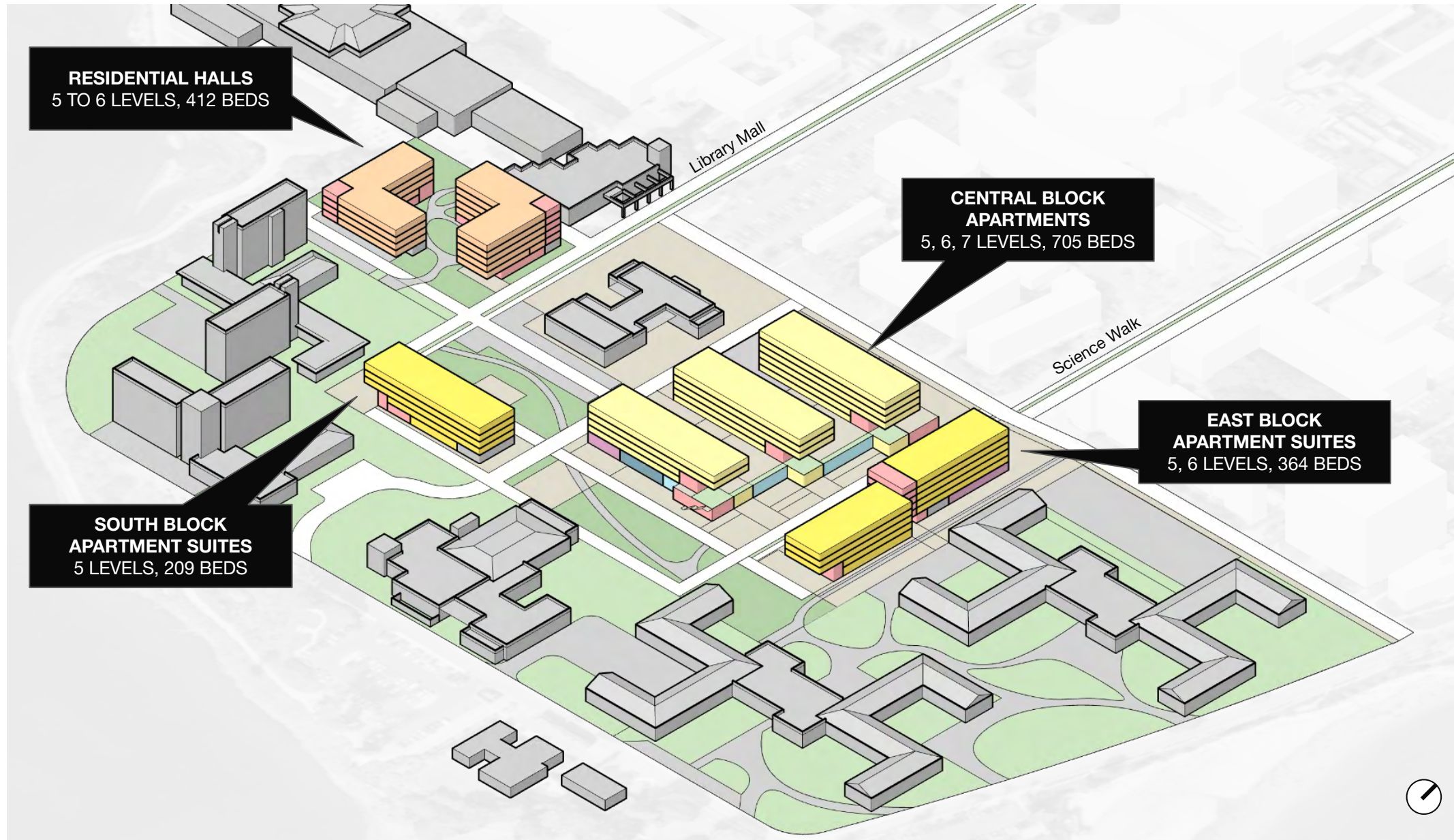


IN PROGRESS

# Units & Amenities

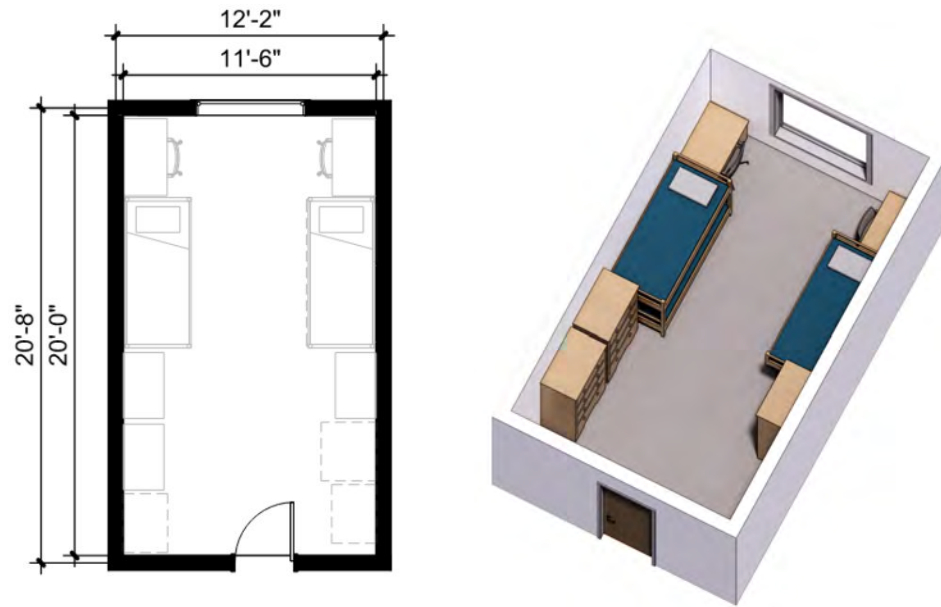
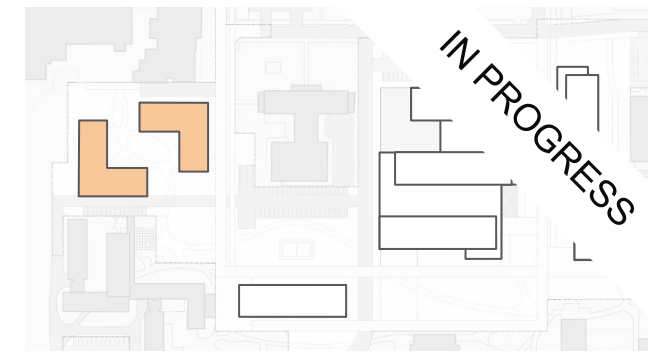


# Overall Site Axon

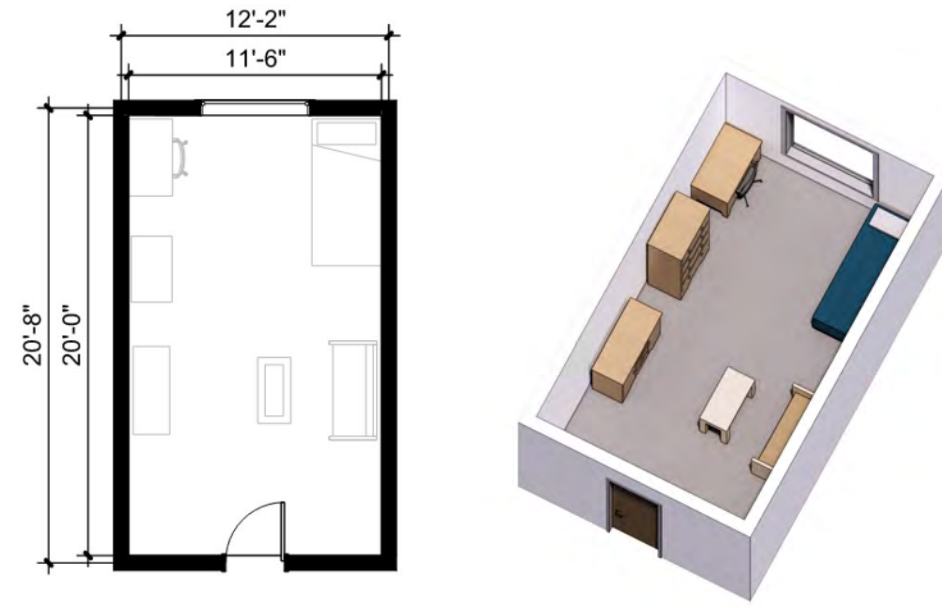




# Residence Hall Units



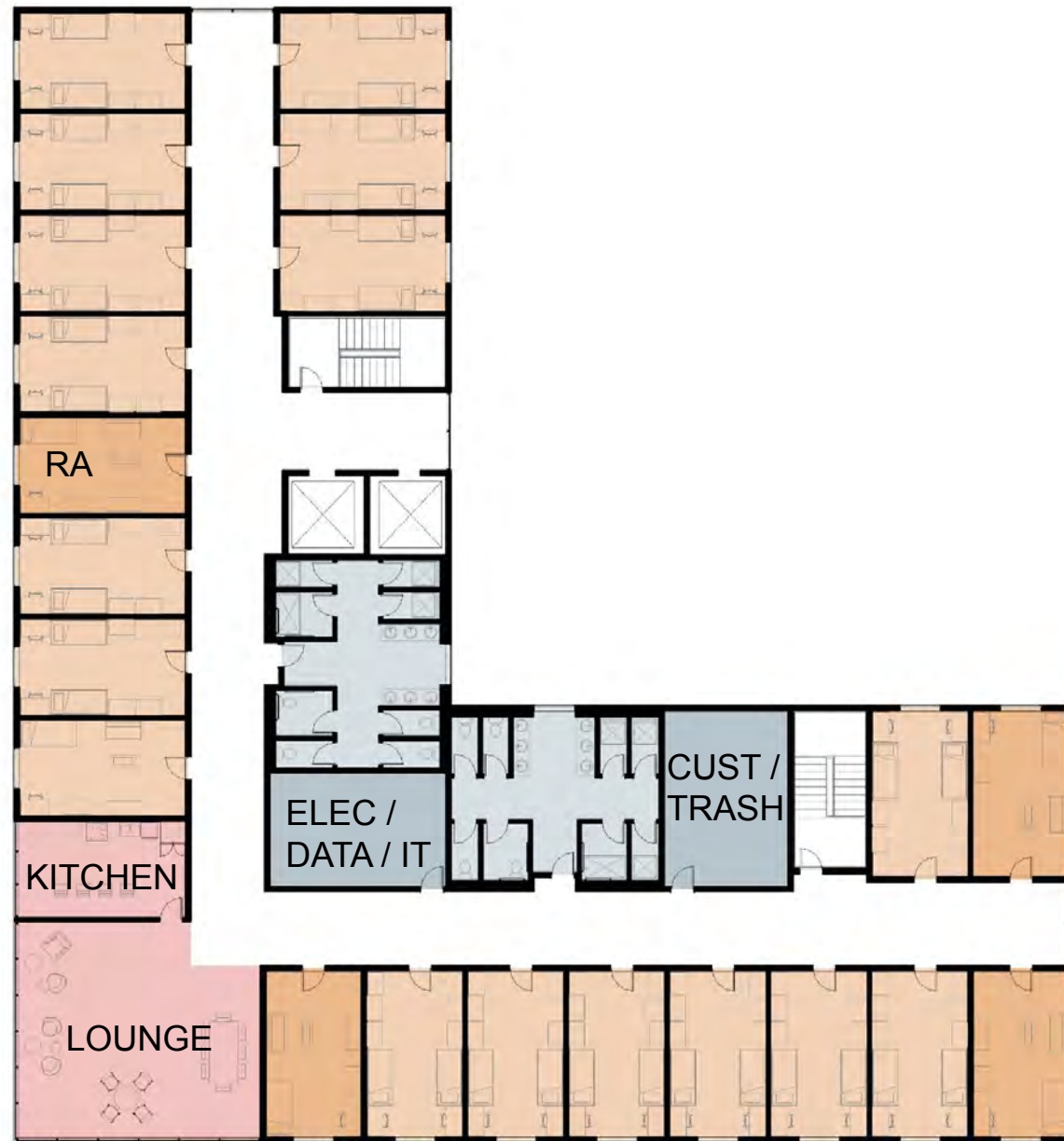
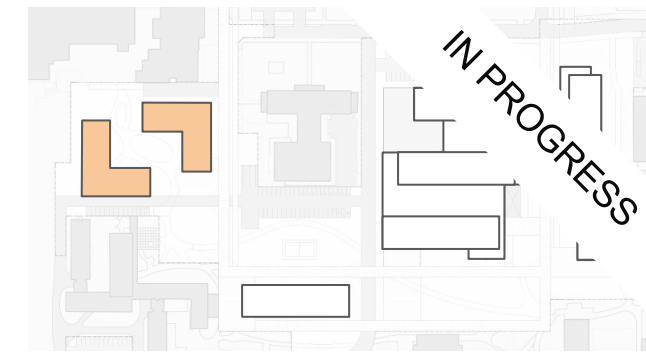
**Triple Room (Typical)**  
3 Beds  
270 SF



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



# Residence Hall Typical Plan



**Building Total Bed Count** **412**

Number of Triple Units	124 (372 beds)	90%
Number of Single Units	41 (41 beds)	10%

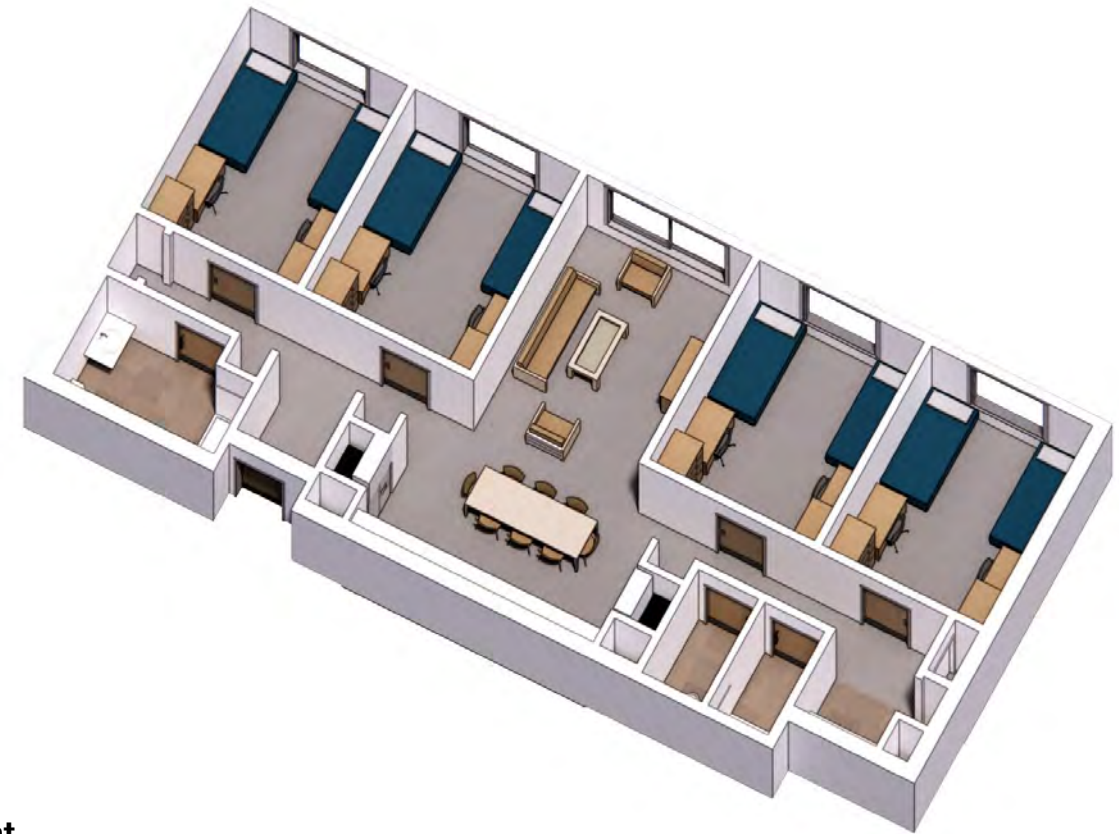
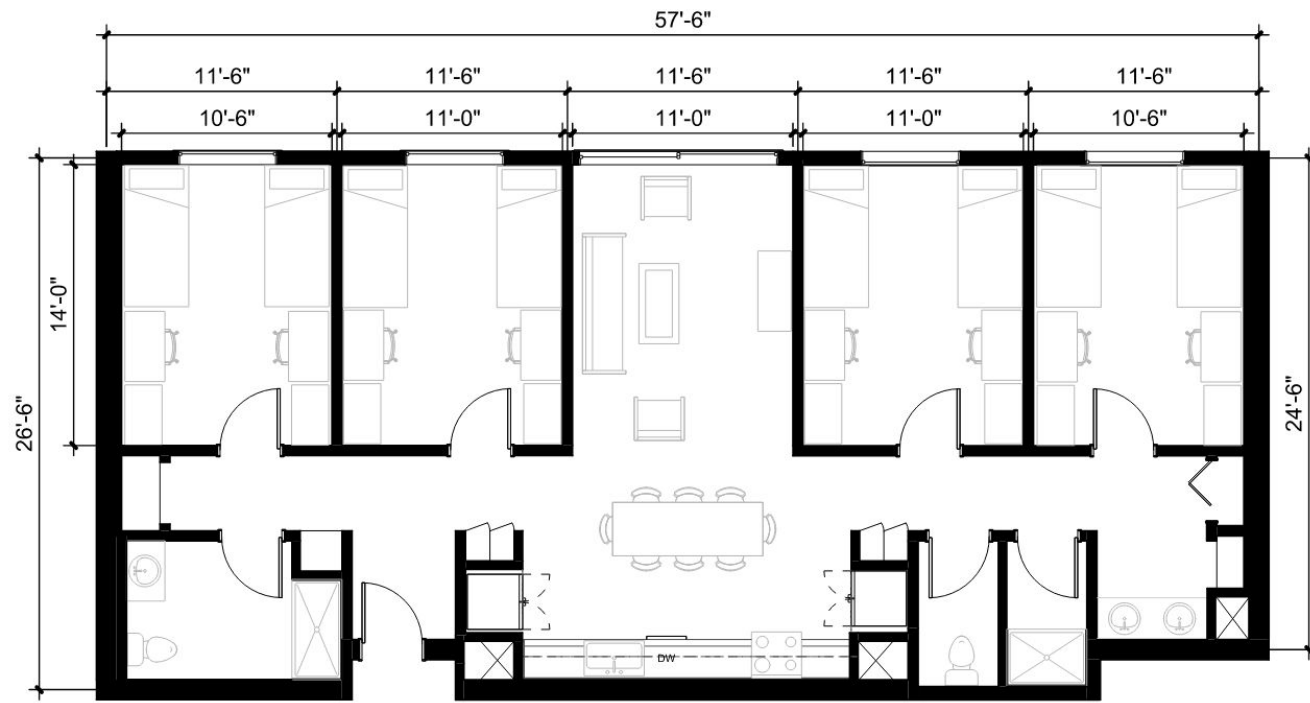
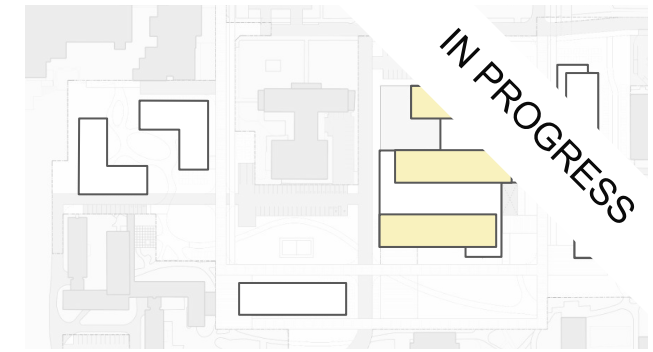
**Total Floor Area per Bed** **200 GSF**

Number of Beds	55	
Number of Triple Units	17 (51 beds)	92.7%
Number of Single Units*	4 (4 beds)	7.3%*
Kitchen + Social Lounge	870 SF	
On floor Amenity Space / Bed	15.8 SF	

\*Percentage of single units varies by floor - results in overall 10% of beds in entire building



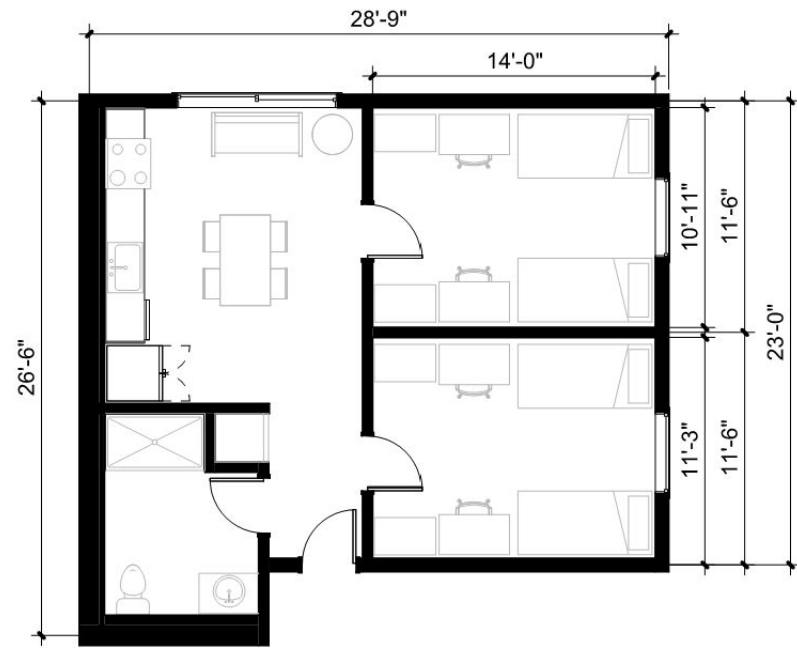
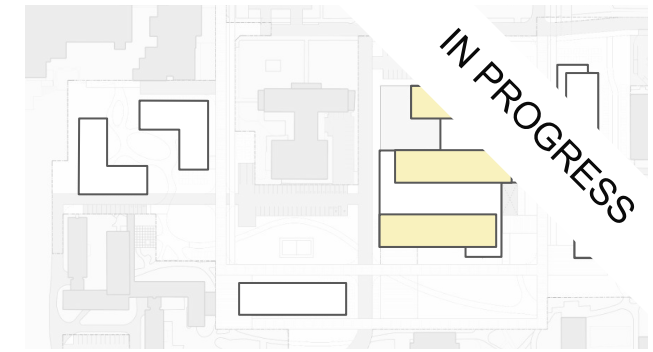
# Apartment Units



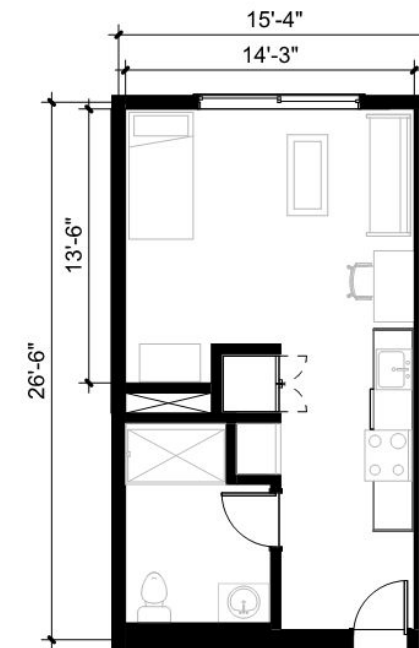
**4-Bedroom Apartment**  
8 Beds  
1,548 SF  
193.5 SF/Bed



# Apartment Units



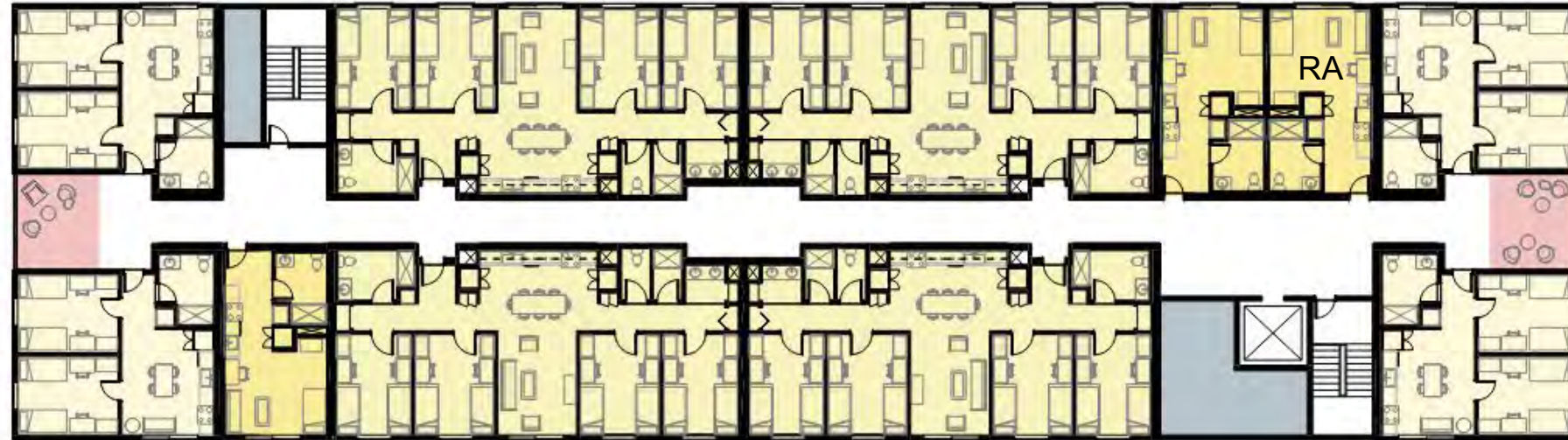
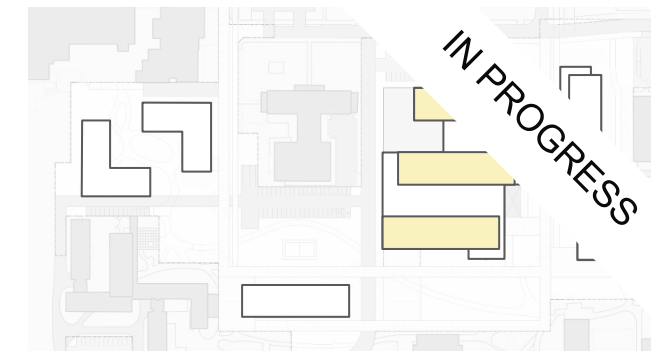
**2-Bedroom Apartment**  
4 Beds  
750 SF  
187.5 SF/Bed



**Studio**  
1 Bed  
419 SF  
419 SF/Bed



# Apartment Tower Typical Plan



Total Number of Beds 705

Number of 4-Bedroom Apts	60 (480 beds)	68%
Number of 2-Bedroom Apts	48 (192 beds)	27%
Number of Studios	33 (33 beds)	5%

**Total Floor Area per Bed 260 GSF**

Number of Beds per Floor 51

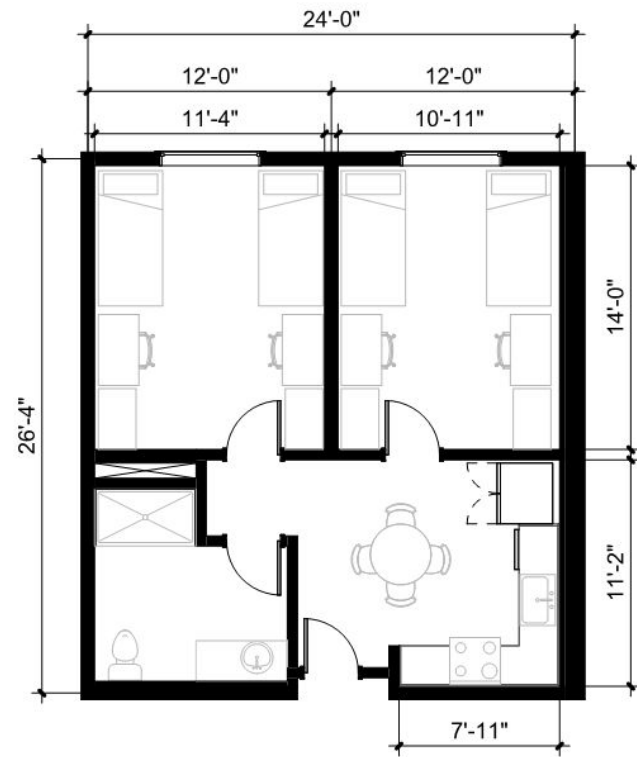
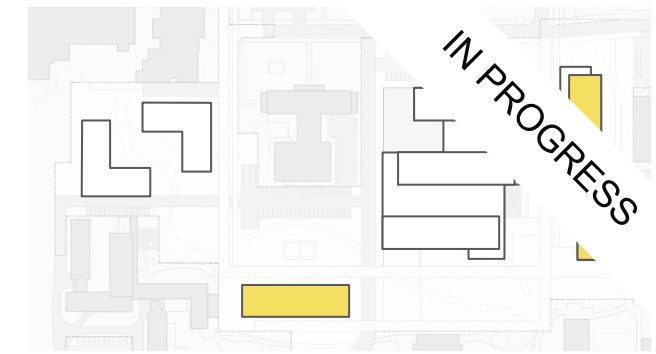
Number of 4-Bedroom Apartments	4 (32 beds)	62.7%
Number of 2-Bedroom Apartments	4 (16 beds)	31.4%
Number of Studio Apartments	3 (3 beds)	5.9%
Kitchen + Social Lounge	220 SF	
On floor Amenity Space / Bed	4.3 SF	

**East Campus Total Studios: 8%**

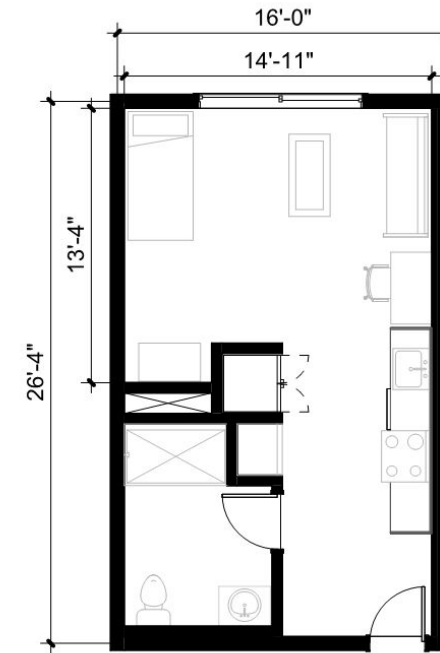
**East Campus + San Benito Total Studios: 7%**



# Apartment Suite Units



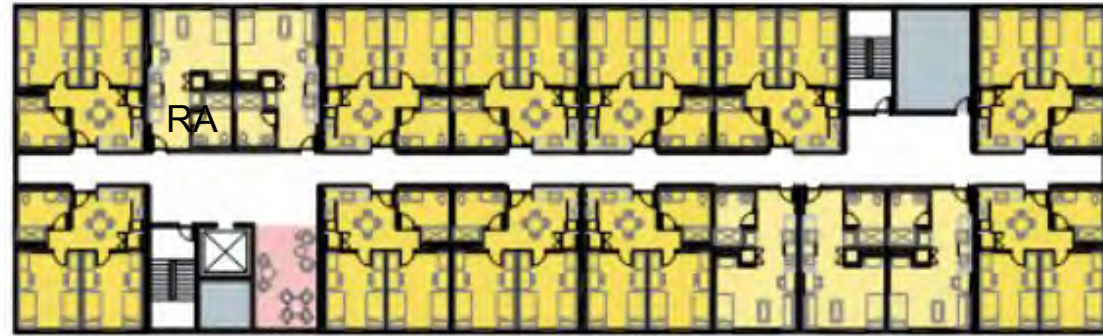
**2-Bedroom Apartment Suite**  
4 Beds  
644 SF  
161 SF/Bed



**Studio**  
1 Bed  
432 SF  
432 SF/Bed



# Apartment Suite Typical Plan



**Total Number of Beds** **209**

Number of 2-Bedroom Apt Suites	47 (188 beds)	90%
Number of Studios	21 (21 beds)	10%

**Total Floor Area per Bed** **245 GSF**

Number of Beds Per Floor 49

Number of 2-Bedroom Apartment Suites	11 (44 beds)	89.8%
Number of Studio Apartments	5 (5 beds)	10.2%
Kitchen + Social Lounge	340 SF	

On floor Amenity Space / Bed 5.3 SF



**Total Number of Beds** **364**

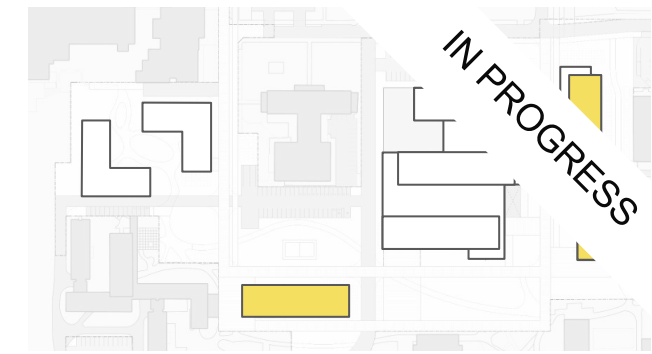
Number of 2-Bedroom Apartment Suites	79 (316 beds)	87%
Number of Studios	48 (48 beds)	13%

**Total Floor Area per Bed** **264 GSF**

Number of Beds per Floor 78

Number of 2-Bedroom Apartment Suites	17 (68 beds)	87.2%
Number of Studio Apartments	10 (10 beds)	12.8%
Kitchen + Social Lounge	540 SF	

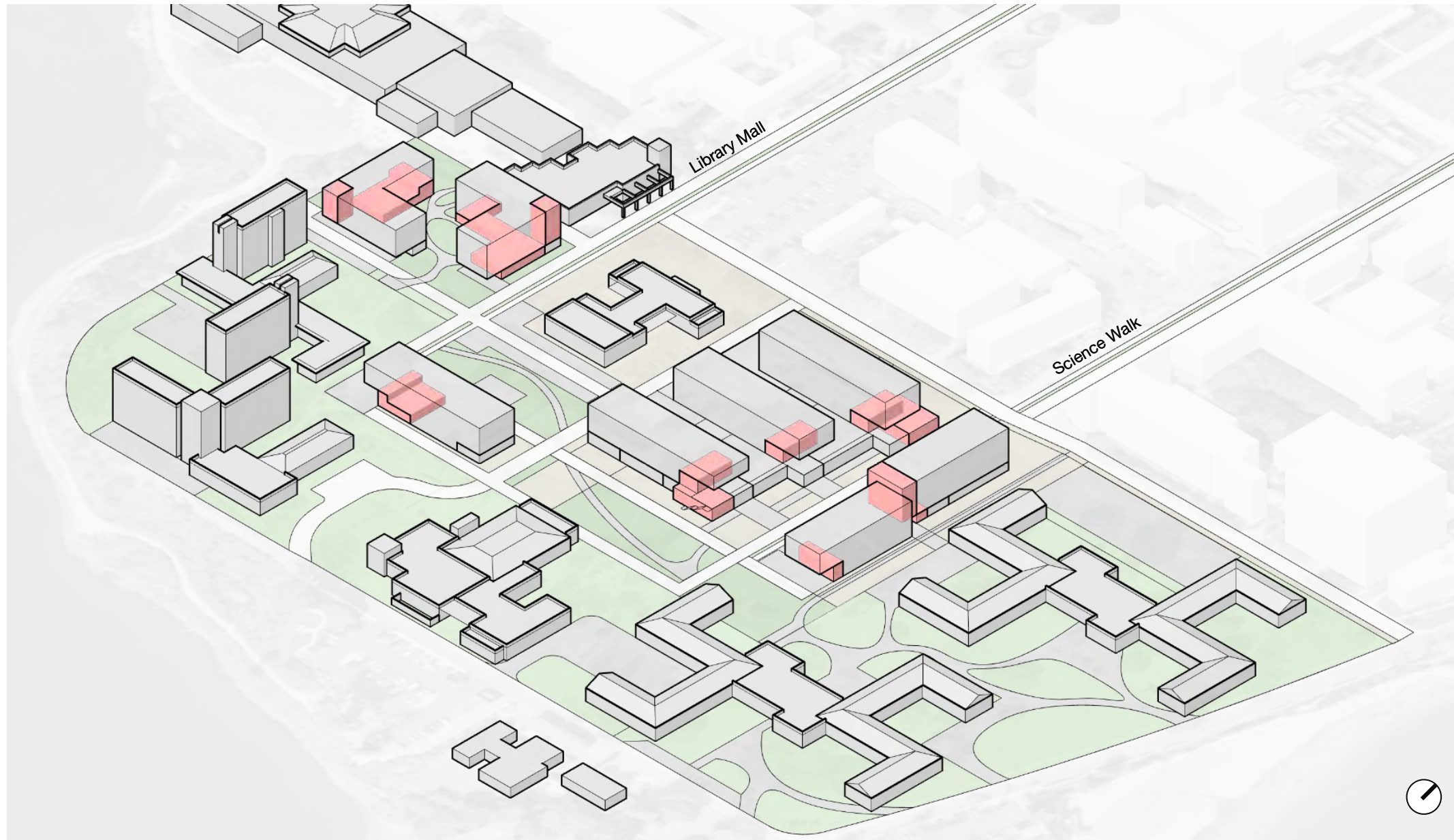
On floor Amenity Space / Bed 6.9 SF





# Amenities

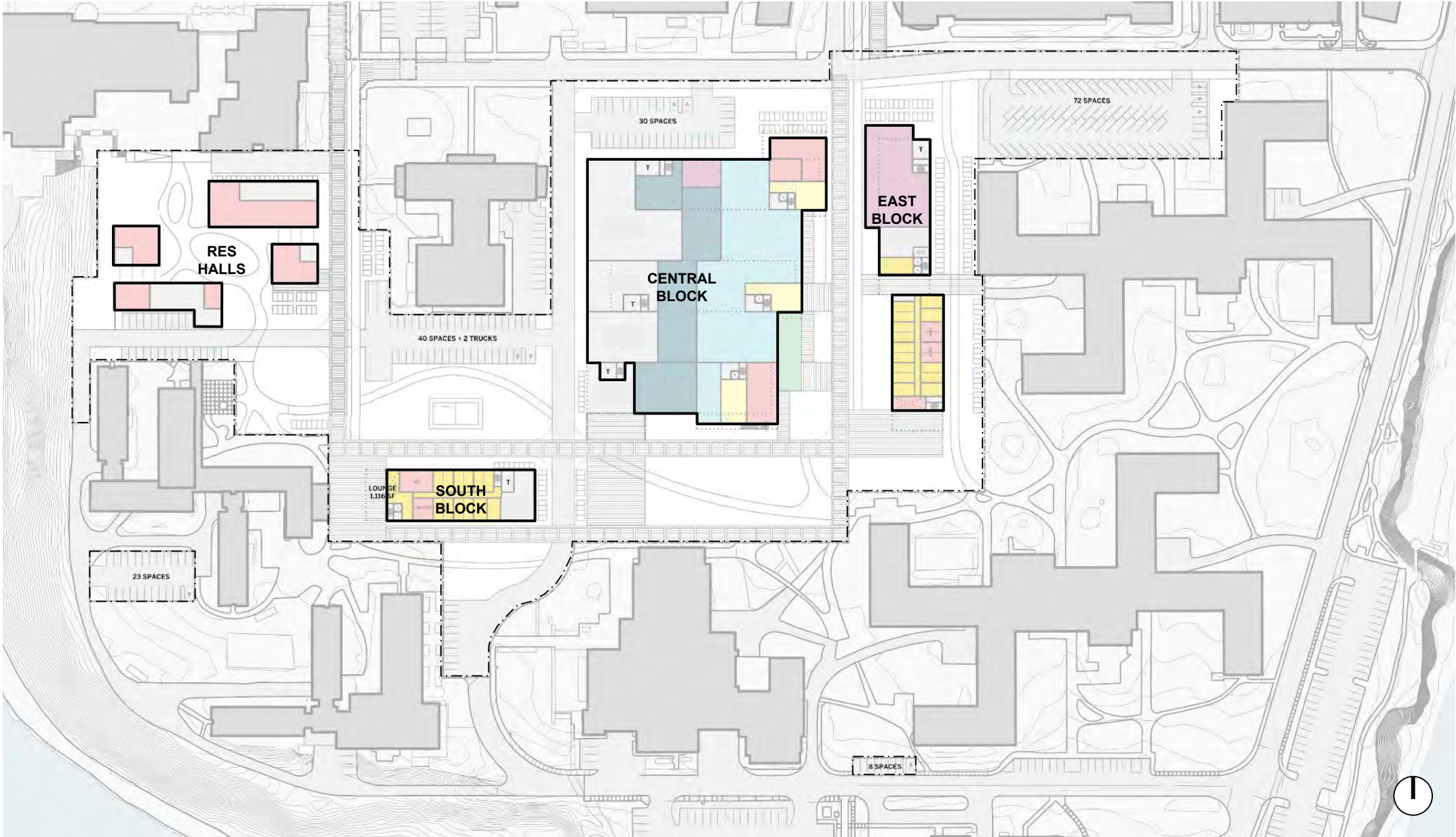
IN PROGRESS



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



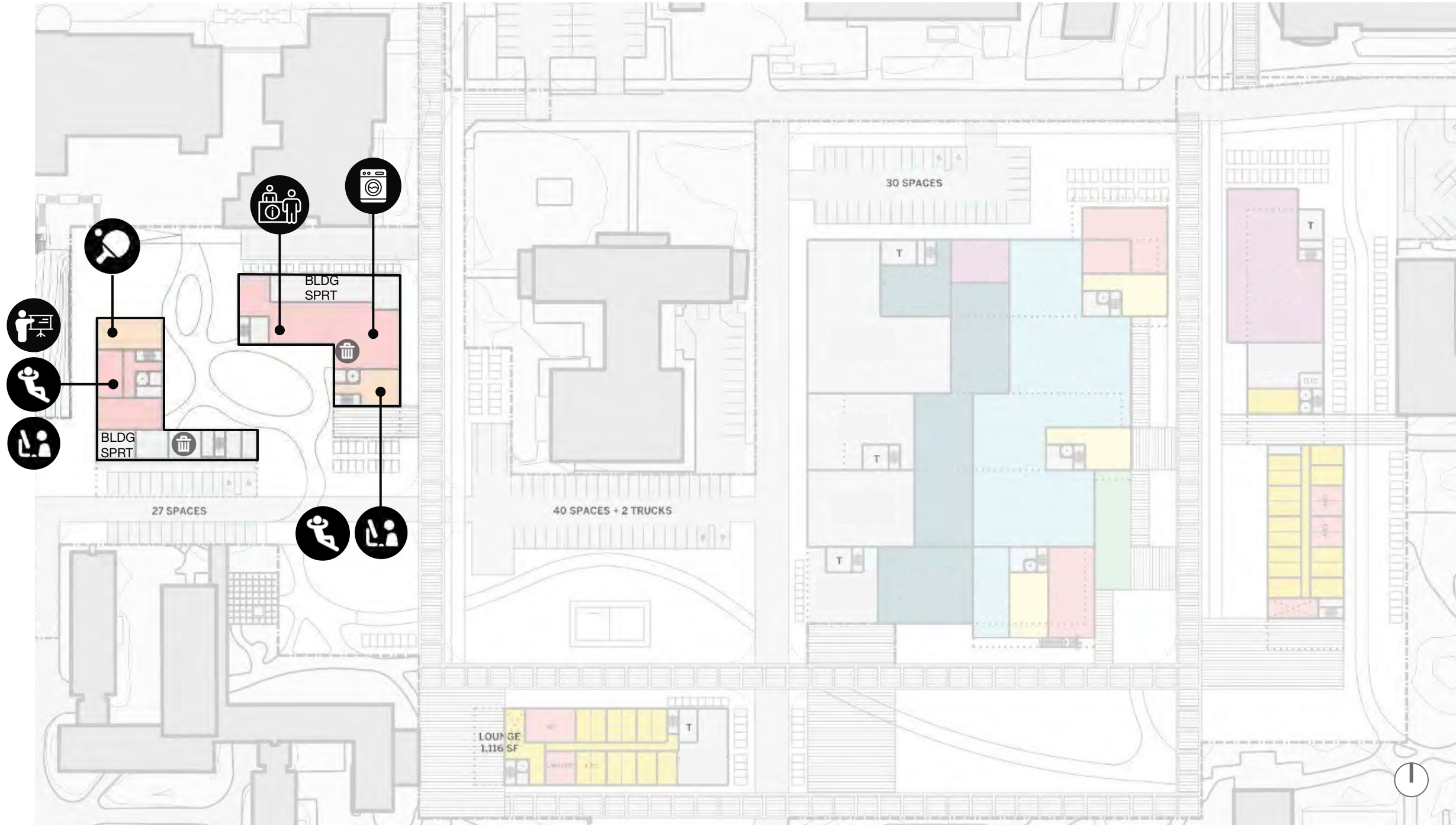
# Overall Site Plan - Ground Level



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

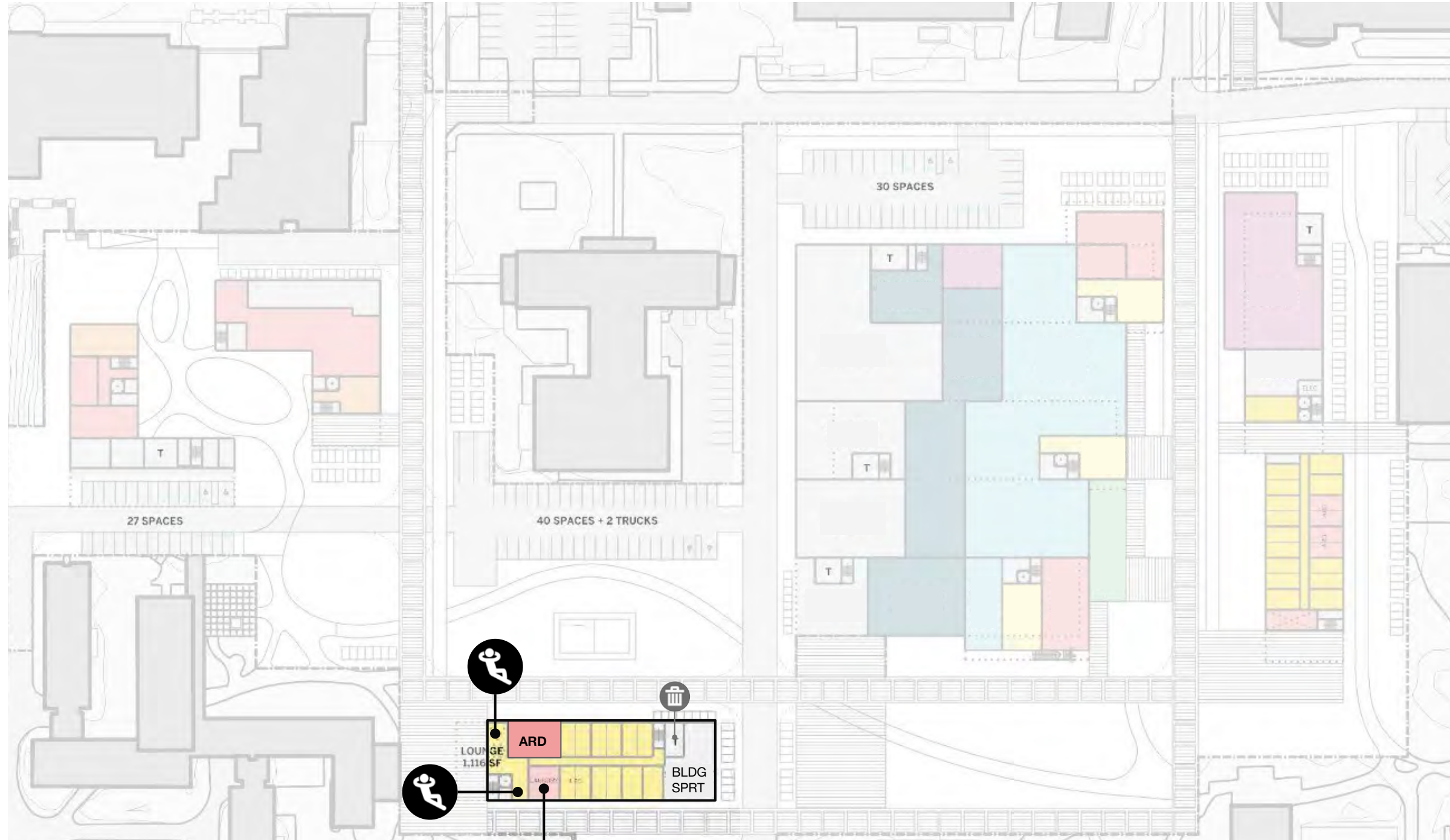


# Residence Hall Plan Diagrams





# Apartment Suite Plan Diagrams - South Building

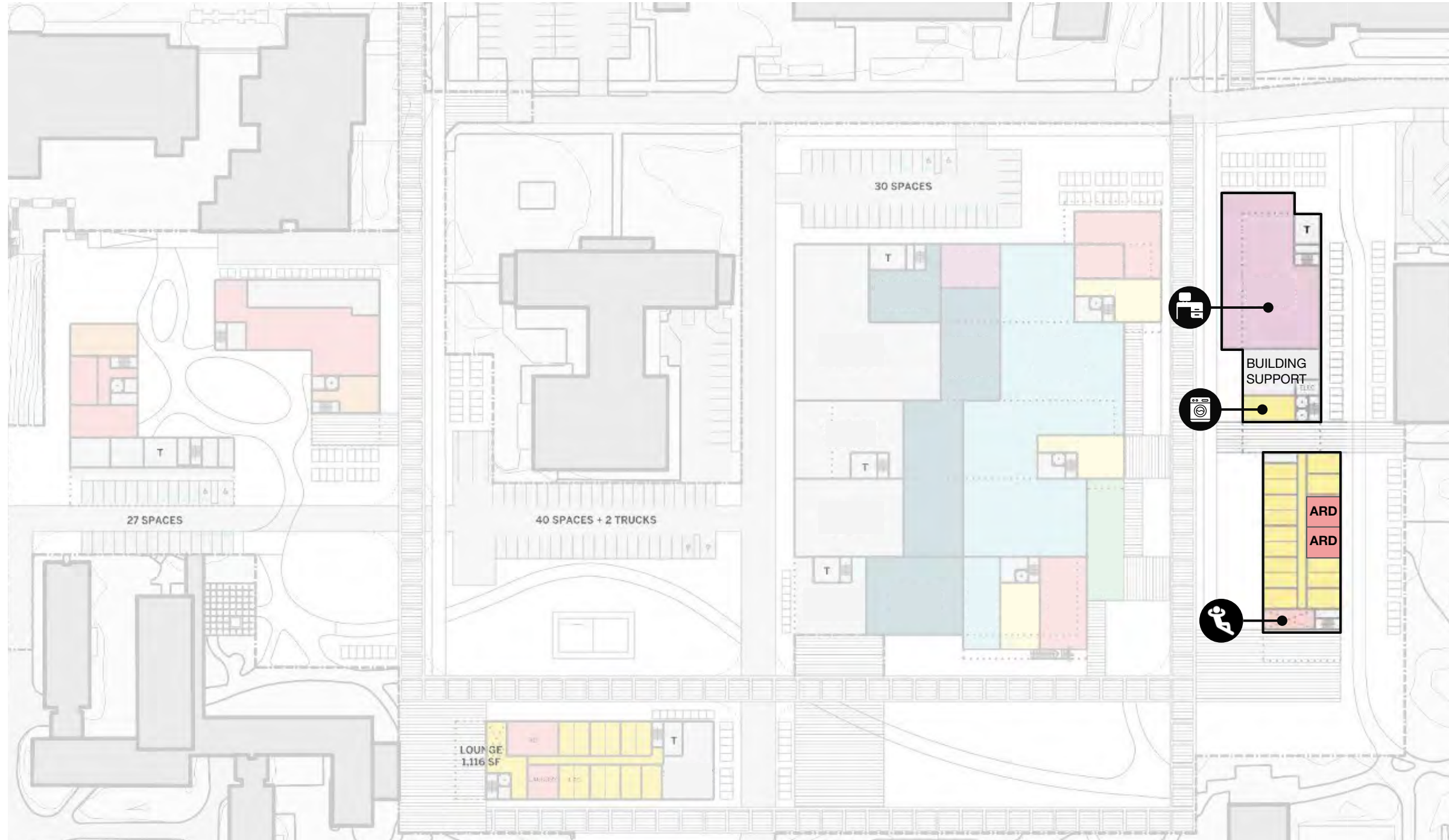


## Level 1

- Student Residences
- RD Residence
- Laundry
- Lounge
- Building Support



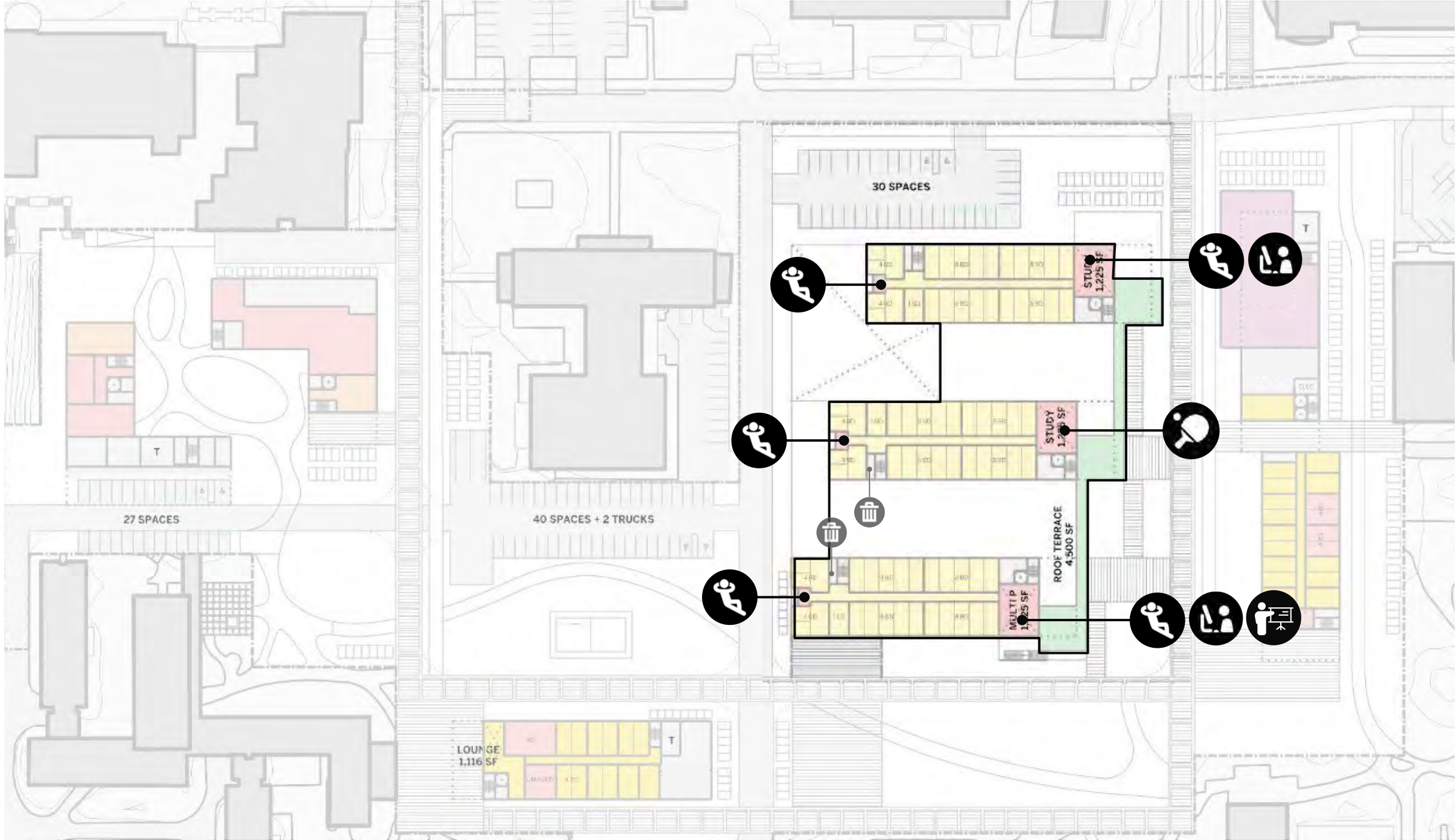
# Apartment Suite Plan Diagrams - East Building



- Level 1
- Student Residences
  - ARD Residences
  - Laundry
  - Lounge
  - Building Support
  - R&CL and C&HS Offices



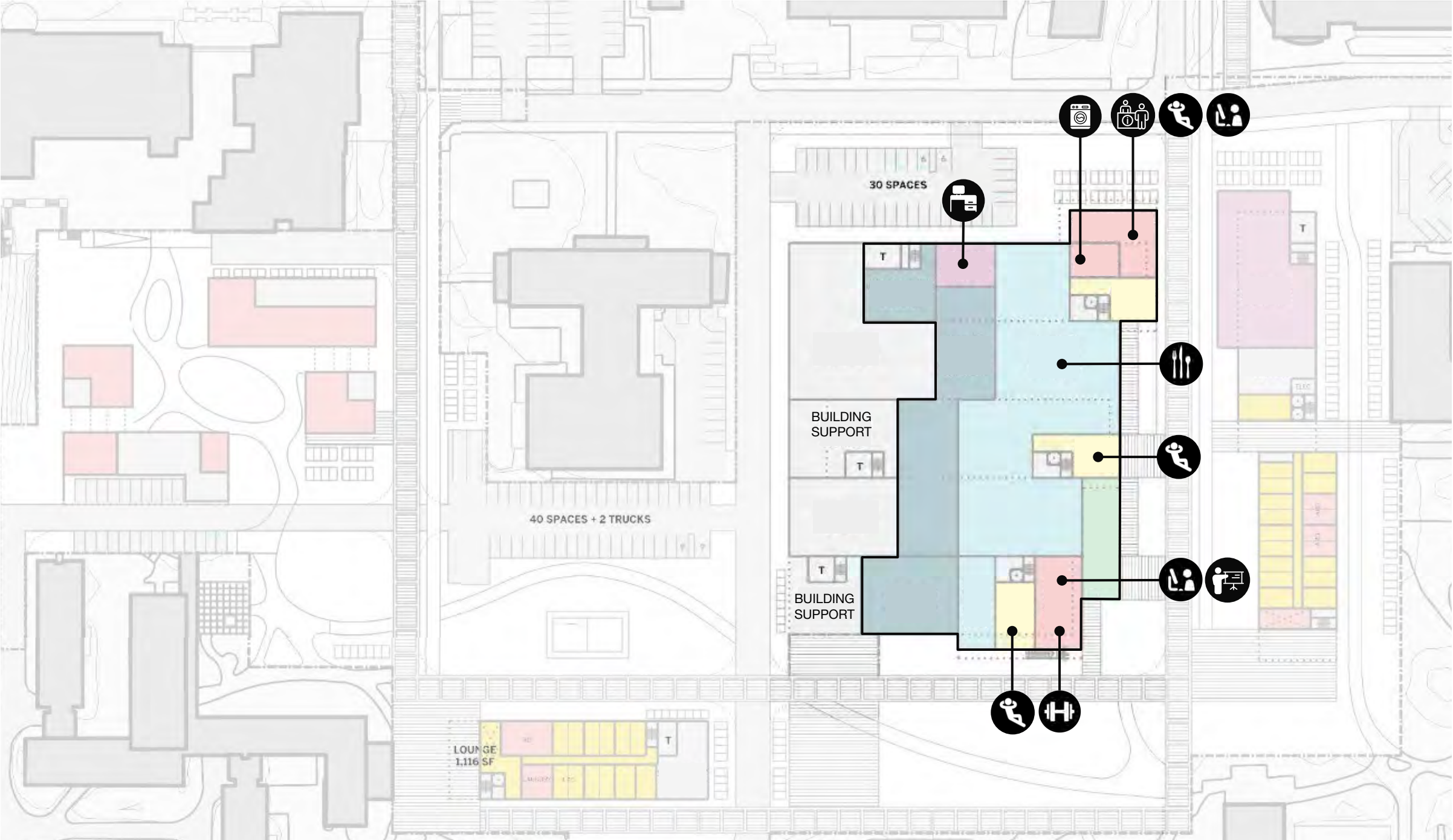
# Apartment Plan Diagrams



- Level 2
- Student Residences
  - Study / Lounge / Multipurpose
  - Recreation Room
  - Roof Terrace



# Building 3 Ground Plan Diagrams

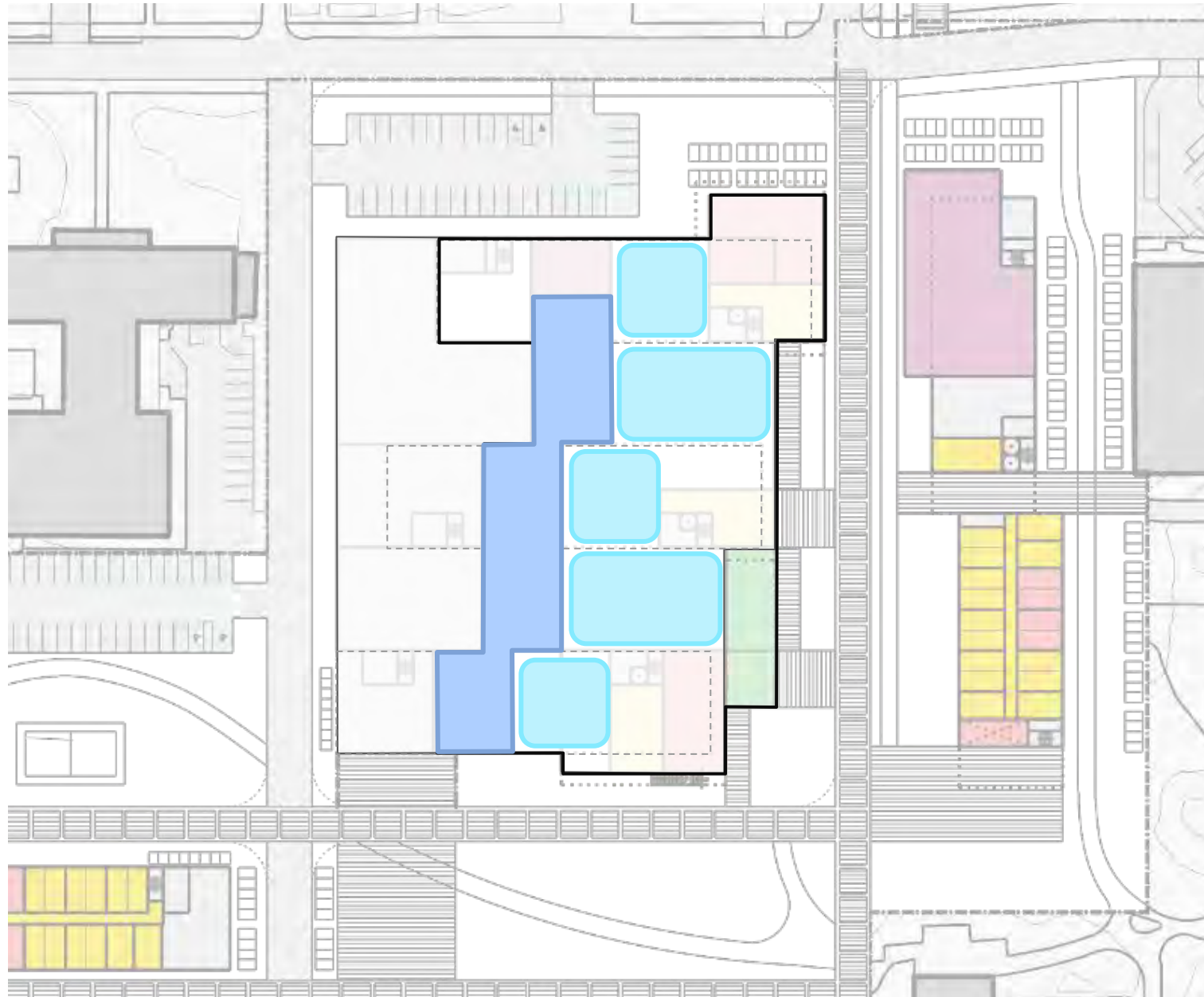


- Level 1
- Student Support Services
  - Lounges
  - Laundry
  - Multipurpose Room
  - Building Support
  - Dining
  - Dining Leadership Offices



# Cafeteria

IN PROGRESS





# Food Hall

IN PROGRESS









IN PROGRESS



SKY

CANOPY

EARTH

WATER

SUN

CLOUDS

ATMOSPHERE

HORIZON

FAUNA

FLORA

BLUFFS

SHORELINE

COVES

TIDPOOLS

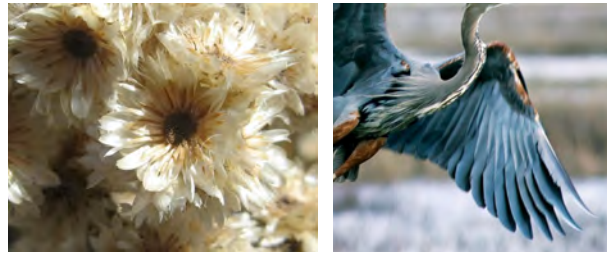
OCEAN



# Conceptual Drivers - Micro Environments

All schemes celebrate the serendipity of changes in our environment over time. Water giving life, flowing, and evolving the landscape.

## Coastal Flora & Fauna



## Bluffs & Beach Shoreline



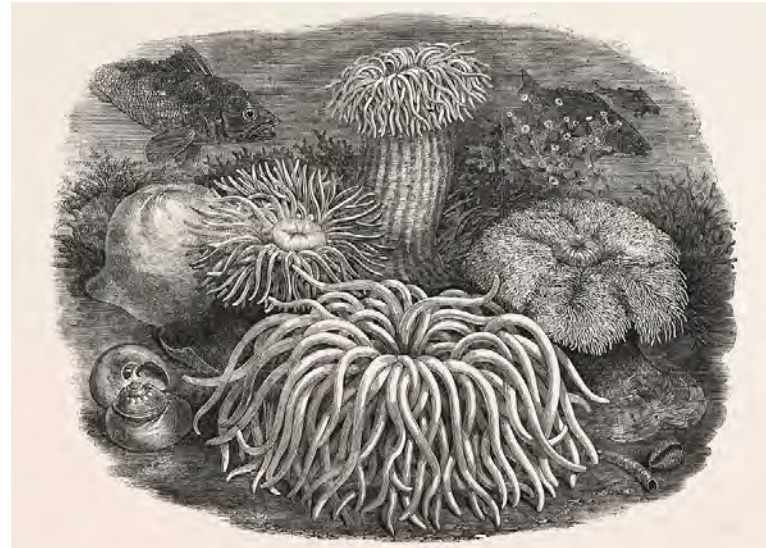
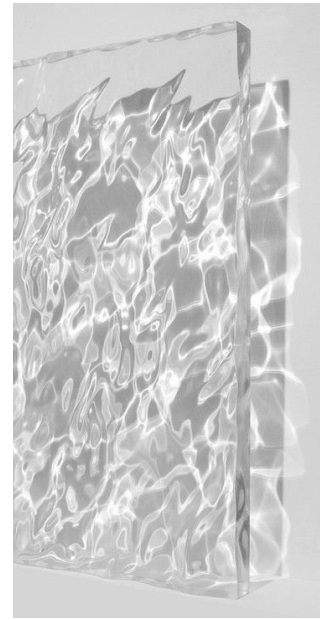
## Tidepools & Coves





# Interior Theme Development - Tidepools & Coves (Neutral)

- Calm
- Tranquil
- Porous
- Reflective
- Textured Metals and Glass
- Edge Cove Lighting Accents
- Organic Lighting Fixtures
- Mosaic, Pebble, Textured Tile
- Sloped Ceilings & Alcoves





# Dining Concept Development - Ceilings and Movement

IN PROGRESS





# Dining Concept Development - Ceilings and Movement

IN PROGRESS







# Kai's Story

Memories on the East Campus





GRADUATION DAY MAY 2034





CONSULTATION IN THE CORRIDOR





GRAB, GO, AND COLLIDE AT THE TAKEOUT



IN PROGRESS



MY DAILY COMMUTE





SOLITARY MORNING MEDITATIONS





A MUCH NEEDED LAUNDRY DAY!





HOLDING COURT AT THE A.Y. C.T.F.





CLUB BEACH VOLLEYBALL





SUPPER CLUB WITH CHEZ KAI





BATTLE OF THE BANDS !





MOVING IN DAY (WITH PEARL'S HELP!) AUG 2030





GRADUATION DAY MAY 2034



IN PROGRESS



SOM | MITHŪN