

## **Design Review Committee Meeting Agenda**

April 15, 2019

10:00 am – 1:00 pm

FM Learning Center – Bldg. 594, Room 1020

### **Welcome and Introductions**

### **Minutes**

November 29, 2018

### **Classroom Building**

Gene Lucas - Building Committee Chair

Stephen Van Dyck - Architect, LMN Architects

Jennifer Milliron - Architect, LMN Architects

### **Arnhold Tennis Center**

John McCutcheon – Director of Athletics

Ed Schmittgen - Associate Director, Design & Construction Services

### **Project Updates** – Shari Hammond, Principal Planner

Ocean Road Housing

North Campus Faculty Housing Phase 4 & 5

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Henning Bohn, Co-Chair, Senate Chair  
Renee Bahl, Co-Chair, Associate Vice Chancellor  
Annie Chu, Architect - Design Consultant  
B.S. Manjunath, Electrical & Computer Engineering  
Dennis Joshy, GSA Student Representative  
Dennis McFadden, Architect- Design Consultant  
Dennis Whelan, Staff Support - Campus Planning and Design  
Derrik Eichelberger, Landscape Architect- Design Consultant  
Dick Hebdige, Art

Donna Coyne, Staff Representative – Admissions  
Elyse Gonzales, University Art Museum  
Jennifer Loftus, Staff Support - Administrative Services  
Julie Hendricks, Design & Construction Services  
Kathryn Foster, AS Student Representative  
Nuha Khoury, History of Art and Architecture  
Ram Seshadri, Materials & Chemistry  
Volker Welter, History of Art and Architecture

# DRAFT

## DESIGN REVIEW COMMITTEE Minutes

November 29, 2018  
9 AM – 12:00 PM

Environmental Health & Safety Building 565 – Emergency Operations Center, Room 1045

### Call to Order

9:00 AM

**Minutes** –September 17, 2018 minutes were approved.

### Public Art Committee

Dennis Whelan - Staff Support, Campus Planning & Design presented an introduction and overview of the newly established Public Art Committee, approved by the Vice Chancellor. The committee is responsible for the review and selection, and guiding the management and installation of public artworks on campus, with the exception of certain identified interior spaces. The committee will report its recommendation to the Design Review Committee, and thence to the Campus Planning Committee.

Following the introduction, the first project was presented. PAC and DRC member Elyse Gonzales - Assistant Director & Curator of Exhibitions - Art, Design & Architecture Museum - gave an introduction of the artist, Penelope Gottlieb. Gottlieb is an alumni and painter of extinct native plants – her images appear joyful and sunny, however they actually reflect the dramatic epic battles with invasive and subsuming species. The artist incorporates many symbols –dice, wishbones, and horseshoes - which are symbols of chance and luck. Her work represents the gamble that is our unwillingness to address environmental problems of today. She has been commissioned to do an outdoor wall painting on a blank wall to the north of the popular Stephen Westfall geometric mural.

Mehmet Dogu, Art Museum Designer, gave a visual presentation of the Arts Building Gottlieb Mural Installation that is composed of a series of panels on two walls and the ceiling of a passageway. The paintings will be on Lusterboard with a vinyl wrap and are die cut and hand painted.

Fire suppression systems will be considered and the Fire Marshal will be notified and consulted. There are no specific lighting fixtures nor additional fixtures proposed. The panels have been viewed on site, and there is a lot of ambient and reflected light. The project will visually brighten that corridor and the UV exposure will be minimized. The works are on loan for a 5 to 7 year installation period. It may be purchased or kept as a long term loan after that. The project was recommended for approval by the DRC.

### Project Updates:

**New Classroom Building** – Julie Hendricks, Director Design & Construction, announced that LMN Architects out of Seattle were the design architects chosen. The next phase of work will confirm the Detailed Project Program (DPP). Project manager Liana Khammash will be meeting with the architects to begin administrative and logistics work, and with the building committee to move into the next phase of schematic design work. Approval of funding by the Regents was received on Nov. 14<sup>th</sup> and is on track. The project team is working to resolve the site massing issues raised in the previous DRC meeting. The project will return to DRC during the latter part of the schematic design phase, perhaps in April.

Henning Bohn, Co-Chair, Senate Chair  
Volker Welter, History of Art and Architecture  
Nuha Khoury, History of Art and Architecture  
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Barry Colwell, Housing, Dining & Auxiliary Enterprises  
Donna Coyne, Staff Representative - Admissions  
Jennifer Loftus, Staff Support - Administrative Services

**Henley Hall** – Julie Hendricks, Director Design & Construction Services. The chilled water line has been installed and bike path rerouting has been discontinued. There are additional underground utility connections to be made in the near future. The deep excavation of the building is complete and concrete work will begin close to the winter break. The project is three months into construction and on schedule.

**North Campus Open Space** – Shari Hammond, Principal Environmental Planner, reported that trails and bridges were opened on Oct. 13<sup>th</sup>. Earthwork began in January 2017 and restoration began in Sept. 2017. Research and monitoring are in full swing. Burrowing owl and other wildlife are inhabiting the new site.

**Photovoltaic Arrays** – Shari Hammond, Principal Environmental Planner, reported that power purchase agreements made in 2015 resulted in three phases of installation work. Six megawatts of power are delivered to UCSB through 11 roof top sites. All three phases are complete, with the first system being online for two years. The panels have delivered as expected. The campus generates approximately 15% of its electricity through this system.

**Landscape: Cycad Display** – Dennis Whelan, Associate Campus Architect, reported that through the benefit of donations, landscape improvements along Pardall Corridor have been made. Local resident Ron Garber grew two dozen cycads from seed and donated them to campus. They were placed between the Arts building and Career Services building under the Araucaria Trees, another of the underlying themes of the corridor: cone-bearing plants. A second donation from John Bleck of four large mature cycads from his private collection are now in front of Career Services. These donations support the plan to reduce turf areas with higher value landscape that reflects themes of campus landscape plans.

**Harder Gate** – Dennis Whelan, Associate Campus Architect, reported that discussions with the designer that reflect the comments of the DRC are still in an iterative phase to come up with an acceptable design. The design is intended to be a major visual feature for televised broadcasts that reflects an identity of UCSB. The gate will not be ready for the College Cup.

### **Engineering III – Site and Massing**

Teresa Pollack – Associate Dean, College of Engineering (CoE), and the faculty lead on the design of the Engineering III building - introduced this project as one being crucial to the future of engineering at UCSB. The lack of laboratory space and modern lab space will be addressed by this building. Through the architect selection process Foster + Partners was selected. Ed Pierce in London and James Lancia in San Francisco presented the project electronically via ZOOM video conferencing, with DRC design consultant Annie Chu also participating remotely.

The site is immediately east of Henley Hall, now under construction, locating it near other engineering buildings. The Materials Department, Chemical Engineering, and Electrical and Computer Engineering departments will have new space in the building, facilitating the cross-pollination of sciences, reflecting a “Collective Gardening Concept” – sharing ideas to cultivate a successful ecosystem of these engineering departments. College of Engineering pedestrian routes were analyzed to predict the most heavily trafficked routes between CoE destinations. Laboratories are stacked on the ends of the building with collaborative spaces between them, at the center of the plan. The massing is situated close to Mesa Road to create space on the south for outdoor programs on the campus side of the building. Occupancy is estimated for 2026, dependent upon Bond Funding passage by California voters.

The Military Science building 451 will be removed and the occupants relocated by a future plan from the Budget office. Other occupants of buildings to be removed will have space replaced in the new building.

The building layout is laboratory-driven, first and foremost with a certain number of laboratories as a program requirement, along with an opportunity for future growth. A primary driver is the need for certain laboratories to be on the ground floor. The second thru fourth floor plans illustrate an important part of the space plan. A great deal of time was spent studying adjacencies, locating the most vibration sensitive

laboratories on the first floor with the remaining laboratories stacked over each other and locating offices on the north to minimize solar gain. Interior offices open to the center along with collaboration spaces in the very center. There is a maximization of efficiency by stacking laboratories on each end and creating an atrium in the center for collaboration.

There was positive interest expressed to the internal organization of the plans, but at the same time there were negative consequences of the site plan in terms of its proximity to the road and terminating view corridors. It was hoped there will be some flexibility in development during the design phase to mitigate these issues. It was suggested to soften the end corners with a welcoming, animated, vertical gesture to be viewed from Mesa Road.

This project challenges some design principals expressed in the Campus Plan. While there is a trend for larger research buildings that exceed the original campus plan, being “land poor” increases the value of each site as the campus moves from a suburban to an urban campus design. The project respects the height limit of 65’ and four-stories, but the massing terminates view corridors from the west and south that were planned to be open to the landscape beyond. Other schemes that respected these view corridors walled-off pedestrian access to CoE buildings to the east.

The building is sited 20’ from Mesa Road, the closest of any new building, and literally follows the curve of the road, as opposed to the all other campus building forms. The form was appreciated because it reflects the natural landform of the mesa instead of the rectilinearity of the campus plan. There was an appeal to create a larger buffer space on the north side of the building facing Mesa Road, perhaps by moving sections of the building south to modulate the visual impact of the building mass from the road and softening the ends of the building.

The site plan reflects an idea of creating a south facing plaza as a central assembly space for department program use. An illustration showing a circular landscape element on the south side of the building generated questions towards understanding the nature of the space and its linkage to the east toward engineering buildings. It was noted that the ground floor is not strongly connected to this outdoor assembly area, and is seeming disconnectedness from the campus with weak links. During DPP, there was no real focus on the landscape design, but there are opportunities for additional design beyond the DPP as to how the landscaping would evolve as integral to the function of the building. The architect conceded there is more work to be done to this issue. It was suggested that the courtyard plaza was a great opportunity for the curvilinear geometry on the north to reconcile the rectilinear geometry on the south and create a new typological building geometry.

The plaza offers an opportunity to integrate the building into the site. The central courtyard could begin to activate the space and connect to the pedestrian walkways to the east, south and west. There is an exceptional opportunity to extract value from this space as one approaches from the south.

A question was raised regarding removing the large 100 seat auditorium out of the building and using it as a free-standing object to integrate and reinforce the indoor/outdoor connections as a congregation space. The architects expressed that this could be explored in the future if that would work for the college, however it is seen as integral to the building program. But having a connection between the auditorium and the outdoor space could be discussed later. There is a lot of heavy use of outdoor space with engineering now.

The College of Engineering continues to migrate west on campus and accompanying pedestrian traffic will increase between these destinations. The department desired a pedestrian route which connects their

building units. The architects presented a pedestrian flow analysis illustrating the routes and density of this anticipated traffic along an east to west corridor, south of Henley, north of Phelps, and continuing east to Engineering. This pedestrian flow between buildings helped generate the site plan. Concern was expressed about too much pedestrian traffic along the road being an anomaly, and the south side should be the pedestrian route.

Locating the building towards the road was a compromise to gain more public space on the south side. The north side also troubled others by how close the building is to the road. It was suggested to locate the building toward the south, allowing for more landscape buffer on the north side. The architects considered this, but that approach isolated the pedestrian access from the College of Engineering facilities to the east.

The geographic zone of the area is African plants which will be more strongly incorporated into the landscape plan during the Schematic Design phase.

There was an expressed need for additional neighborhood planning of this area to guide the development of additional building sites, avoid the earthquake fault setbacks and cogently organize pedestrian, bicycle and service vehicles so as to create an inviting way to develop and circulate rather than conflicting circulation routes through a parking lot to get from one side to another.

A summation of the DRC members comments included: the site plan does not reflect the LRDP, specifically connecting interior campus to the natural areas at the perimeter and beyond. There was agreement about incorporating the indoor spaces with the outdoor spaces and their shared programming goals. The building mass as seen from Mesa Road should be mitigated by stepping back portions and softening the east and west facades.

The campus anticipates state funding with the expectation that with the change in the governor's office there would be a more positive attitude for bonds, so the Budget Office is positioning to pursue General Obligation Bonds in 2020. If bonds are on that ballot, there will be a year to refresh the analysis, and if this were funded, Schematic Design would begin in July 2021. The planning concept is to be prepared to proceed if and when these financial hurdles are cleared. The New Physics building on the science walk would be built concurrently over a 30 month construction period.

Future Agenda Items:

**New Classroom Building – Schematic Design and Materials** The New Classroom project is approved and funded.

Noon: meeting adjourned

## UCSB Classroom Building

Design Review Committee

April 15, 2019

### LMN Architects

Stephen Van Dyck – Project Designer  
Jennifer Milliron – Project Architect

### Meeting Agenda:

- Introduction
- Building Site
- Program Analysis
- Building Configuration
  - Discussion*
- Landscape and Site Design
  - Discussion*
- Materials and Composition
  - Discussion*

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### Project Goals

- 1) Enhance the campus stock of general assignment classrooms with state-of-the-art, flexible teaching spaces that will be adaptable to evolving pedagogical needs
- 2) Maximize accessibility to the new building and enhance its programmatic relationships with adjacent uses
- 3) Enable the efficient flow of users to and from the building, particularly at peak turnover times
- 4) Contribute to a vibrant and safe pedestrian core of campus
- 5) Develop the building massing and related site improvements to further the goals of the 2010 Long Range Development Plan
- 6) Leverage sustainable building practices to maximize lifecycle value and minimize energy and water use
- 7) Enhance the unique campus experience of UCSB by capitalizing on views to the surrounding natural environment

Action Item  
Design Review Committee  
April 15, 2019

**Project: Classroom Building**

**Discussion/Action**

The Design Review Committee recommends the Chancellor approve the site, massing and schematic design for the Classroom Building, and authorize the project to complete Schematic Design and proceed into Design Development.

**Staff Recommendation**

The project be approved and continue to Design Development phase.

**Description**

The project is for the construction of a new classroom building containing approximately 2,000 seats in a variety of lecture halls, spaces for project-based learning, and flexible arrangement discussion rooms. The purpose of the project is to alleviate a long-standing classroom shortage against unexpected fast-rising enrollments of the past few years.

The site is midway along the Pardall Corridor, as it extends from Isla Vista to the East Bluffs/Lagoon Road. It includes areas north of the Psychology Building, west to Parking Lot 3, the Library and BioEngineering to the north and Noble Hall to the east. The trailers 383 and 387 located west of Psychology Building will remain. The project would remove the two-story Building 408.

In addition to new building construction, the project will include modifications to the existing walkways, bikepath and bike-parking lots around the Library and Psychology Building, plus additional new bike parking and vehicular service areas.

The LRDp includes this site in an 85-foot height limit central zone on the main campus where development density is maximized. The site perimeter is currently a highly-trafficked campus crossroads, with bicycle paths, pedestrian walkways and vehicular service routes that connect key central campus destinations including Storke Plaza, the University Center, Davidson Library, and the Channel Islands Five student residential housing.

**Background**

UCSB has a significant demand for larger general-purpose lecture halls, particularly rooms seating 150 persons or more. The project increases the campus's classroom inventory by 31% and seating capacity by 35%; the first substantial increase since Buchanan Hall, the previous all-classroom building which was constructed in 1967 with 5 classrooms totaling 727 seats. These larger lecture halls create a corresponding requisite for smaller classrooms of between 30 - 48 seats, often used in conjunction with the larger halls for smaller group discussions. In addition to the need for more space and greater capacities, the University desires more flexible, interactive room configurations that support changing pedagogies.

The previous scheme presented to the DRC during the DPP phase sited the building on the eastern portion of the same site.

**Site Master Planning**

A prominent site has been selected in the center of the main campus. The new building, program and site placement reflects the goals of the Long Range Development Plan by enhancing the center of campus with common use buildings, framing and extending Pardall Mall east (towards Lagoon Road), and further developing the paseo of Library Mall south towards the Lagoon.

The expansion of view corridors and the provision of significant open space are fundamental priorities of UCSB's LRDP. The siting of the Classroom Building respects these corridors and frames the open space between it and the recently completed Bio-Engineering building. The western edges of the building define the southern extension of Library Mall, approximately coplanar with the west face of the Library. The southern portion of the site is defined by set-backs from the existing Psychology Building and nearby modular buildings, which will remain.



The project site area totals 106,500 sf (2.45 acres) with a building footprint of approximately 27,600 square feet, set approximately 70 feet from the Bio-Engineering and the Library. This open space will also accommodate pedestrian traffic as well as the relocated bicycle path and landscape.

The topography of the site is relatively flat with elevations ranging from approximately 48 feet (above sea level) at the lowest point to 51 feet. Generally, the site is graded toward the north path with a low point southwest of temporary building 408.

#### **Building Configuration:**

The Classroom Building is an above-grade interconnected three-story and four-story structure (with a mechanical penthouse) configured as two conjoined masses with an east-west orientation. This design enhances sustainability; minimizes heat gain on the building, and allows for some natural ventilation and daylighting. With a central open-air circulation, most of the outdoor passage areas will be exposed to sun and reflected daylight, enhancing thermal comfort most of the year.

The building design massing consists of two masses -north and south- that are connected by bridges, communicating stairs and a centrally located elevator. The two masses are distinguished by a longer, 4-story north wing and a shorter 3-story south wing. The wings are connected by bridges at levels 2 and level 3 and span a centrally located pedestrian “street” below which provide circulation space for class queuing.

At its highest point, the Classroom Building is 83 feet-6 inches to the top of the mechanical penthouse on the 4-story north wing. The maximum allowable building height at this location is defined by the campus LRDP to be 85 feet, excluding mechanical equipment.

The project consists of 89,588 gross square feet (gsf) and 50,999 assignable square feet (ASF) consisting of; 23 classrooms and five lecture halls with a total seating capacity of 2,000. The proposed teaching rooms are as follows:

- one 350 seat lecture hall,
- two 250 seat lecture halls,
- two 175 seat lecture halls,
- one 100 seat project based learning room,
- two 50 seat project based learning rooms,
- twenty 30 seat flexible discussion rooms.

The five large lecture halls (1,200 total seats) have tiered floors for optimal sightlines and space efficiency and are located on the lower two levels for efficient ingress and egress. At ground level, the 350-seat, 250-seat and one of the 175-seat lecture halls are configured to enable access from multiple sides for efficient turnover of classes, with primary access to these rooms from the central “street” space. A central elevator and three communicating stairs provide access to upper floors.

A prominent, main entry stair up to the second level connects at the Library Mall leading to additional 250-seat and 175-seat lecture halls. Similarly, a second stair from the ‘street’ leads to three active learning classrooms (a 100-seat and two 50-seat rooms) on the second level. The upper floors, levels three and four accommodate a total of 20 flexible, 30-seat discussion section classrooms. Interstitial circulation space accommodates class queuing, turnover, and post lecture engagement. Building storage and three technical offices are dispersed throughout the building. The building’s gender neutral restrooms will feature multiple-fixture sinks, full-height single-toilet partitions, along with a lactation room.

There are multiple entries at the ground floor. A northwestern principal ingress connects to the major N/S campus paseo at the library plaza, and from the southeast another is located adjacent to the Psychology Building lecture halls. There are also entry points at the mid-buildings’ north side as well as four exit stairs for emergency egress, along with an elevator tower in the courtyard. Assuming a 70% occupancy, the building will have approximately 1,400 students in addition to faculty and staff at any given time.

In addition to campus planning objectives, the building massing and design optimizes solar exposure, light, wind direction, and creates a series of exterior spaces that respond to the surrounding microclimates. The building’s east-west orientation allows for better control of solar heat gain and more efficient mechanical systems. The building roof will accommodate a solar array for a future installation.

### **Exterior Design**

The approach to the exterior design of the Classroom Building reflects principles of the campus’ Physical Design Framework. Fenestrations are optimized to both classroom design and solar exposure. The use and detailing of construction materials will reflect their natural characteristics, and are specified and detailed to maximize durability, optimizing longevity in the marine climate.

The exterior envelope design can be categorized in two typologies: the vertical ‘external’ elevations on all four major edges, and the terraced ‘internal’ frontages which face the central “street” and contain the building’s exposed exterior circulation and primary entries to the classrooms.

The courtyard ‘street’ is characterized by terraced balconies, designed to accommodate building circulation and visual connectivity and wayfinding. Along these balcony edges, a custom painted steel guardrail system features a 42-inch high, 12 inch deep counter surface for informal study and collaboration. The design of these balconies projected footprint and contrasting curving and linear geometry is undergoing further study. The building envelope walls facing the internal ‘street’ will feature full-height honed (polished surface) concrete block with clerestory and sidelight windows at entry doors.

The vertical, planar exterior elevations contrast with the terraced form of the internal ‘street’ space. Exterior sun shading elements mitigate direct sun penetration on exposed facades and accent the punched openings at the south, east and west elevations.

The main entry to the building at the western frontage is framed by two building masses and the two-floor, thirty five foot high curving facades of the courtyard.

Many of the specifics of the exterior schematic design are in development. Several opaque wall systems and methods of composition are currently being analyzed. The building’s exterior material palette acknowledges the neighboring buildings, as will the colors and textures.

The building will be a steel structure. The structural design relies on large steel trusses above the large lecture hall spaces and braced frames in perimeter walls. The elevator tower is cast-in-place concrete with a custom formed surface.

The building will be of construction type 1-B, fully sprinklered, and adhere to the standards of type A3-B Assembly and Business code for life safety.

### **Bicycle Planning**

Bicycle circulation is an essential part of the transportation system at UCSB, and a primary mode of student travel around campus. The proposed project site encompasses a prominent segment of the existing campus bike path which connects the east and west portions of main campus, as well as existing bike parking spaces.

A new bike path segment along the northern site margin replaces the displaced path and circle. It spans between the existing library bike circle (with reconfigured entry/exit lanes) to a new circle at BioEngineering with paved path width of 15’, and separated lanes at pedestrian crossings and bike lot entries.

The project will require the demolition of the existing bike path and bike parking at the Library, Psychology Building and Life Science lots, and the construction of a new bikepath and bike traffic circle new bike parking lots to serve existing facilities and the new classroom building. In addition to the bike parking currently proposed in the eastern portion of the site, areas outside the project site are being considered as additional locations for anticipated bike parking demand.

Relocation of the campus bike path and associated bicycle parking are integrated into the project design to reduce conflicts between pedestrians and bicyclists. The design provides traffic circles to manage bike traffic, with pedestrian refuge areas at crossings. The project provides bike parking distributed in bike parking lots on the eastern portion of the site to reduce congestion around the primary pedestrian entry and bike circle.

### **Landscape Design**

The ground level design supports the pedestrian flow through the building. Paseos or small pedestrian streets integrated in the building design connect private and public walkways to open plazas, courtyards and major building entries throughout the site, and echo similar spaces found in neighboring buildings.

The building and site design are arranged to preserve existing trees wherever possible. The plan also includes a variety of new and replacement trees distributed throughout the site. As prescribed in the campus landscape plan, planting design will focus on South American selections where feasible and should extend the Pardall Tree Theme of Exotic Conifers and enhance the remaining stand of Conifers. The landscape design can be categorized in four major areas: western entry court, Pardall Mall, central courtyard, and eastern bike lot.

The western entry court extends the qualities of Library Mall south towards the main entry of the new classroom building. This space will be predominantly paved in concrete, with occasional trees and plantings. An alternate design option re-locates six parking spaces in the adjacent lot 3 and extends the western curb edge of the entry court fifteen to twenty feet further west, providing a potential curb-side drop-off location for the new building and library.

Pardall Mall, lying to the north of the building, accommodates a re-aligned bicycle path across the site. The path meanders to preserve existing trees and meet the University's standards for intersection and roundabout design. Pedestrian crossings are at 90° to bicycle paths. Plantings and trees are configured to respond to the cooler microclimate along the north elevation and enhance the building edges where solid walls are required for internal program.

The building's central courtyard is linked to the pedestrian system of walkways at several points and is populated with seating and plantings to accommodate circulation, collaboration, and enhance the variety of landscape spaces on campus. The courtyard is a warm, dry microclimate with appropriate drought tolerant grasses throughout. The building is sited to feature the existing mature 45' tall Redwood (*Sequoia sempervirens*), one of only two on campus, at the southern end of the courtyard space.

There is a clear separation between the bicycle path and bicycle parking by means of landscaping. The project service access and trash removal will be expanded from the existing service area north of Psychology East and accessed via the pedestrian/service lane connected at UCen Road.

A storm water retention area will be constructed beneath the northern end of Lot 3, in compliance with the South Coast Regional Water Board regulations.

### **Site Planning & Massing Issues**

With the added bicycle traffic, the project may require an even larger diameter bike circle than the standard size (70' diameter) to effectively move an increased number cyclists safely through the circle, and wider bike paths to accommodate increased volumes of traffic. The campus is currently engaging a bicycle master plan that will focus on this project.

There may be a logistical hazard due to the consolidation of bike parking during the 10-minute class change.

This site design may close the bikepath during construction, putting severe pressure on the internal campus bicycle transportation system.

There is a possibility of creating a deep shaded 'canyon' on the north elevation.

The "street" design may create a "wind-tunnel" effect, aligning with the predominant winds from the WSW. A computer simulated wind analysis is underway to study this issue.

Building 383 is located about nine feet from the southern section of the proposed building.

The relocated bikepath eliminates several mature Sycamore trees in the existing Library Bike Parking lot.

The Redwood tree may need to be removed for construction feasibility purposes.

### **Consistency with Existing Plans and Regulatory Documents**

The proposed massing and schematic design respects the following elements of the planning framework in Section C of the 2010 Long Range Development Plan (LRDP):

*The campus academic disciplines and activities be arranged together in a coherent and logical system of open spaces and circulation. The pedestrian environment depends upon the efficient use of perimeter parking.*

*Pedestrian circulation should be well connected to destinations.*

Lot #3 is immediately adjacent to the site; Lots #1 & 9 are 200 yards away, and Parking Structures 18 & 22 are 850 yards away. Pedestrian access will be from the Pardall corridor, through the Library arcade and BioEngineering, and from the east via Science Walk. All pedestrian entries to the building will have to cross the bikepath.

*The use of bicycles should be encouraged and conflicts with pedestrians and cars should be minimized and designed for ease of use and understanding by both visitor and campus community.*

The project will add 1,000 to 2,000 bicycles along adjacent segments of the bikepath, moving into and out of what will be one of the campus' largest bike parking lots.

*The design of building should make the campus a more pleasant and easily understandable place for visitors.* The massing will not impede any views and will further define the Pardall corridor eastward.

*The site design features clear patterns of common open space that serve as the framework within which the building is developed.*

*The project respects the development regulating lines to define public space and the building location, it interconnects surrounding buildings in a coherent overall campus design, contributing incrementally to a common vision for the campus.*

The project's western edge mostly aligns with that of the Library building.

The proposed site is consistent with the land use designation in the 2010 LRDP. An Initial Study/ Mitigated Negative Declaration (IS/MND) has been prepared in accordance with the California Environmental Quality Act (CEQA). The Draft IS/MND is currently being circulated for public and agency review and comment through April 17, 2019.

### **Schedule**

The project will be reviewed by the Campus Planning Committee on April 30, 2019, and the project will go before the UC Board of Regents in May of 2019. The campus will employ the Construction Manager at Risk (CMAR) model. The CMAR, Owner, and Architect will collaborate in assessing the project's design and costs. As needed, they may consider design changes to align project costs within the limits of the budget to ensure success. Construction is scheduled for January of 2021.

### **Budget**

The project construction budget is \$70,800,000.

### **Consultation**

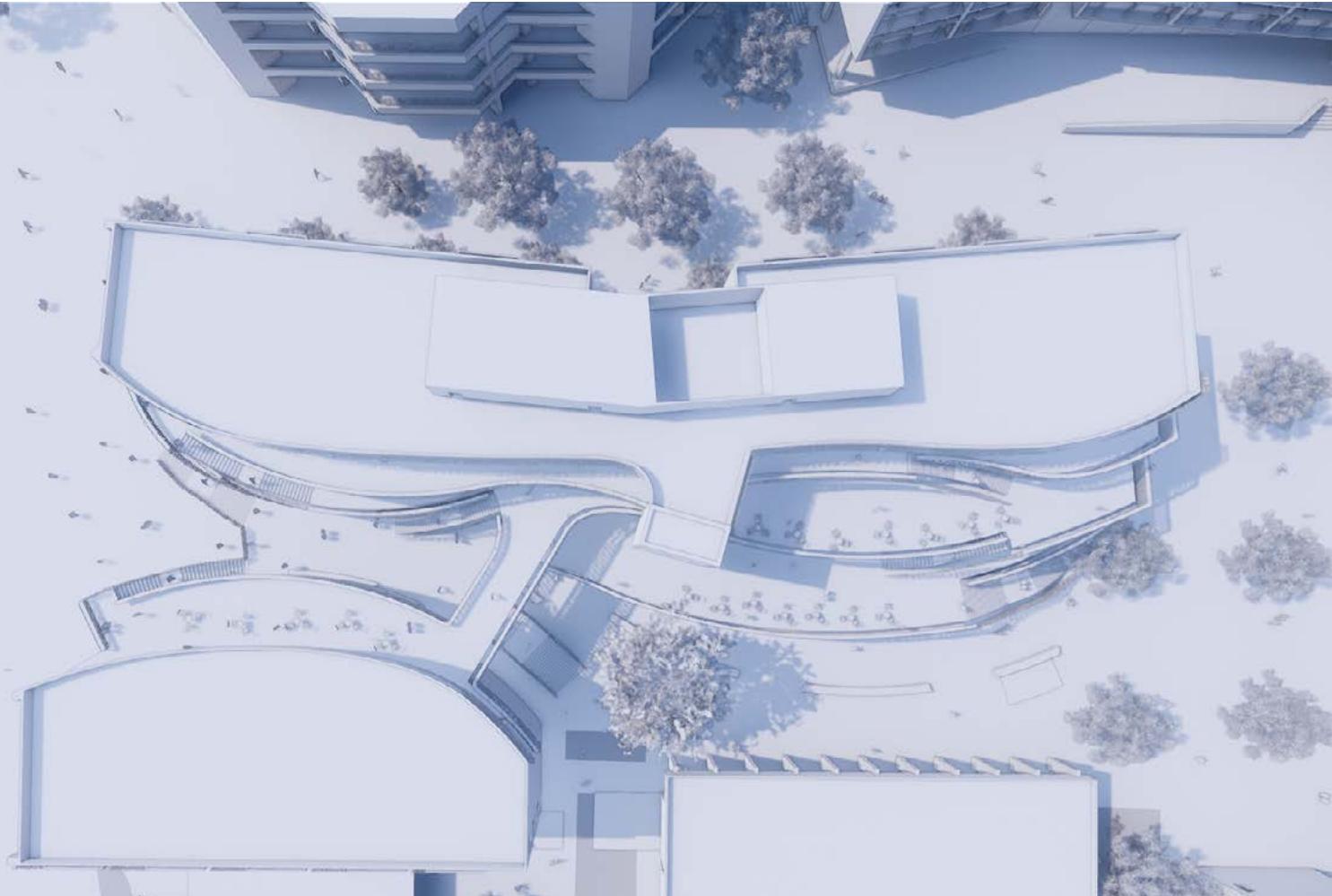
The 90% Schematic Design package is currently under review for comments and final approval by the building committee.

### **Project Proponents**

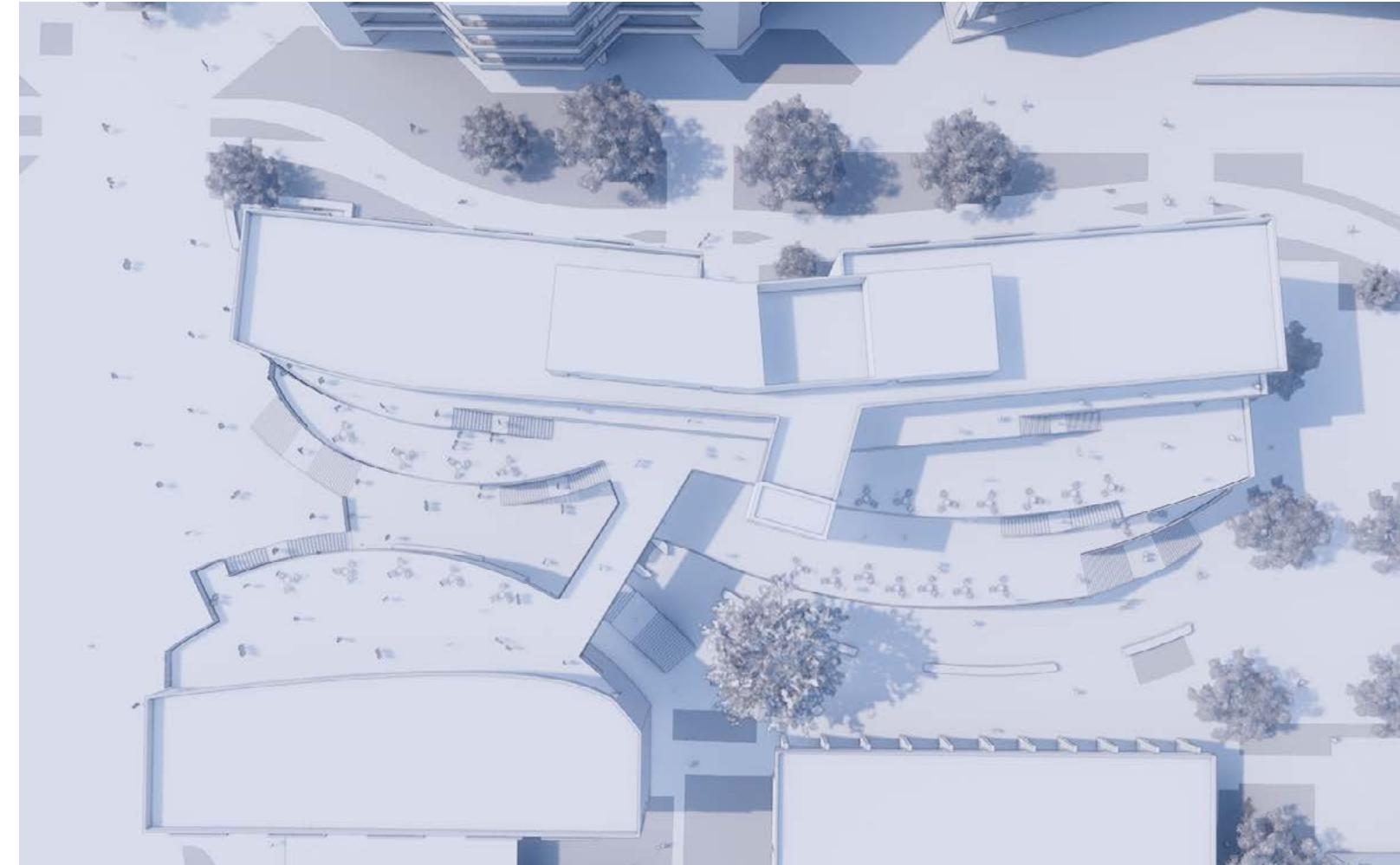
David Marshall – Executive Vice Chancellor

Gene Lucas - Building Committee Chair; Professor Emeritus, College of Engineering

# BUILDING FORM: TERRACE FORM STUDIES

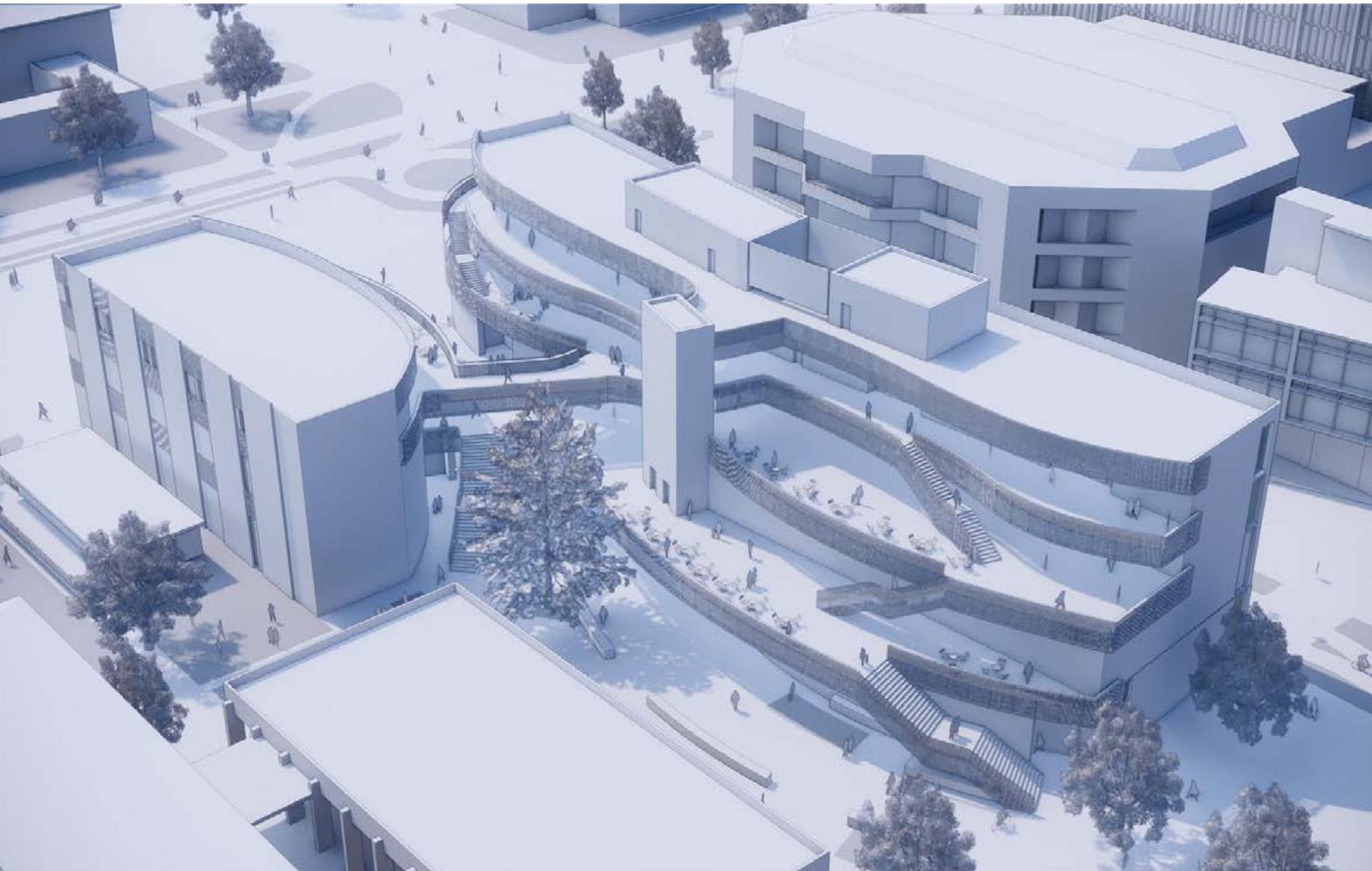


MARCH 29 - CURVED

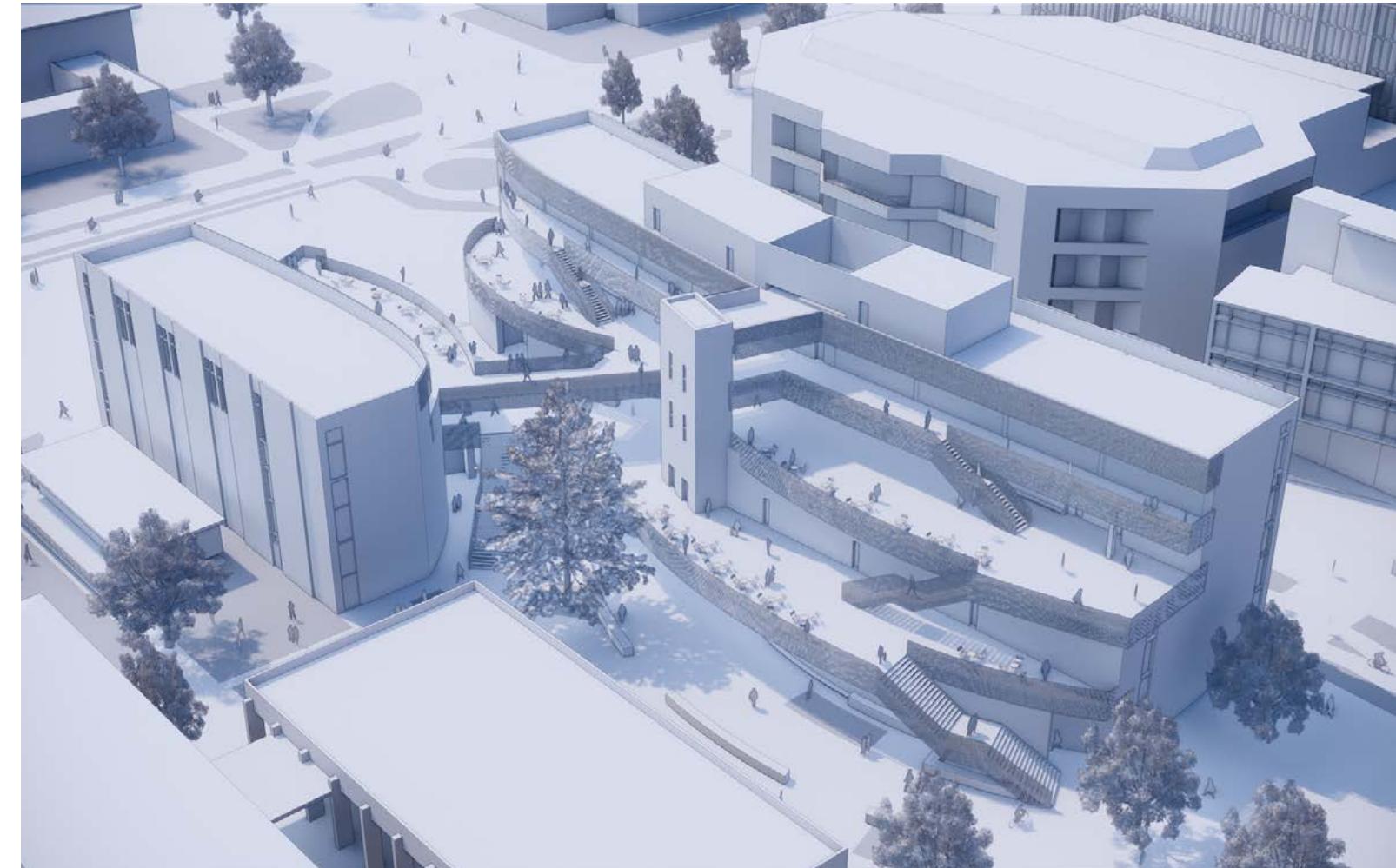


APRIL 3 - FLATTENED

# BUILDING FORM: TERRACE FORM STUDIES



MARCH 29 - CURVED

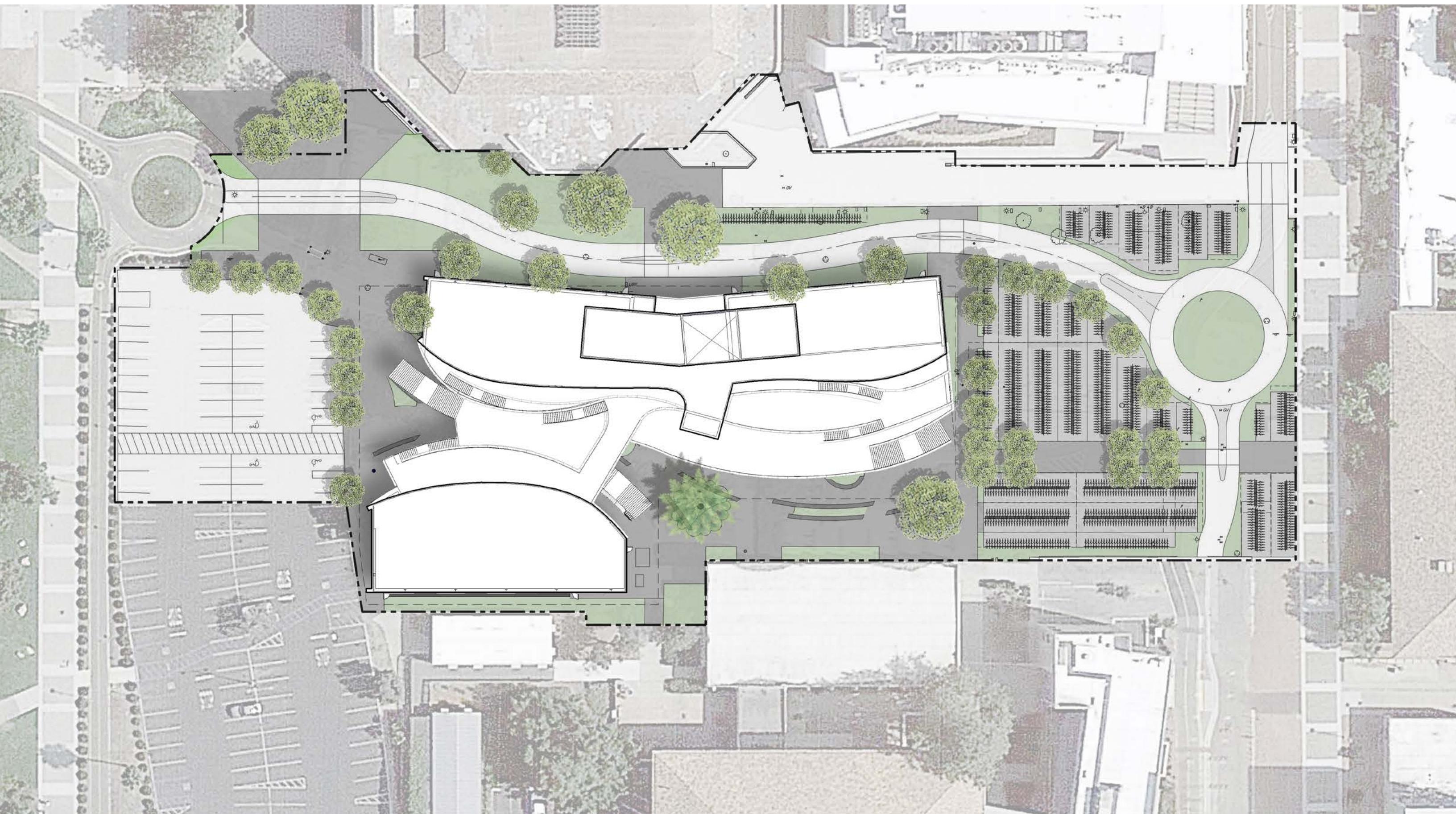


APRIL 3 - FLATTENED

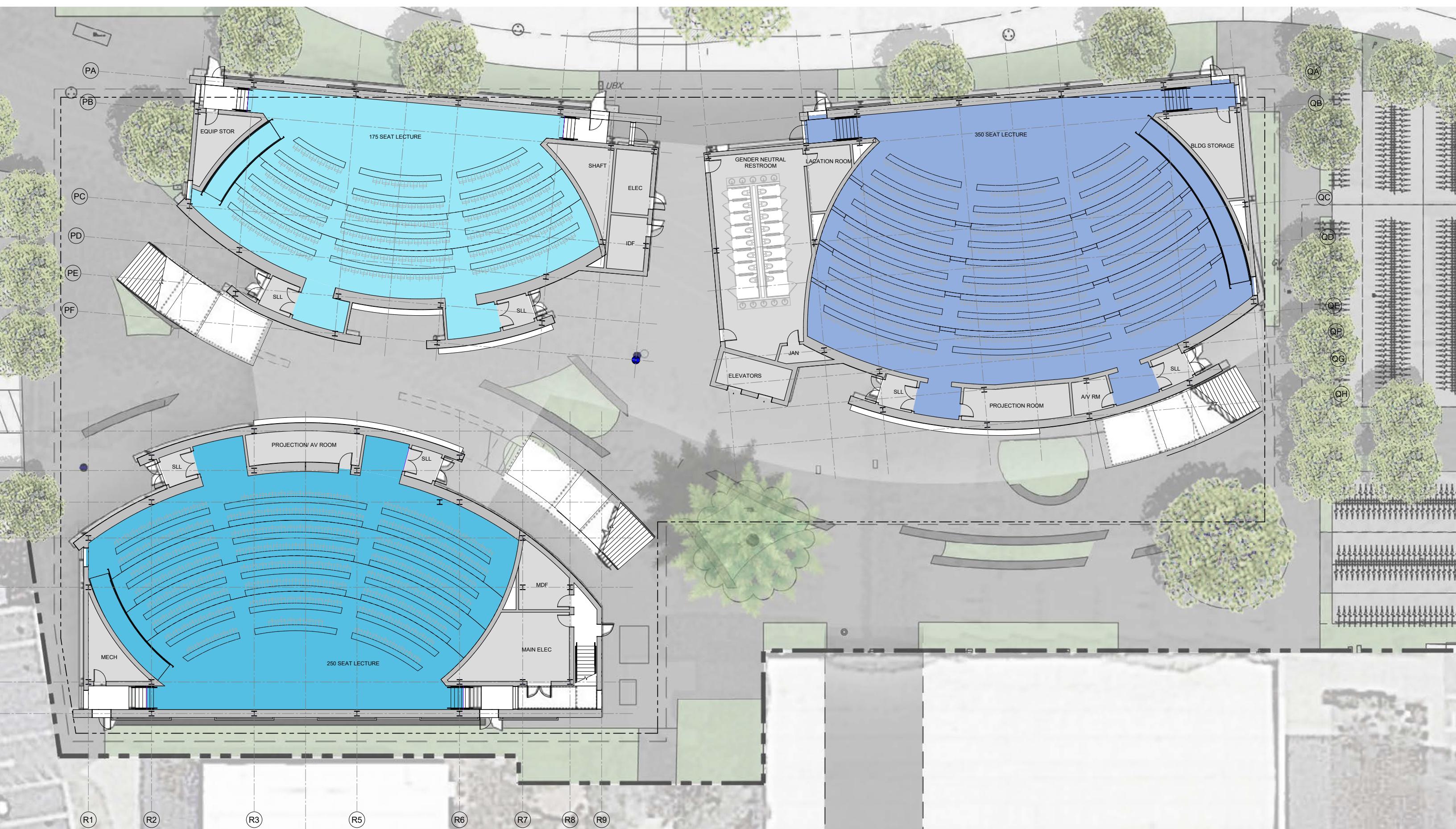
# BUILDING FORM: VIEW FROM SE



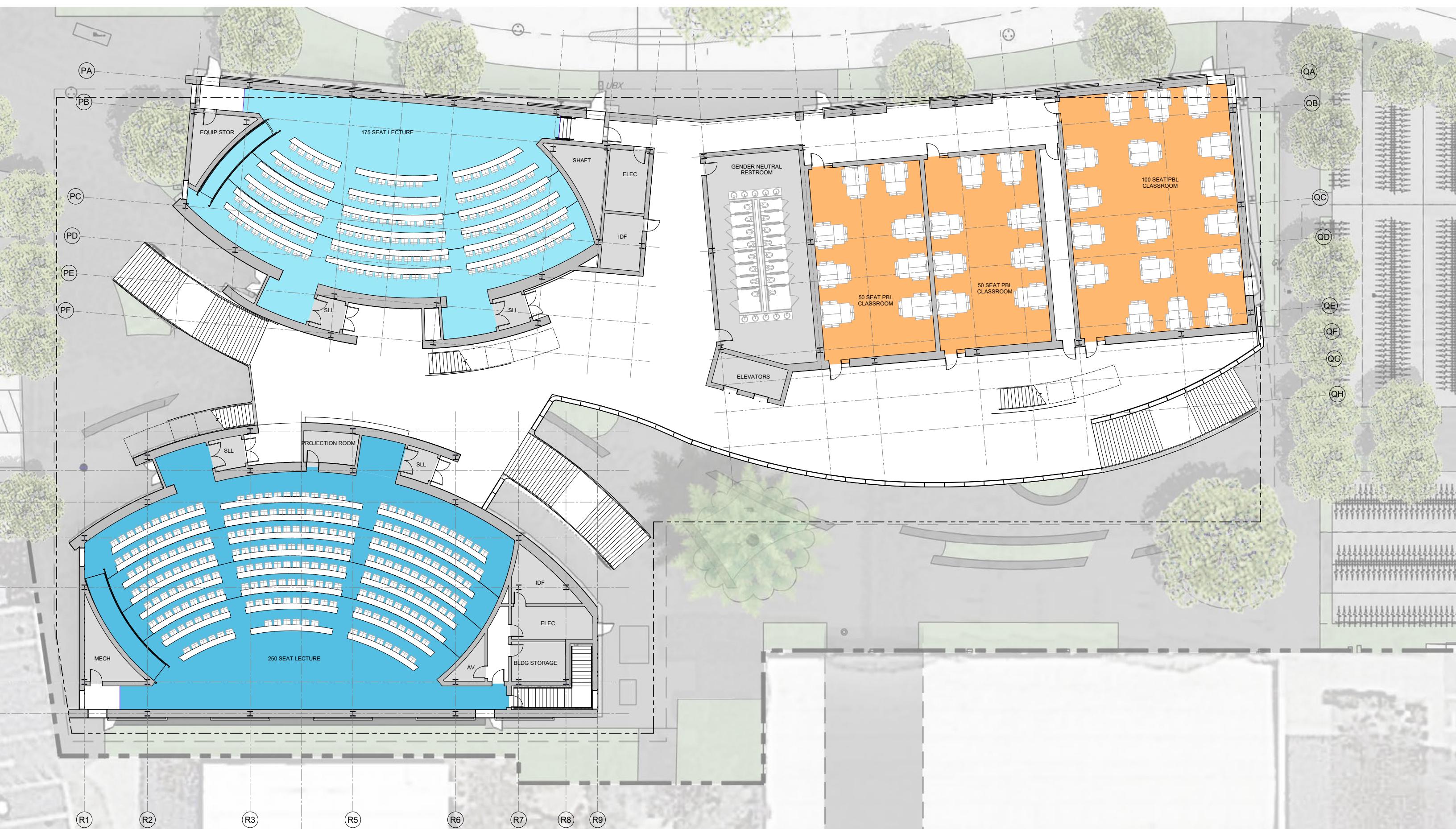
# SITE PLAN BUILDING FOOTPRINT



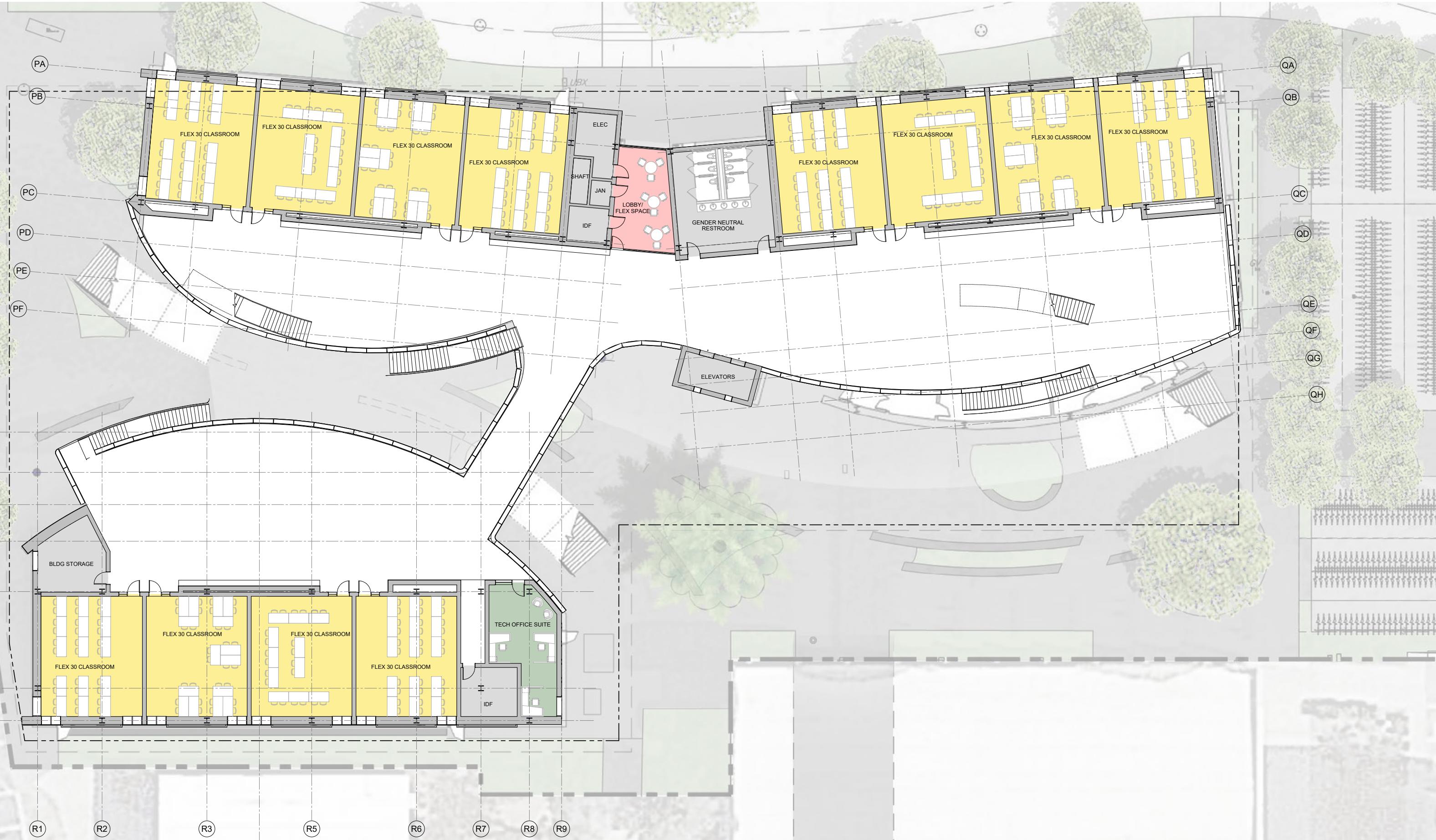
# BUILDING PLANS: LEVEL 1



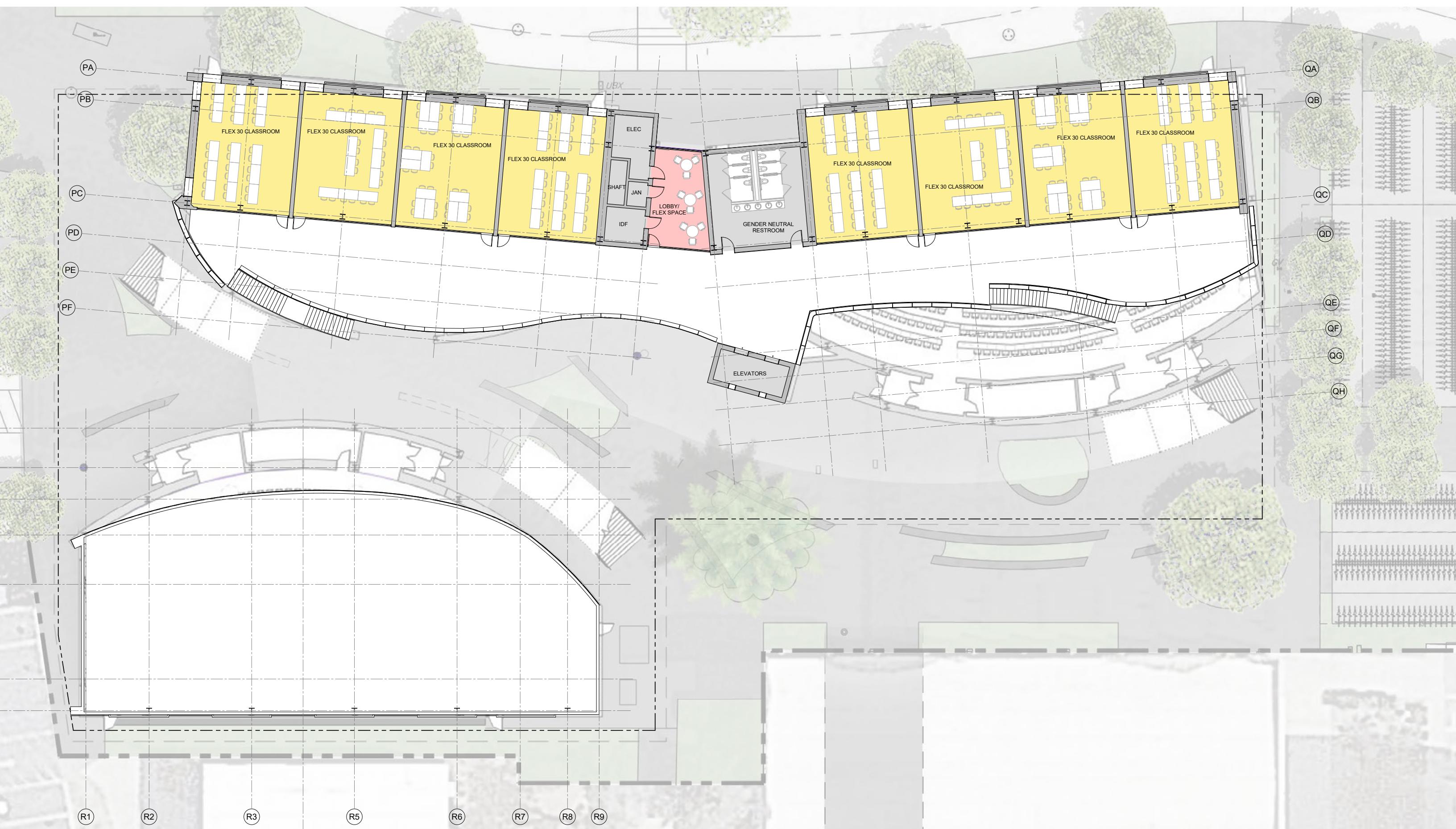
# BUILDING PLANS: LEVEL 2



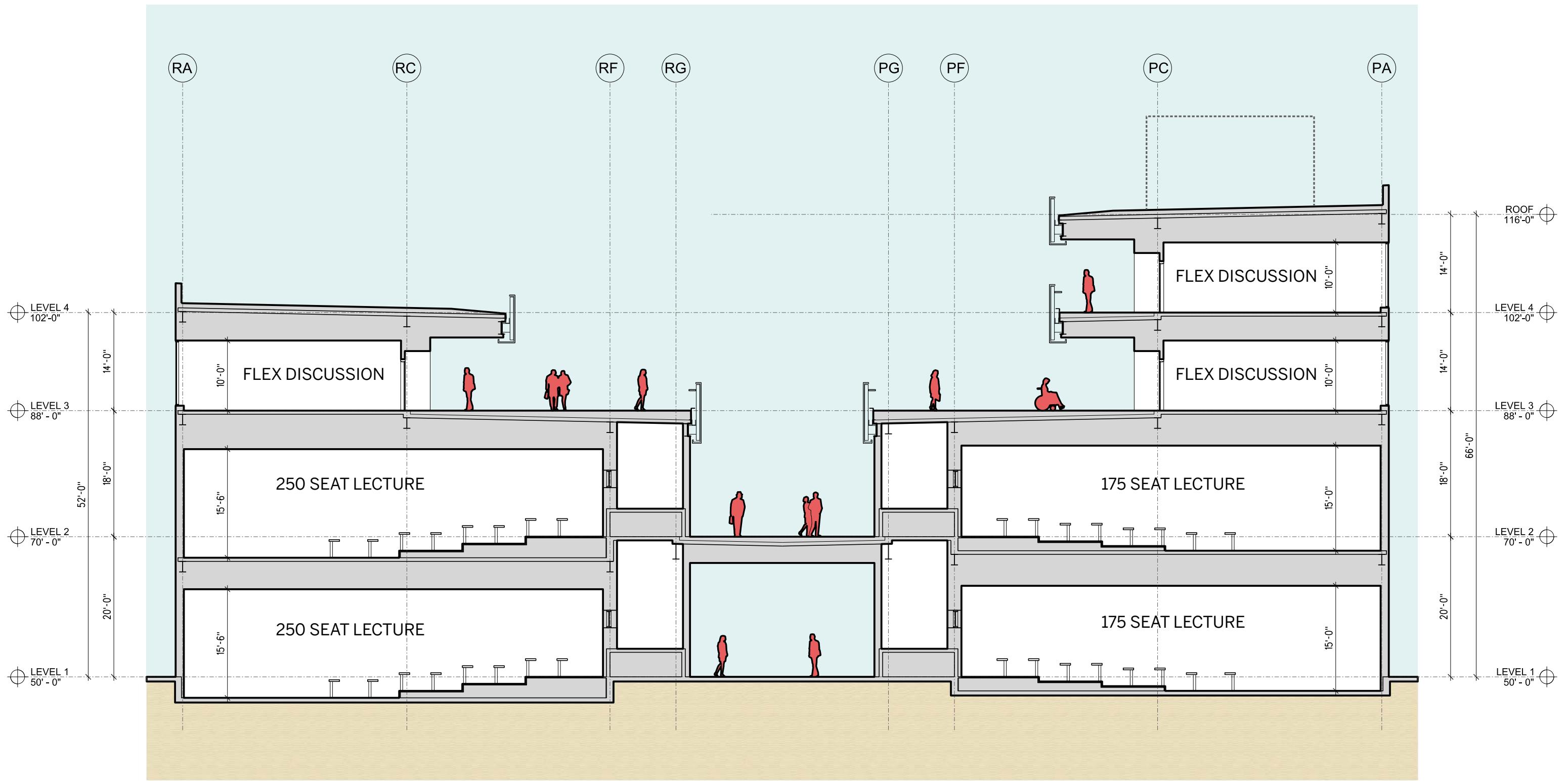
# BUILDING PLANS: LEVEL 3



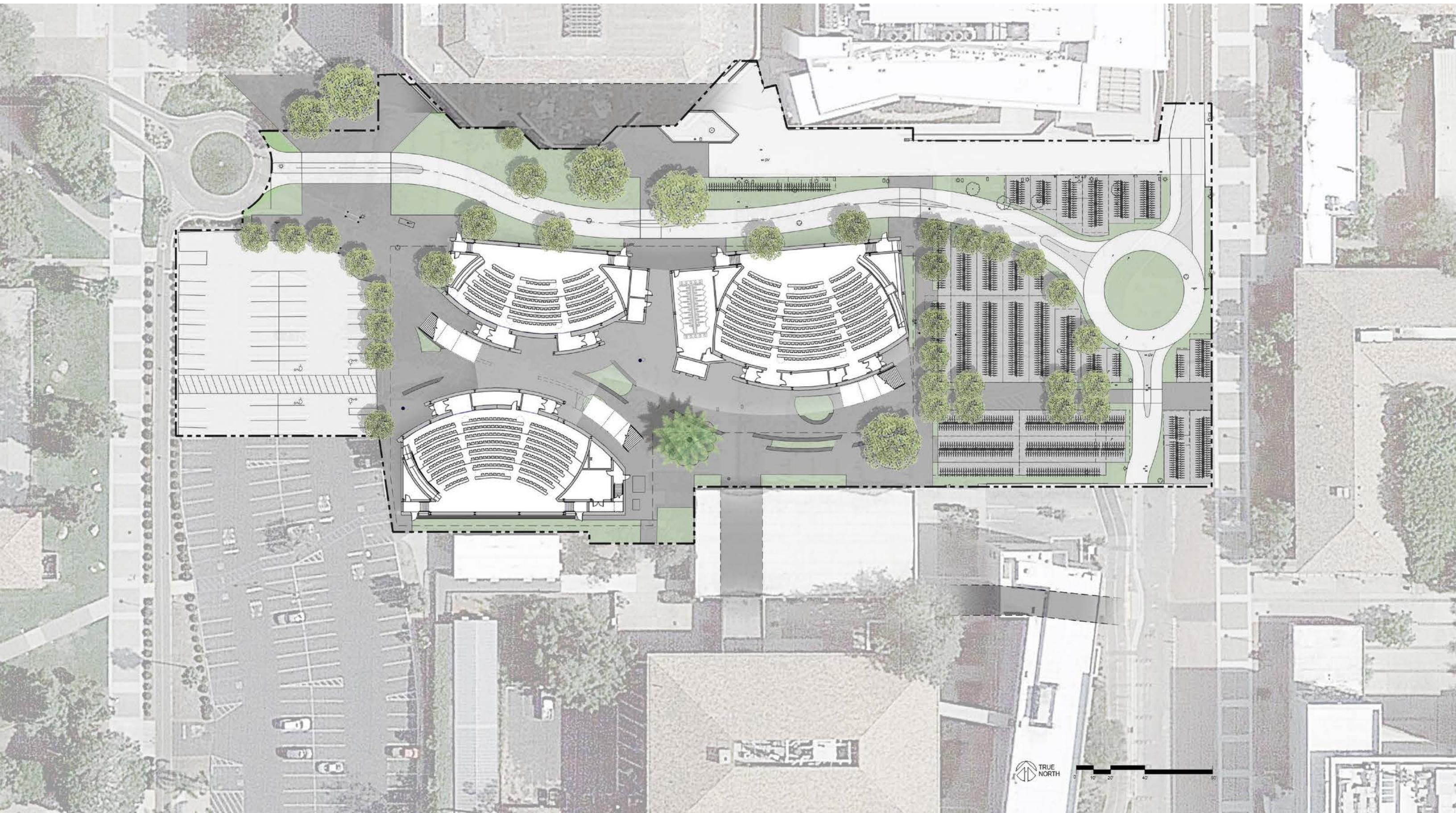
# BUILDING PLANS: LEVEL 4



# BUILDING SECTION



# LANDSCAPE PLAN GRADE LEVEL EXPERIENCE



# COMPOSITION CONCEPTS



HORIZONTAL



VERTICAL



QUILTED

Action Item  
Design Review Committee  
April 15, 2019

**Project: Arnhold Tennis Center**

**Discussion/Action**

The Design Review Committee recommends the Chancellor approve the site, massing and initial schematic design for the Tennis Center Complex, and authorize the project to complete Schematic Design, and then receive a final review by the committee via e-vote.

**Staff Recommendation**

The project be approved and continue with Schematic Design development and that the Schematic Design be approved via e-vote.

**Description**

The project is for the construction of six new intercollegiate competition tennis courts; 4 courts with raised end-viewing, 2 courts with side-viewing and 2 courts for practice. The purpose of the project is to improve the experience of student-athletes, aid recruiting efforts and support the programs' continued growth and success. The site is between Robertson Gymnasium and Pauley Track, north of the Intercollegiate Athletics Building on the site of existing tennis courts. It is bordered on the north by a major east-west walkway and bikepath. The approximately two-acre project site currently includes 8 existing fenced courts, a children's playground, trees, turf and spectator bleachers.



**Existing Site Area**

## Background

UCSB competes in the Big West Conference of the National Collegiate Athletic Association (NCAA) Division I (D-I), which is the highest level of intercollegiate athletics sanctioned by the NCAA in the United States. D-I schools include the major collegiate athletic powers committed to the highest level of intercollegiate competition. The UCSB Tennis Team holds an impressive combined collection of Big West championships, winning more competitions than any other sport on campus over the last decade.

The current tennis facilities are not up to NCAA D-I caliber, as they were constructed in four phases between 1958 and 1969. The courts are in a bad state of decay, and their surfaces are uneven with water ponding up to 1" deep on the surface. The original fencing is severely rusted and support posts are rotting. There are no support facilities such as team rooms or storage, and current spectator seating holds only 50 on outdated aluminum bleachers.

## Proposed Project

A formal entry plaza is planned at the NE corner of the site along the walkway, opposite the Recreation Fields entry and bike parking lot. The project proposes to reconstruct 6 existing courts with new post-tensioned concrete slab and play surface, new line-work and accessories. Also included is a one story approximately 1,800 Gross Square Foot (GSF) building to house the team locker rooms, meeting area, storage and mechanical space, visiting team room and spectator restrooms.



**CONCEPTUAL SITE PLAN**

New seating is proposed for 250 raised end-viewing seating (12' above grade, with a vertical lift) on the northern four courts with 10' fencing, and side-viewing bleacher stands with backs for 100 seats total on the center courts (5&6), for a total of approximately 350 spectators. Also included is a new score board along with new site landscaping, site lighting, utilities and other site improvements to support the new and refurbished tennis facilities

The project will relocate the children's play area to the east, to accommodate the program.

### **Landscape Design**

The project's landscape plan includes approximately 8,000 sf of hardscape (separate from the tennis courts) and approximately 10,000 sf of landscaping with drought tolerant, native plants. As prescribed in the campus landscape plan, planting design will focus on California Oak and Grass selections where feasible.

### **Site Master Planning**

The Tennis Center Complex site placement reflects the goals of the Walk of Champions Plan to unite all the athletic facilities between Robertson Gym and Harder Stadium, and allows for a competition pool in the future.

The topography of the site is relatively flat. Pedestrian spectators will access the site via the entry plaza and the walkway at the northern border. The site is adjacent to a large bike parking lot at the Recreation Fields, northeast of the site. Internally, walkways are 5' wide connecting all courts. Service vehicles will use the east/west walkway. The site is mid-way between Parking Lot 30 to the west and 18 Mesa Parking on the east for spectator parking.

### **Site Planning & Massing Issues**

The proposed project will retain the number of existing courts in a slightly different configuration, and relocate the children's play area at a new location.

The underside of the northern bleachers and fence will alter views to the south from walkway and bikepath.

The project will remove 8 existing mature trees, including 4 native Oaks (*Quercus agrifolia*). These will be replaced at a 10-1 ratio, resulting in 44 trees being planted offsite.

An indigenous Lupine area will be disrupted and restored. Seed will be collected for replanting.

### **Consistency with Existing Plans and Regulatory Documents**

The design of the Tennis Center Complex project reflects principles of the campus' Physical Design Framework.

The proposed site is consistent with the Recreation land use designation in the 2010 LRDP. The project is exempt from the California Environmental Quality Act (CEQA) and a Notice of Exemption will be prepared.

**Schedule**

The campus will employ the Design-Build delivery model, and will collaborate with UCSB staff in assessing the project's design. As needed, the collaborative team may consider design changes to align project costs within the limits of the budget to ensure success.

The project was bid as a design-build construction method with a Maximum Acceptance Cost. The successful bidder will be determined and made public by April 15. Construction is scheduled for January 2020.

**Budget**

The project budget is \$5,225,000, with a gift funds from Jody & John Arnhold.

**Consultation**

It is proposed that the next DRC review be via e-vote.

The project will be reviewed by the Campus Planning Committee in June 2019 after the DRC e-vote.

The project is not subject to approval of the Regents.

**Project Proponent**

John McCutcheon – Director, Intercollegiate Athletics