Student Housing Infill & Redevelopment Project
Phase II
UC Santa Barbara

DRC Meeting
July 11, 2024
Agenda

1. Introductions 2 min
2. Project Vision 3 min
3. Campus Integration 8 min
4. Program Summary 2 min
5. Site Design and Massing 10 min
6. Student Life/ Amenities 10 min
7. Site Experience 10 min
8. Discussion 45 min
Our Team
SOM+Mithun+TLS

Tannar Whitney
Project Manager, SOM

Olin McKenzie
Design Partner, SOM

Brandon Horn
Project Architect, SOM

Sade Borghei
Principal, Mithun

Tom Leader
Landscape Architect, TLS
Our Team
Subconsultants

SOM + MITHUN

SOM
Structural

MGAC
Cost Estimating

KPFF
Civil

Wöden
Code / Life Safety

Baker Group
Food Service

Glumac
MEP/FP

TLS
Landscape

Introba
IT/Low Voltage/Security

Fehr & Peers
Traffic

Wōden
Code / Life Safety
Schedule Summary

- **Phase II DPP & CONCEPT**
  - Programming & Gathering
  - Planning & Site Feasibility
  - Test Fit & Development
  - Documentation
  - Final Phase II DPP Submission
  - UC Regents P-Funding Approval

- **Phase II DESIGN (EDPA)**
  - Schematic Design
  - Design Development
  - Construction Documentation

- **AHJ Approvals**
- **Phase II CONSTRUCTION**

- **Phase II Complete**

- **Design Review Committee (DRC) Meetings**

- **Timeline**
  - '24: 6 Months
  - '25: 12 Months
  - '26: 12 Months
  - '27: 9 Months
  - '28: 40 Months
  - '29: August 2029
Evokes the **Values** and **Ambitions** of UCSB
Enhances and Integrates with the Existing Community
Strengthens Campus Connectivity and Establishes Efficient Circulation
Optimizes **Density** and **Diversity** of Housing Options
Utilizes Passive Sustainable Strategies
Prioritizes Resilient Planning and Design
Enables Cost Effectiveness
Campus Integration
UCSB Campus Extended Map
Site History
From U.S. Marines Training Grounds to University Campus (‘Heart of the Main Campus’)
Existing Site
Aerial View
Existing Site

Photos

LOOKING EAST TOWARDS OCEAN

LOOKING WEST TOWARD LAGOON
Existing Site
Photos

LIBRARY WALK LOOKING NORTH

SCIENCE WALK LOOKING NORTH
Existing Site
Photos

LOOKING EAST TOWARDS SANTA ROSA

OUTDOOR AMENITIES
Project Site
Sea Level Rise
Project Site
Existing Buildings
Existing Site

Vehicle Parking

<table>
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<tr>
<th>PARKING PROVIDED</th>
<th>250</th>
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<tbody>
<tr>
<td>ON-SITE</td>
<td></td>
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<tr>
<td>ADJACENT/ OFF-SITE</td>
<td>368</td>
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PARKING PROVIDED

ON-SITE

ADJACENT/ OFF-SITE

Existing Site

Vehicle Parking

148

102

81

66

6

27

6

21

8

4

21

6

81

128

28
Existing Site
Bike Parking
Existing Site
Outdoor Amenities
**Project Site**

**Existing Buildings**

**Anacapa**
- Construction Type: Type III
- Building Area: 77,554 sf
- Building Height: 24’-5” (2-story)
- Beds Provided: 600

**Santa Cruz**
- Construction Type: Type III
- Building Area: 78,664 SF
- Building Height: 24’-5” (2-story)
- Beds Provided: 600

**San Nicolas**
- Construction Type: Type I
- Building Area: ~81,000 SF
- Building Height: 72’ (8-story)
- Beds Provided: 525

**San Miguel**
- Construction Type: Type I
- Building Area: ~80,000 SF
- Building Height: 75’ (8-story)
- Beds Provided: 475

**Ortega Dining Commons**
- Construction Type: Type III
- Building Area: ~22,300 SF
- Building Height: 23’-3 ⅛” (1-story)

**Santa Rosa**
- Construction Type: Type II
- Building Area: ~74,500sf
- Building Height: 24’-0” (2-story)
- Beds Provided: 575
Project Site
Scenarios

Scenario 01
Construction Impacts on Residents
Preservation of Existing Beds
Minimize Construction Cost
Long Range Planning

Scenario 02
Construction Impacts on Residents
Preservation of Existing Beds
Minimize Construction Cost
Long Range Planning
UCSB EAST CAMPUS STUDENT HOUSING
SKIDMORE, OWINGS & MERRILL | MITHUN
Project Site
Phasing

Phase 1
Phase 2
Program Summary
Program Summary
Apartments vs. Residential Halls

412 Beds: Residence Halls (Santa Rosa Replacement) 1,275 Beds: Apartments (New Beds)
Program Summary
Community Amenities

Study Lounges  Social Areas  Wellness Rooms  Student Services  Dining and Take-out
### Program Summary Breakdown

<table>
<thead>
<tr>
<th>Space Name</th>
<th>Beds</th>
<th>Total ASF</th>
<th>Gross Factor / Efficiency</th>
<th>Total GSF</th>
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<tbody>
<tr>
<td>Residence Hall</td>
<td>412</td>
<td>81,100</td>
<td>1.25</td>
<td>122,900</td>
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<tr>
<td>Apartments</td>
<td>1,275</td>
<td>277,500</td>
<td>1.25</td>
<td>371,600</td>
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<td>Offices</td>
<td></td>
<td>5,100</td>
<td>1.3</td>
<td>6,600</td>
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<tr>
<td>Catering &amp; Dining</td>
<td></td>
<td>45,600</td>
<td>1.3</td>
<td>64,800</td>
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<td><strong>PROGRAM SUMMARY</strong></td>
<td>1,687</td>
<td><strong>409,300</strong></td>
<td><strong>72%</strong></td>
<td><strong>565,900</strong></td>
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- **Residential** - 74.4% (Apartments + Residence Hall)
- **Community Amenities** - 6.8% (Apartments + Residence Hall)
- **Res. Floor Amenities** - 3.3% (Apartments + Residence Hall)
- **Dining** - 11.5%
- **Offices** - 1.2%
- **Building Support** - 2.8%
Program Adjacencies
Site Design & Massing
Relationship to Campus

Campus Plan for UCSB (2003)
Relationship to Campus

Green Corridors
Relationship to Campus
New Connected Open Space
Pedestrian Perspective
View Entering from Library Walk
Pedestrian Perspective
View Entering from Science Walk
Overall Site Design
Pedestrian & Service Access
Overall Site Design
Central Block & Dining Access

- Pedestrian & Bicycle Loop
- Service Road
- Loading Dock
- Central Block
Overall Site Design
Pedestrian Paths
Overall Site Design
New Connected Open Space
Overall Site Design
New Vehicular Parking

199 NEW PARKING STALLS
Overall Site Design

Improvements

- Straighten bend in UCEN Road
- New dispersed surface parking
- Extend & Connect Science and Library Mall pedestrian and bike routes
- New dispersed bicycle parking

SERVICE ROAD EXTENSION

SERVICE ROAD CONNECTION

UCEN ROAD

CHANNEL ISLANDS ROAD

LAGOON ROAD
Pedestrian Perspective
View from Campus Green
Open Space
Summary of Development
Open Space
Chosen Concept
Site Massing

Existing East Campus
Site Massing
Open Space
Site Massing
Central Block & Dining
Pedestrian Perspective
View Toward De La Guerra
Site Massing
Community Amenities
Site Massing
Student Housing
Overall Site
Prevailing Winds
Overall Site
Solar Orientation
Overall Site
Isometric Aerial View
Pedestrian Perspective
View Across Checkerboard Green
Student Life / Amenities
Residential Hall
Typical Units

Double Room (Typical)
2 Beds
184 SF

Single Room (RAs, students with specific needs)
1 Bed
184 SF
Residential Hall
Typical Floor

<table>
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<tr>
<th>Total Floor Area per Bed</th>
<th>232 GSF</th>
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<tr>
<td>Floor Area</td>
<td>11,388 GSF</td>
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<tr>
<td>Number of Beds</td>
<td>49</td>
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<tr>
<td>Number of Double Units</td>
<td>22</td>
</tr>
<tr>
<td>Number of Single Units</td>
<td>5</td>
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<tr>
<td>Kitchen / Social Lounge</td>
<td>723 SF</td>
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<tr>
<td>On floor Amenity Space / Bed</td>
<td>14.75 SF</td>
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Apartments
Typical Units - Double-Occupancy Rooms

3-Bedroom Apartment
6 Beds
1083 SF

2-Bedroom Apartment (End Unit)
4 Beds
677 SF
Apartments
Typical Units - Single-Occupancy Rooms

Studio
1 Bed
316 SF

2-Bedroom Apartment
2 Beds
640 SF
Apartments
Typical Residential Plan

Total Floor Area per Bed

<table>
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<tr>
<th>Description</th>
<th>Value</th>
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<tr>
<td>Floor Area</td>
<td>18,980 GSF</td>
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<tr>
<td>Number of Beds</td>
<td>71</td>
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<tr>
<td>Number of 3-Bedroom Units</td>
<td>6 (36 beds)</td>
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<tr>
<td>Number of 2-Bedroom End Units</td>
<td>4 (16 beds)</td>
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<tr>
<td>Number of 2-Bedroom Units</td>
<td>9 (18 beds)</td>
</tr>
<tr>
<td>Number of Studios (RA)</td>
<td>1 (1 bed)</td>
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<tr>
<td>Social Lounge Space (RA)</td>
<td>350 SF</td>
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<tr>
<td>On floor Amenity Space / Bed</td>
<td>5 SF</td>
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Central Block
Exploded Axon
Central Block
View from Shared Dining Terrace
Overall Site Plan
Levels 3-6
Overall Site
Top Perspective View
Site Experience
Landscape Design
Concept Sketch
Landscape Design
Pedestrian Networks
Sustainable Greenbelt
Reduced Water Usage Strategy
Landscape Design
Spatial Experience
Landscape Design
Recreation
Landscape Design
Material and Furnishings

- Scored-Textured Concrete
- Stabilized Decomposed Granite
- Timber Seating
- Moveable Tables | Chairs
Landscape Design
Planting Typologies

Tree Groves

Dry Mediterranean Gardens
Trees

Dry grasses

Mediterranean perennials
Landscape Design
Site Plan
Landscape Design
Central Green Diagram
Landscape Design
Site Sections

Section across Volleyball court (BB')

Section across Town Square (AA')
Landscape Design
Site Sections

Facade of building beyond

Outdoor dining

Science Walk

Section across Science Walk

8' 20' 10'
Landscape Design
View on Science Walk
Landscape Design
View Across Checkerboard Green
Landscape Design
View Across Shared Dining Terrace
Overall Site
Isometric Aerial View