

Student Housing Infill & Redevelopment Project Phase II

UC Santa Barbara

DRC Meeting
July 11, 2024

SOM | MITHŪN

Agenda

- 1 Introductions 2 min
- 2 Project Vision 3 min
- 3 Campus Integration 8 min
- 4 Program Summary 2 min
- 6 Site Design and Massing 10 min
- 7 Student Life/ Amenities 10 min
- 8 Site Experience 10 min
- 9 Discussion 45 min



Introductions

Our Team

SOM+Mithun+TLS



Tannar Whitney
Project Manager, SOM



Olin McKenzie
Design Partner, SOM



Brandon Horn
Project Architect, SOM



Sade Borghei
Principal, Mithun

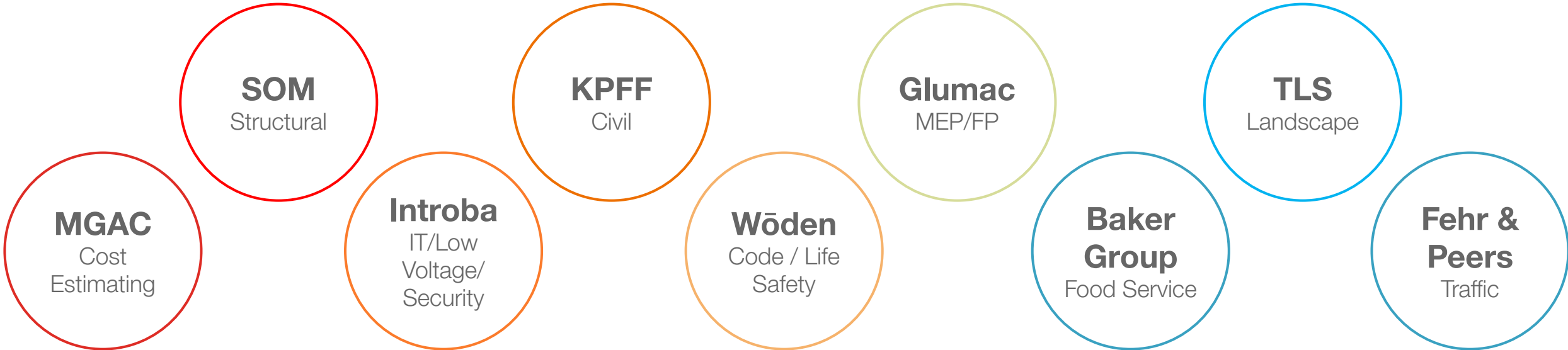


Tom Leader
Landscape Architect, TLS

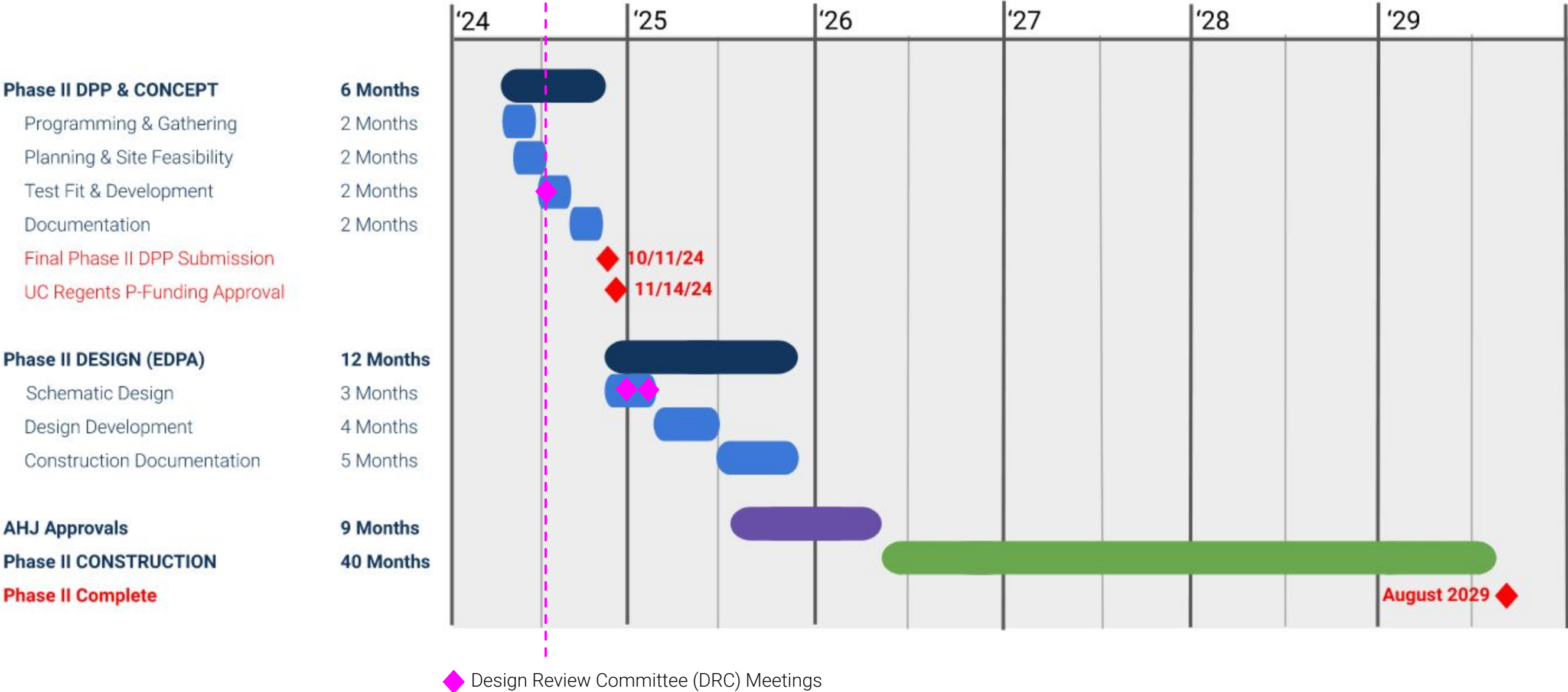
Our Team

Subconsultants

SOM + MITHUN



Schedule Summary



Project Vision

Evokes the **Values** and **Ambitions** of UCSB





Enhances and Integrates with the Existing Community

Strengthens Campus Connectivity and Establishes Efficient Circulation





Connects to **Nature**



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

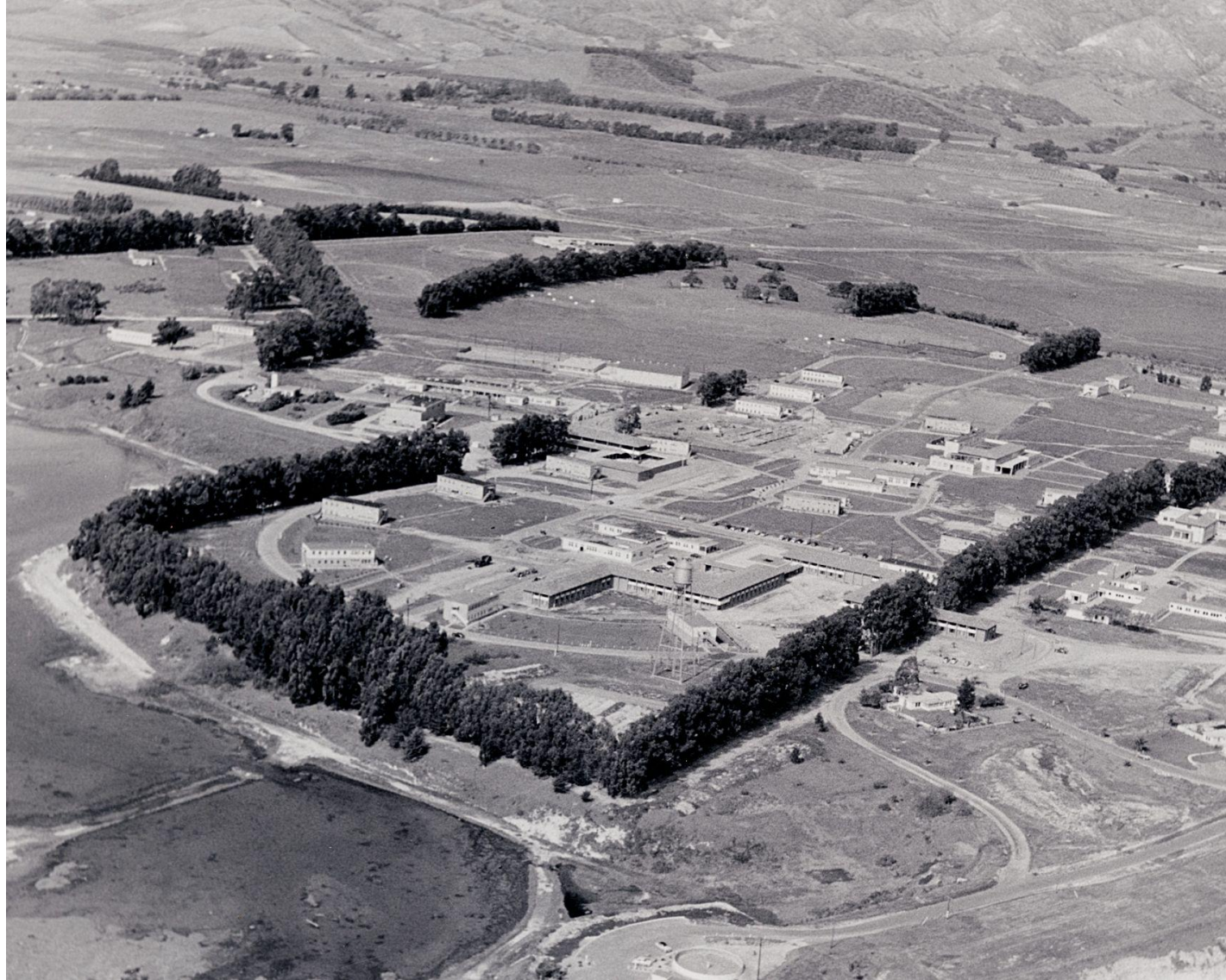


UCSB Campus Extended Map



Site History

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



1944



1961

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

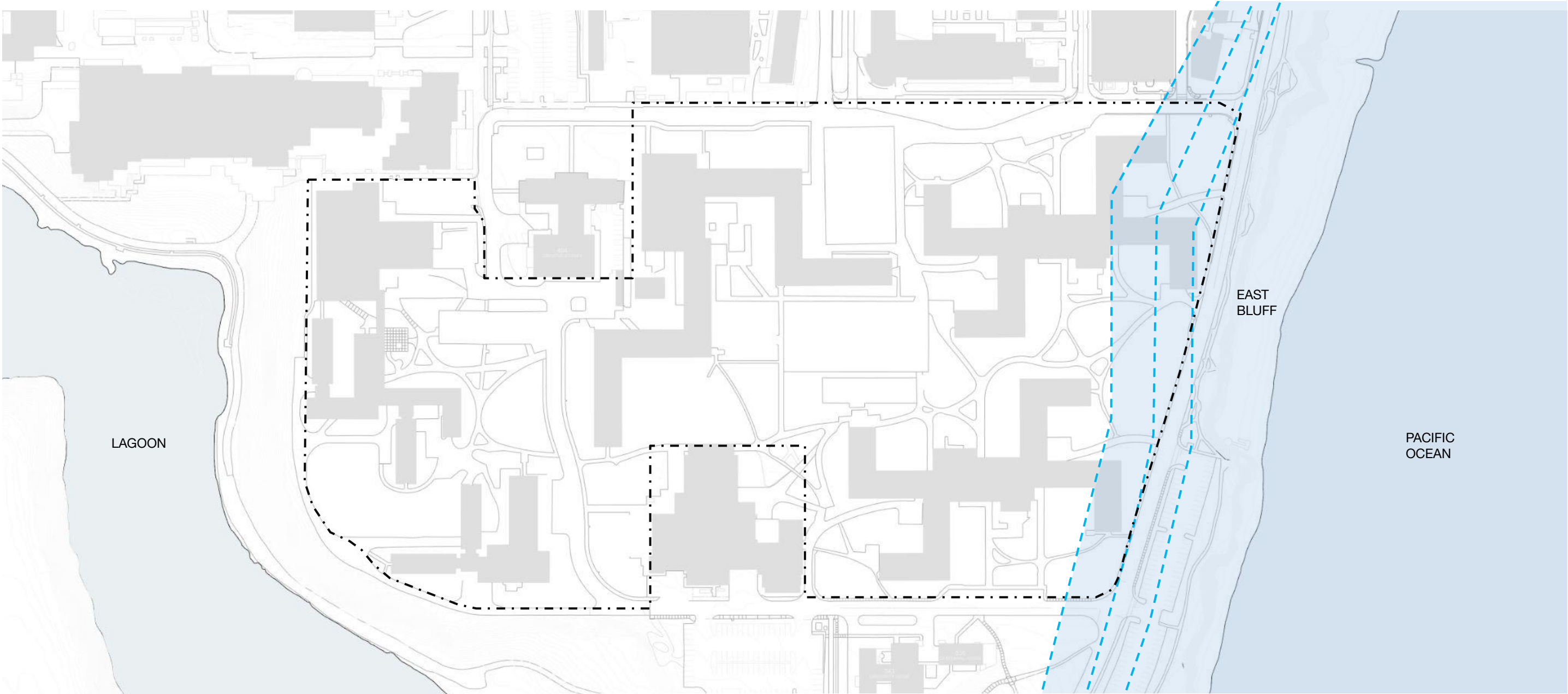
Project Site

Mapped ESHA & Setbacks



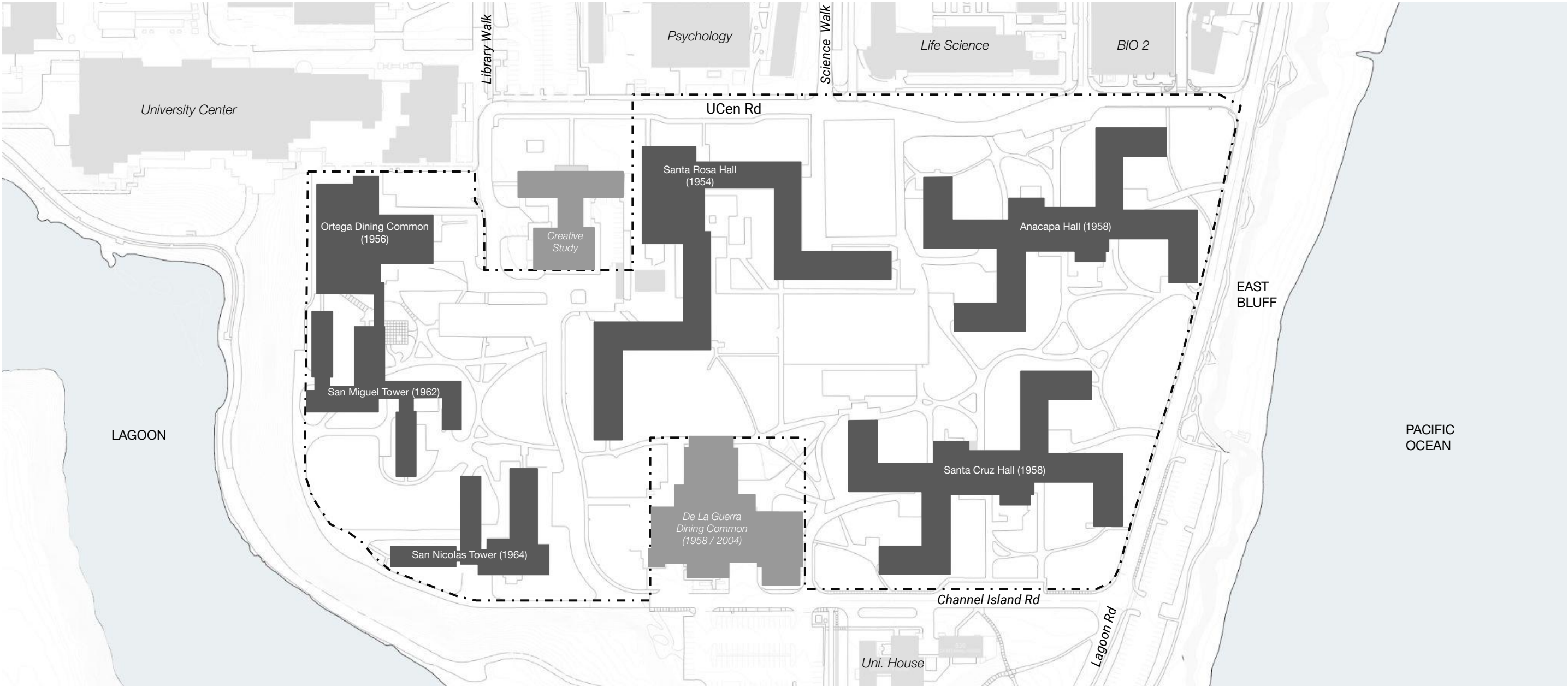
Project Site

Sea Level Rise



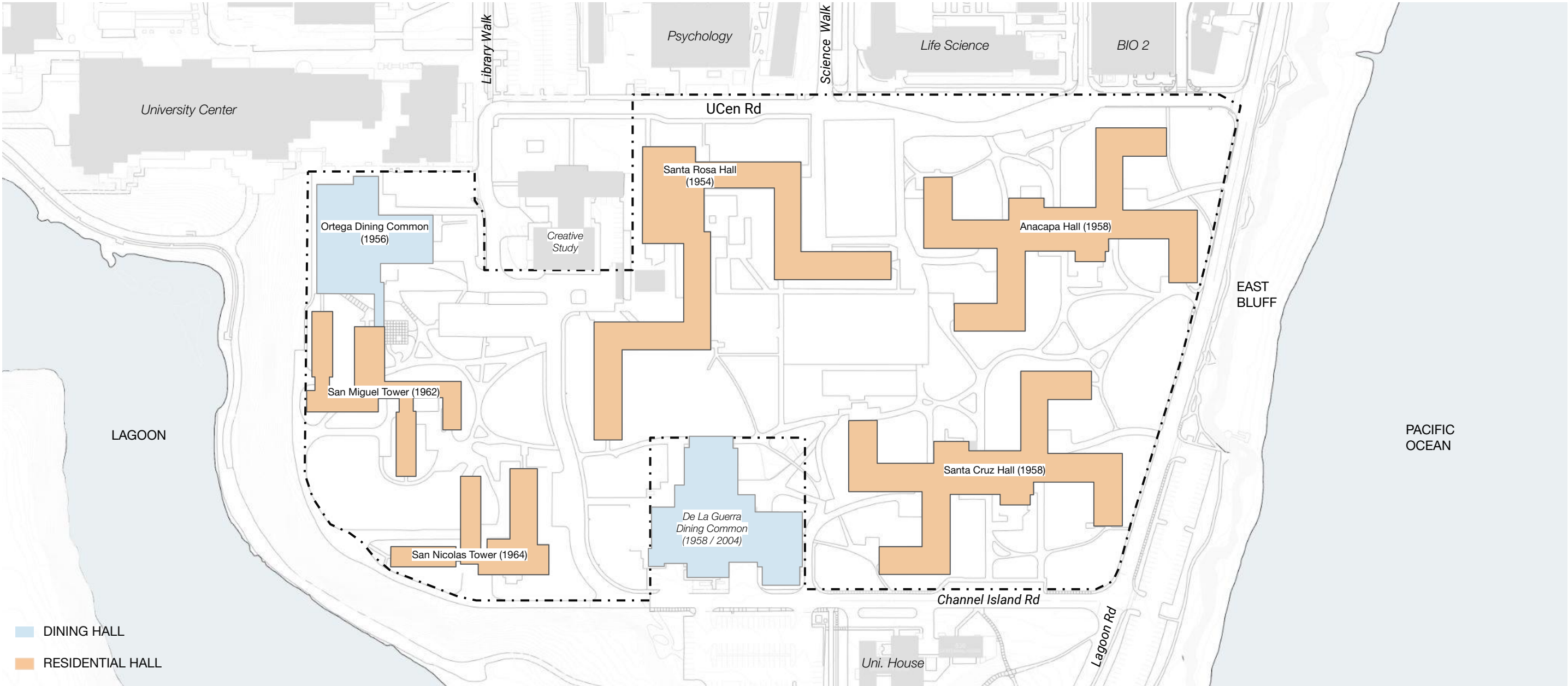
Project Site

Existing Buildings



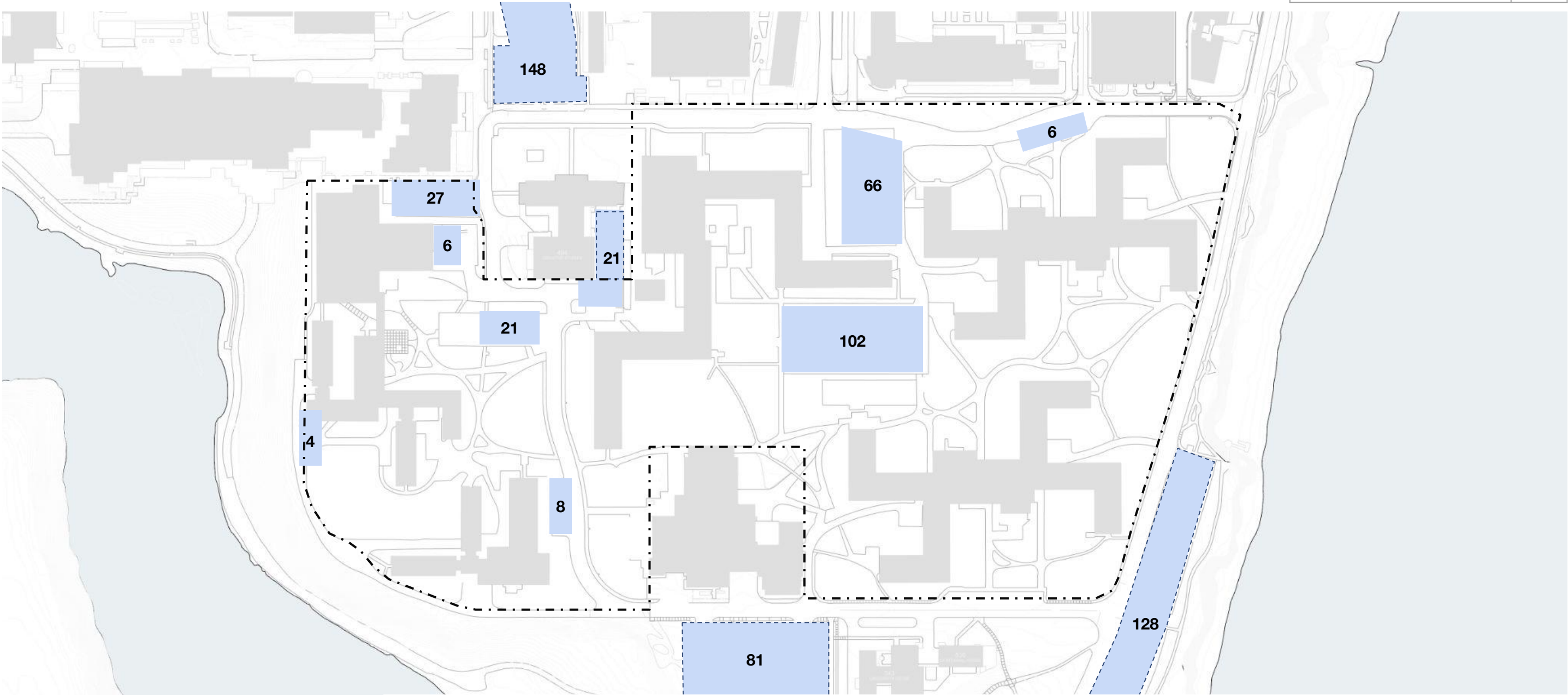
Project Site

Existing Buildings



Existing Site Vehicle Parking

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



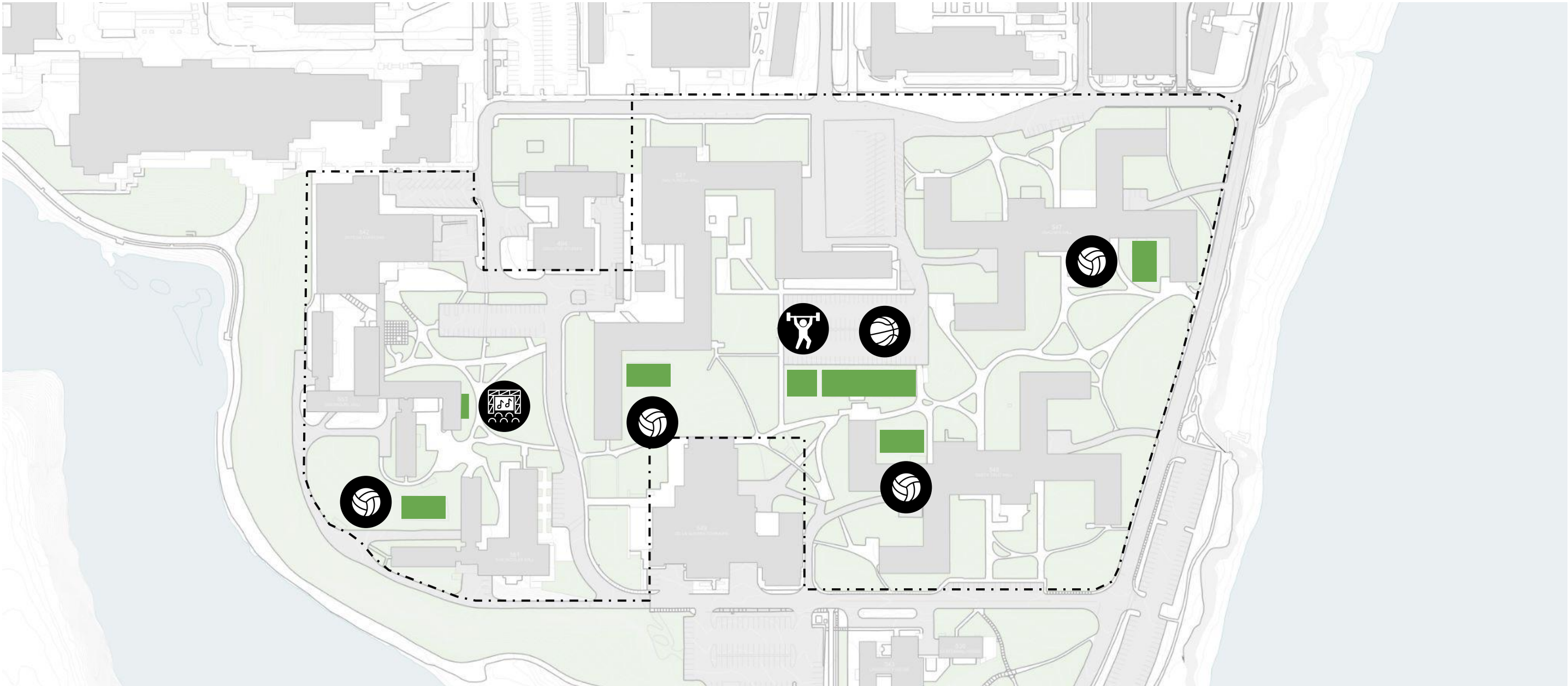
Existing Site

Bike Parking



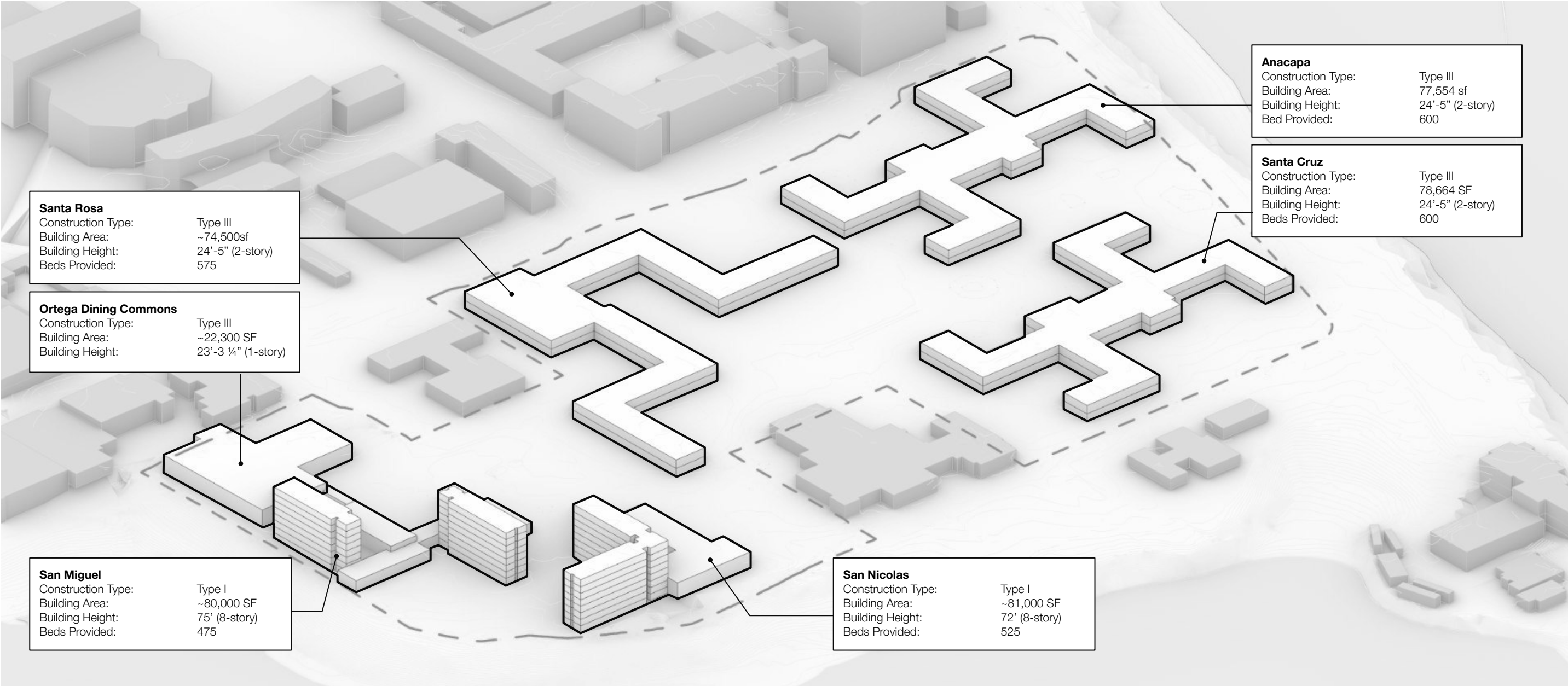
Existing Site

Outdoor Amenities

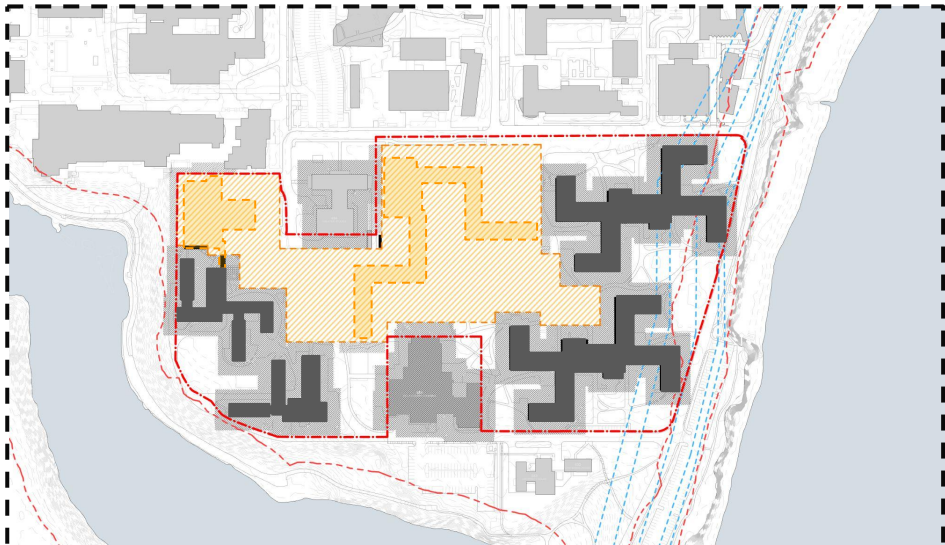


Project Site

Existing Buildings



Project Site Scenarios



Scenario 01

Construction Impacts on Residents



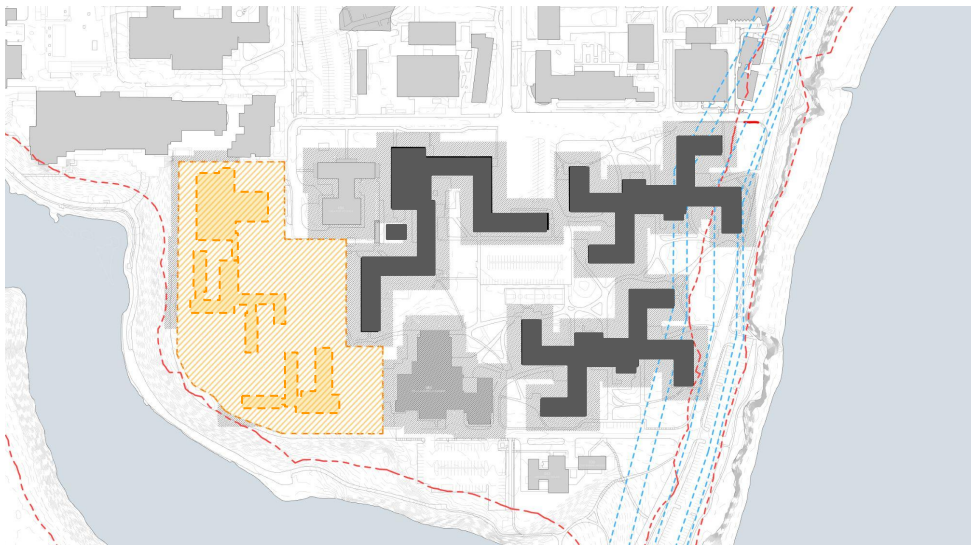
Preservation of Existing Beds



Minimize Construction Cost



Long Range Planning



Scenario 02

Construction Impacts on Residents



Preservation of Existing Beds



Minimize Construction Cost

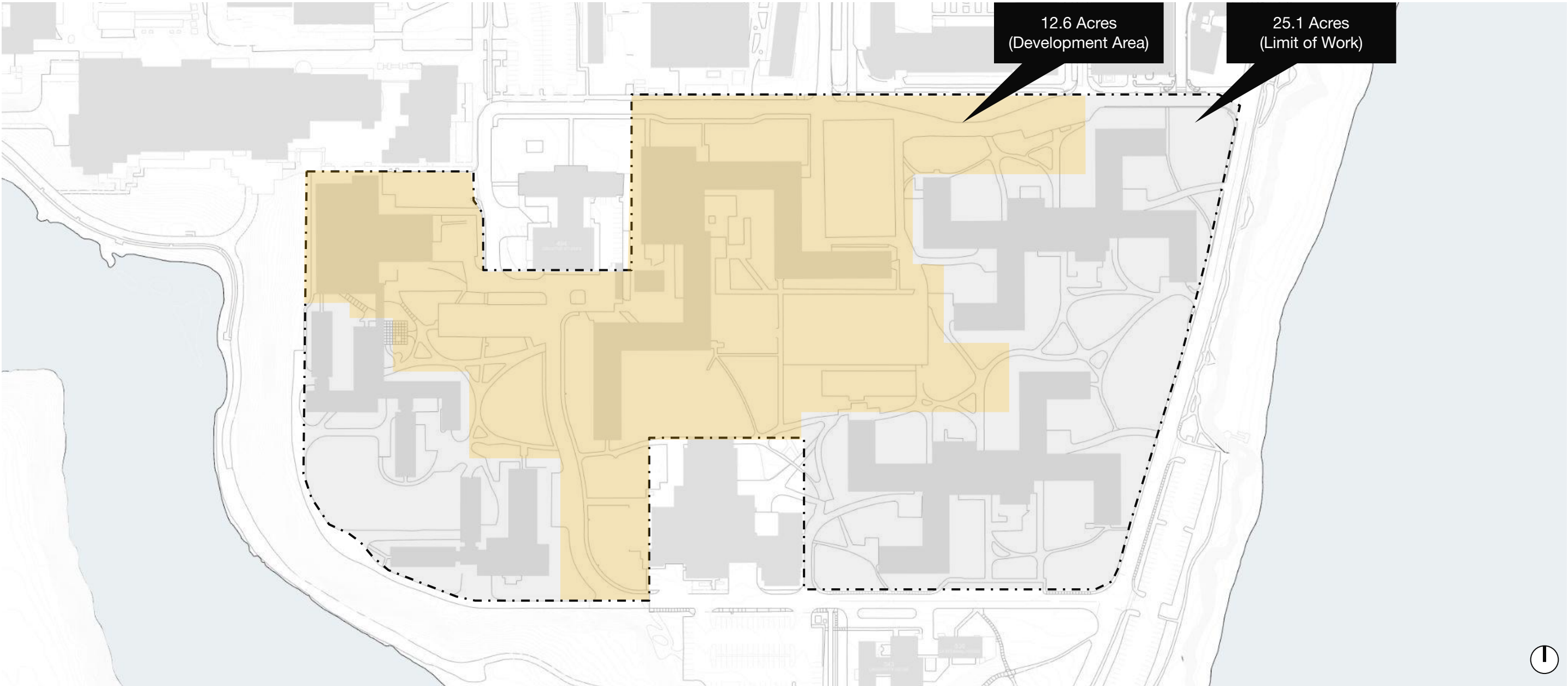


Long Range Planning



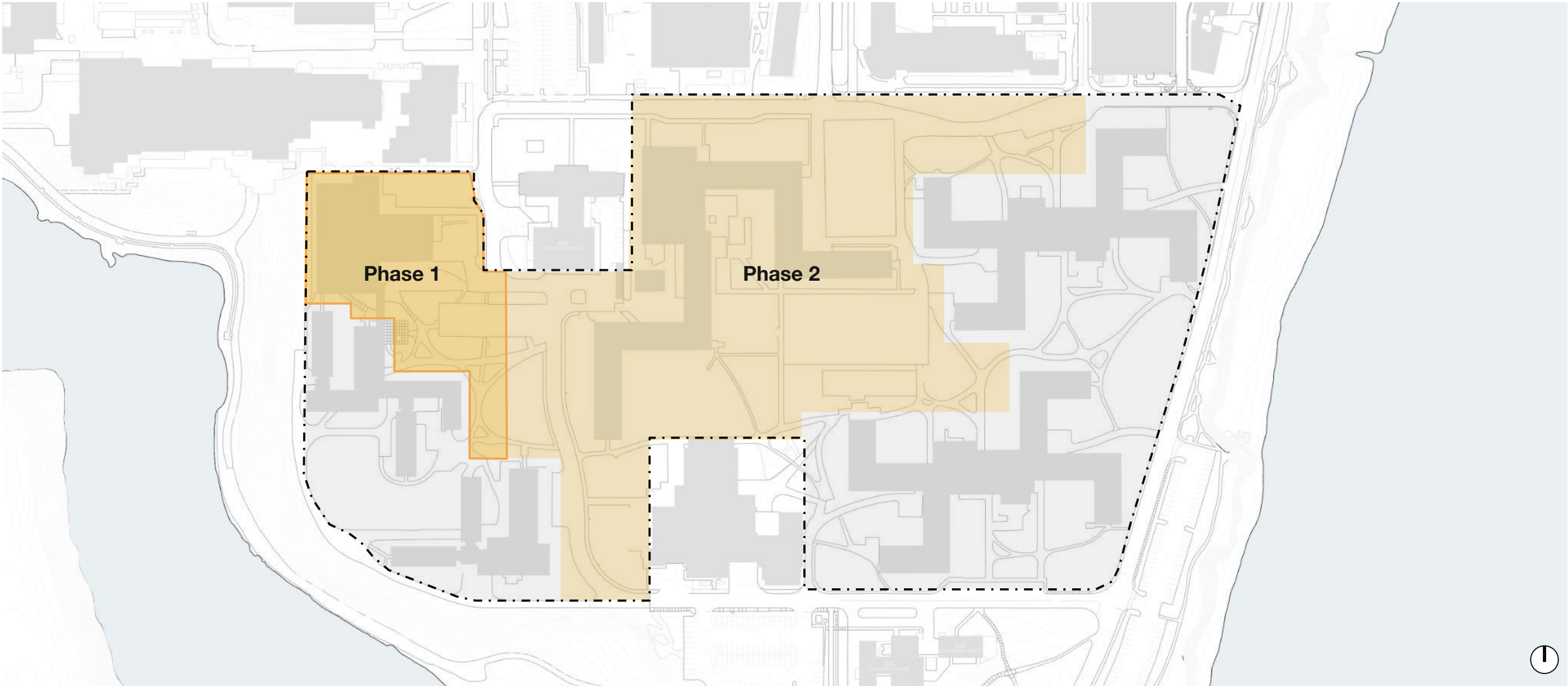
Project Site

Development Area



Project Site

Phasing



Program Summary

Program Summary

Apartments vs. Residential Halls

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



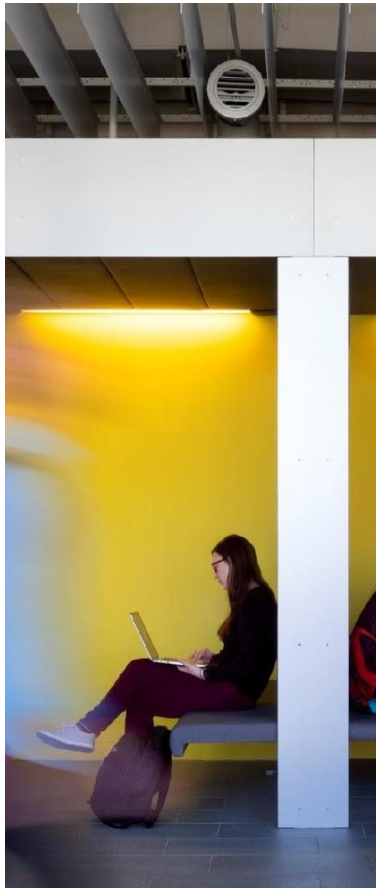
Existing Unit in San Nicolas



Existing Unit in San Joaquin

Program Summary

Community Amenities



Study Lounges



Social Areas



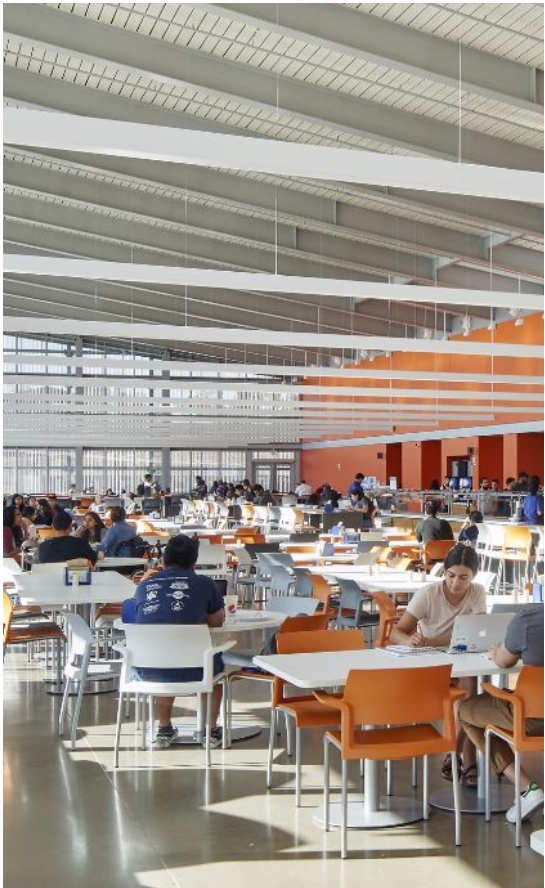
Wellness Rooms



Student Services



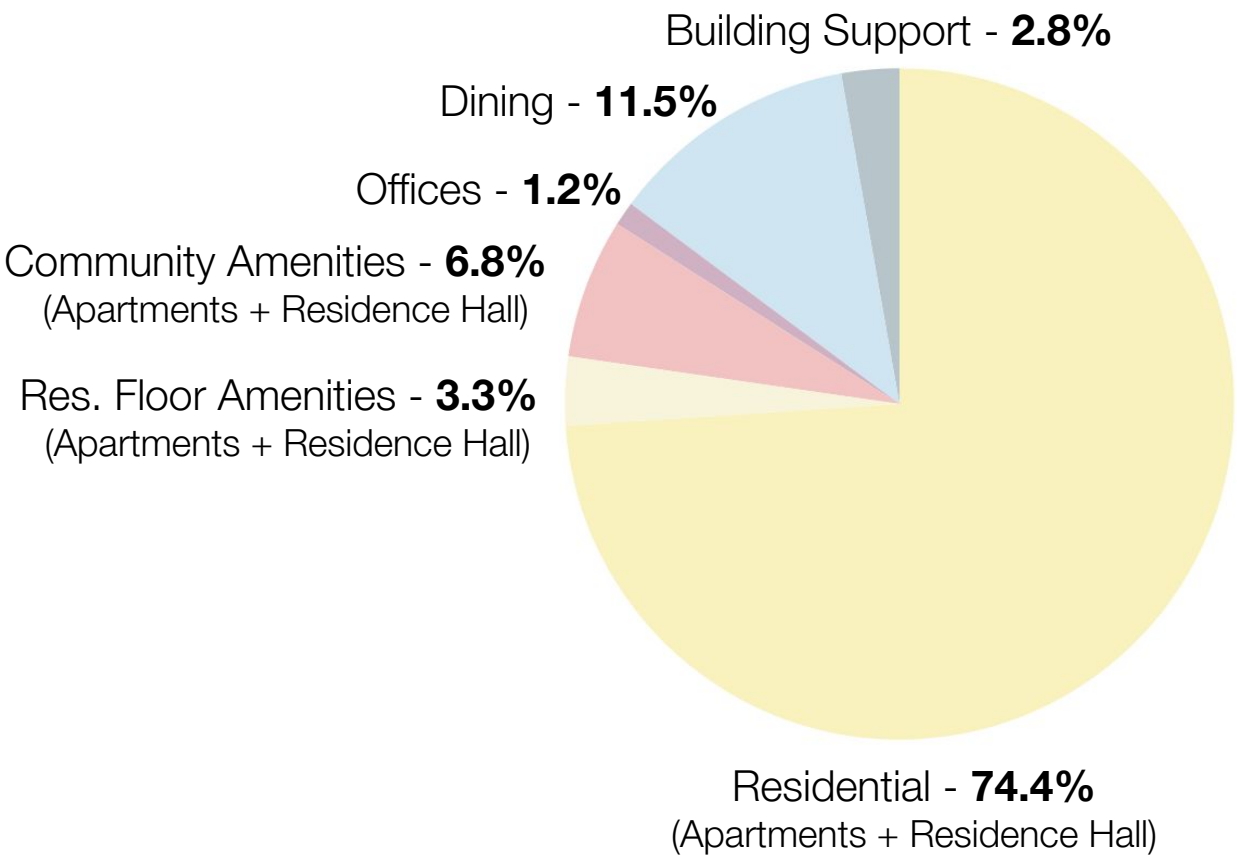
Dining and Take-out



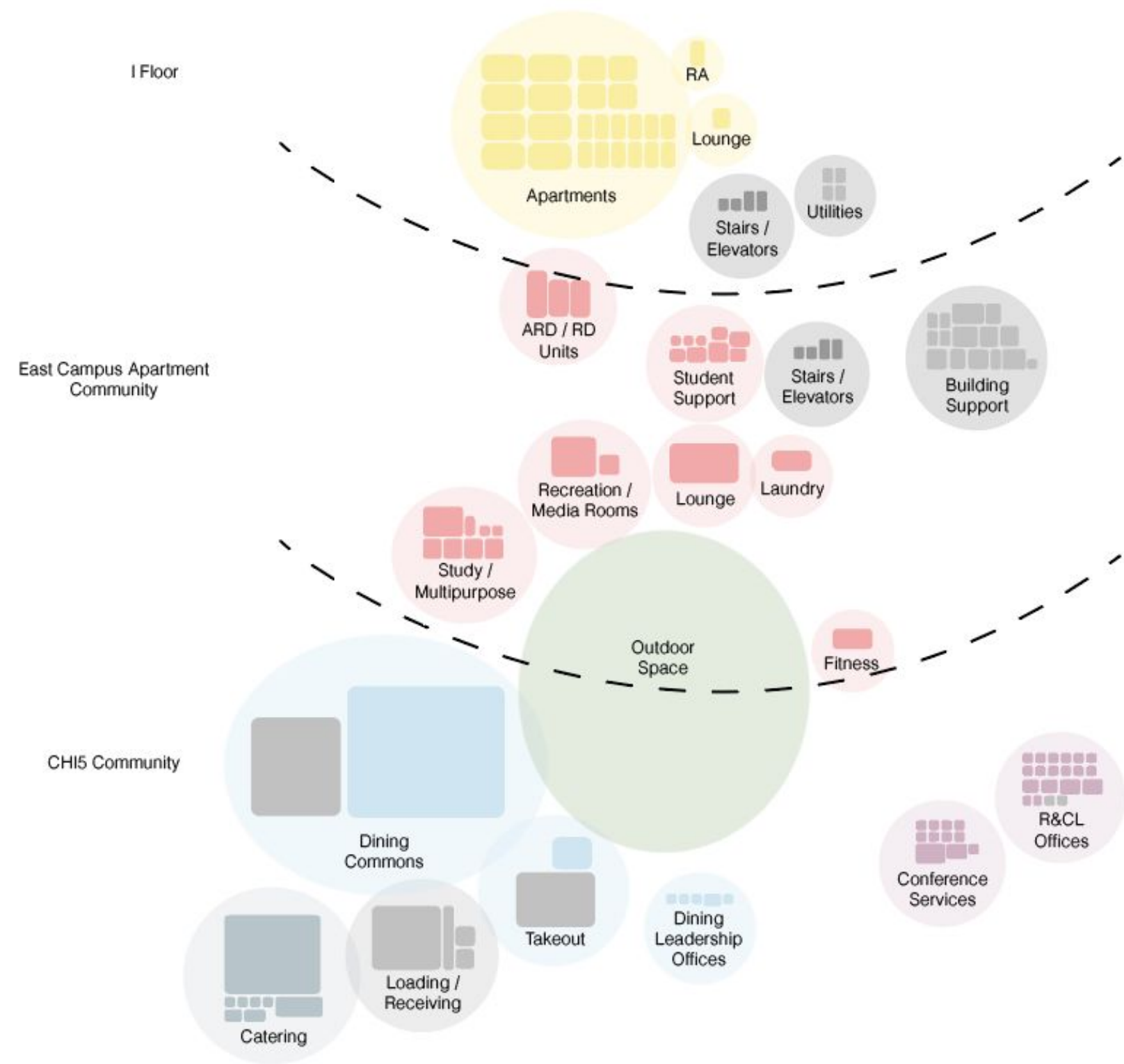
Program Summary

Breakdown

Space Name	Beds	Total ASF	Gross Factor / Efficiency	Total GSF
Residence Hall	412	81,100	1.25	122,900
Apartments	1,275	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	409,300	72%	565,900



Program Adjacencies



Site Design & Massing

Relationship to Campus

Campus Plan for UCSB (2003)



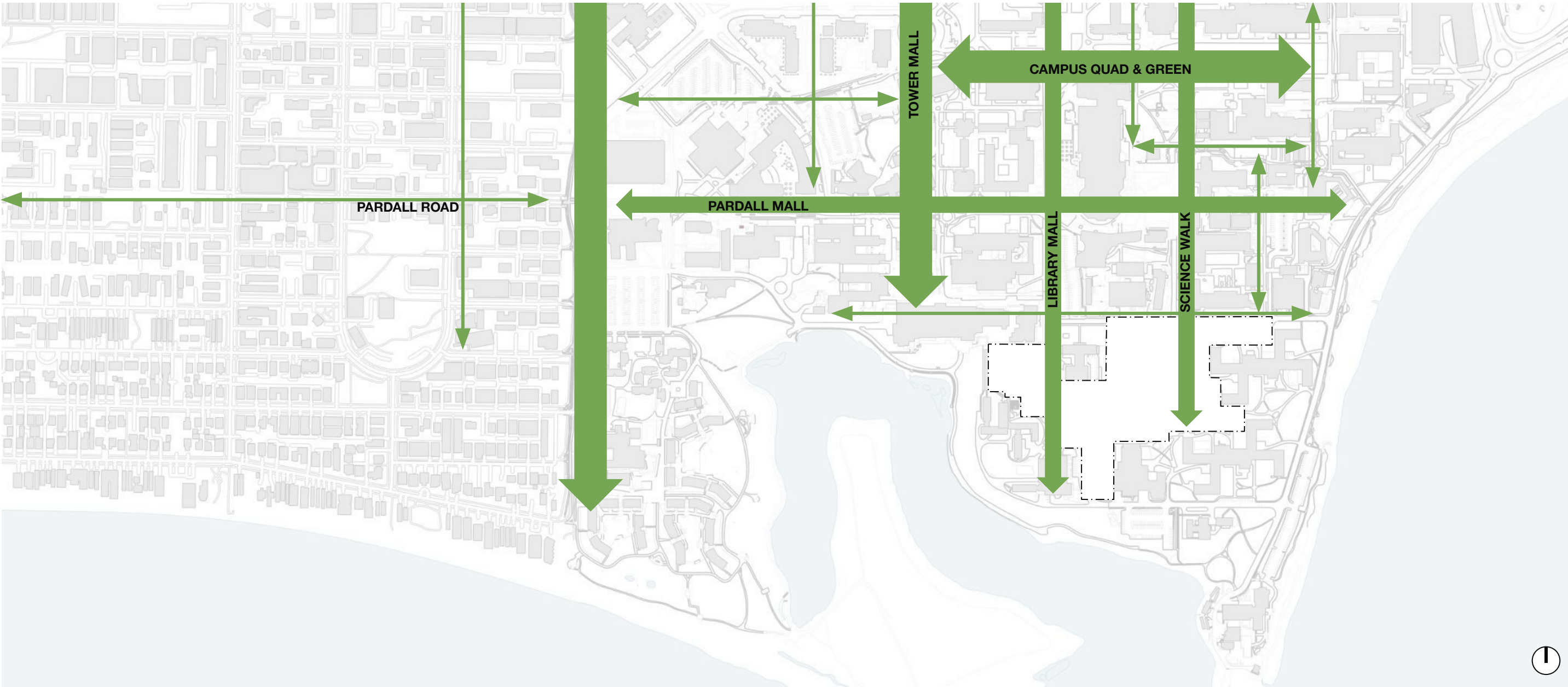
Creating an Open Grid of Vistas



Open Space Framework

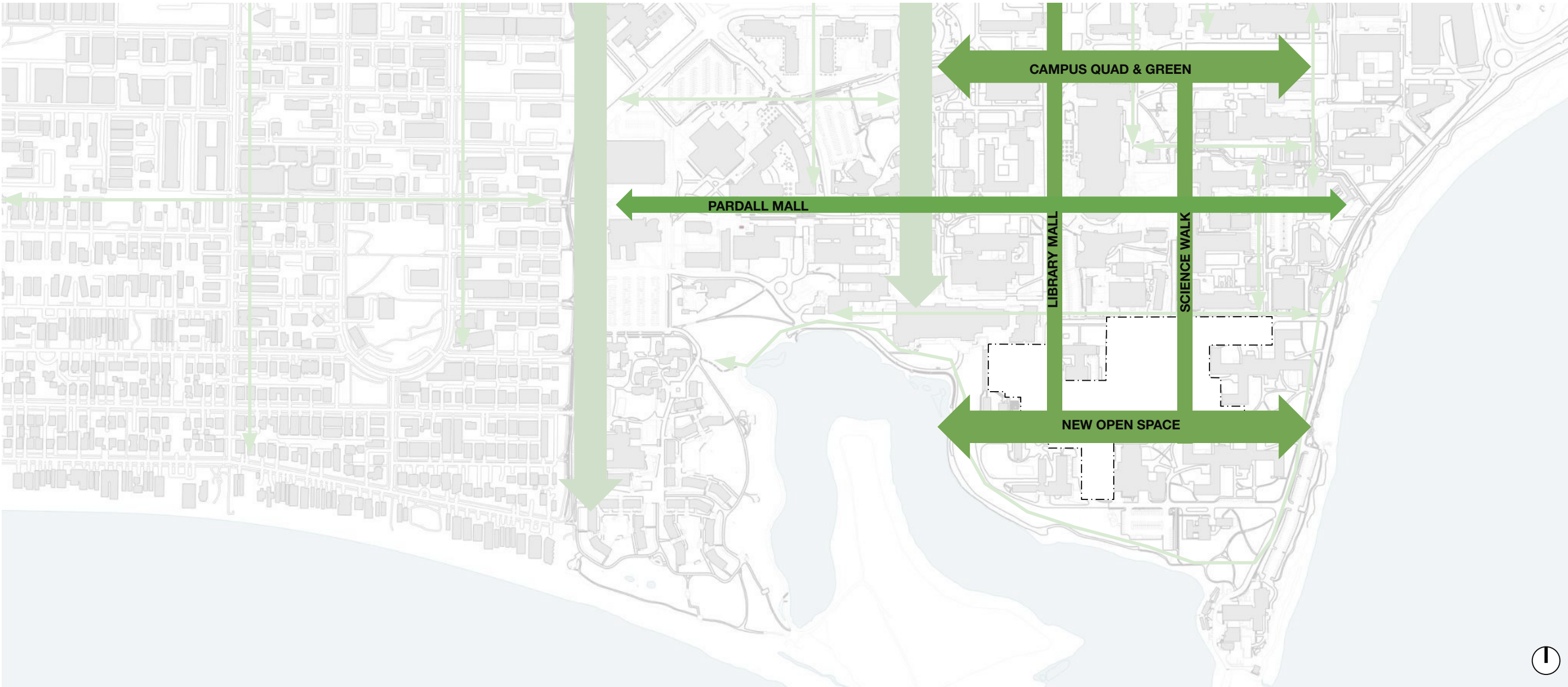
Relationship to Campus

Green Corridors



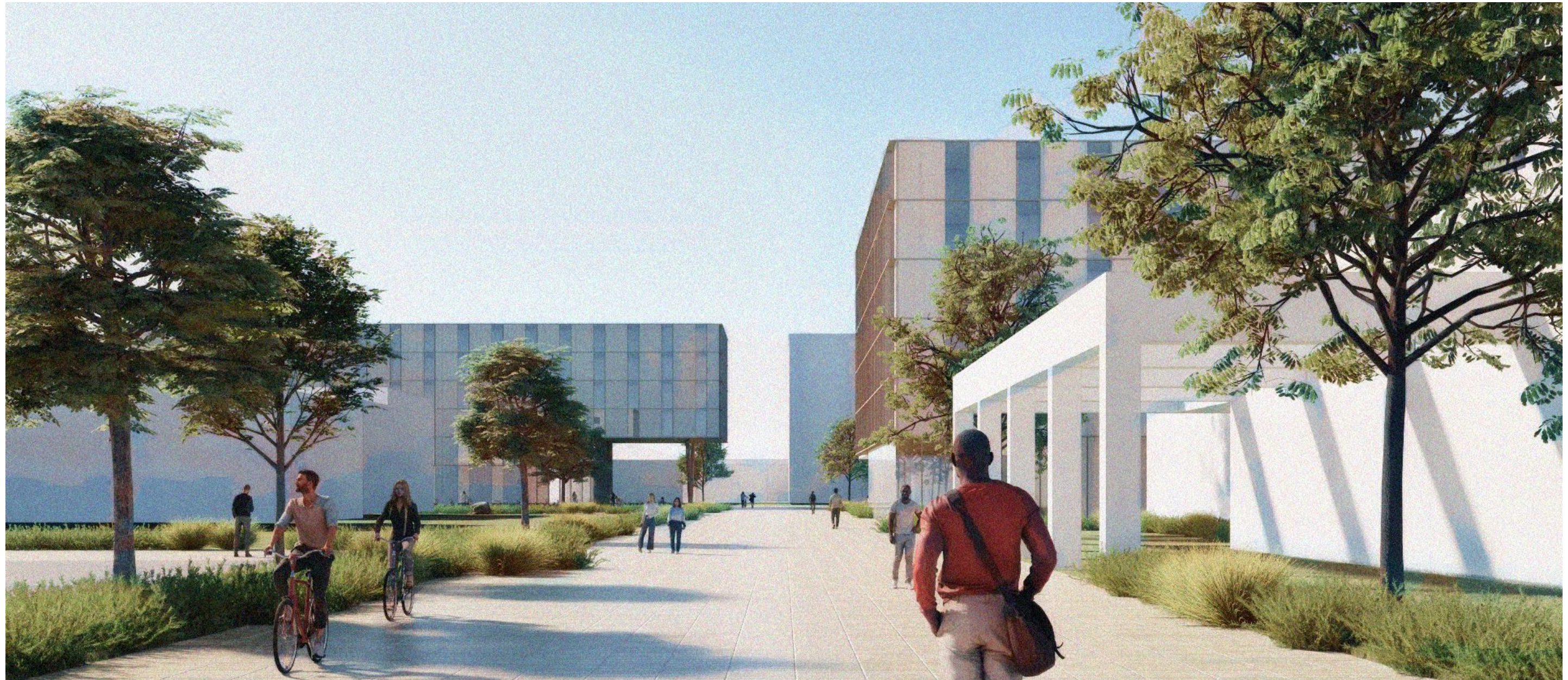
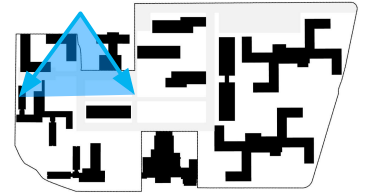
Relationship to Campus

New Connected Open Space



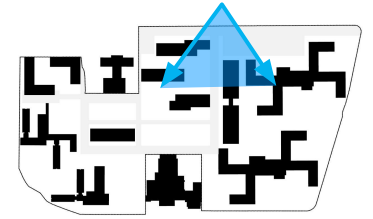
Pedestrian Perspective

View Entering from Library Walk



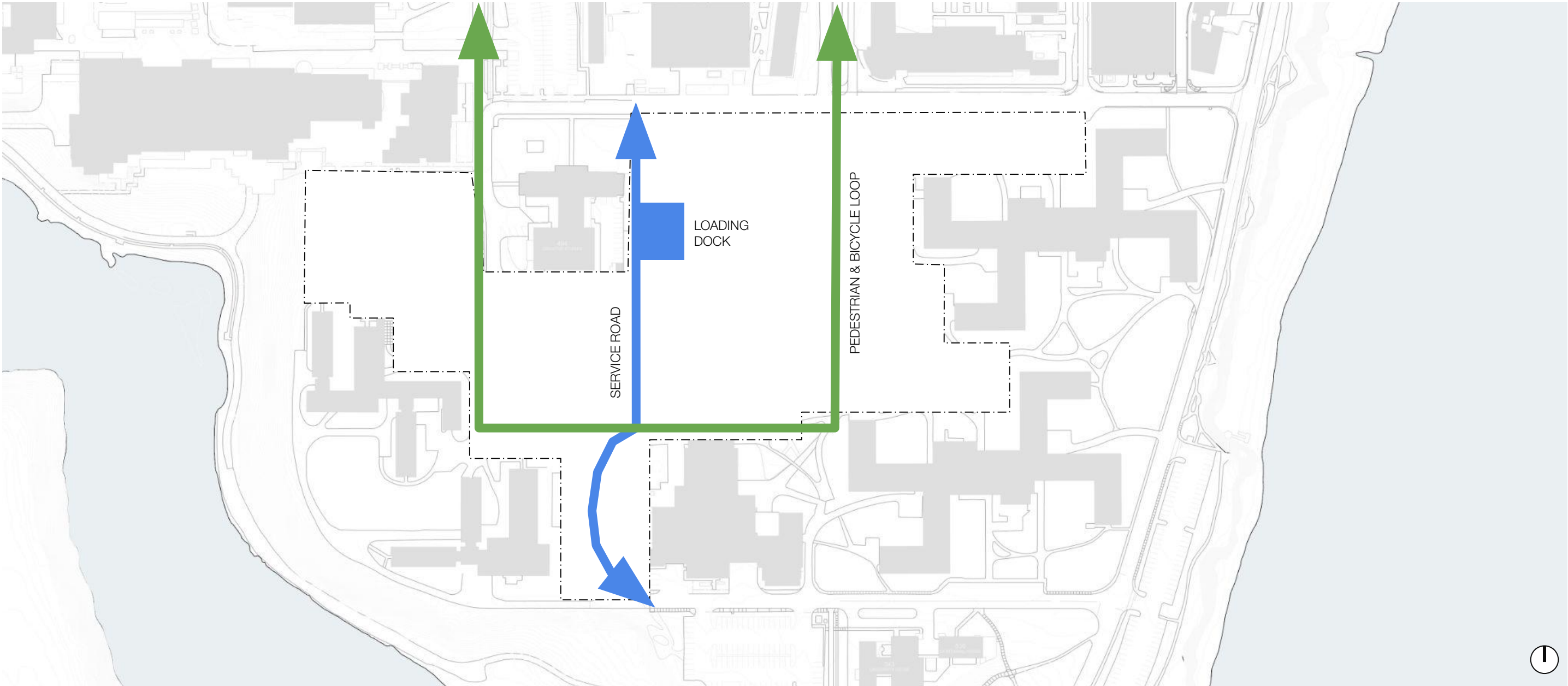
Pedestrian Perspective

View Entering from Science Walk



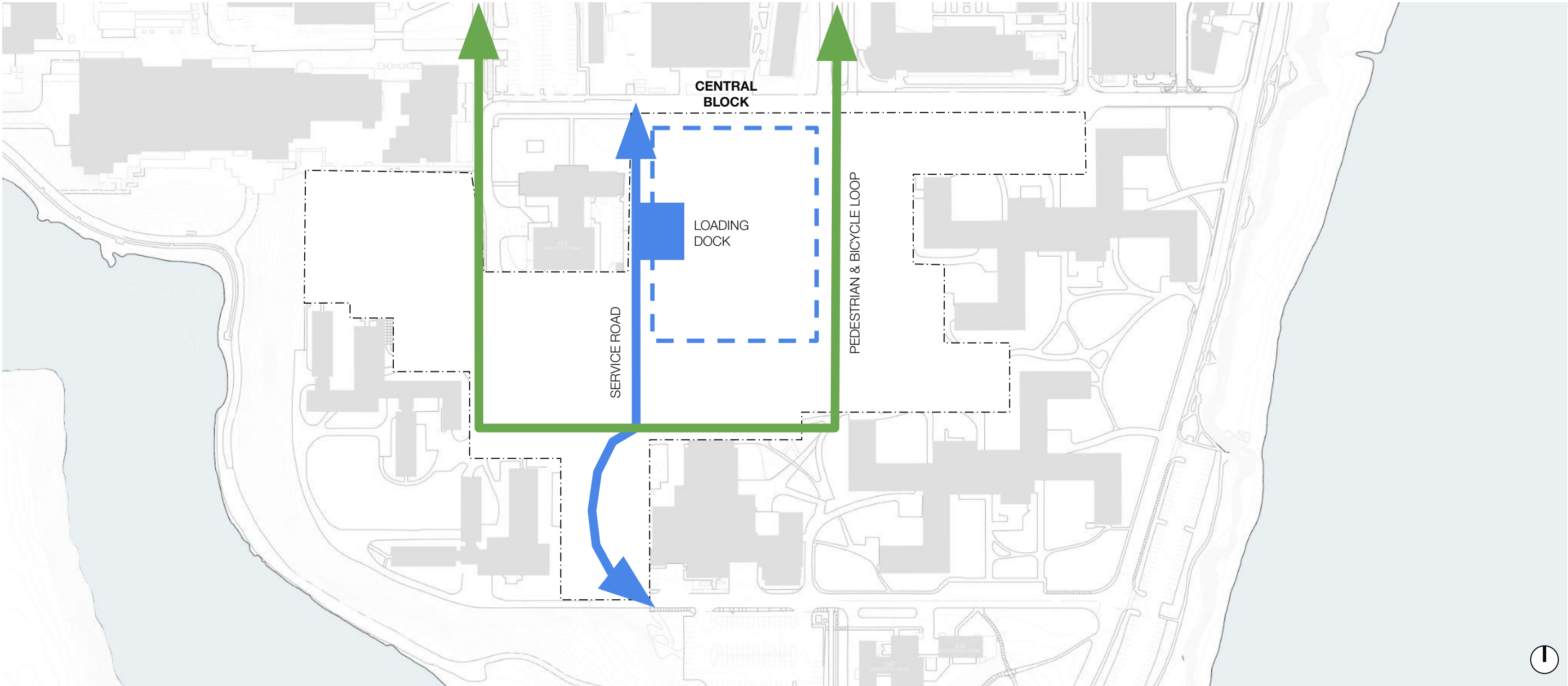
Overall Site Design

Pedestrian & Service Access



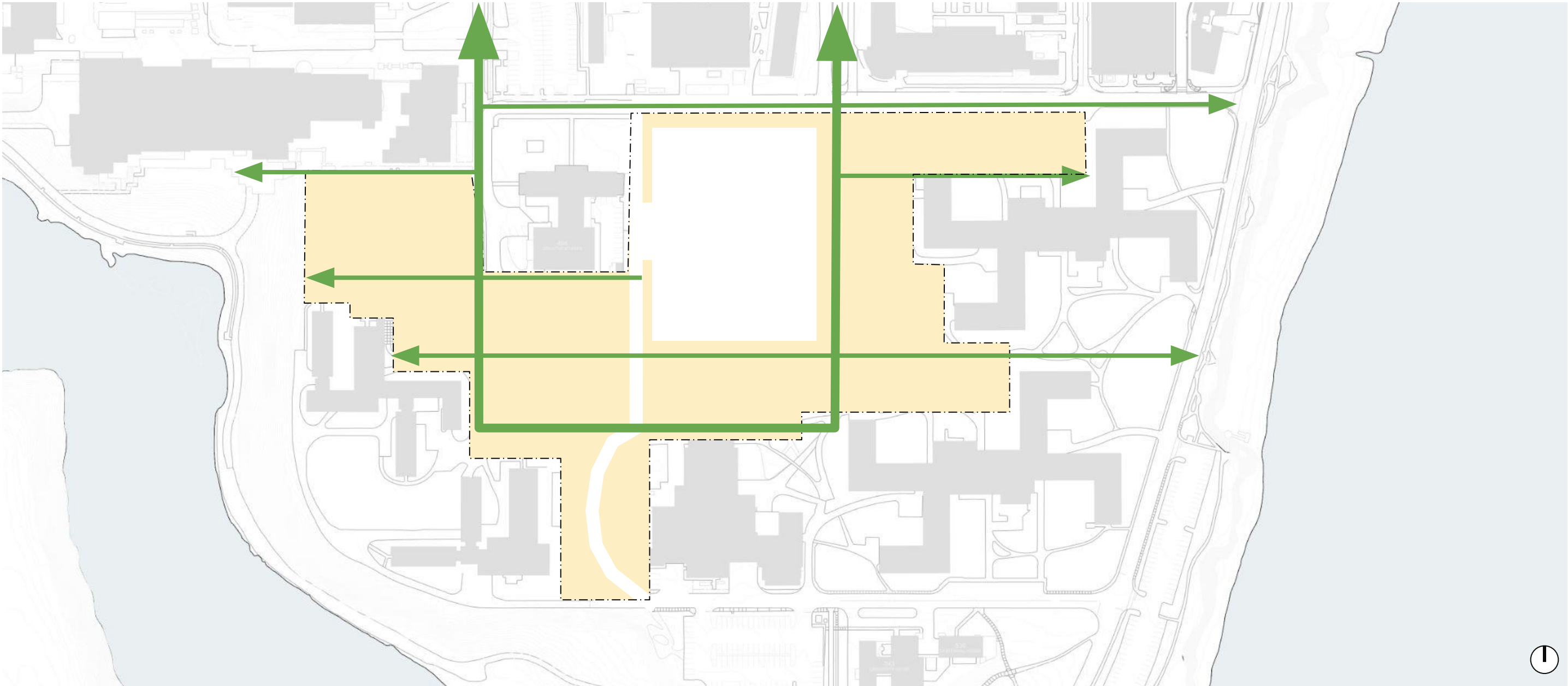
Overall Site Design

Central Block & Dining Access



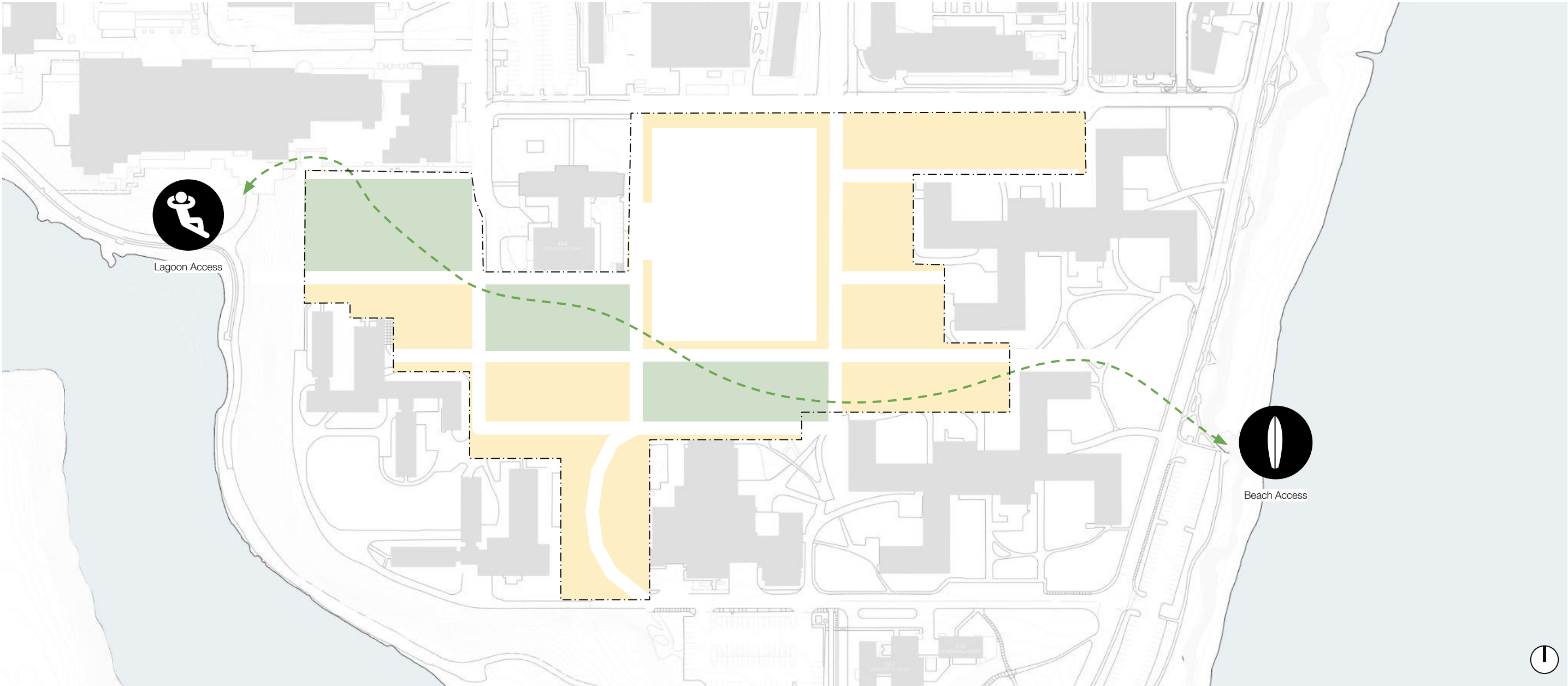
Overall Site Design

Pedestrian Paths



Overall Site Design

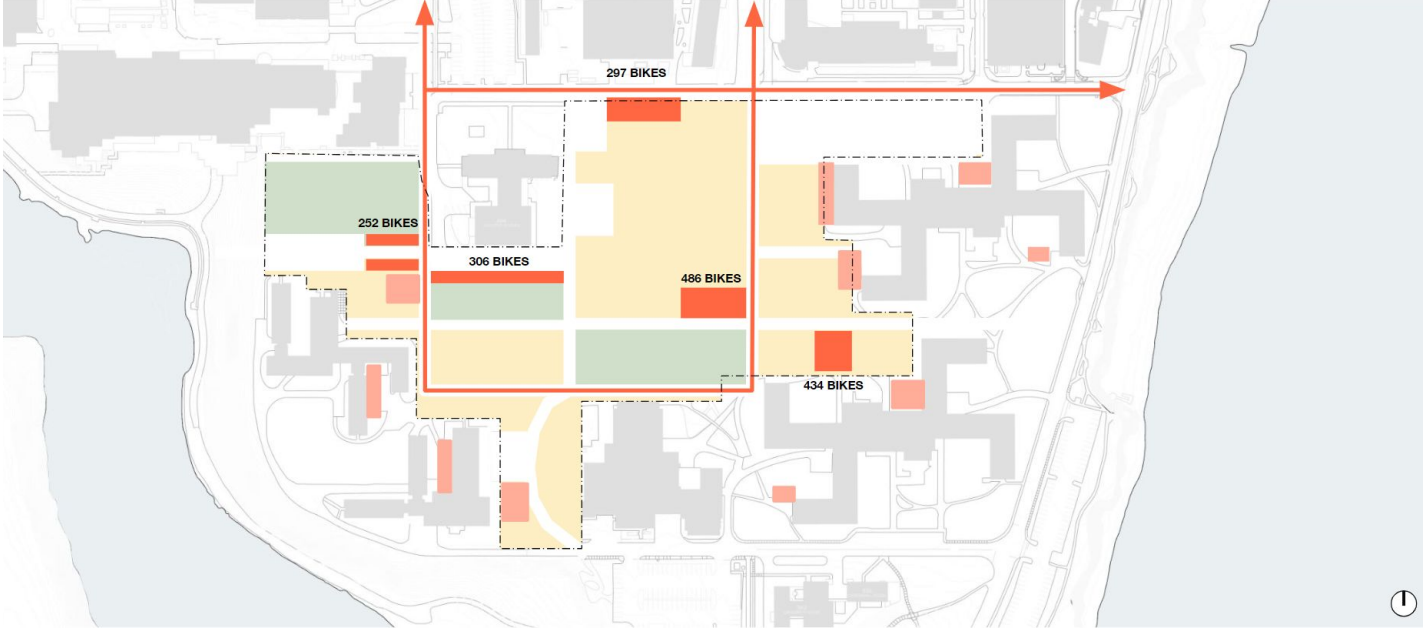
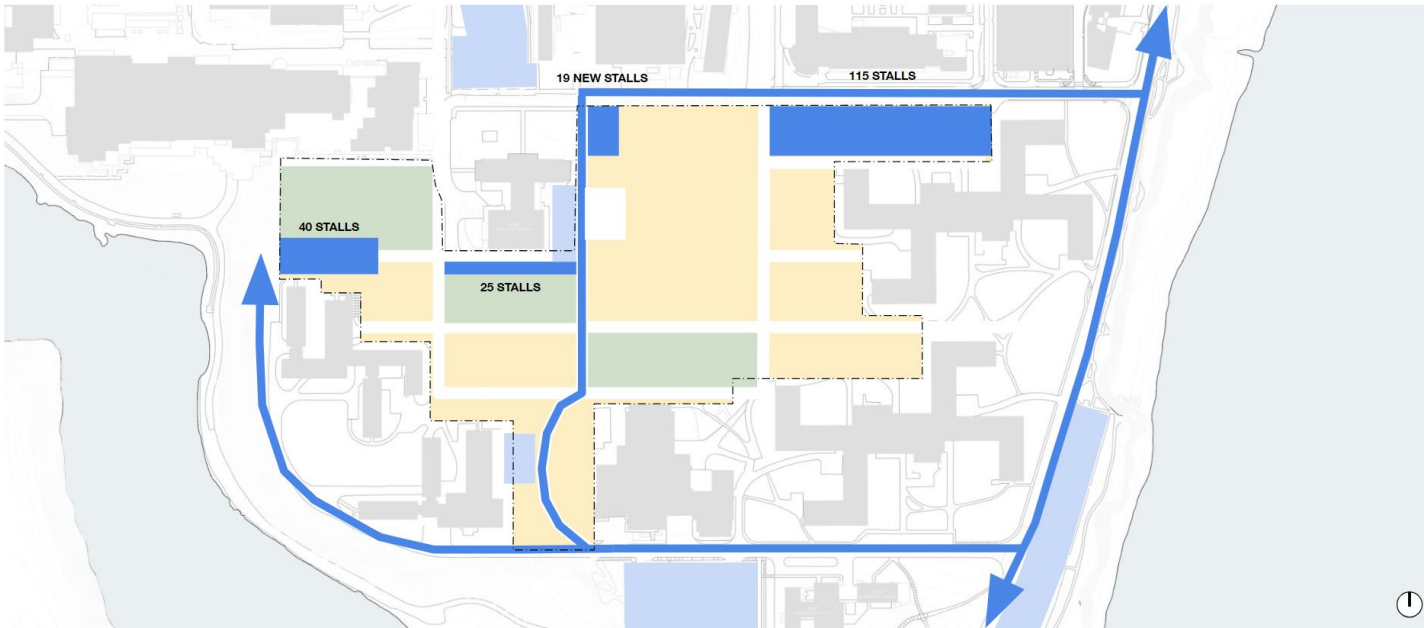
New Connected Open Space



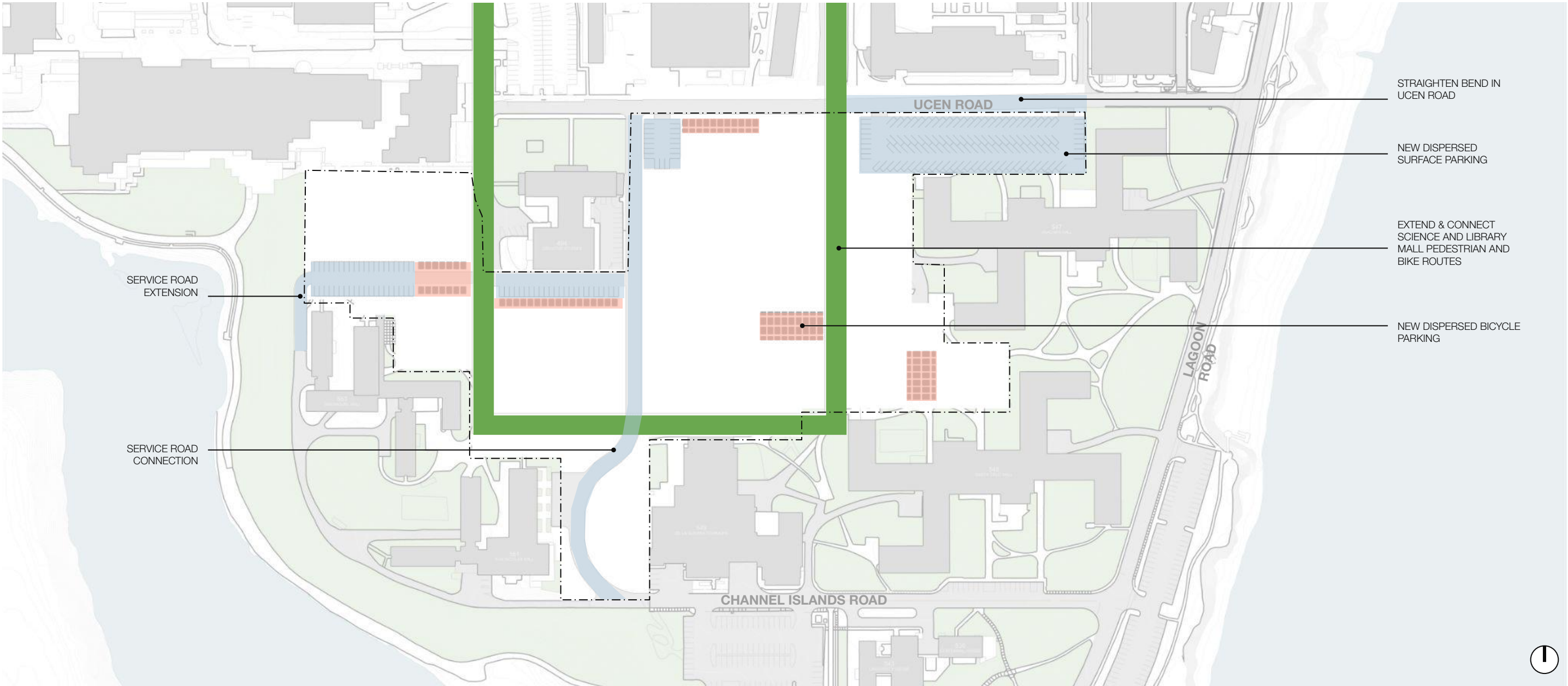
Overall Site Design

New Vehicular Parking

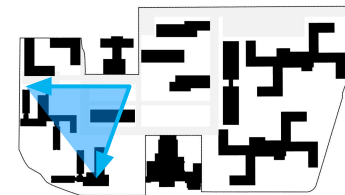
199 NEW PARKING STALLS



Overall Site Design Improvements



Pedestrian Perspective View from Campus Green



Open Space

Summary of Development



GREEN BELT



SHIFTING GREEN



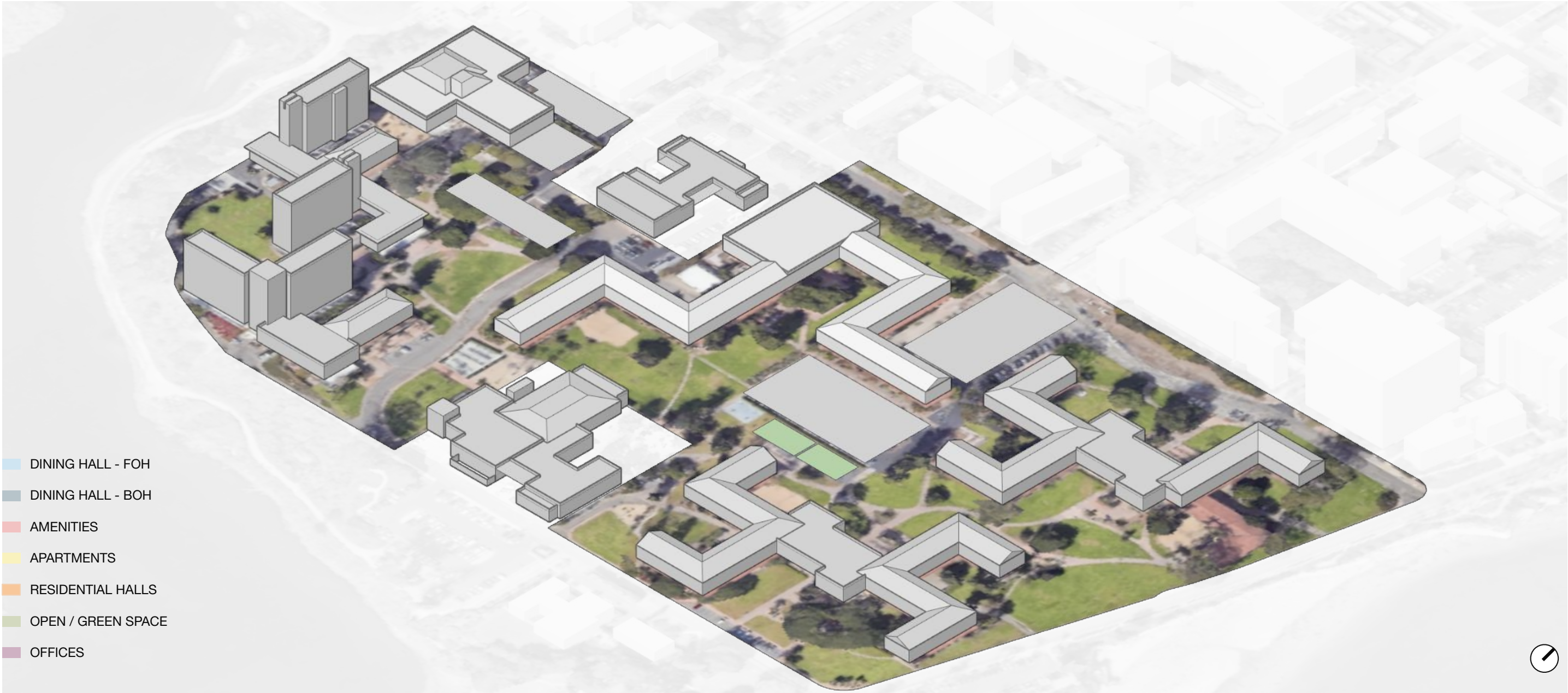
CHECKERBOARD GREEN

Open Space
Chosen Concept



Site Massing

Existing East Campus



Site Massing

Open Space

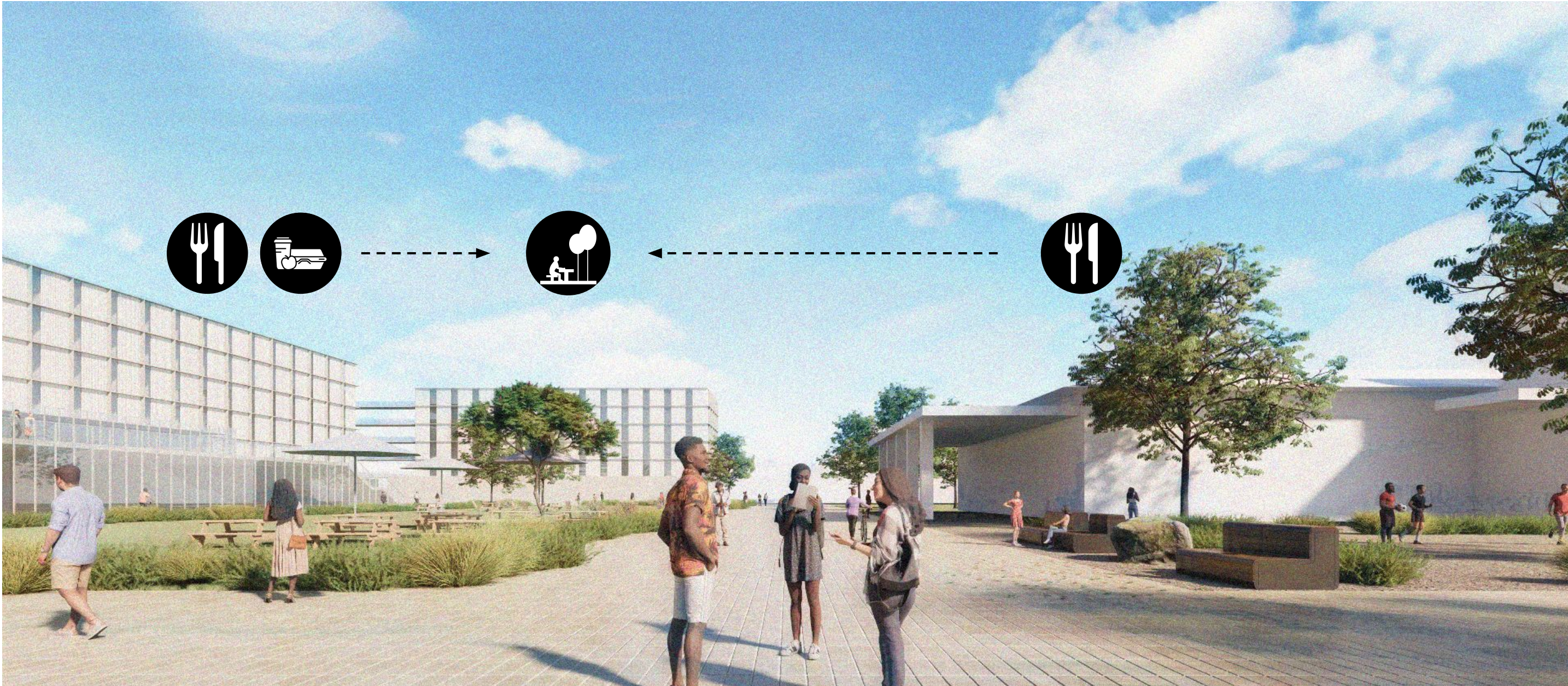
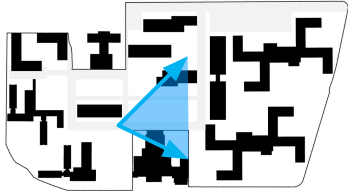


Site Massing

Central Block & Dining



Pedestrian Perspective
View Toward De La Guerra



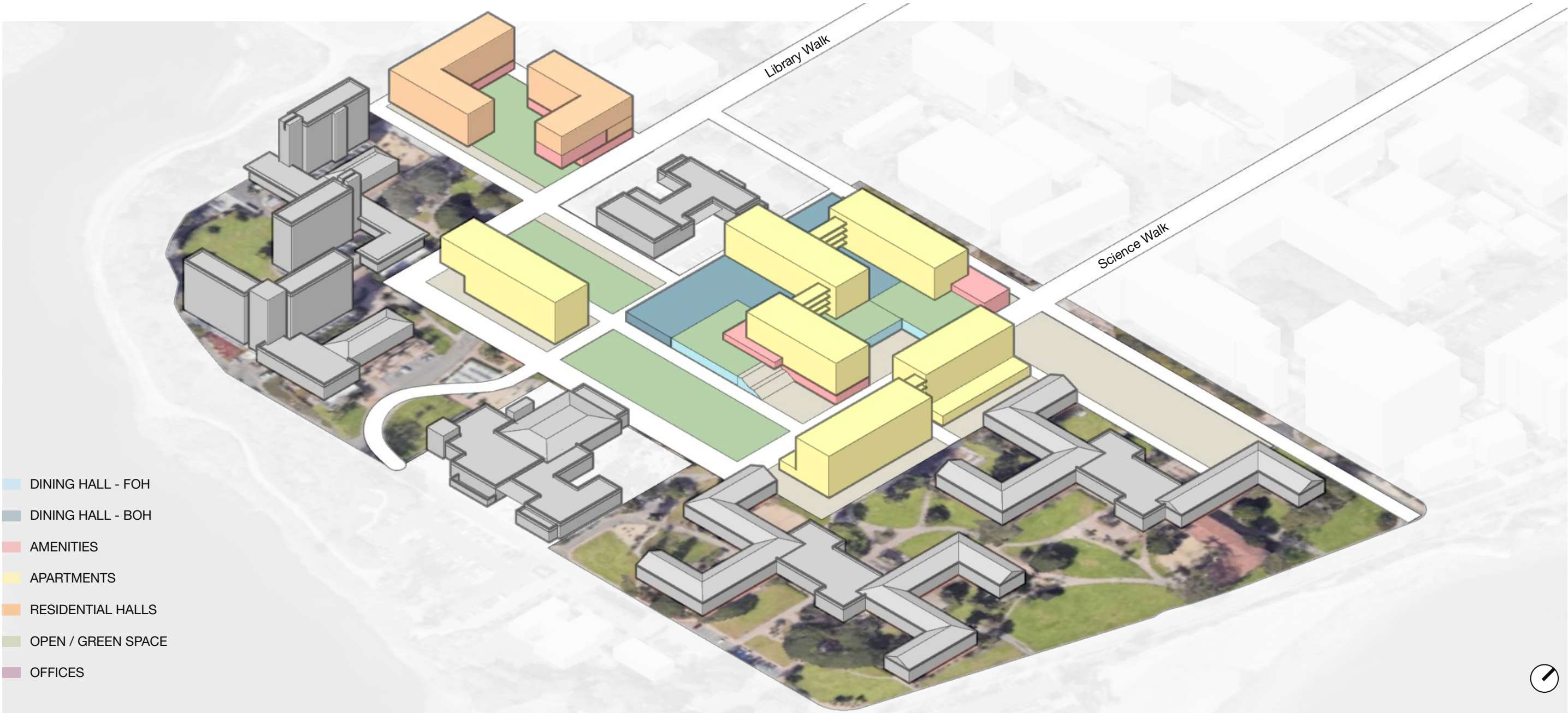
Site Massing

Community Amenities

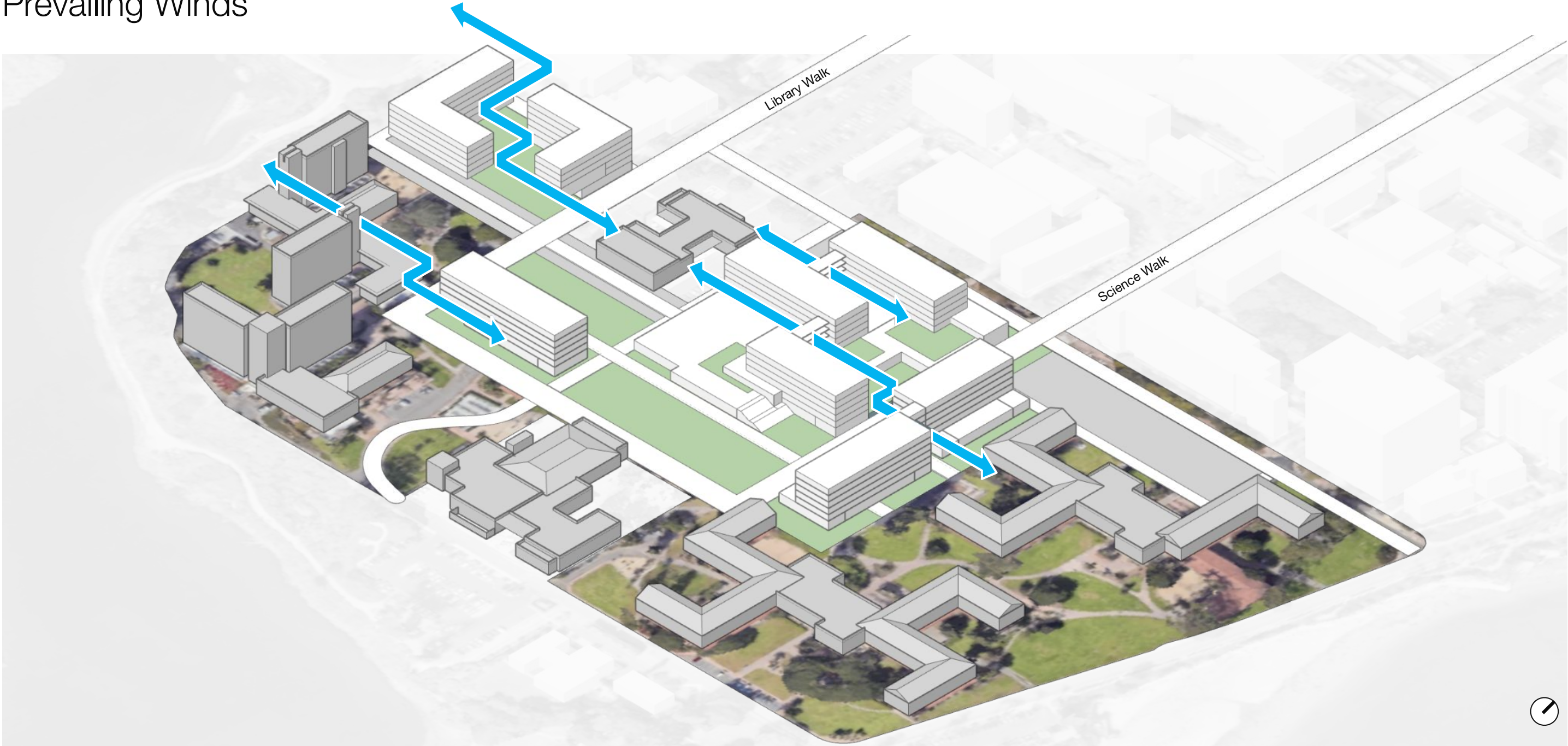


Site Massing

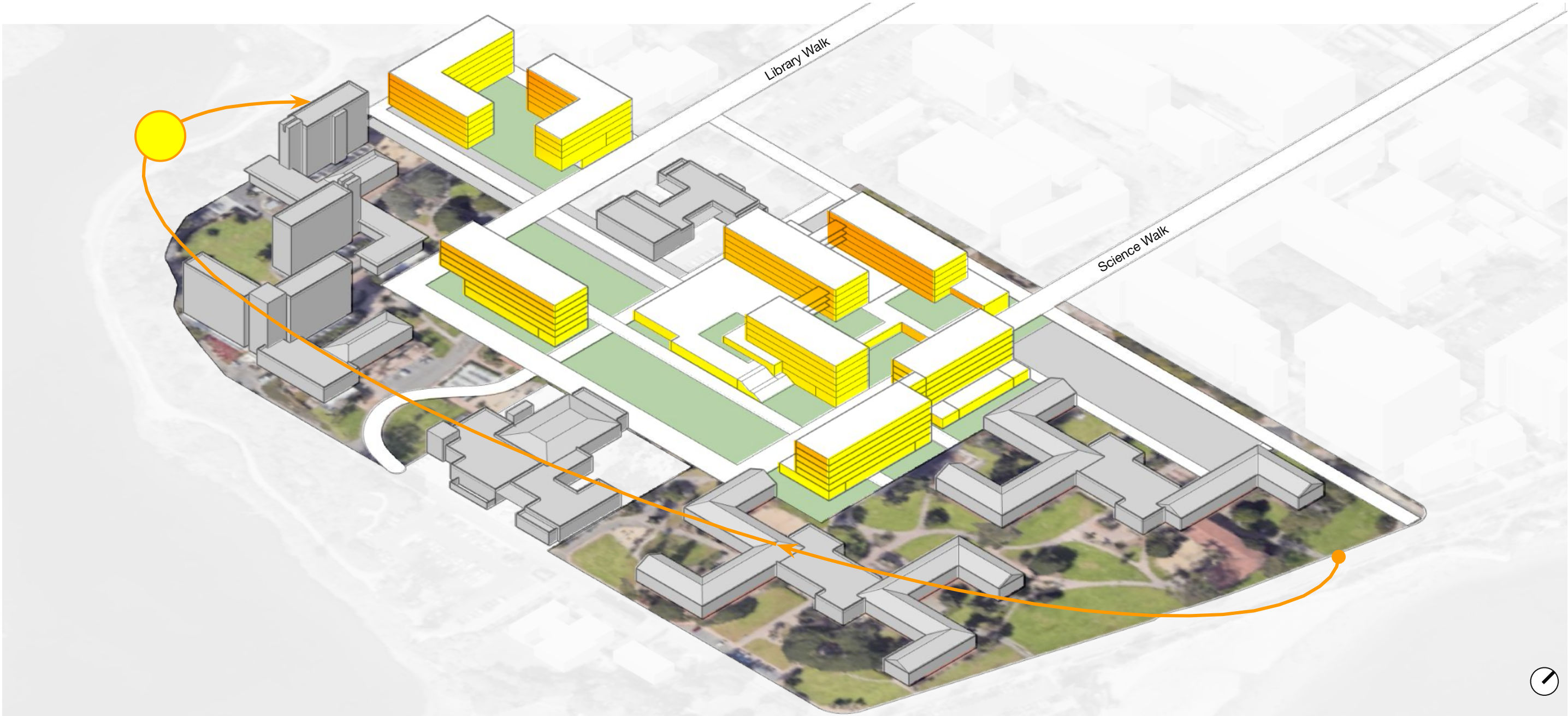
Student Housing



Overall Site
Prevailing Winds



Overall Site Solar Orientation

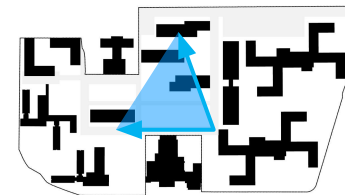


Overall Site

Isometric Aerial View



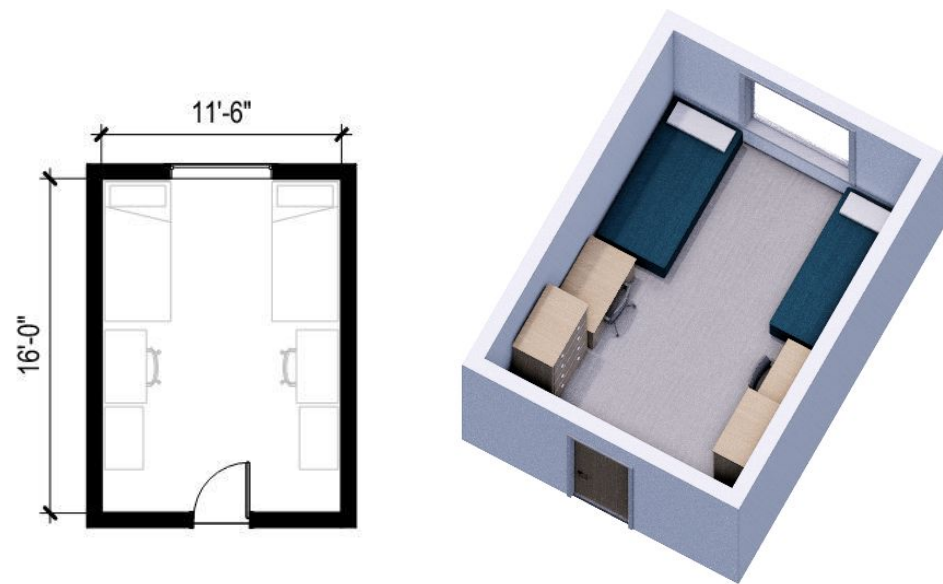
Pedestrian Perspective View Across Checkerboard Green



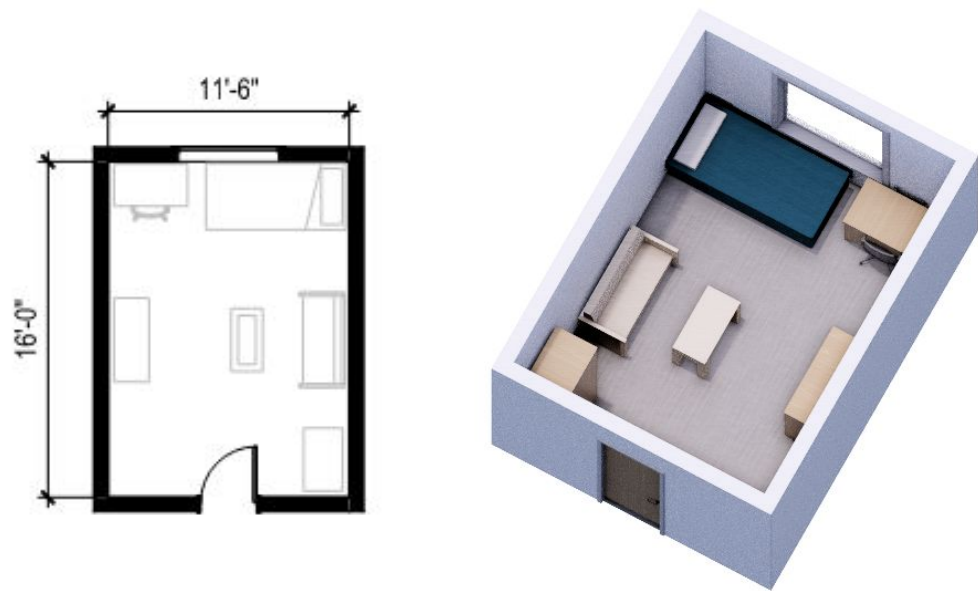
Student Life / Amenities

Residential Hall

Typical Units



Double Room (Typical)
2 Beds
184 SF



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

Residential Hall

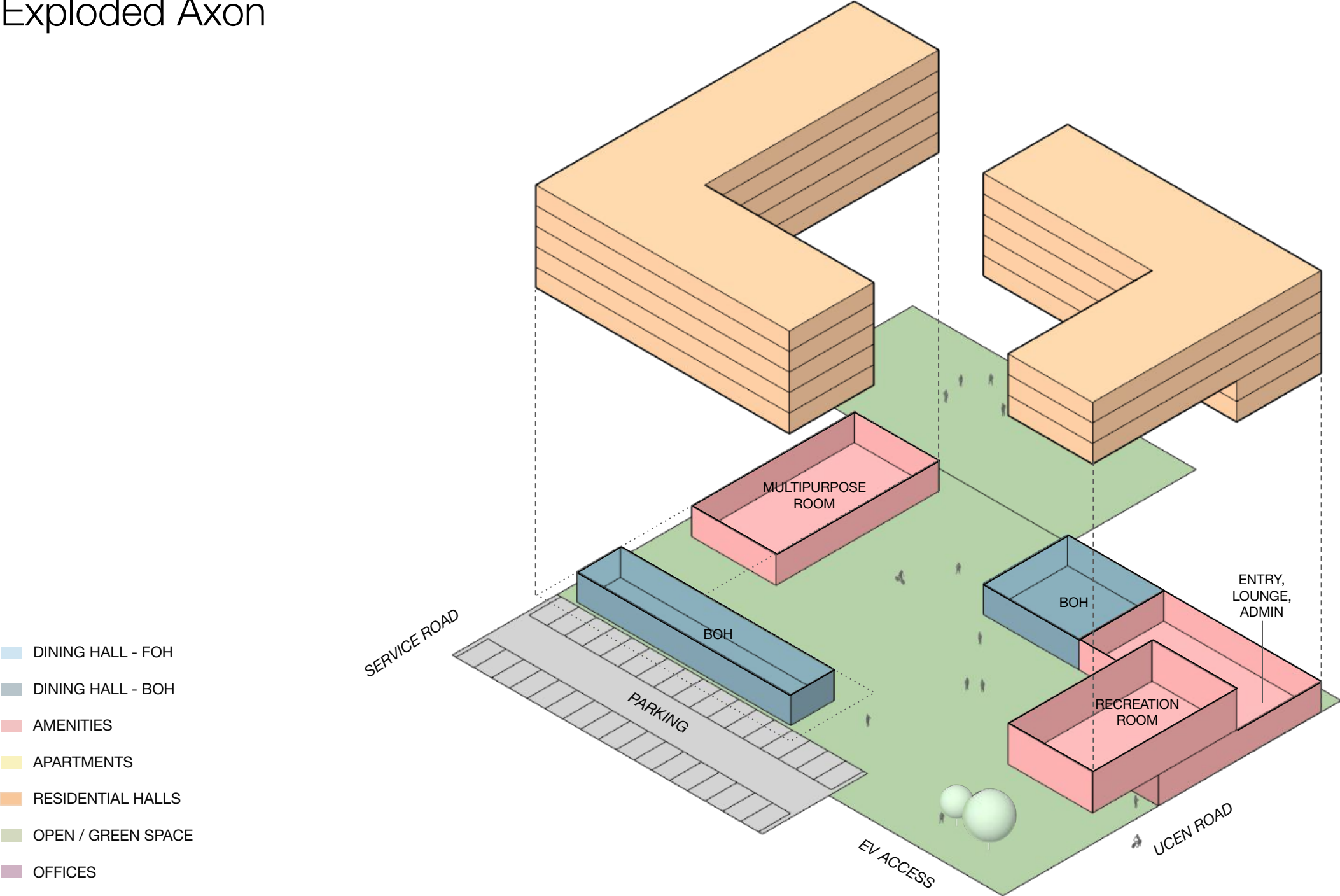
Typical Floor



Total Floor Area per Bed		232 GSF
Floor Area		11,388 GSF
Number of Beds		49
<div></div> Number of Double Units	22	90%
<div></div> Number of Single Units	5	10%
Kitchen / Social Lounge		723 SF
On floor Amenity Space / Bed		14.75 SF

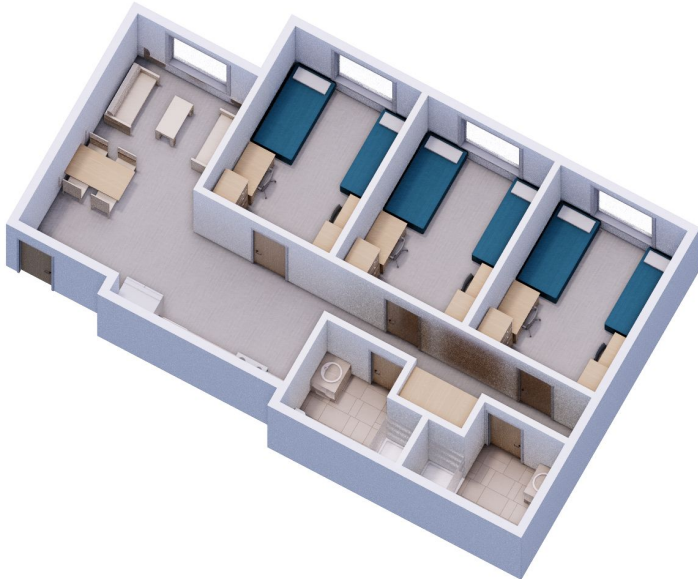
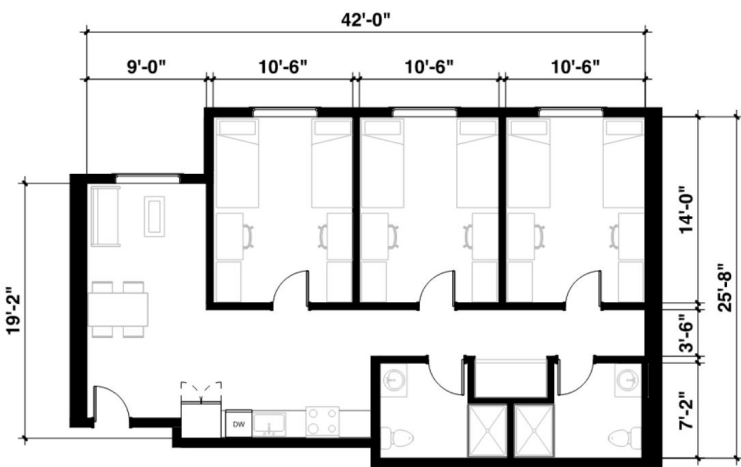
Residential Hall

Exploded Axon

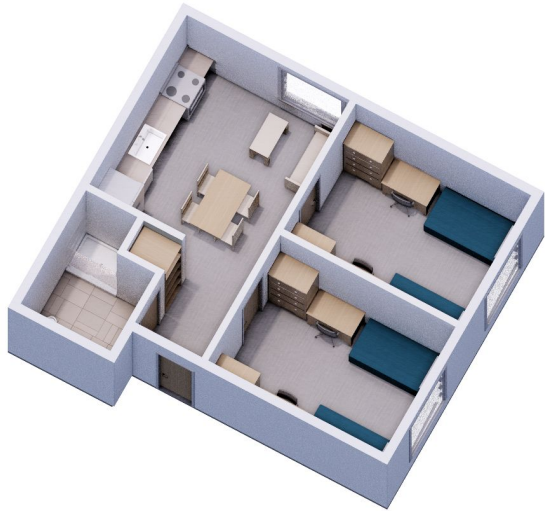
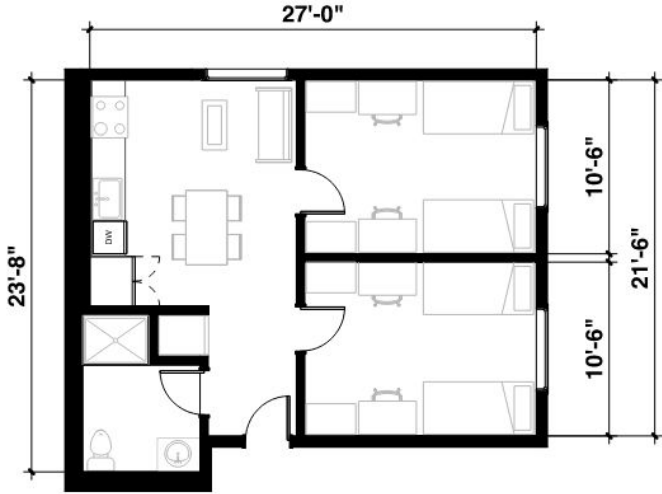


Apartments

Typical Units - Double-Occupancy Rooms



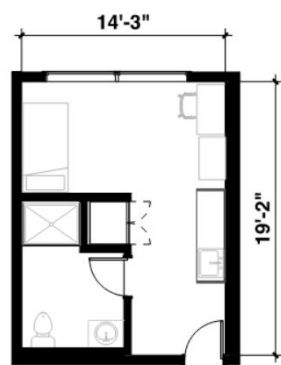
3-Bedroom Apartment
6 Beds
1083 SF



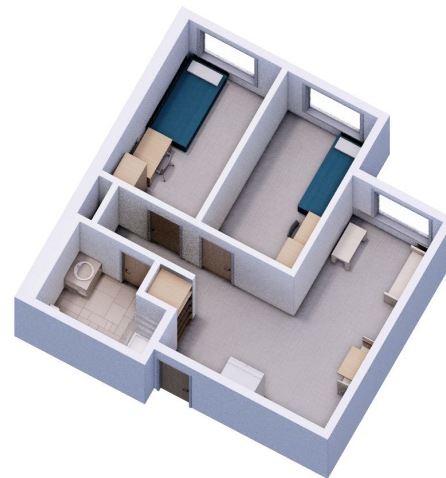
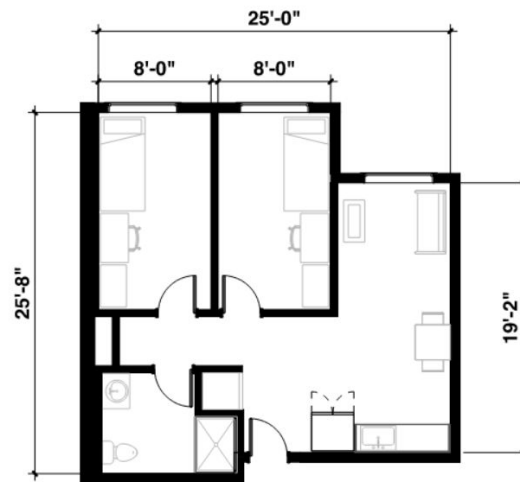
2-Bedroom Apartment (End Unit)
4 Beds
677 SF

Apartments

Typical Units - Single-Occupancy Rooms



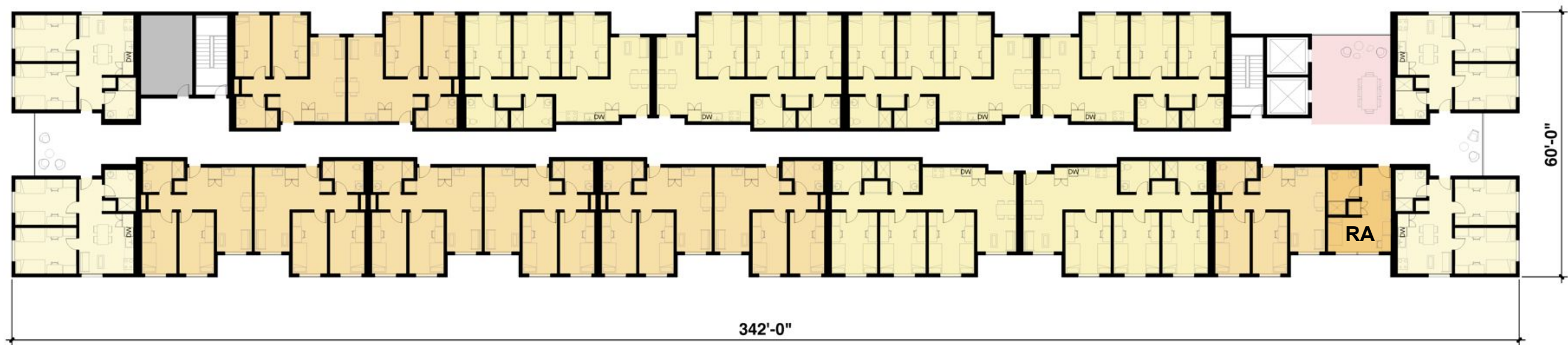
Studio
1 Bed
316 SF



2-Bedroom Apartment
2 Beds
640 SF

Apartments

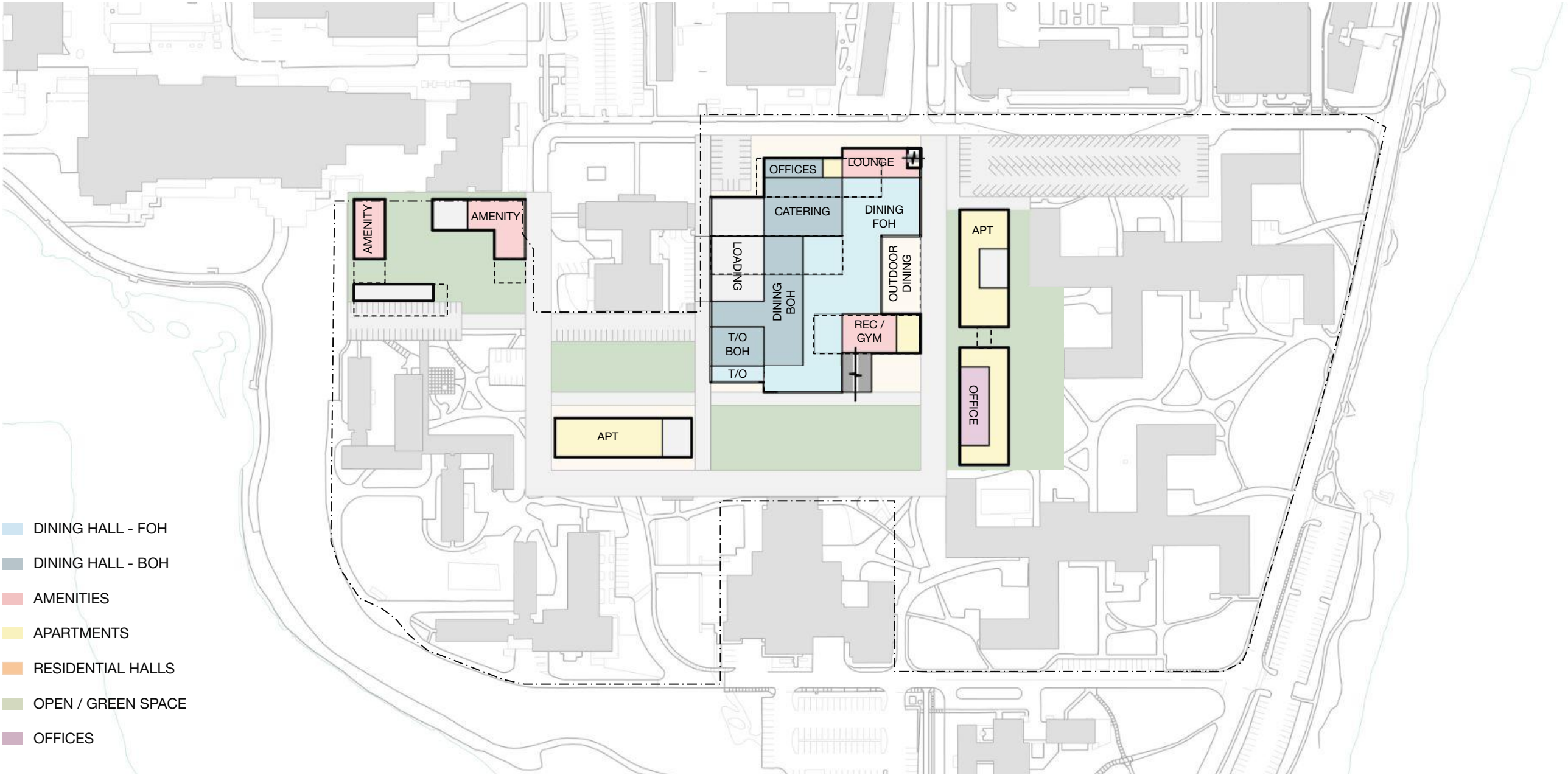
Typical Residential Plan



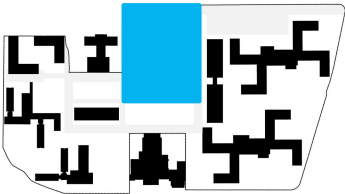
Total Floor Area per Bed		267 GSF
Floor Area		18,980 GSF
Number of Beds		71
<div></div> Number of 3-Bedroom Units		6 (36 beds)
<div></div> Number of 2-Bedroom End Units		4 (16 beds)
<div></div> Number of 2-Bedroom Units		9 (18 beds)
<div></div> Number of Studios (RA)		1 (1 bed)
<div></div> Social Lounge Space		350 SF
On floor Amenity Space / Bed		5 SF

Overall Site Plan

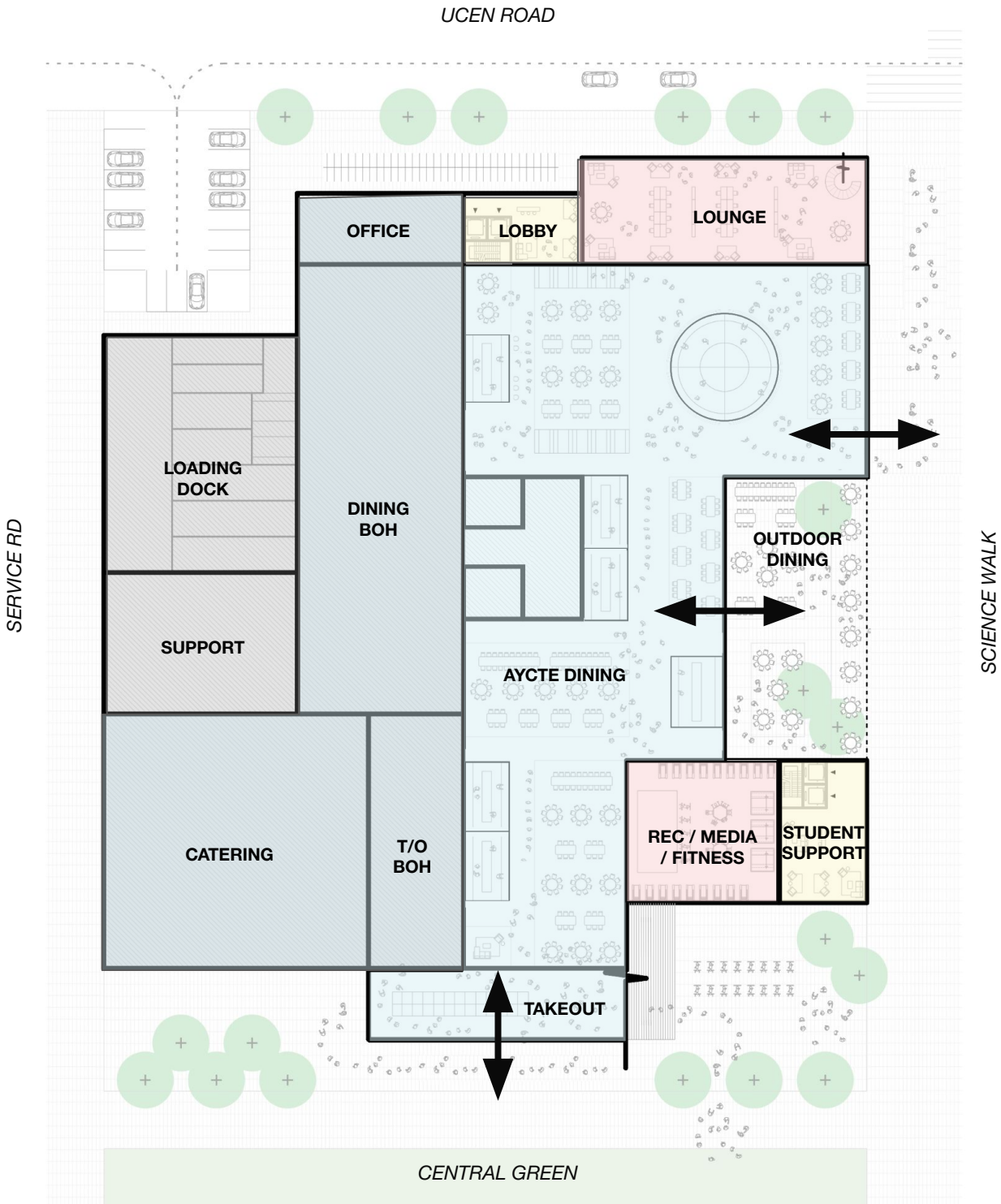
Ground Level



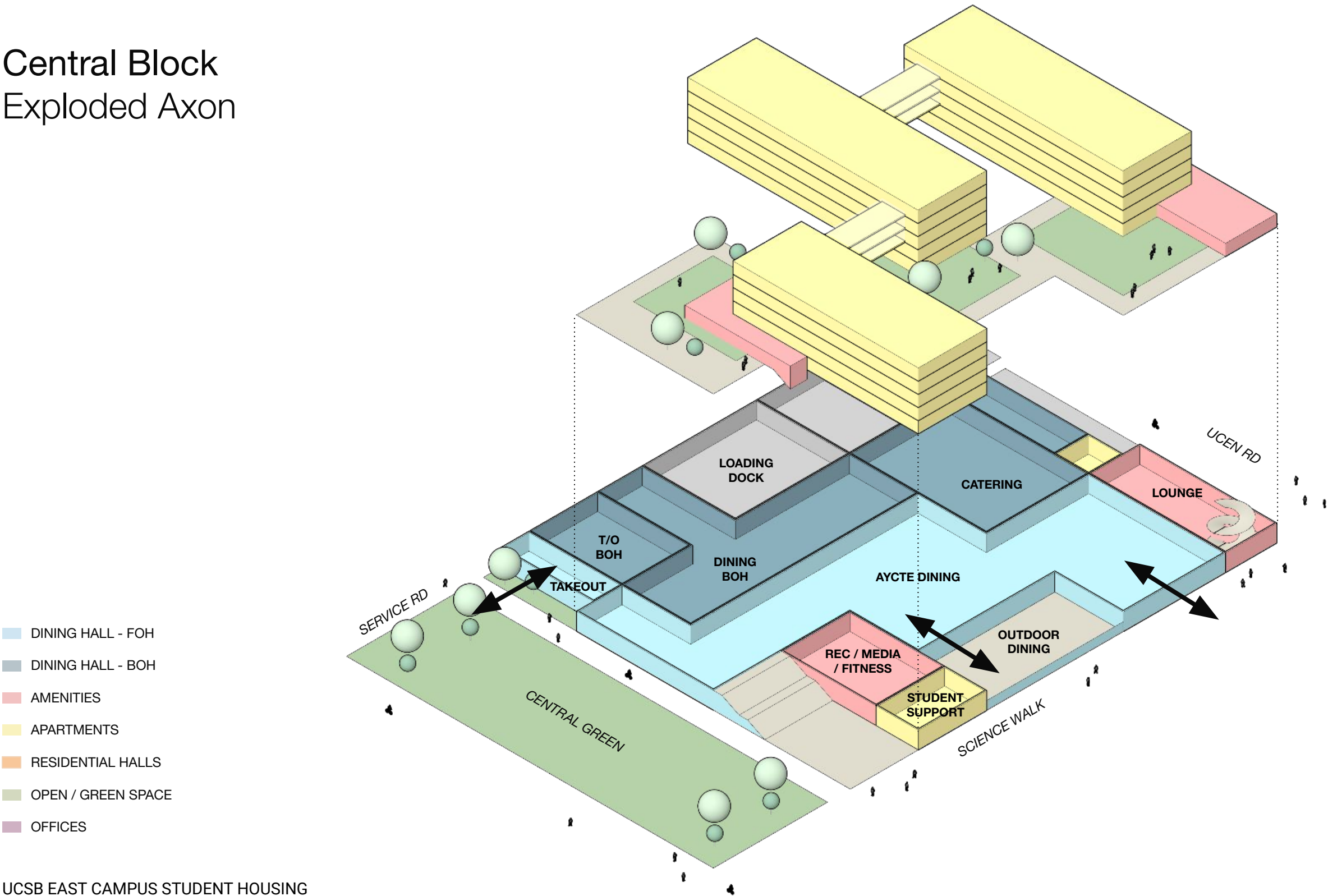
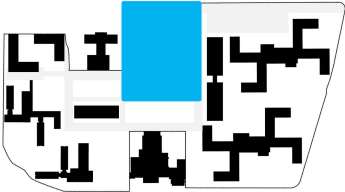
Central Block Ground Level



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

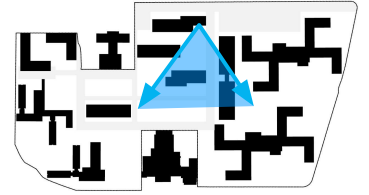


Central Block Exploded Axon



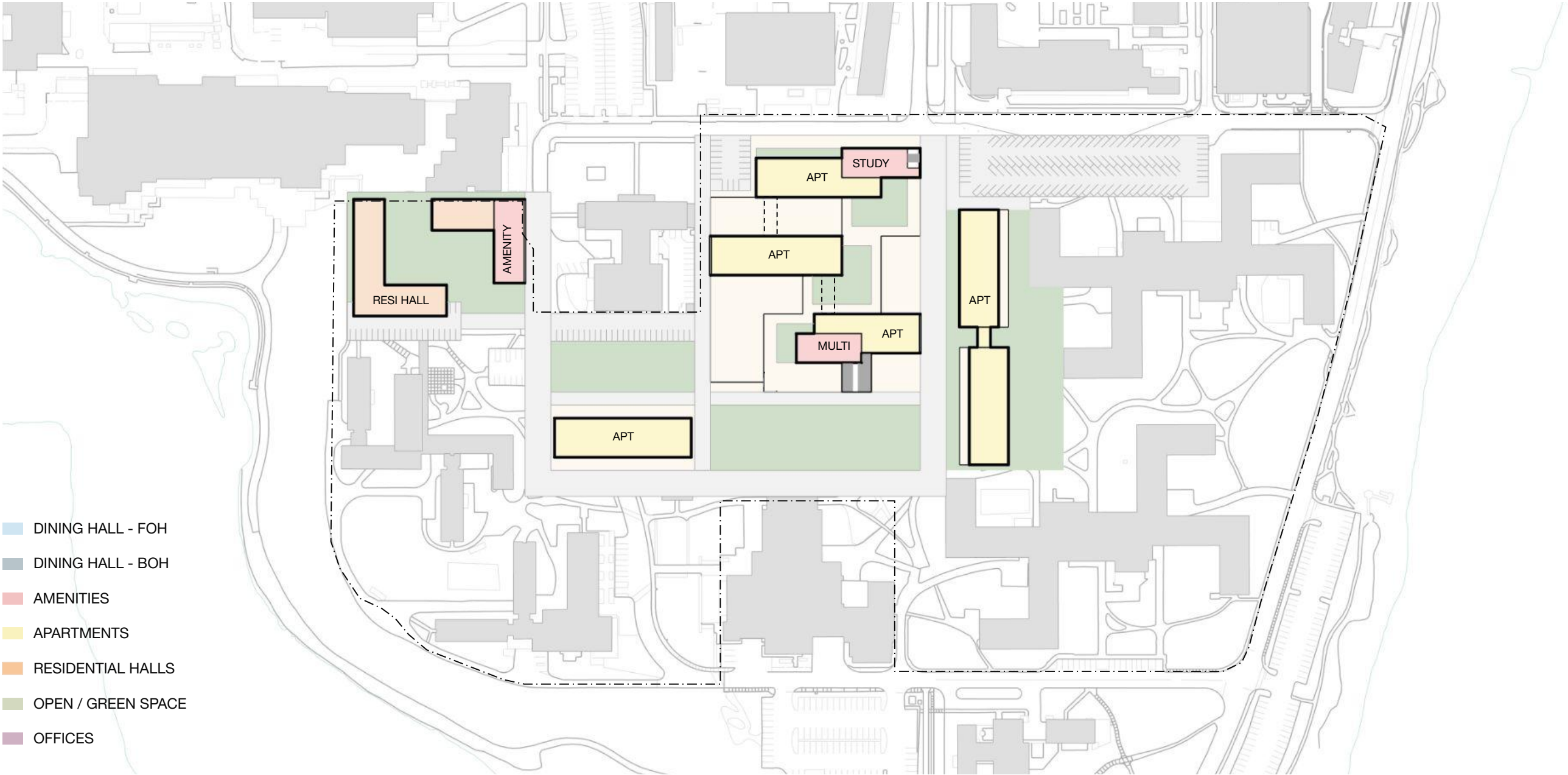
Central Block

View from Shared Dining Terrace



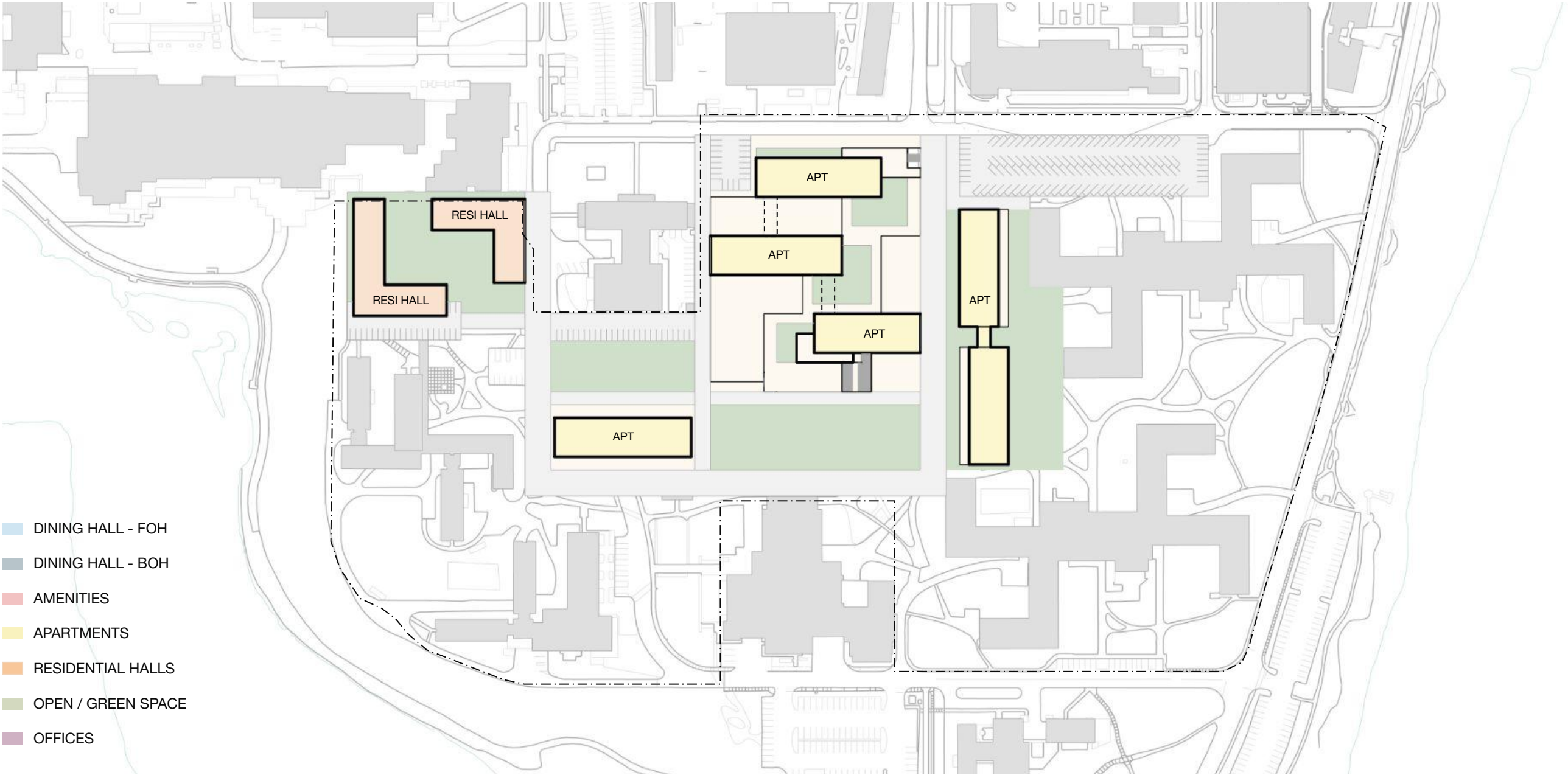
Overall Site Plan

Level 2



Overall Site Plan

Levels 3-6



Overall Site Top Perspective View



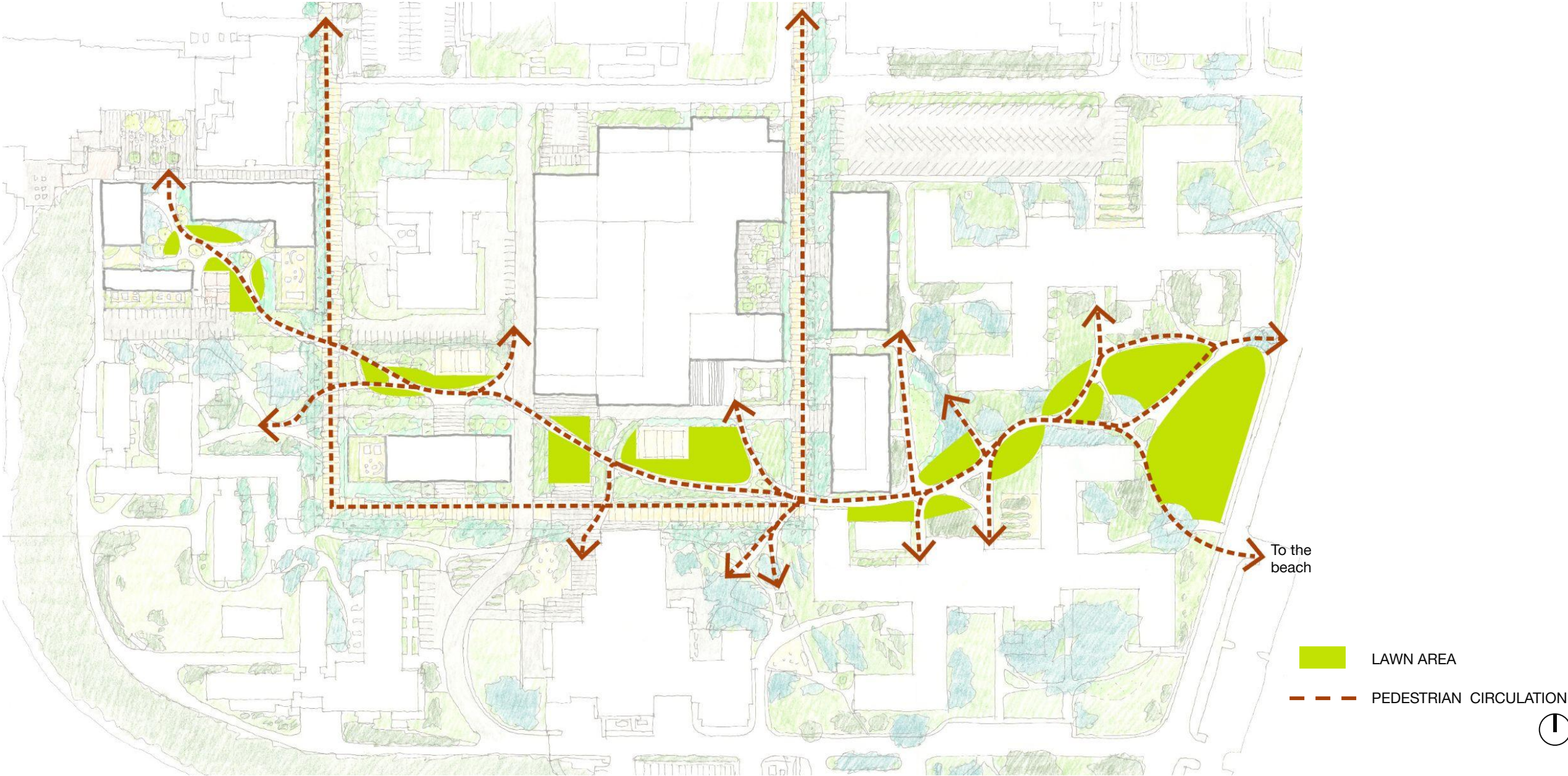
Site Experience

Landscape Design
Concept Sketch

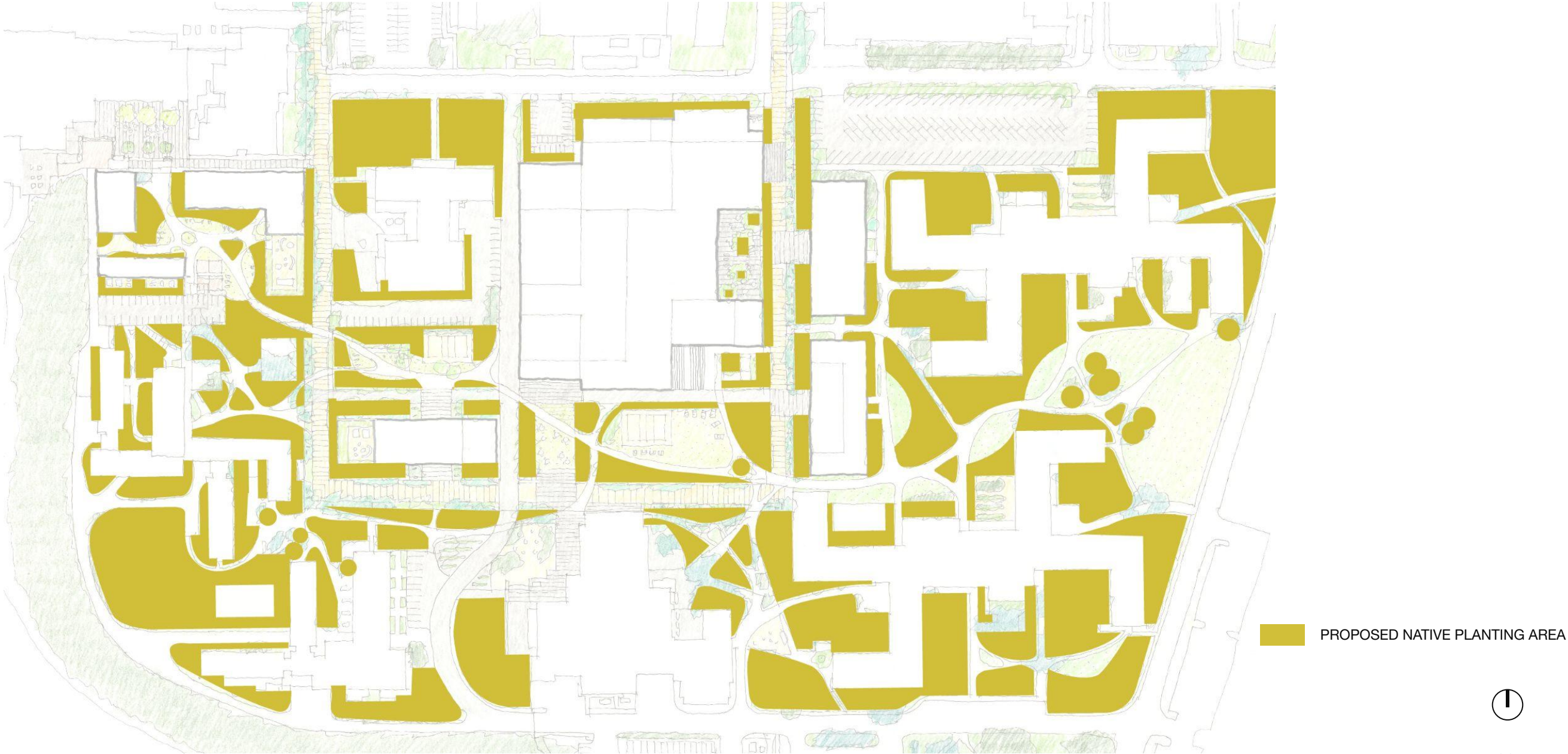


Landscape Design

Pedestrian Networks



Sustainable Greenbelt
Reduced Water Usage Strategy



Landscape Design

Spatial Experience



Landscape Design

Recreation



Landscape Design

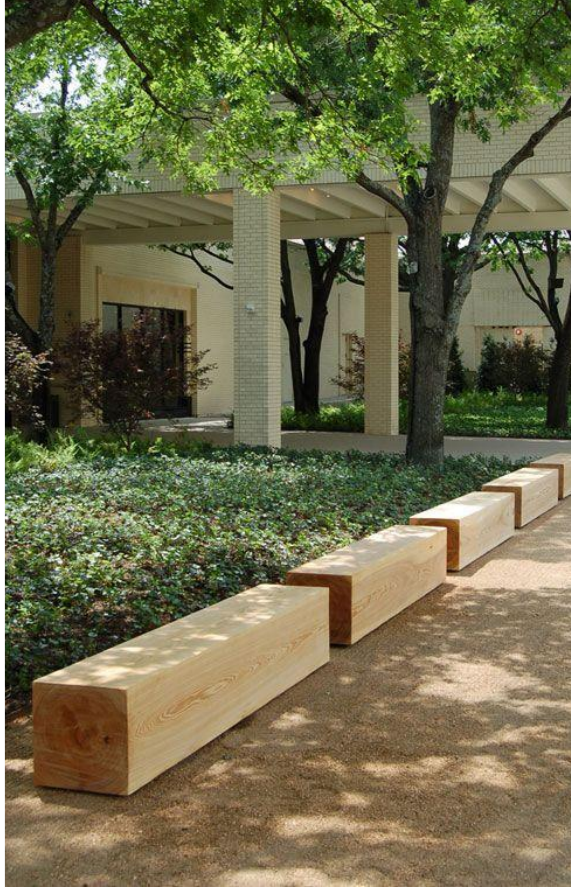
Material and Furnishings



Scored-Textured Concrete



Stabilized Decomposed Granite



Timber Seating



Moveable Tables | Chairs

Landscape Design

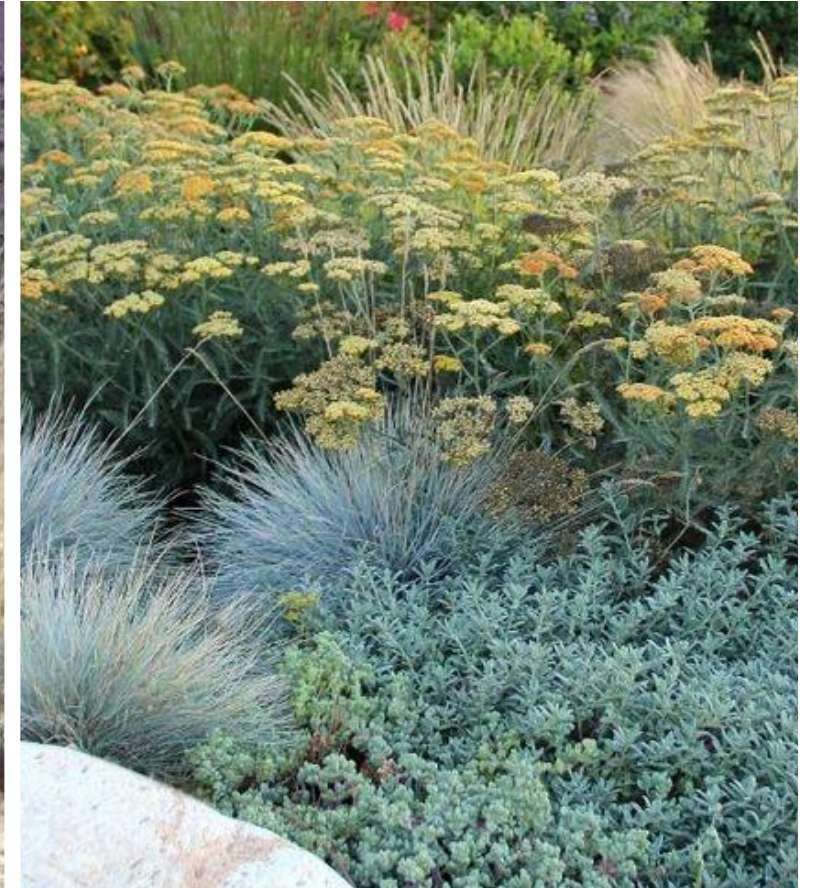
Planting Typologies



Tree Groves

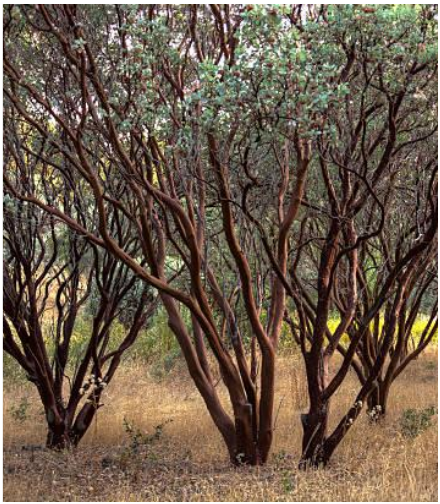


Dry Mediterranean Gardens



Landscape Design

Planting Palette

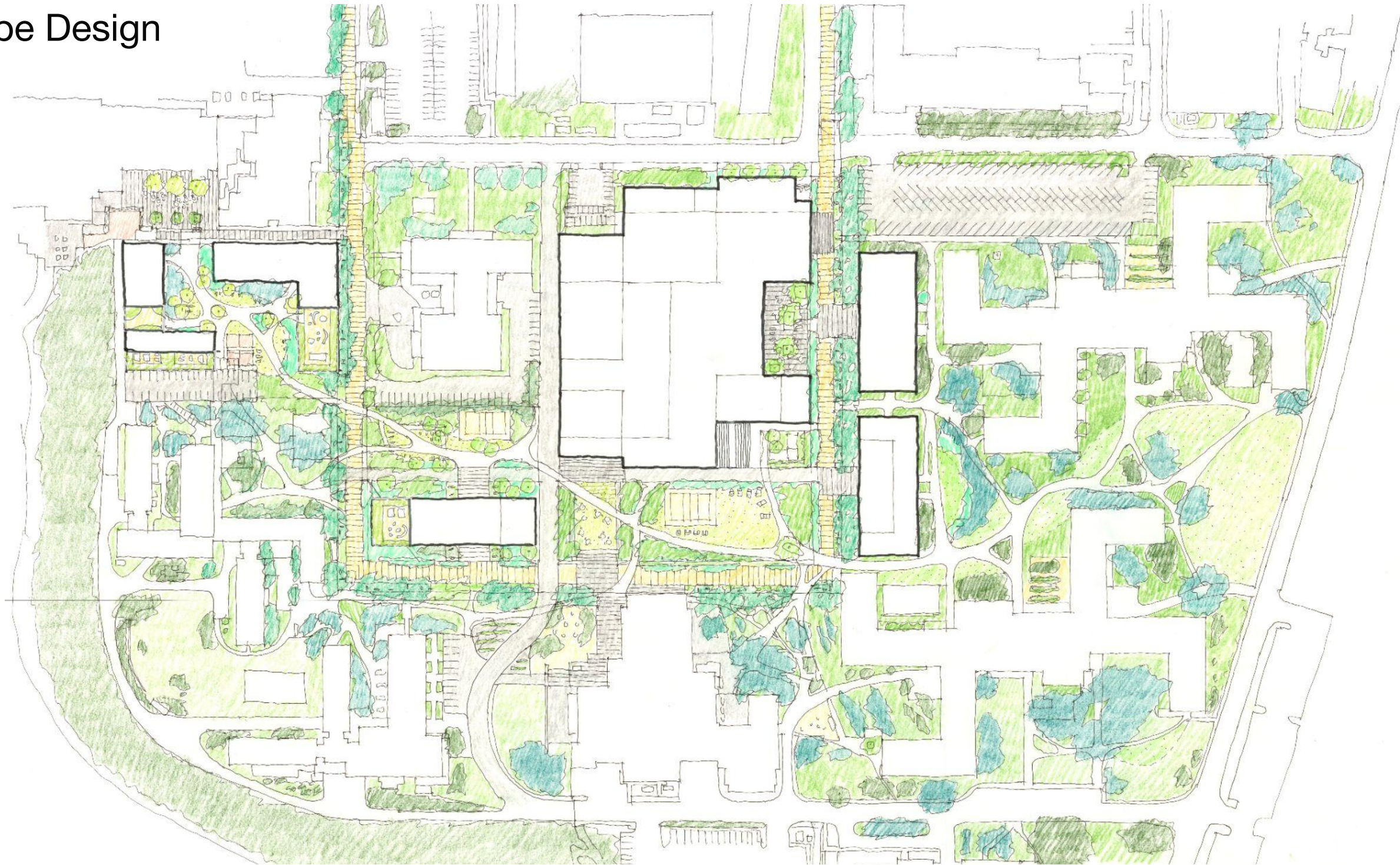


Trees

Dry grasses

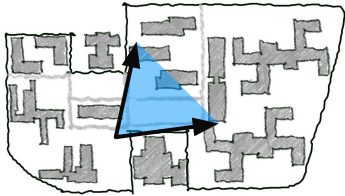
Mediterranean perennials

Landscape Design
Site Plan



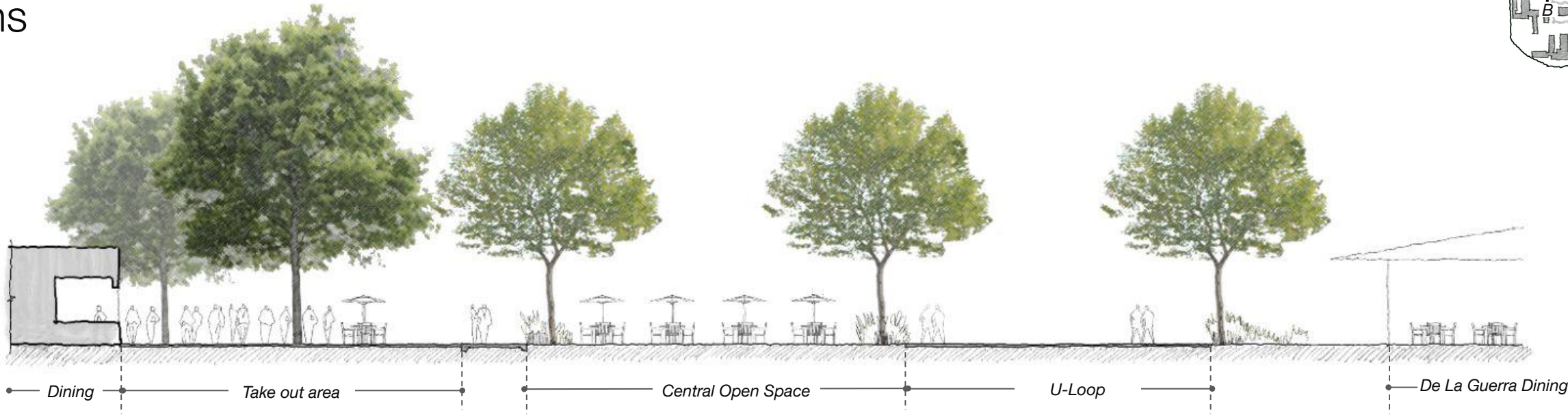
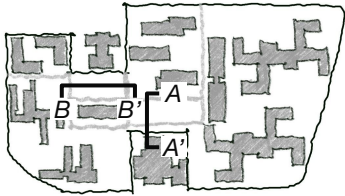
Landscape Design

Central Green Diagram

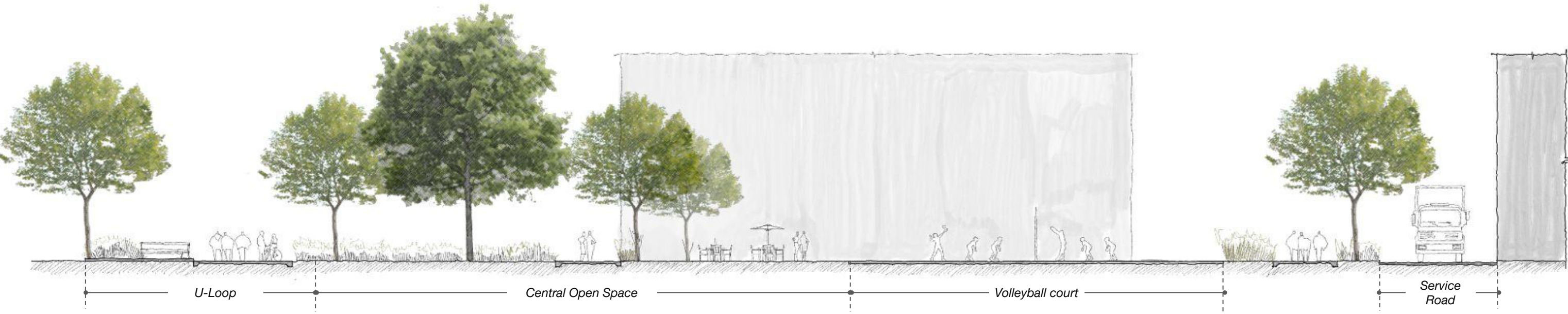


Landscape Design

Site Sections



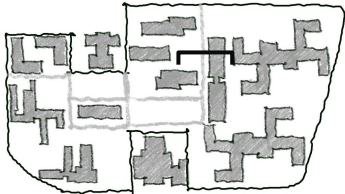
Section across Town Square (AA')



Section across Volleyball court (BB')

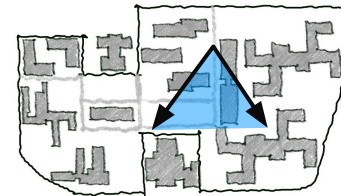
Landscape Design

Site Sections

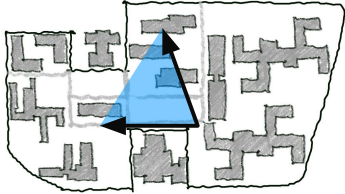


Landscape Design

View on Science Walk

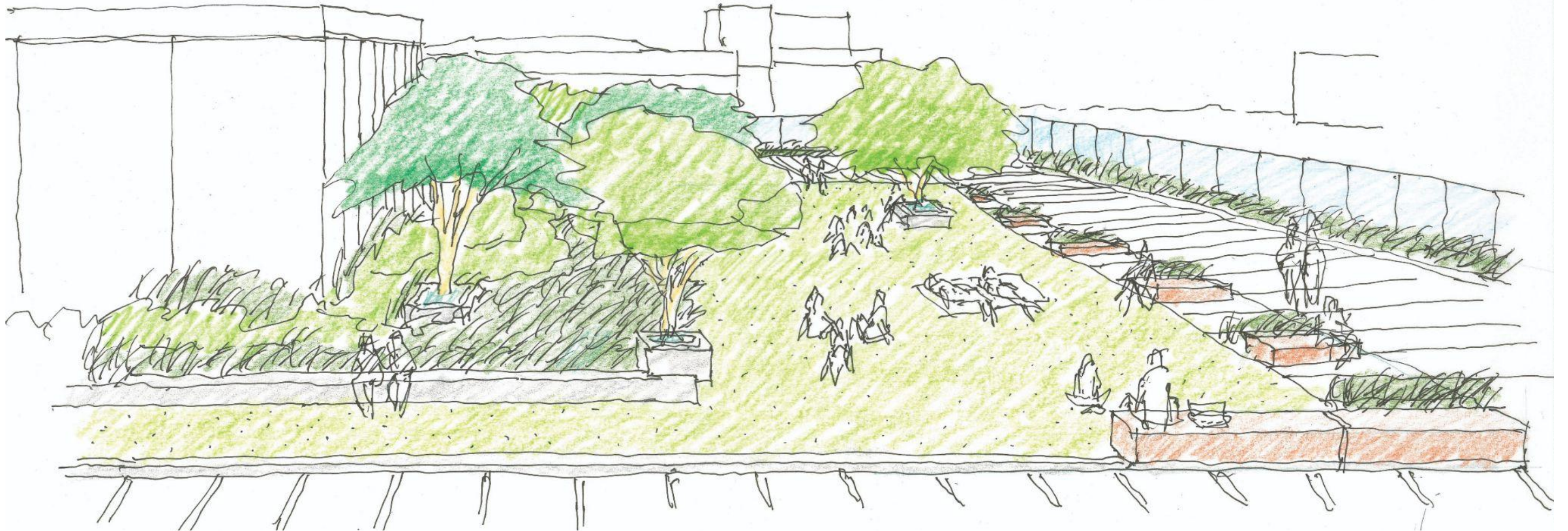
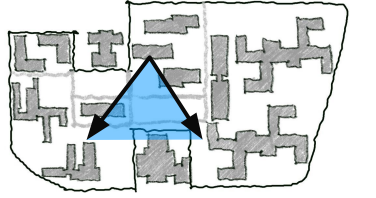


Landscape Design
View Across Checkerboard Green



Landscape Design

View Across Shared Dining Terrace



Overall Site

Isometric Aerial View



SOM | **MITHŪN**