

Design & Construction Services

Design, Facilities & Safety Services

Design Review Committee (DRC)

Meeting Minutes

June 5, 2025

Meeting Location and Time:

ZOOM Meeting

9:00 – 12:00pm

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

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

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

VACANT - AS Student Representative

Staff Support – Ed Schmittgen, Design & Construction Services

Welcome: Co-Chair, Renée Bahl

Ed Schmittgen – conducted roll call, those listed below were in attendance.

Susannah Scott

Renée Bahl

Alexander Luckmann

Alice Kimm

Andrew Teel

Bill Smith

Derrick Eichelberger

Julie Eizenberg

Julie Hendricks

Richard Wittman

Silvia Perea

General Business:

Co-Chair Bahl asked for approval of the minutes from the of May 15, 2025 meeting. Minutes were approved without objection.

Ms. Bahl reviewed the charge and organization of the Design Review Committee (DRC):

In summary, the Design Review Committee is a recommending body focusing primarily on 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 (CPC) 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 (also considered by CPC)

Action Items:

1. KITP House (95% Schematic Design)
2. Central Utility Plan (Site Design and Massing)
3. Storke Tower Concrete Repair (Discussion Item)

1. KITP HOUSE – 95% SCHEMATIC DESIGN LEVEL REVIEW

Lars Bildsten, Professor & Director, Kavli Institute of Theoretical Physics, gave an overview of the project, explaining that the primary use of this facility will be for postdocs, visiting graduate fellows, and long-term sabbatical visitors. In contrast to the Munger residences across the street, which are more suited for program visitors staying for brief periods (typically 2 to 10 weeks), this facility is designed to support a longer-term community of researchers. This is a donor-developed project.

Project Overview: Heather Alonso, ZGF Architects

ZGF reviewed progress and how the prior DRC feedback has been incorporated into the project.

Team Introductions:

- Ray Aronson, Project Manager, MNS
- Ted Hyman, Partner-in-Charge, ZGF
- Heather Alonzo, Principal ZGF
- Lia Peacock, Associate Principal, ZGF
- Kier Smith, Landscape Architect Studio Lead Landscape

Site Orientation

Heather Alonso revisited the site context plan and provided orientation of the project to the campus: the project is located on El Colegio Road in Isla Vista. The Munger Residence is across the street to the north; to the west is Friendship Manor; to the east, Tropicana Gardens.

The KITP House project emphasizes a strong programmatic and spatial relationship between this project and the Munger Residence. While the overall site plan remains consistent, there have been refinements to the 1-, 2-, 3-, and 4-bedroom configurations. These subtle changes did not affect the building footprint or architectural character.

Landscape Design: Keir Smith

The guiding vision remains to create a calm, welcoming landscape that feels like a retreat for KITP residents.

Key updates:

The Fence Material has been updated in response to prior DRC comments. The design team worked closely on a revised concept using materials more integrated, by color and texture, with the primary building's palette.

The plant pallet has been refined to feature climate-adapted, low-maintenance species. The team coordinated closely with UCSB maintenance to ensure long-term viability and upkeep.

The accessibility was improved by developing a clearly delineated hardscape path to ensure accessibility throughout, especially toward the pavilion.

ZGF improved the landscape buffering along El Colegio and Camino Pescadero to ensure layered views and a sense of privacy, while also softening the interface with the street.

Architectural Updates: Lia Peacock, ZGF

Key updates:

ZGF confirmed light-colored brick (locally manufactured) as the primary exterior material. It aligns with the monolithic, Mediterranean-inspired look they are striving for while also being durable and timeless. A dark metal coping and window frames will provide contrast to the light brick and offer continuity with the Munger Residence. Accoya (treated wood) will be used for the fence material, offering privacy and subtle texture while the color will complement the dark accents on the primary structure.

In response to prior DRC feedback, ZGF has adjusted the proportions of windows and arches to feel more natural and cohesive, reducing the sense that the arches are forced elements. Upper-level windows are now slightly smaller, and arched openings have also been adjusted to better relate to the composition of the facade.

Also based on prior feedback, the formerly rectangular pavilion now blends organically into the landscape. It is now more sculptural, making it a focal point. It serves as an inviting shading and seating space, creating a comfortable space within the courtyard. It is positioned for shading and visual presence from upper floors. There is a play lawn and seating added to

accommodate families and encourage informal community gathering. The visual transparency from circulation spaces to the courtyard encourages frequent use by residents.

ZGF walked through several updated exterior perspectives of the elevation views:

- East Elevation (Camino Pescadero): Simplified arches not visible behind the sidewall/fence were retained on key corners for architectural rhythm.
- North Elevation (Facing Munger Residence): Mostly unchanged except for refined window proportions and improved landscape rhythm at the base.
- Entry Corner (El Colegio & Camino Pescadero): ZGF added landscape buffering to preserve privacy while enhancing visual appeal from inside and out.

ZGF Closing comments:

The design continues to evolve based on DRC input, and is focused on the core goal: to create a residential environment that fosters intellectual exchange, rest, and community in a setting that feels calm, private, and grounded in place.

DRC Q&A:

The committee was overwhelmingly positive about the progress and direction of the project. Multiple members noted how far the design has come since initial presentations.

Site Circulation:

DRC: Is there a direct crosswalk across El Colegio connecting the projects with the Munger Residence.

- ZGF: Yes, there is a crosswalk directly in front of the new entrance crossing the street to the Munger Residence.

Parking Lot & Landscaping:

DRC: Expressed a concern about the lack of planting fingers with trees in the parking area. Reminder to meet with the Landscape Committee for further coordination.

- ZGF: The design team is constrained by the required parking count (33 spaces) and site layout. However, there will be a landscaped buffer with a low retaining wall along the south side bordering the project site which will help soften the parking area.

Courtyard Paving Materials:

DRC: Inquired about the paving materials for the courtyard.

- ZGF:
 - The high-use areas will be concrete terrazzo-like pavers, including ADA accessible pathways.
 - The "Zen gardens" and some paths will be inaccessible to the public and for maintenance-only access.
 - Other areas will have a 3/8-inch gravel on compacted base.

Architectural Proportions & Details:

DRC: Praised the improved window-to-wall proportion, clean top cap detail, and revised arches. Encouraged the team to carefully plan for utility placement (fire risers, check valves, etc.), to avoid disruptions to the clean facade. Suggested consulting with the UCSB ILP project team for lessons learned on exterior masonry treatments. Complimented the pavilion design direction. Asked ZGF to elaborate on the pavilion structure's design language.

- ZGF: Pavilion will be more sculptural, with a curvilinear vertical rhythm echoing elements of the building's fencing. The design team is actively planning for discreet utility placement. For example, locating utilities behind fencing near the bike yard area, keeping the main building elevations clean.

DRC Liaison Summary: KITP HOUSE – 95% Schematic

Co-Chair Scott asked Mr. Schmittgen to recap the meeting's major points as follows:

Architecture:

The DRC was very pleased with the adjustments to the design since the last meeting. The designers responded to comments regarding the proportionality of the window to wall and the arches with subtle yet effective results. Additionally, the privacy fence was detailed in a way that relates to the building's cornice. This tied the two together very effectively. The DRC encouraged developing the fence detailing to make it less 'residential'.

Site and Landscaping:

The courtyard design was much improved with subtle changes to pedestrians' pathways. However more dramatic changes were made to the trellis pavilion, which now is a sculptural, curvilinear cloud that 'floats' in the courtyard. The vertical slats on the curvilinear form plays with light while creating shade and a sense of space while under the structure.

Materials:

The primary material is a light color brick that emphasizes the horizontal. Large, non-tinted glass offers transparency from outside and views from inside. Dark bronze colored metal contrasts nicely with the brick.

Parking:

Parking was discussed, both balancing the critical need for parking while offering suggestions about potentially removing some on-grade parking. This could increase the opportunity for freedom of expression and improve the pedestrian experience mentioned above.

Next Steps: DRC Co-chair, Renee Bahl

- Incorporate DRC feedback.
- Continue technical coordination with consultants.
- Meet with the Landscape Committee.
- Prepare for presentation at CPC on June 24th

Adjournment: KITP House (95% SCHEMATIC DESIGN)- Action Item 1

The second Action Item was presented and reviewed.

2. **CENTRAL UTILITY PLANT (SITE DESIGN AND MASSING)**

Perrin Pellegrin, Project Manager, Design and Construction Services (DCS), introduced the project as a unique infrastructure project focused on hot water distribution and campus-wide electrification, both of which will play a critical role in helping UCSB meet state-mandated emission reduction targets.

Specifically, the campus is targeting a 90% reduction in greenhouse gas emissions relative to our 2019 baseline, identified last year when the UCSB Clean Energy Master Plan was completed. This was developed through extensive analysis of campus performance data and energy use patterns, and it ultimately recommended expanding our existing hot water and chilled water distribution systems to meet our decarbonization goals.

Today's presentation will include the development of a new Central Utility Plant (CUP) along with the expansion and phasing plans to connect campus buildings to this system. This will enable the full campus to transition away from gas emissions and towards electrification.

Project Team:

- Megan Hardman, PE (AEI Engineers) – Principal in Charge
- Brett McQuillan (AEI Engineers) – Project Manager
- Stevens Williams (Flad Architects) – Principal at Flad
- Susan Seastone (Flad Architects) – Project Manager
- Anne Thompson (Flad Architects) – Project Architect
- Additional team members include:
 - KPFF – Civil and Structural Engineering
 - TBD Cost Consultants – Cost Estimation

Project Overview: Megan Hardman, Principal AEI

The primary goal of this project is to transition space and water heating systems from gas-fired equipment to an electrified hot water system, enabling an estimated 94% reduction in Scope 1 greenhouse gas (GHG) emissions. This initiative directly supports UCSB's broader Campus-Wide Distribution Plan and its commitment to achieve a 90% reduction in total carbon emissions by 2045, relative to a 2019 baseline.

The project team's analysis determined that the Science and Engineering buildings, located in the northeastern quadrant of campus, are the largest contributors to heating-related emissions. This is largely due to their high ventilation demands and the energy-intensive operations typical of research laboratories.

Phasing Strategy & Timeline:

The project plans to start in the northeast quadrant of campus and move clockwise across campus. Full campus decarbonization may take 10–20 years. The planned design and phasing will allow for incremental buildout while keeping campus operations running.

The phased approach will create opportunities for areas impacted by construction, such as the replacement of worn paving along Science Walk. The plan will align utility work with possible landscape or circulation upgrades while minimizing disruption to campus trees and landscape.

Project Scope & Building Features:

The new Central Utility Plant (CUP) will produce and distribute hot and chilled water for campus-wide heating and cooling.

Underground Piping Network:

The underground piping network connects to most campus buildings. The new installation will require significant trenching and careful site coordination to minimize disruption. Wherever feasible, the piping will be co-located with existing chilled water lines to streamline construction efforts and reduce the impact on campus operations.

CUP Building Organization:

The ground level contains chilled water pumps and essential electrical equipment. The roof level is dedicated to 36 air source heat pumps. Adjacent to the CUP and near the parking structure, two 65-foot-tall thermal energy storage tanks are situated between the CUP building and Parking Structure 18.

CUP Site Selection:

The campus presented the project team with three potential sites for the CUP: 1) the Eucalyptus Grove near EHS, 2) the Tennis Court site on Stadium Road, and 3) Parking Lot 16. Parking Lot 16 was ultimately selected due to its proximity to the high-load Science and Engineering buildings, which helps reduce distribution costs. The site also offered a favorable implementation timeline and minimized parking impacts by focusing development on the southeast corner of the lot.

Site Design Considerations:

Site design considerations include taking advantage of the site's adjacency to the parking structure to help screen the storage tanks. The design also aims to minimize tree removal and ensure any trees removed are replaced in accordance with the campus tree policy. Vehicle circulation around the parking structure will be maintained during both construction and operation to support ongoing campus access.

Architectural Vision: Stevens Williams, Flad Architects

The CUP presents a public-facing opportunity to serve as UCSB's visible symbol of decarbonization, which is expected to draw interest from peer institutions, campus stakeholders, and others engaged in green energy initiatives.

The architectural vision emphasizes several design priorities: strong integration with the surrounding landscape; improved pedestrian connectivity; and transparency of systems. The latter having the potential for educational displays and visible equipment to reinforce campus sustainability messaging. The design will also strive to be compatible with adjacent structures, respecting the scale and massing of neighboring buildings such as Cheadle Hall and Alumni House.

DRC Q&A:

Parking Impacts and Mitigation:

DRC: Asked how the project will address the loss of existing parking and the new demand it creates.

- AEI/Flad: The project team is working with Parking & Transportation Services. Solutions being studied include:
 - Adding a future parking structure in the northern half of the lot.
 - Adding another level onto the existing Mesa structure (originally designed for expansion).
 - The CUP site boundary was chosen to minimize parking loss versus other possible site options.

Transparency, Architectural Expression, and Didactic Goals:

DRC: Encouraged the design team to elaborate on how the building's didactic/educational mission will be expressed architecturally. Asked how "transparency" and "systems expression" will manifest—both visually and experientially—for users and visitors. Acknowledged the building could function not only as infrastructure but also as a public-facing educational resource, drawing comparisons to interpretive centers in national parks. Questioned if there will be a dedicated teaching space?

Suggestions from the DRC included:

- Color-coded piping
 - Visible mechanical systems, (Referenced the Pompidou Center in Paris as a precedent for making exposed infrastructure a key part of the building's architectural identity.)
 - Exterior informational signage
 - A visitor promenade that enables people to move around the building, with moments of engagement and learning about building operations and UCSB's broader sustainability and decarbonization initiatives
 - Potential use of environmental graphics to explain building systems and performance metrics to the public
 - Inspiration can be drawn from UPenn, Harvard, and Princeton's high performance campus infrastructure projects.
- AEI/Flad:
 - The team described the goal of a "living laboratory" that selectively reveals systems for educational purposes.
 - The team acknowledged the idea of showcasing mechanical systems.
 - No formal classroom space planned given proximity to Henley Hall, which already has teaching facilities.
 - The CUP lobby is being considered as a flexible gathering space for tours and informal teaching moments.

Site Constraints, Massing, Architectural Identity and Campus Gateway Character:

DRC: Expressed the following concerns about the site layout and massing alternatives:

- The current building massing feels rectilinear, boxy, and overly tied to the adjacent parking garage.

- Site boundaries appear too constrained, risking a generic "building with a parking lot in front" outcome.
- Suggest exploring a longer, thinner building form or other footprint variations to improve both pedestrian connectivity and architectural identity.
- Possibility of pulling the building north or south (e.g., toward Lot 14) if needed.
- Consider how the building reads from a distance, especially from Mesa Road and surrounding campus approaches. Explore ways to break up the building's two-story horizontal feel and introduce more vertical transparency (e.g., double-height volumes).

Further, suggestions were made regarding pedestrian connectivity and the broader landscape vision:

- Landscape design should extend beyond the immediate site footprint, ideally reaching University Plaza.
 - There's strong interest in using the building and associated landscaping to create a more intentional and compelling campus entry experience.
 - The area near Alumni House and along Mesa Road offers an opportunity to emphasize dramatic vistas which are primarily experienced from parking lots and roads right now.
 - Explore a pedestrian-friendly pathway connecting key university axes (e.g., from the Library/Arbor area past the Plant building to a potential Slough overlook). A longer, thinner building footprint may help facilitate this.
 - The current plans lack clear pedestrian pathways and engagement with the site's dramatic views (overlooking the Goleta Slough and Santa Ynez Mountains).
- AEI/Flad:
 - There's recognition that many of these ideas may go beyond the current project's scope.
 - The design team will work with UCSB to understand where the boundaries are and how far outside the immediate building site they're allowed or encouraged to study.
 - The team acknowledges the desire for a more comprehensive landscape and pedestrian experience and will look to the University for guidance on expanding the study area.
 - Transparency may not be full glass walls but curated "view windows" or "gallery moments."

Building Emissions (Heat, Noise, Smells, Steam):

DRC: Asked if the CUP would emit noticeable heat, noise, smells, or steam.

- AEI:
 - Only minor evaporative water loss from the cooling towers (no visible steam or smell).
 - Equipment noise is being carefully managed
 - Noise studies and consultant input will be part of future design phases.
 - Alumni House patio (nearby) was flagged as a sensitive area; the team will address this as the design progresses.

Design Team Closing Comments and Next Steps:

- Acknowledged the value of the committee's push for a more ambitious, expressive, and educationally rich design
- Recognized the call for more room to maneuver in terms of site planning, form, and landscape integration
- The team will consider further development on:
 - Massing alternatives
 - Transparency strategies
 - Noise mitigation measures
 - Landscape connections
 - Visual expression of building systems

DRC Liaison Summary: CENTRAL UTILITY PLANT (SITE DESIGN AND MASSING)

The Design Review Committee (DRC) and Landscape Committee (LC) were optimistic about the project and offered positive feedback on the project's siting and massing and its potential for a great architectural solution.

Architecture, Massing & Site:

Although still in the early planning stages, the goal is to design an architecturally compelling building that visibly communicates its role in the broader carbon reduction initiative. Positioned at a prominent campus entrance on University Plaza Drive, the building has the potential to serve as a distinctive landmark, welcoming visitors and signaling UCSB's commitment to sustainability.

The building diagram at this stage is a two-story rectangular box with adjacent large cylindrical water storage tanks. The building reflects the scale and proportion of the adjacent parking Structure 18. While this was intentional, the DRC encouraged the design team to break from this framework and allow the CUP more freedom of expression and celebration, and not be bound by the massing of the blocky parking structure. Key strategic questions were posed, for example can the building morph outside of the boundaries of the identified site, can there be variation in scale to lighten it up?

Building as a Didactic Purpose:

The design team is encouraged to explore transparency and emphasize mechanical features as a form of expression, and reveal the inner workings that are typically hidden. This could include space for interpretive opportunities for formal and informal gatherings; expressing the mechanical nature in an artful way that draws the curious mind to the function and inner workings of the facility. Such mechanical expression can occur on the interior and/or the exterior and may include observation zones, interpretive signage, or interactive displays.

Landscaping & Pedestrian Movement:

The design team was encouraged to explore ways to improve pedestrian movement around and through the site and to elevate the landscape design to reflect the prominence of the location as a point of entry and welcome. The DRC encouraged that the project footprint includes the landscaping up to University Plaza so it is seamless.

Parking:

Parking was discussed, both balancing the critical need for parking while offering suggestions about potentially removing some on-grade parking. This could increase the opportunity for freedom of expression and improve the pedestrian experience mentioned above.

ADJOURNMENT CENTRAL UTILITY PLANT - CUP (SITE DESIGN AND MASSING) - ACTION ITEM 2

3. **STORKE TOWER CONCRETE REPAIR (DISCUSSION ITEM)**

Project Overview: Anne Harrer, PE (WJE)

Storke Tower, constructed in 1969, is an iconic, highly visible, and central feature of the UCSB campus. Built of reinforced concrete, the tower is approximately 175 feet tall with open interior circulation, a stairway, an elevator shaft, and rooftop bell and communications equipment.

Existing Conditions and Assessment Findings:

- Original condition issues were identified after pieces of concrete fell from the tower.
- A comprehensive structural and material condition assessment was performed between 2020–2021 by Van Sand Structural Consultants, with Degenkolb Engineers and WJE providing additional expertise.
- Hands-on and close-up inspections (including crane-basket access) documented widespread spalling, delamination, and corrosion of embedded reinforcement, particularly around former form-tie holes.
- A follow-up assessment was conducted in 2025, including limited non-destructive evaluation (GPR scanning) to update and confirm existing conditions.
- No significant worsening was observed since 2021, suggesting that timely intervention can prevent further damage.

Primary Causes of Deterioration:

1. Carbonation:

- Atmospheric carbon dioxide has reduced the PH of the concrete over time, eliminating its natural protective alkalinity and allowing embedded steel reinforcement to corrode.
- Carbonation depth has now reached the level of the reinforcement in many areas.

2. Alkali-Silica Reaction (ASR):

- Reactive aggregates used in the original concrete mix have caused an expansive chemical reaction over time, generating internal cracking and further deterioration.
- ASR is a well-documented issue in the Santa Barbara region (e.g., historical 101 freeway bridge failures, other UCSB buildings).

Proposed Repair Program:

- Concrete Repair:
 - Removal of unsound concrete
 - Cleaning and treating exposed reinforcing steel with corrosion inhibitors
 - Installation of supplemental stainless-steel reinforcement where necessary
 - Rebuilding with repair materials carefully matched to the original concrete in texture, formwork pattern, and finish
- Architectural Coating (Primary Recommendation):
 - A film-forming, breathable, reversible coating will be applied to the exterior.
 - Purpose: Moisture exclusion, mitigation of carbonation and ASR progression, and aesthetic consistency.

- The coating will allow the underlying board-formed concrete texture (a key character-defining feature) to remain visible.
- Expected coating maintenance cycle: approximately 15–20 years, depending on product performance and exposure conditions.
- Mockups and Testing:
 - On-site and off-site mockups will be used to test color, texture, and finish compatibility before any work proceeds on the tower.
 - Multiple coating systems will be evaluated for technical performance and visual impact.

Historic Preservation Considerations:

- While not formally landmarked, Storke Tower will be treated as National Register-eligible.
- Repairs will comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, ensuring minimal intervention, reversibility where possible, and retention of original fabric and visual character.

Summary of Project Objectives:

- Preserve the iconic identity and original material of the tower
- Mitigate safety hazards
- Extend the tower’s service life
- Balance durability, historic integrity, aesthetics, and long-term maintenance

ADJOURNMENT STORKE TOWER CONCRETE REPAIR (DISCUSSION ITEM)

Meeting Adjournment – Co-Chair Bahl

The next meeting TBD. DRC will likely not meet through the summer.