



Design Review Committee
Meeting Agenda
11 March 2021

Meeting Location and Time:

ZOOM MEETING ID: 81401723037

Passcode: 848253

10:00 am – Noon PST

Committee Members:

Renée Bahl, Co-Chair, Associate Vice Chancellor, Design, Facilities & Safety Services

Susannah Scott, Co-Chair – Senate Chair, Professor, Chemical Engineering

Swati Chattopadhyay, Senate Appointed Faculty Representative, Professor, History of Art and Architecture

Derrick Eichelberger, Design Consultant, Landscape Architect, Arcadia Studio Landscape Architecture

Julie Eizenberg, Design Consultant, Architect & Founding Principal, Koning Eizenberg

Julie Hendricks, Staff Representative, Campus Architect & Director, Design & Construction Services

Jeff Kirkby GSA Student Representative

Dylan Martinez, AS Student Representative

Dennis McFadden, Design Consultant, Architect & Design Director, Leo A Daly

Silvia Perea, Acting Director, University Art, Design & Architecture Museum

Ex-Officio - Dawn Holmes, Chair, Capital and Space Planning Committee, Statistics & Applied Probability

Staff Support/DRC Liaison - Leslie Colasse, Project Manager, Design & Construction Services

Welcome and Introductions

1. Roll call – Leslie Colasse

Action Items

1. AS Bike Shop – 100% Schematic Design Level Review
Project Proponent: Alex Ramos, CFO – Division of Student Affairs
Project Manager: Jennifer Hernandez, Design & Construction Services
Architect of Record: Alice Kimm, JFAK Architects

General Business

1. Review & Approval of Meeting Minutes from Meeting of May 20, 2020 – Renée Bahl
2. Update to DRC Membership and Administrative Procedures – Renée Bahl and Susannah Scott

Project Updates

1. Classroom Building – Julie Hendricks
2. Arnhold Tennis Center – Julie Hendricks

Design Review Committee
Staff Report
March 11, 2021

Action Item: *Associate Students Bike Shop*

Discussion/Action

The Design Review Committee is being requested to review the 100% Schematic Design for the Associate Students Bike Shop [ASBS] project and make a recommendation to the Campus Planning Committee and Chancellor as to whether the project shall proceed into Design Development and any suggested changes.

Staff Recommendation

The project be approved and continue to Design Development phase with no further reviews required by DRC.

Background

The ASBS is a student-funded non-profit organization that, since 1974, has provided the campus' cycling community free or subsidized services in the maintenance of their bicycles. ASBS provides bicycle parts, repair, instruction, and educational events to approximately 4,500 students, faculty, and staff each quarter. ASBS employs 2 career staff members and 13 students including seven mechanics. The shop is open Monday through Friday during the school year. ASBS currently occupies Building 324, located between HSSB and Campus Pool.

The current ASBS is undersized, inflexible, and struggles to support the growing numbers of students, faculty, and staff who use bicycles as a primary means of transportation to/from and around campus. A new building to house the AS Bike Shop is a priority of Associated Students.

Description of Site and Existing Uses

The site for the proposed ASBS is bound by SAASB to the east and both Ocean Road and the bike path to the west. Lot 15 and an existing bike parking area lay to the south, while the northerly end of the site is defined by a large grass area and the bike path which runs in a northeasterly direction. The result is a relatively triangular shaped site of approximately one-third of an acre. Site topography is effectively flat and there are no existing trees. Lot 15 is used heavily and sees significant traffic, as does Ocean Road, the bike path, and the bus turn-around which sits to the southwest. While the site experiences significant movement around its boundaries, the site itself is typically devoid of pedestrians and relatively underused. No parking is proposed to be removed as a result of this project.

Description of Proposed Project, Massing & Landscape Design

The project consists of the construction of a new, one story Type V-B wood framed 2,952 GSF building that will house the Associated Students Bike Shop and provide site and landscape improvements to approximately one-half an acre of surrounding area.

The building is 15' in height and is designed with crisply defined volumes and a streamlined materials palette. The form is inspired both by the shapes of bicycle frames and wheels as well as by the campus's figure-ground, which has many embedded roundabouts. The building responds to the bold, block-like geometry of the SAASB with softer shapes that provide a foreground element which assists in easing the massing of SAASB and introducing a more pedestrian scaled element. The building is anticipated to act, in many ways, as an entry pavilion to SAASB.

Landscape architecture is integral to the design of the ASBS. Informal plazas are intended to encourage frequent use from community members (including prospective students and their families). Cast-in-place concrete benches, pathways, and carefully placed trees add to the landscape composition in an effort to reinforce the pedestrian use of the space. Other project-tailored elements are anticipated to provide a point of connection between structures while allowing them to remain visually distinct and physically separate so as not disturb one another.

The test track, lined along its north and south edges by hedges and incorporating a generous landscaped median, is envisioned as a boldly graphic, painted asphalt surface that will allow a high level of functionality, as well as provide visual interest for those looking down upon it from neighboring buildings or walking alongside it. Plants have been carefully selected for drought tolerance and consistency with the African landscape species that occupy this general area of campus.

Materials & Sustainability

Exterior materials include exterior cement plaster, finish plywood, aluminum-framed storefront, and structural and ornamental steel. Vinyl-clad chain link will be used for fencing. Roofing will be single-ply membrane. Mechanical units will be screened with steel-framed enclosures clad in chain link. The site bench will be cast-in-place concrete.

Interior materials will include sealed and polished structural concrete slab throughout (with removable rubberized mats at each workstation), painted gypsum board, painted or natural-finish plywood, aluminum laminate over plywood wall pegboard, and a solid surface public counter.

The roof of the ASBS will house a maximized photovoltaic array, with PV cells and standoffs donated by the campus' Student Affairs (SA) Renewable Energy Initiative. An independent circular steel shade structure is located north of the building structure to provide a sheltered area for visitors. The facility is targeted to be certified LEED-Gold.

Consistency with Existing Plans and Regulatory Documents

The design of the AS Bike Shop project reflects principles of the campus' Physical Design Framework. The project site borders both the Academic and Recreational uses as designated in the 2010 LRDP with the academic use of SAASB to the east and Ocean Road, Robertson Gym, and the Recreation Center laying to the west. Given the proposed location for the ASBS, as well as the general nature of the building's use, the project provides an opportunity to successfully bridge the two aforementioned land uses. The project is consistent with the Recreation land use designation in the campus' 2010 LRDP and is subject to compliance with the California Environmental Quality Act and review by Coastal Commission.

Schedule

The campus will employ a Design Bid Build delivery model with a guaranteed maximum price for the ASBS. As needed, and to ensure project success, the Building Committee will consider modest design changes to align project costs within the limits of the budget. Construction is scheduled to commence on or about October of 2021.

Budget

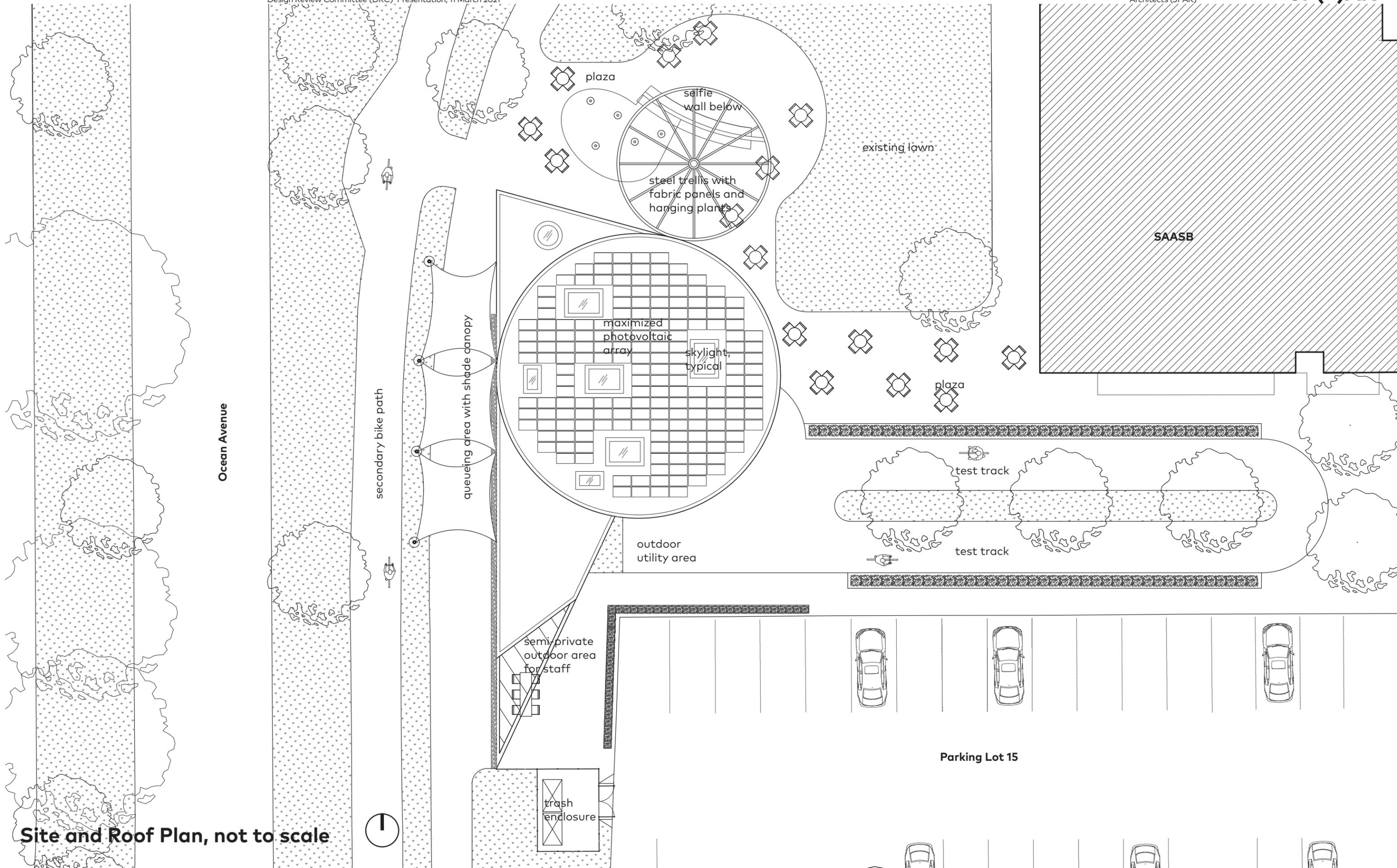
The project budget is \$4.1 Million, and includes funding from Associated Students and the Student Affairs Renewable Energy Initiative Governance Board [REI].

Consultation

The project will be reviewed by the Campus Planning Committee on March 30, 2021. The project is not subject to approval of the Regents.

Project Proponent

Alex Ramos, CFO – Division of Student Affairs



Ocean Avenue

secondary bike path

queuing area with shade canopy

plaza

selfie wall below

steel trellis with fabric panels and hanging plants

existing lawn

maximized photovoltaic array

skylight, typical

plaza

test track

test track

outdoor utility area

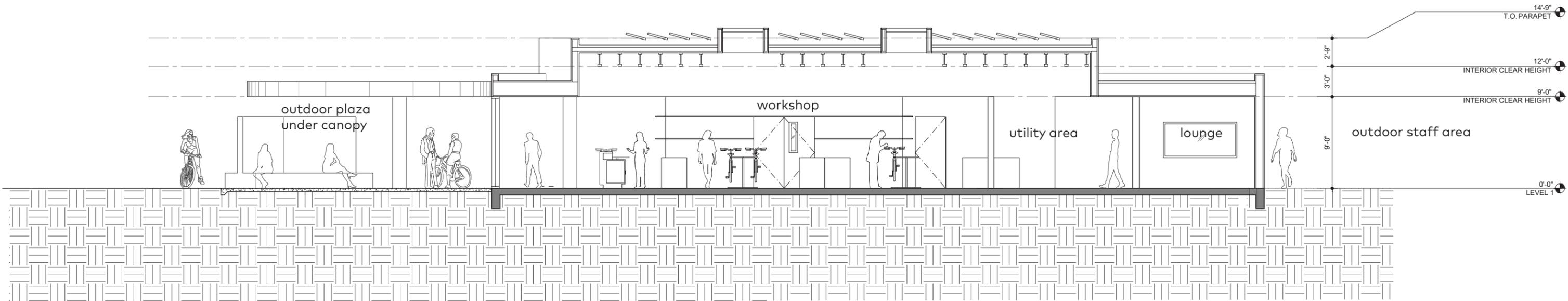
semi-private outdoor area for staff

trash enclosure

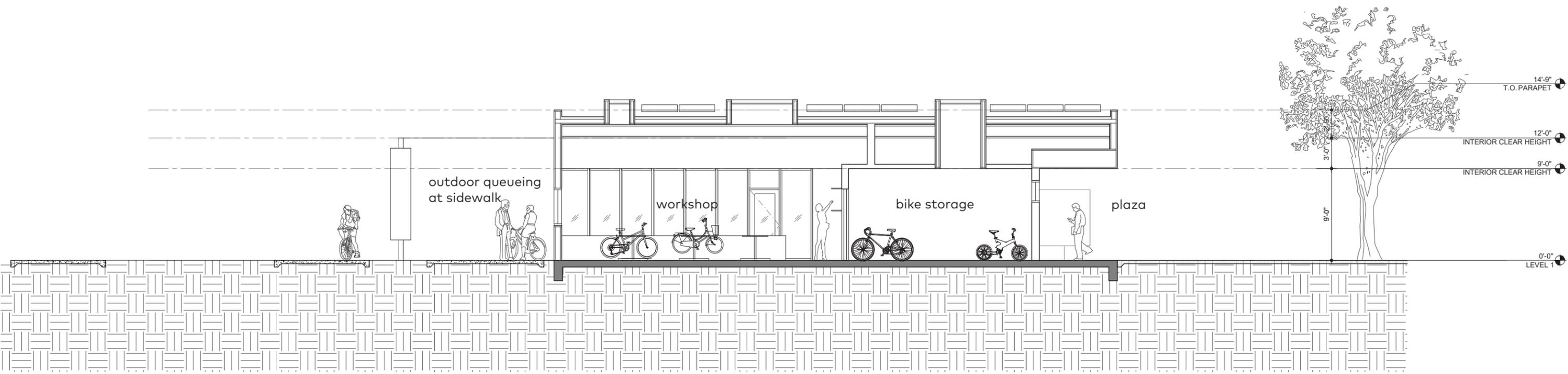
Parking Lot 15

SAASB

Site and Roof Plan, not to scale



north-south section



east-west section

Building: exterior cement plaster (stucco), painted graphic at "frieze"

Freestanding canopy: painted steel

West facade canopy and outdoor staff area canopy: fabric shade panels, steel posts, vinyl-clad foam

Trash enclosure: vinyl-clad chainlink



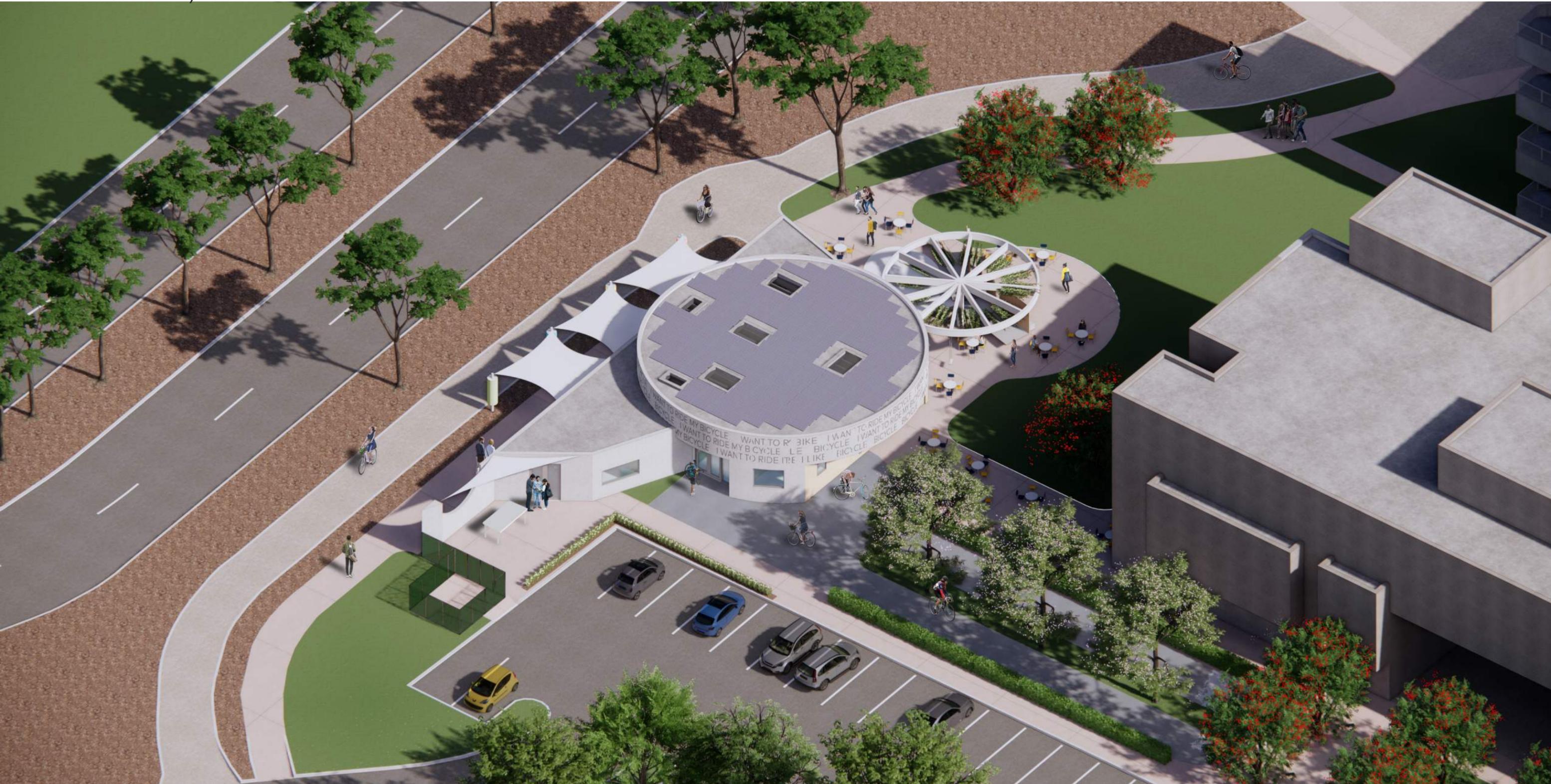
aerial view looking southeast

Building: exterior cement plaster (stucco), painted graphic at "frieze"

Freestanding canopy: painted steel

West facade canopy and outdoor staff area canopy: fabric shade panels, steel posts, vinyl-clad foam

Trash enclosure: vinyl-clad chainlink



aerial view looking northwest

Building: exterior cement plaster (stucco), painted graphic at "frieze"
West facade canopy and outdoor staff area canopy: fabric shade panels, steel posts, vinyl-clad foam
Selfie wall (this option): Steel with steel letters
Freestanding canopy: painted steel
Freestanding "cafe" furniture



eye-level view to northwest entrance

Building: exterior cement plaster (stucco), painted graphic at "frieze"
West facade canopy and outdoor staff area canopy: fabric shade panels, steel posts, vinyl-clad foam
Trash enclosure: vinyl-clad chainlink



eye-level view to west facade and queueing line

- Building: exterior cement plaster (stucco), painted graphic at "frieze"
- West facade canopy and outdoor staff area canopy: fabric shade panels, steel posts, vinyl-clad foam
- Inset bike storage wall: Finish Plywood (FinPly)
- Freestanding canopy: painted steel
- Selfie wall (this option): Steel with steel letters
- Freestanding "cafe" furniture



eye-level view from SAASB

DRAFT

DESIGN REVIEW COMMITTEE

Minutes

May 20, 2020

9 AM – 12:00 PM

Zoom

Call to Order

3:00 PM

Roll Call of members, including the Landscape Subcommittee

Introduction of new member - Julie Eizenberg of Koning Eizenberg Architecture, recent winner of the Australian Institute of Architects 2019 Gold Medal.

Associated Students Bike Shop – Site & Massing

Alex Ramos and Marisela Marques from Associated Students introduced the project giving a historical background and need for the project. They introduced the architects Alice Kimm and Tyler Johnson of JFAK, who worked with the Capital Development office and the Building Committee to develop the program.

Ten sites were identified by the Campus Planning & Design Office, and reviewed by the Building Committee. Site number four, adjacent to SAASB and Parking lot 15, was ultimately selected. This site appealed to the staff of the AS Bike Shop who were excited to have it closer to a central student engagement area with many activities.

The project has not yet moved to design phase, but building systems considered include both steel and wood structural framing. Heating and natural ventilation are included without cooling. Materials will be simple including concrete, cement board, plaster, and corrugated metal. The interior is visualized as a comfortable workshop environment, with black painted plywood, and sustainable recycled rubber flooring. A shade canopy projection formed by a PV array creates an outside covered workspace.

The cost estimate is on budget at \$22.50 per gross square feet.

Discussion focused on the following topics:

Adjacency to Parking Lot 15

Concern was expressed that siting the building so close to Lot 15 would constrain circulation in that area. The architect confirmed the project does not disturb parking at Lot 15 and maintains the existing walkway keeping circulation routes open for access to the bike parking area that will remain. The suggestion was made to change the angle of the building or shift it more to the north.

Henning Bohn, Co-Chair, Senate Chair
Volker Welter, History of Art and Architecture
Nuha Khoury, History of Art and Architecture
Dick Hebdige, Art
Ram Seshadri, Materials & Chemistry
B.S. Manjunath, Electrical & Computer Engineering
Dennis Joshy, GSA Student Representative
Kathryn Foster, AS Student Representative
Dennis Whelan, Staff Support - Campus Planning and Design

Renee Bahl, Co-Chair, Associate Vice Chancellor
Annie Chu, Architect - Design Consultant
Dennis McFadden, Architect- Design Consultant
Derrick Eichelberger, Landscape Architect- Design Consultant
Elyse Gonzales, University Art Museum
Barry Colwell, Housing, Dining & Auxiliary Enterprises
Donna Coyne, Staff Representative - Admissions
Jennifer Loftus, Staff Support - Administrative Services

Another suggestion was made to consider a design means or landscape element that would reduce pedestrians crossing Ocean Road rather than using the pedestrian underpass.

It was noted that Parking Lot 15 is regularly at capacity and includes a lot of utility traffic causing concern with bike loading and unloading there. The design should consider this and not add impacts to the lot. The need for vehicular access to the back side of the project could be addressed through additional parking at the west end of the parking area (bike path and ocean rode).

Impacts to the Visitor Center

The design does not include sitework in the lawn area north of the site and sought to not disturb this area as the Visitor Center is the primary user of the lawn which can stage 50,000 visitors there annually. The question was posed if the Bike Shop should be one of the first things that visitors see since it is not academic in nature. Concern was shared regarding views of bikes being serviced out front on a very prominent and visible campus site along a primary thoroughfare.

Discussion ensued about the program and the design reinforcing a sense of community and that the students involved in the design felt the most important part besides the workshop is the education/tutorial function promoting self-sufficiency to the clients. They want the public workspace in a prominent location which is the current model in the existing facility but without the infrastructure seen in this design.

The suggestion was made that the project provides an opportunity to activate this space through well considered site design and to not have the design draw attention to itself but to be a connector with the Visitor Center. The architect confirmed they could address these issues and use the lawn as an opportunity for student interaction and co-learning. Design elements such as a community seating area and selfie wall were suggested.

Programmatic Relationships to Surrounding Campus Spaces

The comment was made that the pavilion concept of the design reads like an object. The design should consider how this very small building fits in the context of a campus that is much larger and consider design relationships to the site, the parking lot and the surrounding buildings. The suggestion was made to reach out with more connection to the landscape as opposed to being a closed perimeter block and possibly flip the plan to revisit the flow.

The architect responded that the site design is still in the early stages but understands the opportunity for the site and program to establish an outdoor space relationship in the amount of transparency created. Because it's a small building and is not trying to be a large academic building, it does not necessarily have to have a direct relationship to SAASB. Rather, it might incorporate vertical elements, graphics, signage, use of materials, and color in a way that is not as limited because it is not a conventional campus building. By using transparency to its greatest effect, it will connect it to the lawn and street.

Site Selection

Regarding the site, comments were shared that the site is not central for most of the main academic campus and does not link to any of the main drags for entering or leaving campus with the major flow of traffic (to and from IV).

It was explained that a process was followed to figure out a permanent site for the AS Bike Shop as the siting for the current facility was always understood as temporary, even after 45 years. The current location is operationally too small and poses a potential danger to staff and students. Sites on campus are difficult to identify that won't displace larger building sites on campus. The site selection process included detailed analysis by the architect and Building Committee of several possible locations and included cost considerations, LRDP constraints, underground utilities and underutilized space. Sites were also reviewed by consultants working on the master circulation study. Based on this process the proposed site was identified as the optimal site.

Understanding this, it was noted that although there are issues that still need to be thought through, they could be solved through design. The suggestion was made to use more of the lawn to avoid the building being squeezed into an abandoned bike parking area and to orient it differently to be more welcoming for visitors. Support was shared for its location near Ocean Road and the traffic circle, and through design the project could address access and circulation issues for safety of pedestrians and cyclists.

The committee agreed delaying its recommendation to CPC would not be well received and should instead bring it forward as an item that was discussed with many comments. There was extensive work done looking at different sites and it will just take good people doing good work to make the site work.

Meeting Adjourned

5:00 PM



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Design Review Committee
Staff Report
March 11, 2021

Discussion Item: Update to DRC Membership and Administrative Procedures

Discussion/Action

The Design Review Committee will review updates to DRC membership and administrative procedures.

Staff Recommendation

Update DRC membership and administrative procedures.

Background

Oversight of the DRC was moved under DFSS/Design & Construction Services in Fall 2020. It was determined that an update of the membership and administrative procedures was needed since the prior update occurred over 20 years ago in July 2000. The overarching goal is to clean-up the language, add flexibility to membership, adjust the number of consulting architects' review and clarify at which points projects will come to the DRC. There are no proposed changes to DRC's role, mission, or position within the decision-making process.

Membership, Academic Senate

Academic Senate make-up

- Current: 4 seats, 3 shall be members of Capital and Space Planning Committee
- Recommendation: 4 seats, 2 shall be members of Capital and Space Planning Committee. It is encouraged both that the Chair of the Capital and Space Planning Committee be a member of the DRC and that Academic Senate members serve more than one consecutive term.

Ex-Officio Member

- Current: The Chair of the Capital and Space Planning Committee is an ex-officio DRC member.
- Recommendation: Delete.

Administrative

- Administrative Clean Up: Update committee name from "Committee on Capital Projects" to "Committee on Capital and Space Planning."

Purpose, Role and Participations of Consulting Architects

Purpose and Role of Consulting Architects

- Current: The consulting architects are of international stature, among other reasons, in order to stimulate the architects who are designing projects for the campus to do their best work. The consulting architects are expected to attend the meetings regularly, which is ordinarily monthly, and to develop a fairly deep knowledge of the campus.
- Recommendation: The consulting architects are expected to develop a fairly deep knowledge of the campus in order to engage meaningful and professional dialogue with the project architect about the proposed design concepts and to stimulate high-quality work.

Participation based on Project Budget

- Current: 3 consulting architects (1 is a landscape architect)
- Recommendation: Continue to have 3, but utilize 2 for projects under \$10M and 3 for projects over \$10M. Always aim to have one landscape architect participate on all projects.
- Goal: scale consulting architect to size of project. The project pays for the architects and with smaller projects 3 consulting architects may be overkill especially since the campus architect is also reviewing the project.

When Projects Come to DRC

- Current Guidelines: projects visit DRC 3 times:
 - the conceptual stage
 - the completion of 50% schematics
 - 100% schematics
- Actual Practice: projects come twice; at conceptual stage and 100% schematics
- Recommendation:
 - Projects under \$10M come at conceptual state and 100% schematics
 - Projects over \$10M come conceptual stage; at the completion of 50% schematics; and at 100% schematics.
 - Note that after every visit to DRC, the comments are forwarded to the Campus Planning Committee (CPC).

Small Projects Committee

- Current language in the Physical Design Framework: Minor Capital Improvement projects and smaller projects are dealt with by the staff of Campus Planning and Design and Design and Construction Services. With the co-chairs of the DRC, a Small Projects Committee meets monthly to review these types of projects for their effect on campus planning and design. The committee is staffed by Campus Planning & Design, and consists of eight staff design professionals with training in design, architecture, landscape, and public safety.

- Actual Practice: The Small Projects Committee is led by the Campus Architect and DRC co-chairs do not participate. "Campus Planning and Design" does not exist anymore.
- Recommendation: align language to match current practice.