UC SANTA BARBARA
Design & Construction Services
Design, Facilities & Safety Services

Design Review Committee (DRC)
Meeting Agenda
January 18, 2024

Meeting Location and Time:
ZOOM
Meeting ID: 833 6972 1842
Passcode: 898212
10:30am – 1:30pm PST

Committee Members:

Susannah Scott, Co-Chair - Senate Chair
Renée Bahl, Co-Chair - Associate Vice Chancellor
Alice Kim, Architect - Design Consultant
Annjulie Vester - GSA Student Representative
Derrik Eichelberger, Landscape Architect - Design Consultant
Julie Eizenberg, Architect - Design Consultant
Julie Hendricks, Campus Architect, Staff Representative - Design & Construction Services
Lisa Jacobson - Senate Appointed Faculty Representative
Matthew Begley - Senate Appointed Faculty Representative
Richard Wittman - Senate Appointed Faculty Representative
Silvia Perea - University Art Museum
Victor Soto - AS Student Representative

Staff Support – Ed Schmittgen, Design & Construction Services

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Welcome and Introductions *(5 minutes)*
- Roll call – Ed Schmittgen

General Business *(10 minutes)*
- Purpose of DRC – Renée Bahl
- Review & Approval of Meeting Minutes from Meeting of April 12, 2023 – Renée Bahl

Project Updates – Julie Hendricks *(10 minutes)*
- Associated Students Bike Shop
- Interactive Learning Pavilion

Action Items
- San Benito Student Housing Project - Site & Massing Level Review
  - Project Proponents:
    - Willie Brown – Associate Vice Chancellor, Housing, Dining & Auxiliary Enterprises
    - Gene Lucas – Professor Emeritus
  - Presentation (*45 minutes*)
    - Introduction: Josh Rohmer – Director, Capital & Physical Planning
    - Architect:
      - Carrie Byles – Partner in Charge, SOM
      - Olin McKenzie – Design Partner, SOM
      - Sade Borghei – Principal, Mithun
      - Tom Leader - Landscape Architect, TLS Landscape Architecture
  - Discussion *(60 minutes)*
  - Closing Summary – Ed Schmittgen *(5 minutes)*

UC SANTA BARBARA
Design & Construction Services
Design, Facilities & Safety Services

Design Review Committee (DRC)
Meeting Minutes
April 12, 2023

Meeting Location and Time:
ZOOM Meeting
1:00 – 3:00pm PST

Committee Members:

Susannah Scott, Co-Chair – Academic Senate Chair
Renée Bahl, Co-Chair - Associate Vice Chancellor
Alice Kim, Architect - Design Consultant
Annjulie Vester - GSA Student Representative (Eugene Riordan Jr. attended)
Derrik Eichelberger, Landscape Architect - Design Consultant
Joseph Sable - AS Student Representative
Julie Eizenberg, Architect – Design Consultant
Julie Hendricks, Campus Architect, Staff Representative – Design & Construction Services
Lisa Jacobson - Senate Appointed Faculty Representative
Matthew Begley – Senate Appointed Faculty Representative
Richard Wittman – Senate Appointed Faculty Representative
Silvia Perea - University Art Museum

Staff Support – Ed Schmittgen, Design & Construction Services

Welcome: Co-Chair, Renée Bahl

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

1. Susannah Scott
2. Renée Bahl
3. Alice Kim
4. Eugene Riordan Jr. (for Annjulie Vester)
5. Derrik Eichelberger
6. Julie Eizenberg
7. Julie Hendricks
8. Lisa Jacobson
9. Matthew Begley
10. Richard Wittman
11. Silvia Perea

General Business:

Co-Chair Renée Bahl gave an overview of the charge of the Design Review Committee.

In summary, the Design Review Committee is a recommending body focusing primarily on the exterior features and aesthetics; siting and contextual relationship with adjacent buildings; circulation including pedestrians, bikes and vehicles; landscape design, and other environmental matters.

Meeting Minutes from the DRC Meeting of October 5, 2021 were approved.

Action Items:

Eddleman Quantum Institute – Site & Massing Level Review
Project Proponent: Joe Incandela, Vice Chancellor for Research
Architect: David King, Sr. Vice President, SmithGroup

Mr. Rohmer gave a brief overview of the project stating that project planning funds were provided by a donor and resulted in the production of a DPP document which is the basis for this Site and Massing DRC Meeting. Mr. Rohmer expressed the UCSB goals to obtain approval from the UC Regents in July 2023 with funding for design in August 2023.

Mr. Rohmer introduced project proponent, Vice Chancellor Joe Incandela.

Dr. Incandela introduced the project team, including the faculty and staff involved during the planning. Dr. Incandela elaborated on the donor's vision to advance quantum science and technology through his gift to UCSB. Through a mutual vision with the donor a mission statement was developed around building high quality laboratory space suitable for quantum science.

Vice Chancellor Incandela introduced Smith Group lead designer David King. Mr. King reiterated the mission statement and elaborated on the opportunity presented by the site, which is located at the intersection of the Campus Green and Science Walk.

Mr. King walked the committee through the site plan, building massing and various perspective renderings that presented how the building concept fits into the context of the adjacent green space, pedestrian circulation paths, as well as the surrounding architecture.

The building massing is based on a curvilinear parti consisting of two forms: a larger circular form and a smaller elliptical form, connected by a gallery. Spaces around the circle consist of offices and support space. A significant below-grade laboratory level extends beneath the Campus Green to the north.

The primary circular form provides opportunities for views approximately 270 degrees around the building. The prominent terraces to the south-west capture views to the ocean.

Site and Massing – DRC Comments:

The project was largely well received as "beautiful" and "Interesting".

Comments regarding Siting:

While the project was generally well received comments were made regarding effective sun control, particularly on the curvilinear glass façade. The design concept depicted "fins" intended to provide relief from the sun. This feature will be further explored to ensure effectiveness.

The conversation evolved to consider the type of glass used and energy conservation: Would the building end up with glass that is more reflective, i.e., less transparent and inviting? High-performance clear glass should be considered to minimize heat gain. Another option includes an operable shading system that can be incorporated on the interior or perhaps the exterior.

While views to the exterior are generally desirable a DRC member challenged the designers by saying emphasis on views does not always result in the best spaces socially. The two south-facing terraces were called out for consideration.

A conversation ensued about specific site constraints and the adverse effects of the site. For example, the high-water table was identified as a potential hurdle/deterrent. Also, a question about the ramifications if we cannot go below grade with the labs due to the water table. The primary driver for putting labs below grade was to mitigate (eliminate) impacts of vibration on sensitive lab equipment. While vibration tolerant labs above grade are possible, they are likely more expensive due to robust structure required to dampen vibration.

A comment was made supporting a goal of the project to preserve the green space for recreational space for the campus community.

A concern was expressed regarding skylights in the Campus Green relative to corrosion when being exposed to recycled irrigation water, which contains corrosive chlorides, as well as the damage that the grounds equipment could inflict upon said skylights.

A question about bringing light into the lower level labs: can we explore opportunities to make the lower level more inviting? A reference to the Obama Library's lower level was made specific to providing a 'respite' from the relentless framework of the labs below.

There was discussion/curiosity regarding the N/S and E/W pedestrian movement. The N/S was deemed livelier than the E/W (Campus Green). Perhaps the building can better engage the pedestrian activity to the west? A challenge to the design team was to emphasize the connection of program space to the surrounding campus.

A comment was made about bike parking and the opportunity it creates: people linger around bike areas. Does this create an opportunity for an exterior social space? Or perhaps a second front door? Does the building have a front and a back?

Comments regarding Massing:

A DRC member commented that while the curvilinear massing was effective at expressing congeniality from the exterior, it did not translate as well to the interior. Can the interior evolve to better express the concept of collaboration?

One comment expressed ambivalence about the "circle", i.e., curvilinear form, does it have a "freshness of spirit"? While the form is different (atypical at UCSB), a different form is not always the "best it can be".

While the two-part curvilinear form gestures at fluidity and is interesting and inviting, perhaps consideration can be given to one larger form vs. two separate forms. Would one larger (curvilinear) form better address the Campus Green? A question was presented "how is a curvilinear form congenial?" (compared to other forms), is this "rhetorical"? Also, a question: was the large circle "a bit too large" as it very closely abuts the sidewalk on the north side?

A question regarding whether the 'little egg' (the smaller ellipse form housing the conference room/kitchen and board room) was sympathetic to "baby Broida"; a DRC member encouraged the architect to focus on the dialogue between baby Broida and the little egg. For example, if the 'little egg' was rotated to the south, would this increase the opportunity for a collaborative, interdisciplinary courtyard between baby Broida and Eddleman?

Faculty office sizes were presented as equal in square footage. A DRC member questioned if equal size makes them equal. Perhaps this feature is over-emphasized and de-emphasizing this may open up other opportunities, e.g., with massing and fenestration.

Adjournment:

Ms. Bahl asked Mr. Schmittgen to recap the meeting's major points, for the purpose of incorporating them into the CPC Agenda to be held on April 25, 2023. No comments were made in response.

Project Updates:

After the meeting, Ms. Bahl sent out a project update email to the DRC which included updates on the AS Bike Shop and the Interactive Learning Pavilion.

Action Item
Design Review Committee
January 18, 2024
Staff Report
Project: **San Benito Student Housing**

Discussion/Action
Campus has requested that the Design Review Committee (DRC) review the site design and massing for the San Benito Student Housing project and make a recommendation with commentary on any suggested revisions to the Chancellor to proceed with Schematic Design.

Staff Recommendation
The Campus Architect recommends approval of the project site design and building massing so the project can continue into the Schematic Design phase.

Description
The San Benito Student Housing Project will provide approximately 2,250 student beds to the UCSB Main Campus to meet the residential need of the campus for 3,500 new beds outlined in the University's Long Range Development Plan (LRDP). The Design will comply with the *University of California Policy on Sustainable Practices* and plans to achieve a LEED Platinum rating.

The project will be located on the current Facilities Management Site (FM Site). The program totals approximately 500,000 Assignable Square Feet (ASF), and 700,000 Gross Square Feet (GSF). It will support the campus with living quarters, community and residential amenities, retail and dining, and building support. Unit typologies include studios, 2-bedroom apartments with 2 beds and 1 bath and 4-bedroom apartments with 8 beds and 2 baths. The Campus plans occupancy for the Fall quarter of 2027.

Background
In 2006, UCSB prepared a Campus Housing Study (Study) that established a vision for residential development to address the need for affordable housing for students. This is foundational for the 2010 UCSB Long Range Development Plan (LRDP) which plans for the physical development of the campus to accommodate the expansion of enrollment that now exceeds 25,000 students. San Benito Student Housing will provide a new neighborhood of undergraduate student housing on the Main Campus. This will offer a four-year residential experience that supports a vibrant campus community.

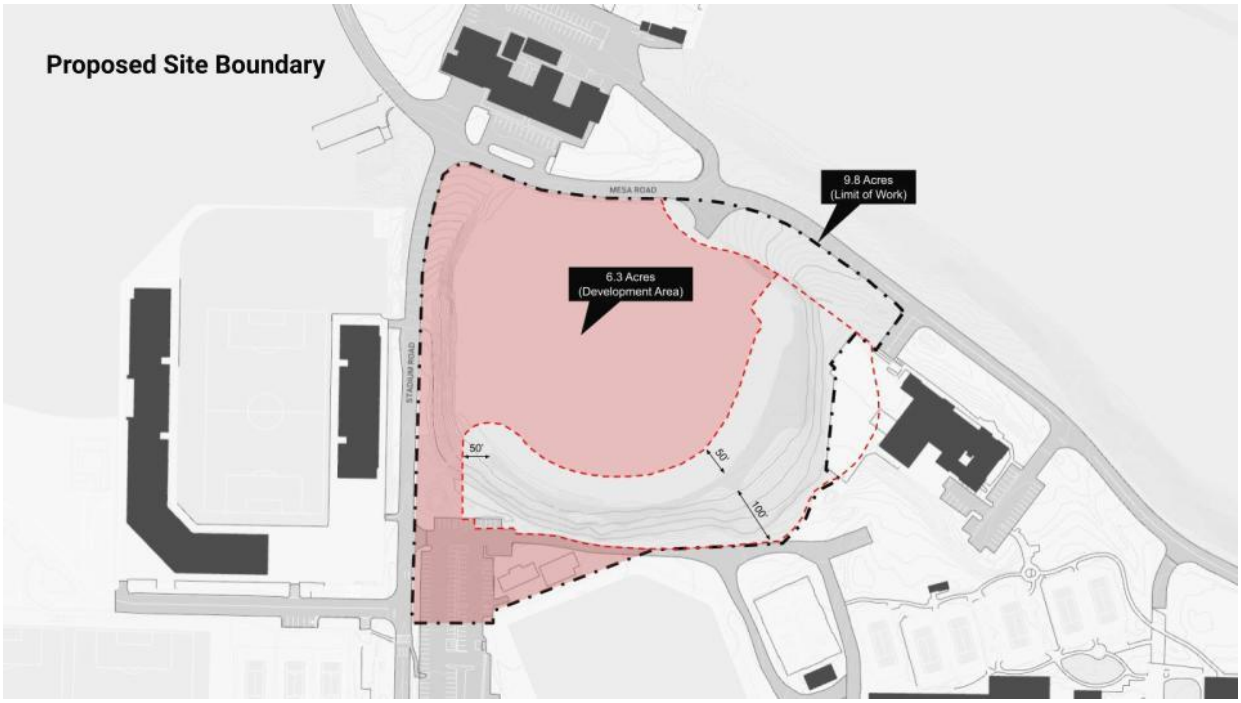
UCSB's current Facilities Management complex (FM Site) is a collection of single-story industrial buildings at the intersection of Mesa Road and Stadium Road. The southern

and eastern margins of the site are habitat for native plants and wildlife. These areas have been designated as an Environmentally Sensitive Habitat Area (ESHA) in the campus' LRDP and have specific requirements for development setbacks and restoration that must be integrated into the site and building design.

Site

The San Benito project site occupies a manmade semicircular depression with steeply sloping sides around the southern edge that reach a height of approximately +20' and taper to zero along the northern edge. The roughly 5-acre site is bounded by Mesa Road on the north, Stadium Road on the west, and wooded slopes on the south and east. Adjacent buildings and structures include the Public Safety Building to the north, Harder Stadium to the west, Parking Lot 30 and Uyesaka Baseball Stadium to the south, and the Environmental Health & Safety Building to the east.

The Project Site is depicted in the illustrations to follow:



Site Design

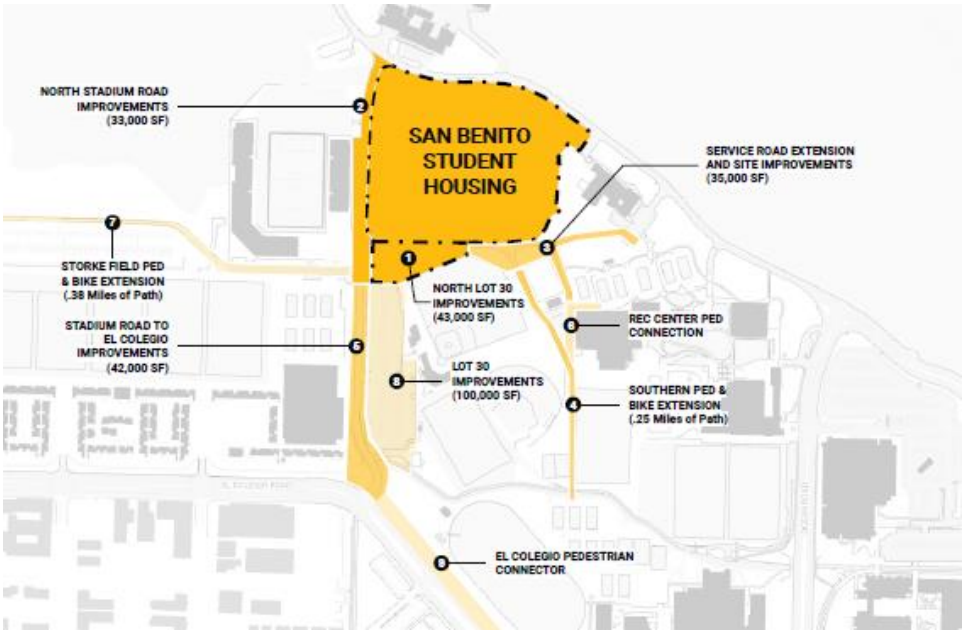
The proposed San Benito Student Housing project will transform what is currently a quiet northwestern border of the campus into an exciting neighborhood for resident students with an active and welcoming environment that is inspired by the native landscape.

On the western boundary of the site, Stadium Road will provide a principal linkage that connects the development to numerous uses and pathways including Ocean Road, El Colegio Road, and Parking Lot 30.

On the southern and eastern boundary, a sloping topography includes native plants and habitat that serve as an inspiration for an integrated landscape and stormwater solution. It will incorporate a native plant palette and utilize rain-gardens with native plant materials to treat stormwater through natural processes before releasing to the Goleta Slough.

To the south, Parking Lot 30 will provide an entry to San Benito that will activate student amenities with a sequence of spaces that will meet the need for deliveries, ride-share drop off and parking as well as episodic uses like student move-in / move-outs. Lot 30 accommodates vehicular and bike parking.

Campus connections are indicated in the illustration below:



Site and Massing Design

The project proposes a massing and site design in accordance with 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. Pedestrian circulation should be well connected to destinations.*

The currently proposed complex consists of 6-8 story buildings separated by linear garden courts. The massing is organized into rows of irregular articulated bar-buildings that emphasize compelling views, creating a rich, connective framework of exterior spaces of varying scales and uses.

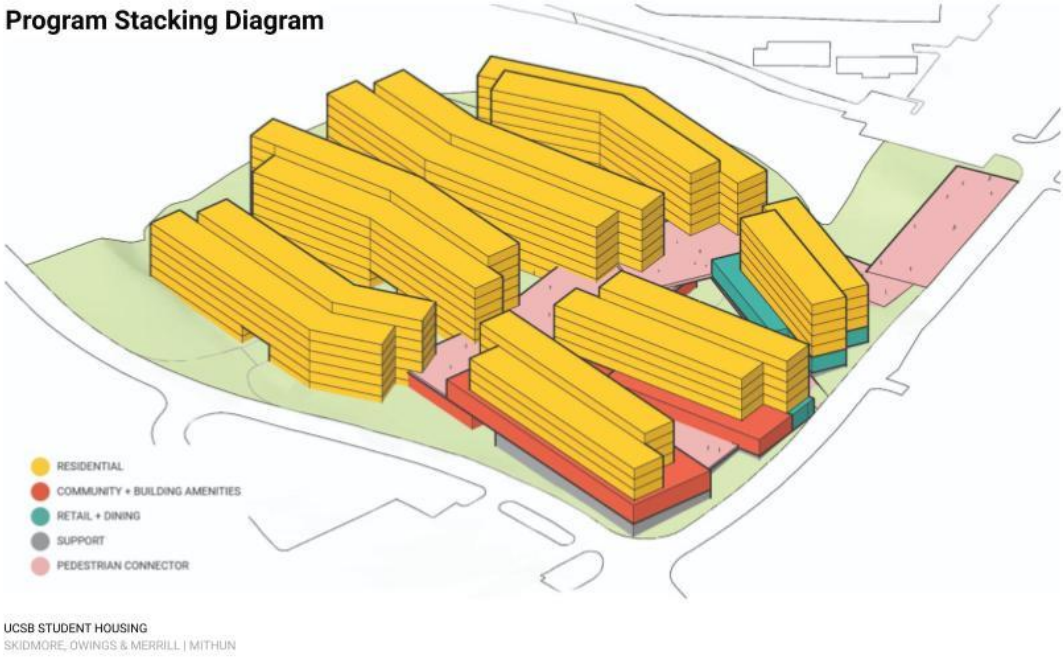
The east-west orientation of the buildings optimizes daylighting and passive ventilation while providing expansive views of the mountains to the north. The western ends of the residential bars rest upon a 2-story plinth of student and public serving amenity programs creating an active frontage along Stadium Road that extends inward to form a pedestrian promenade at the heart of the complex.

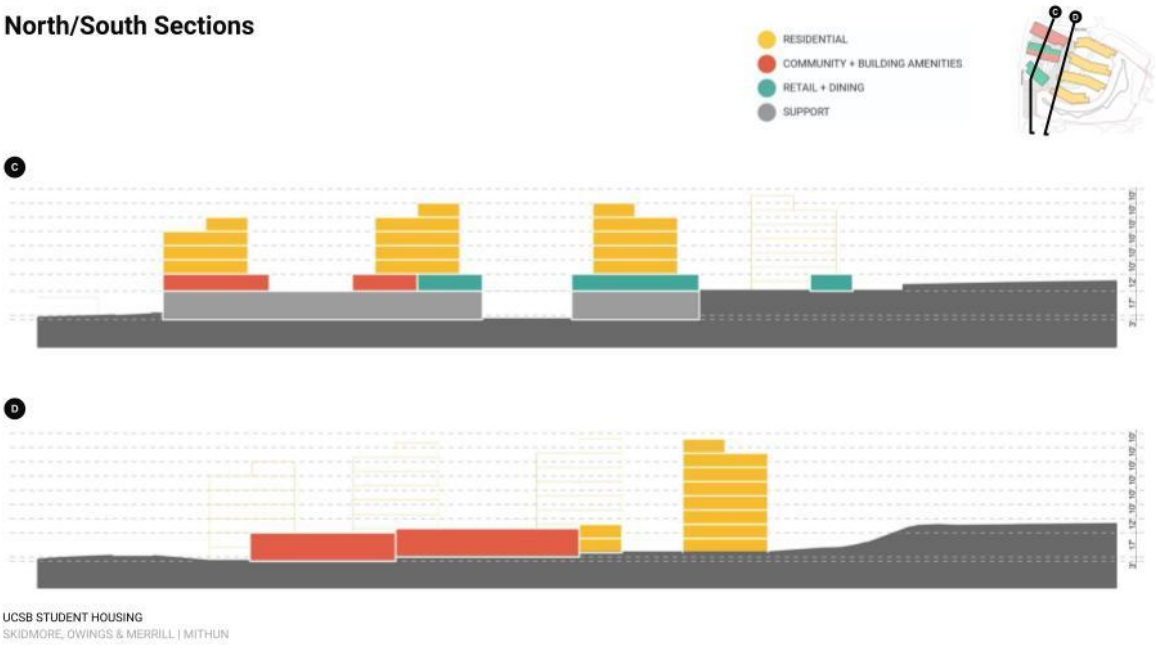
The gently stepping terraces of the promenade form a series of linked gathering spaces oriented towards the San Ynez Mountains and provide principal access to the heart of the complex and a connection to the natural beauty of the Santa Barbara region. The promenade links to the linear courts between the residential buildings to create a rich connective framework.

Back-of-house programs of service, loading and Mechanical/Electrical/Plumbing (MEP) spaces, occupy the lower level of the plinth. A service loop has been woven through the lower level of the plinth and the eastern garden courts to support both trash collection and emergency vehicle access. A limited number of student amenities like study rooms and recreation spaces are also integrated into the lower plinth and face onto the eastern garden courts.

Vehicular access from Mesa road will be limited to service and delivery vehicles entering the loading dock along the north frontage of the project site.
The north end of the promenade will be significantly elevated above the road to prevent direct pedestrian access and to also create a promontory of the slough and the mountains to the north. Screened and covered bike parking will form the southern edge.

A color-coded stacking diagram and diagrammatic sections are provided below to indicate residential, community, retail and dining, support, and connector space allocations:





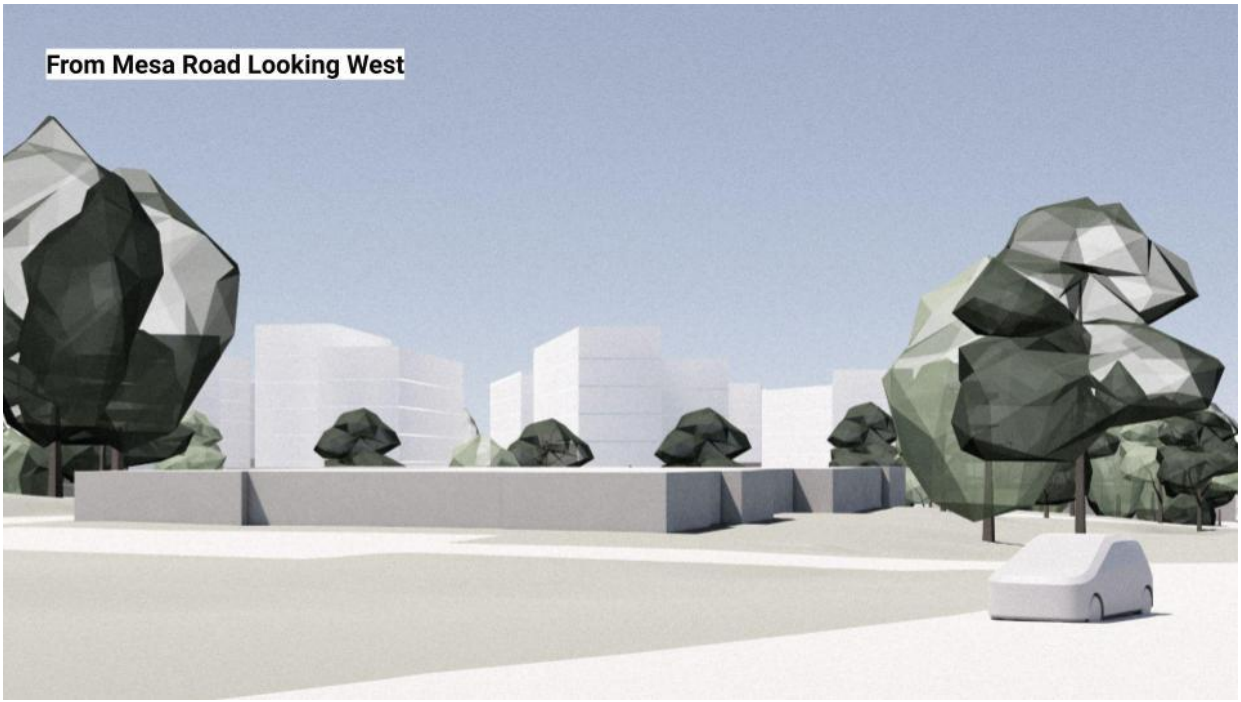
Materials

Site design and material selection shall be durable and complementary to the building the interior spaces, and the surrounding campus. The building envelop will be durable and water-resistant. Site furnishings such as benches, trash receptacles, and bike racks shall also be complementary to the campus and will be located at key areas identified on the plans. Plant selection will be chosen to perform well and require the least amount of ongoing maintenance.

Conceptual renderings of the project:


Connector Looking North


Connector View From Courtyard



Consistency with Existing Plans and Regulatory Documents
The design will include sustainable and environmentally responsible features to the greatest extent possible to meet CALGreen Code requirements and LEED design credits. The hardscape will be compliant with ADA standards for accessible design, Water Efficient Landscape Ordinance (AB1881), and other regulatory requirements that apply to this site. Landscaping improvements associated with storm water retention requirements.

A Mitigated Negative Declaration (MND) will be prepared in accordance with the California Environmental Quality Act (CEQA) and the preparation of an Initial Study is underway to determine potential areas of impact to be analyzed in the MND. Energy Design for this project will target LEED Platinum, UCSB 2025 carbon neutrality and CALGreen initiatives.

Consultation
The Building Committee for the San Benito Student Housing project has reviewed and endorses the site and massing design. The Campus Planning Committee will review the project on January 30, 2024 with all DRC comments. The project will return again to the Design Review Committee for 50% and 100% Schematic Design reviews.

Project Proponents
Willie Brown, Associate Vice Chancellor, Housing, Dining & Auxiliary Enterprises
Gene Lucas, Professor Emeritus

San Benito Student Housing
UC Santa Barbara

DRC Meeting - January 18, 2024

SOM | MITHŪN

Agenda

1. Introductions 2 min
2. Project Vision 3 min
3. Campus Integration 10 min
4. Site Design and Massing 10 min
5. Amenities / Student Life 10 min
6. Site Experience 10 min

Introductions

Our Team
SOM+Mithun+TLS

Carrie Byles
Partner in Charge, SOM

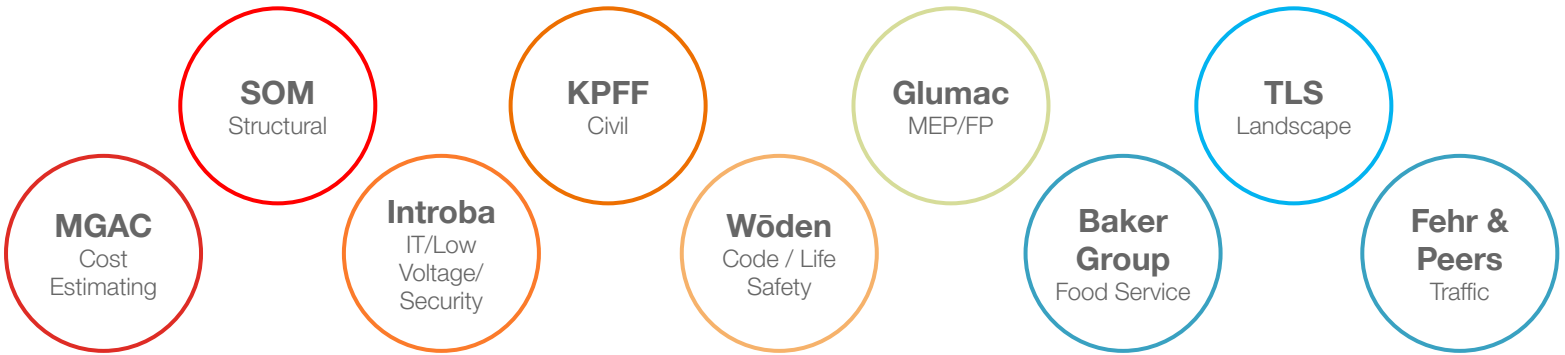
Olin McKenzie
Design Partner, SOM

Sade Borghei
Principal, Mithun

Tom Leader
Landscape Architect, TLS

Our Team
Subconsultants

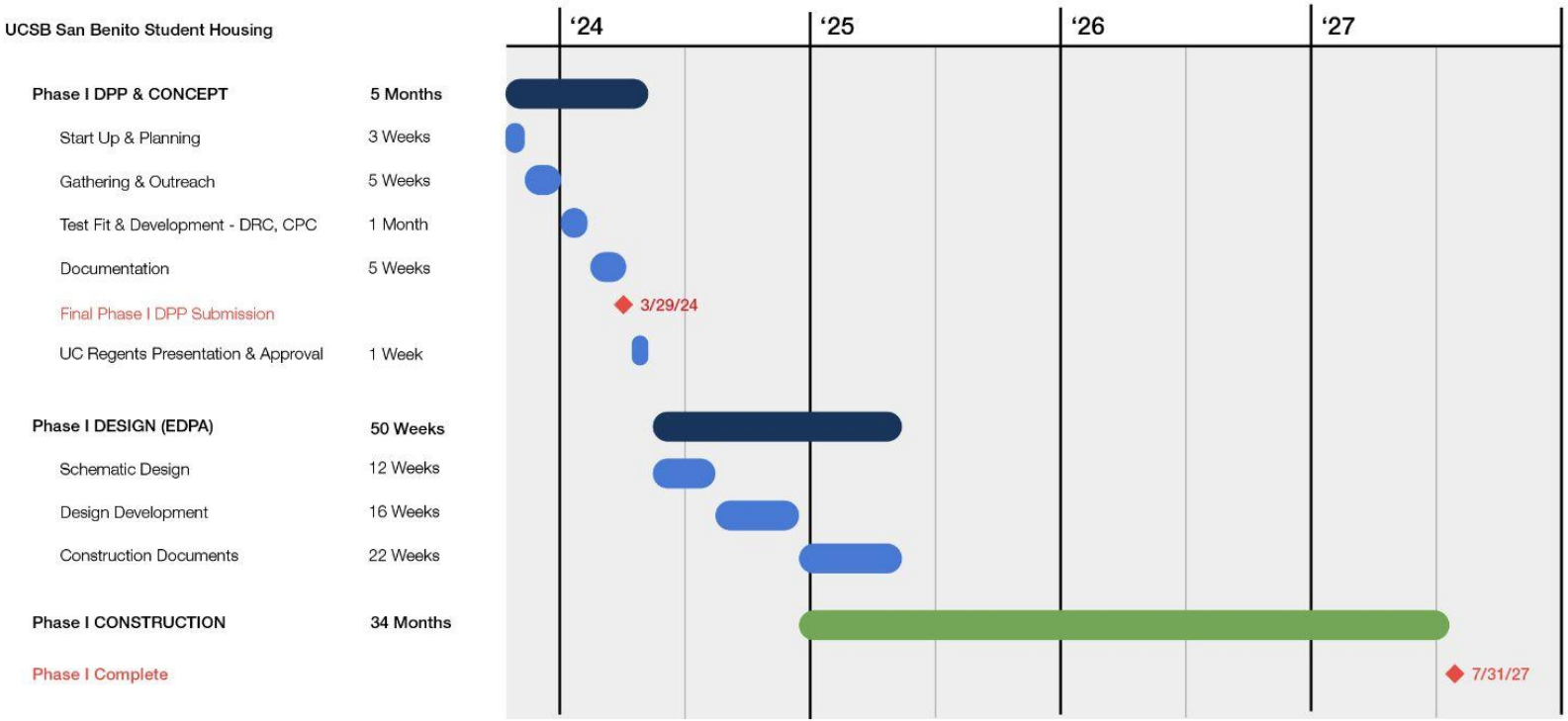
SOM + MITHŪN



Additional Subconsultants to be added in later phases:

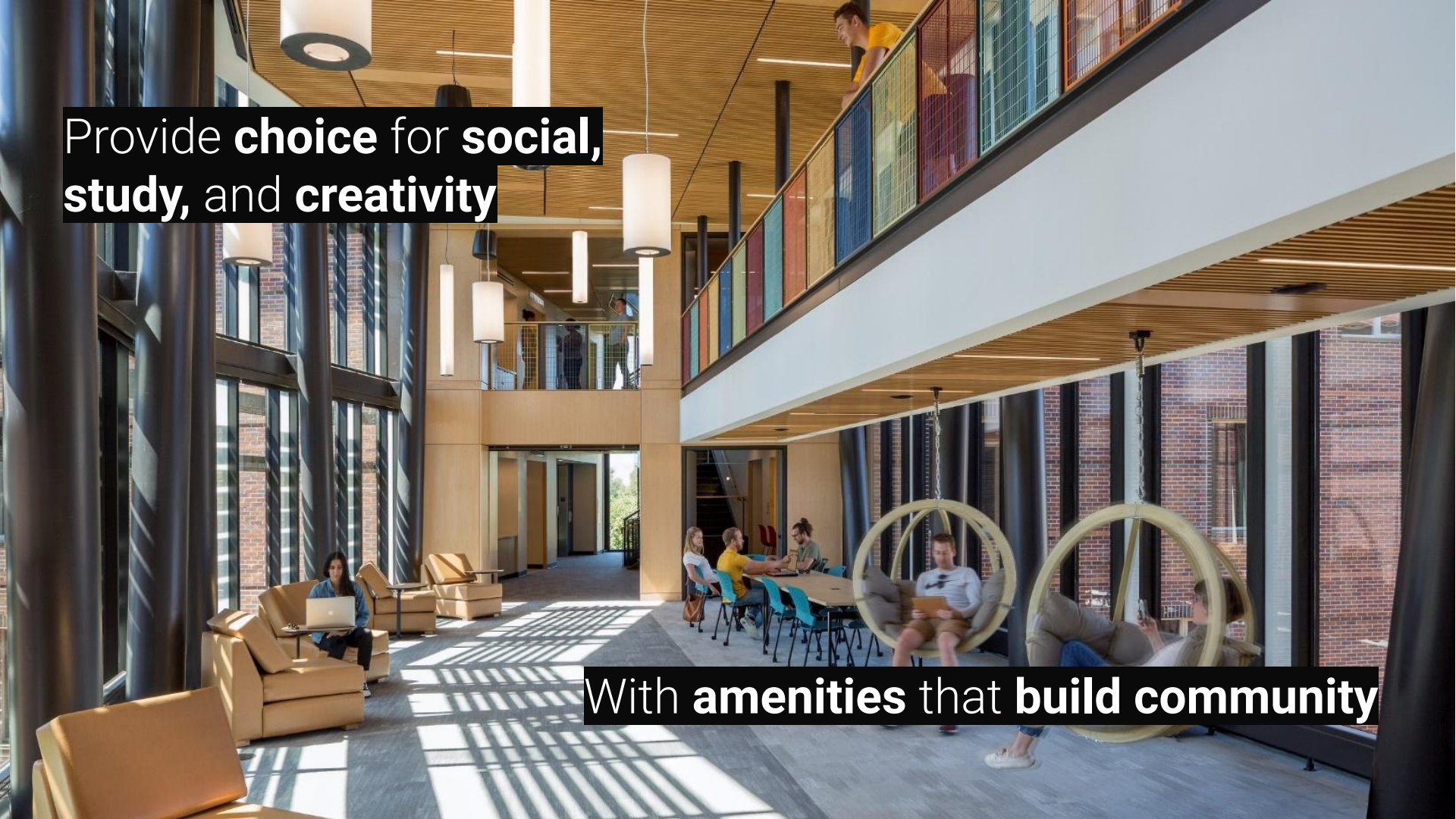
Acoustics (**Newson Brown**) Lighting (**HLB**) Graphics & Wayfinding (**SOM**)

Schedule


UCSB San Benito Student Housing
'24
'25
'26
'27
Phase I DPP & CONCEPT
5 Months
Start Up & Planning
3 Weeks
Gathering & Outreach
5 Weeks
Test Fit & Development - DRC, CPC
1 Month
Documentation
5 Weeks
Final Phase I DPP Submission
3/29/24
UC Regents Presentation & Approval
1 Week
Phase I DESIGN (EDPA)
50 Weeks
Schematic Design
12 Weeks
Design Development
16 Weeks
Construction Documents
22 Weeks
Phase I CONSTRUCTION
34 Months
Phase I Complete
7/31/27

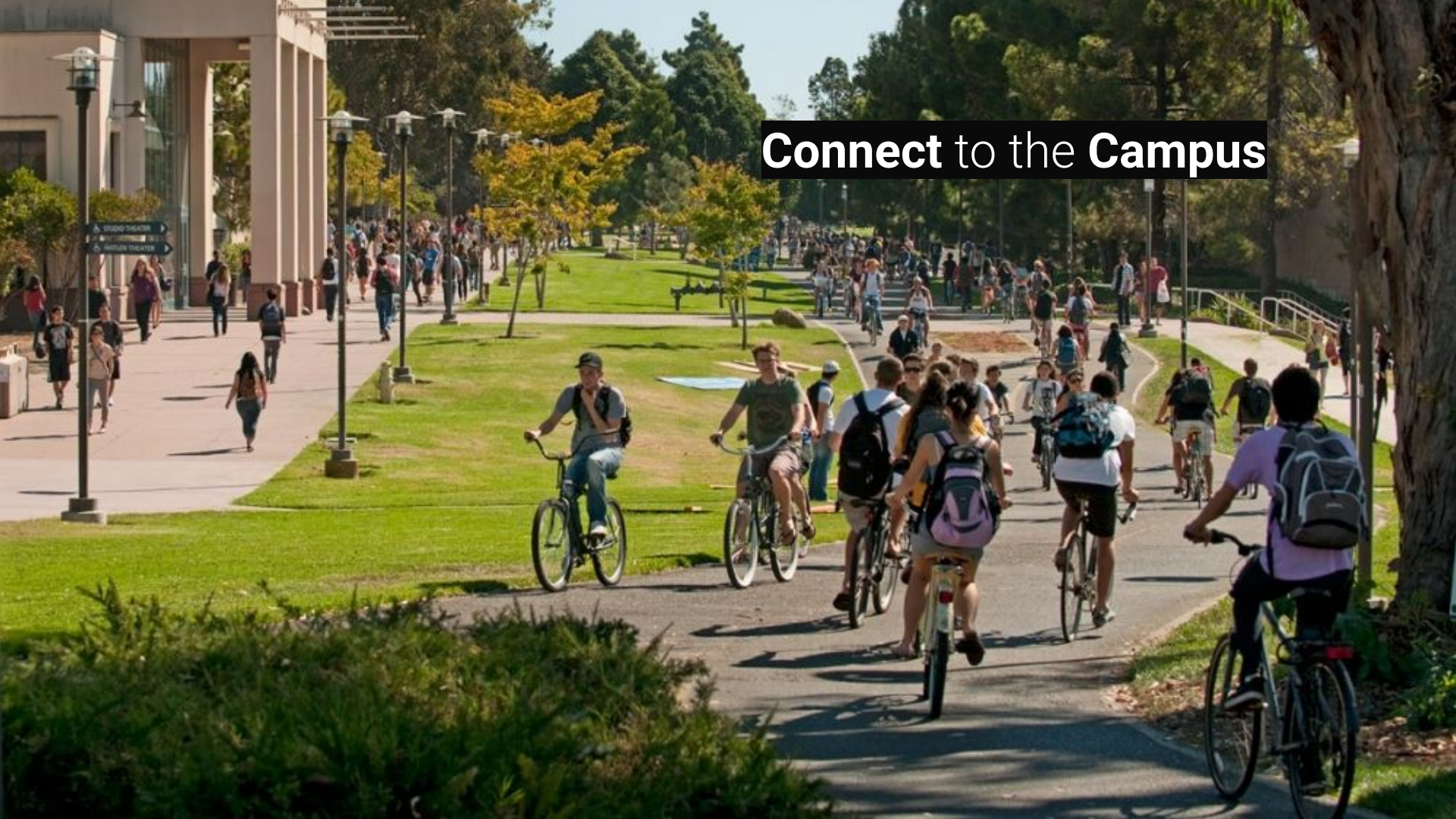
Project Vision


Create a **project** that evokes the
values and **ambitions** of UCSB

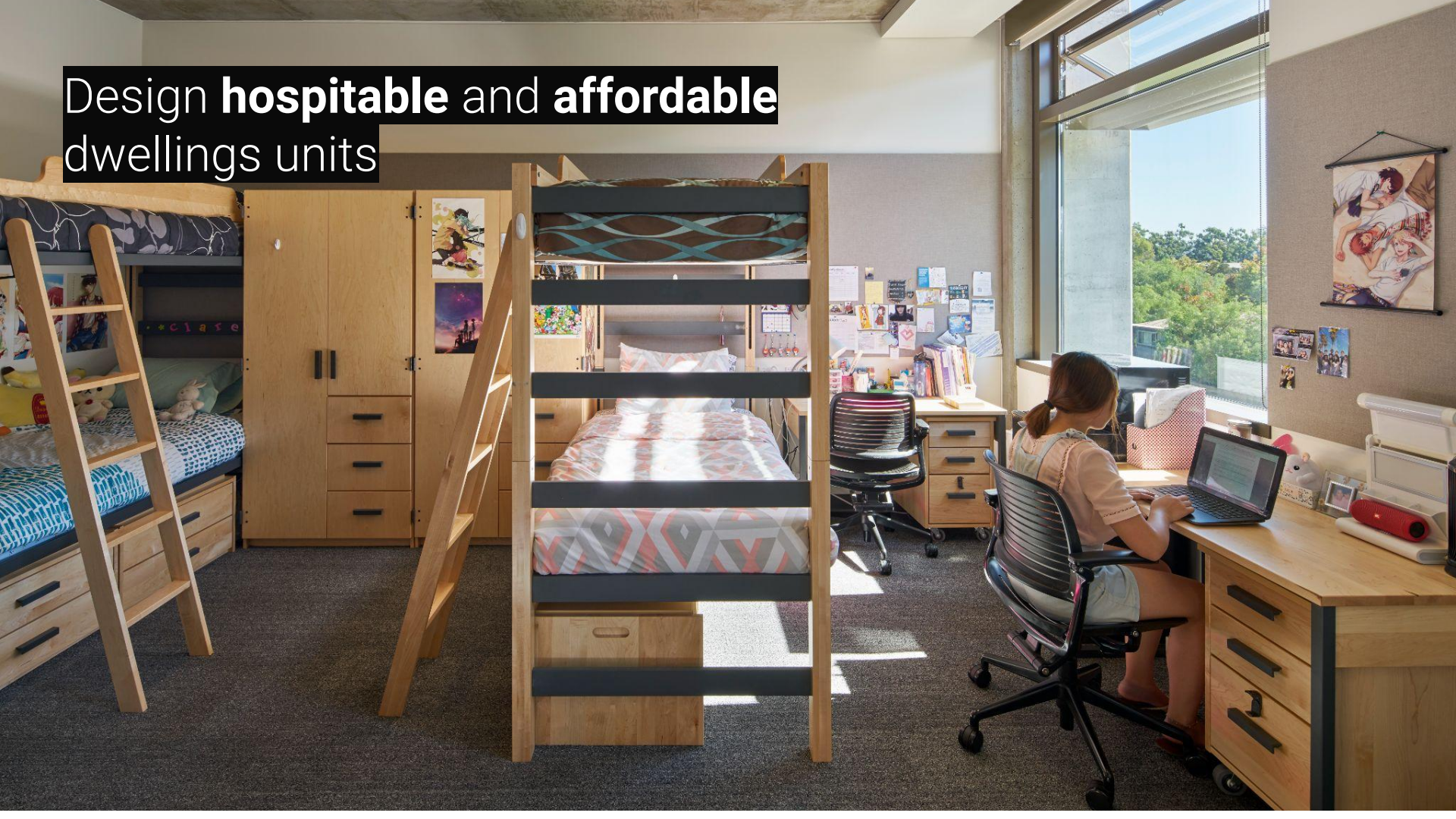

Provide **choice** for **social, study,** and **creativity**
With **amenities** that **build community**

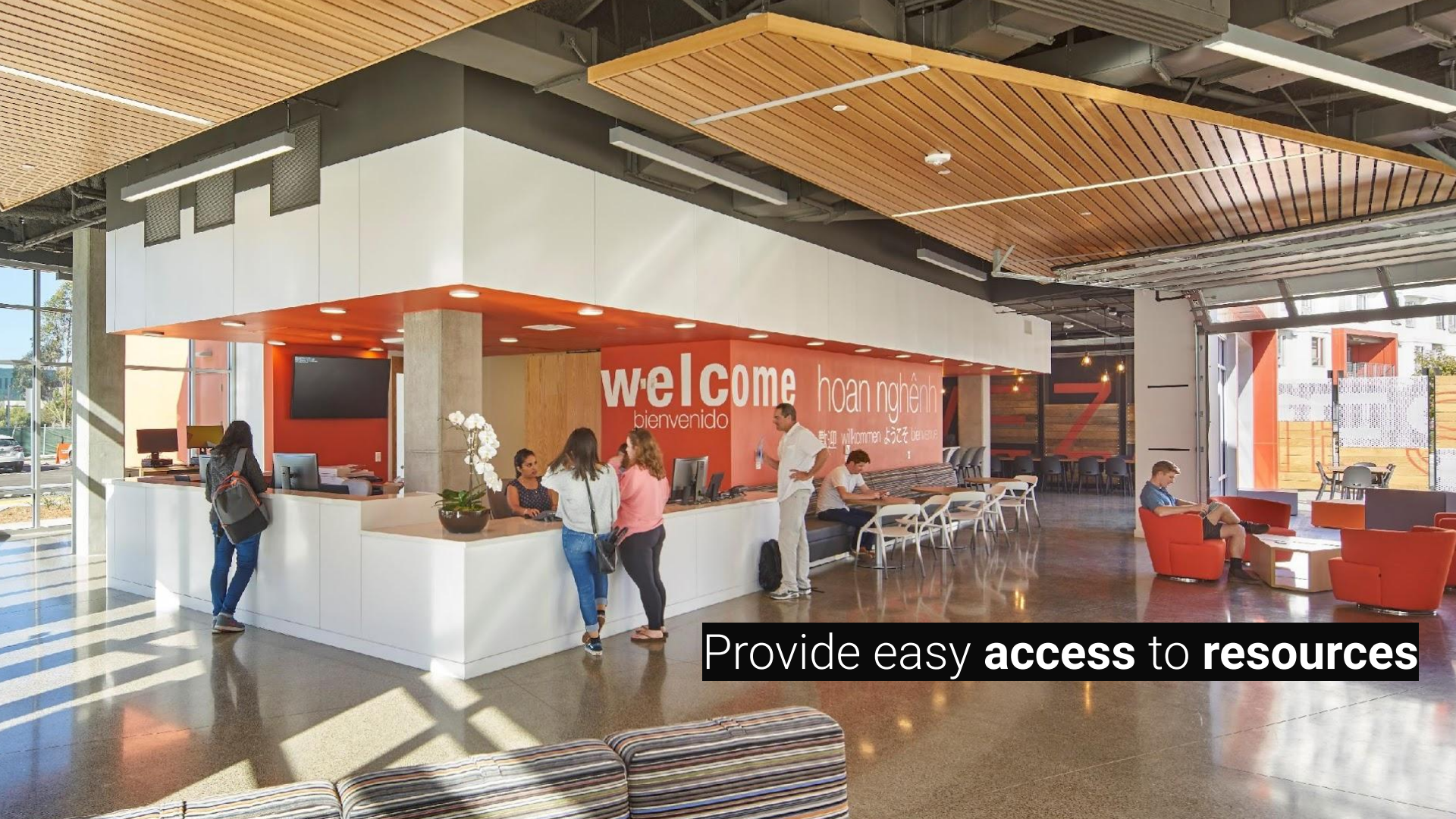

Extend **nature** into **social spaces**


Add **warmth** with **natural materials,**
and **celebrate** natural light


Connect to the Campus


Make **buildings** that **breathe**


Design **hospitable** and **affordable**
dwellings units



Provide easy **access** to **resources**

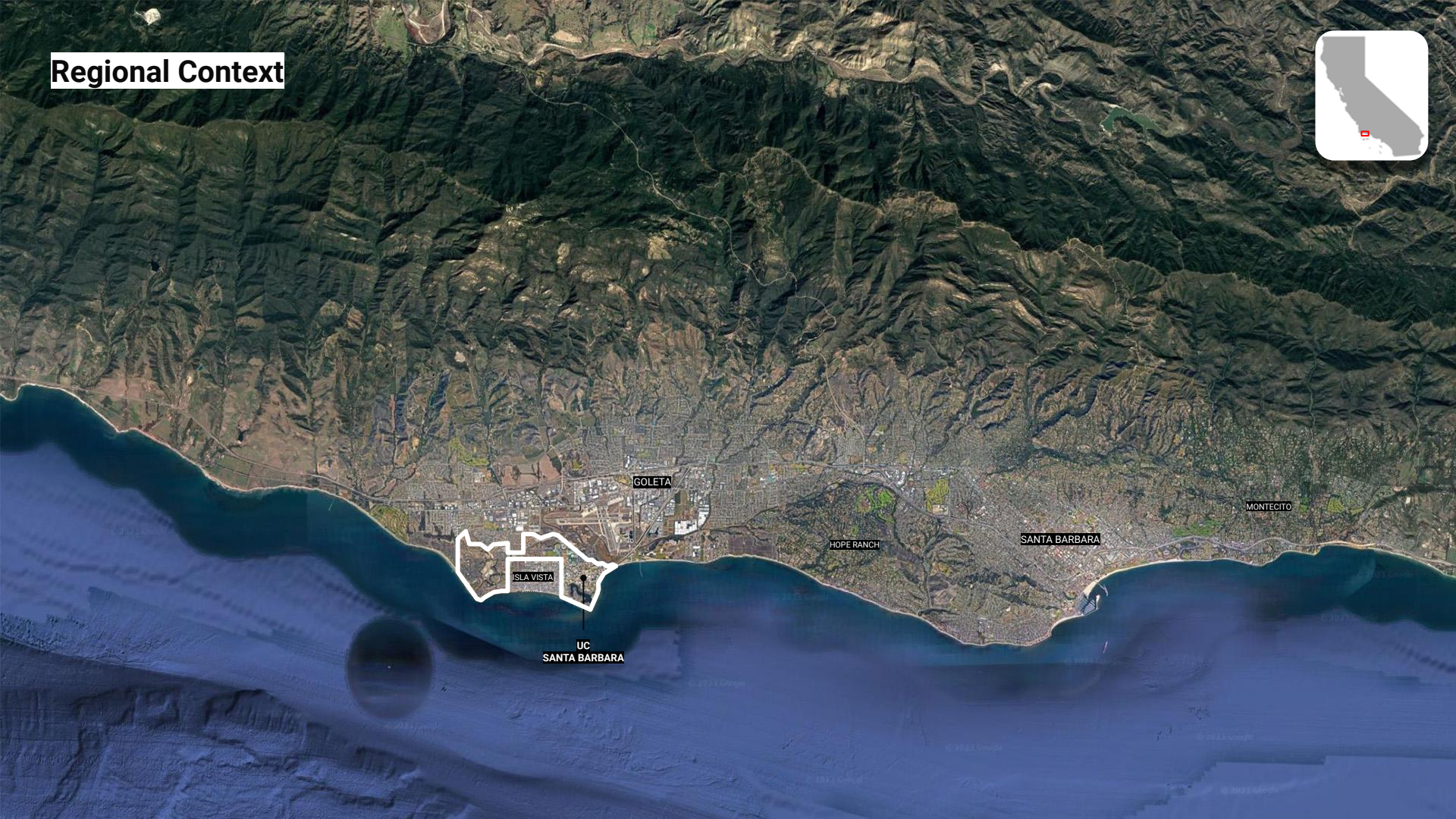

Form **neighborhoods** in the sky


Create **places** of **respite**
Allow for **informal** outdoor **community hubs**


Encourage **wellness activities**
With **spaces** that are **flexible** and **adaptable**

Campus Integration

Regional Context

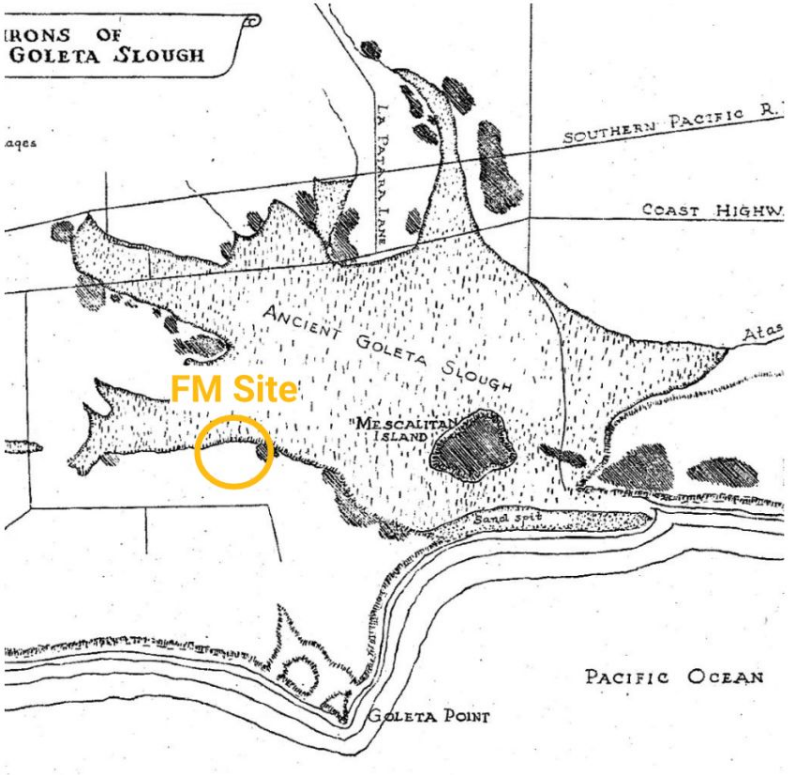


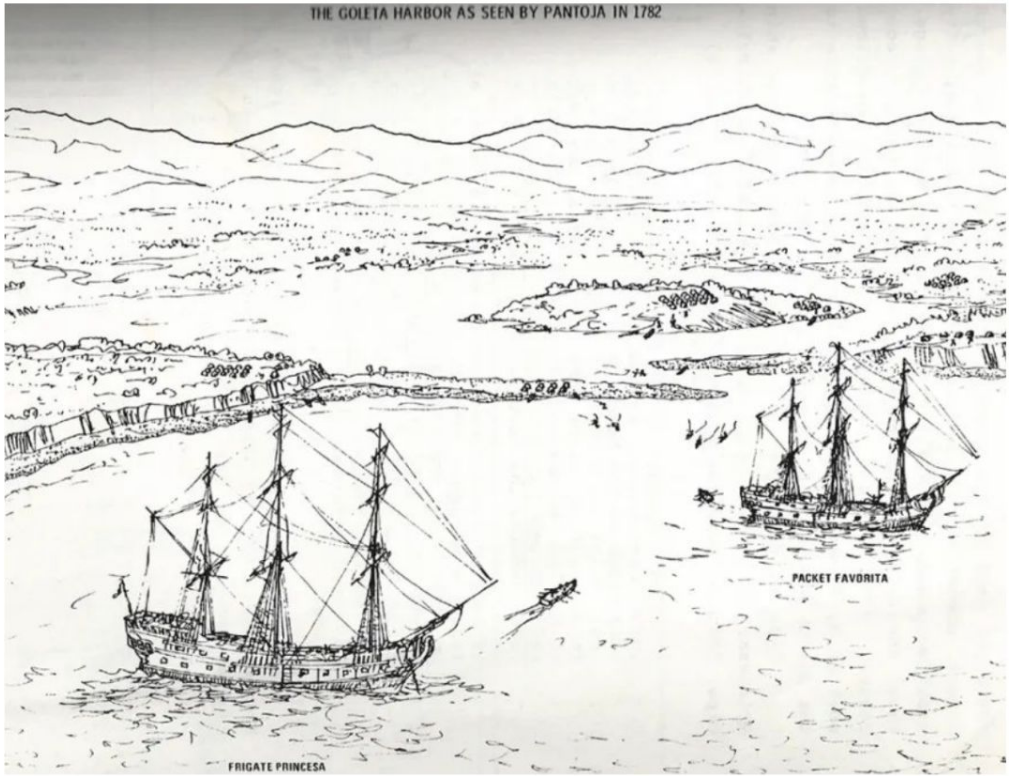
Campus Context


Site Context

Site History

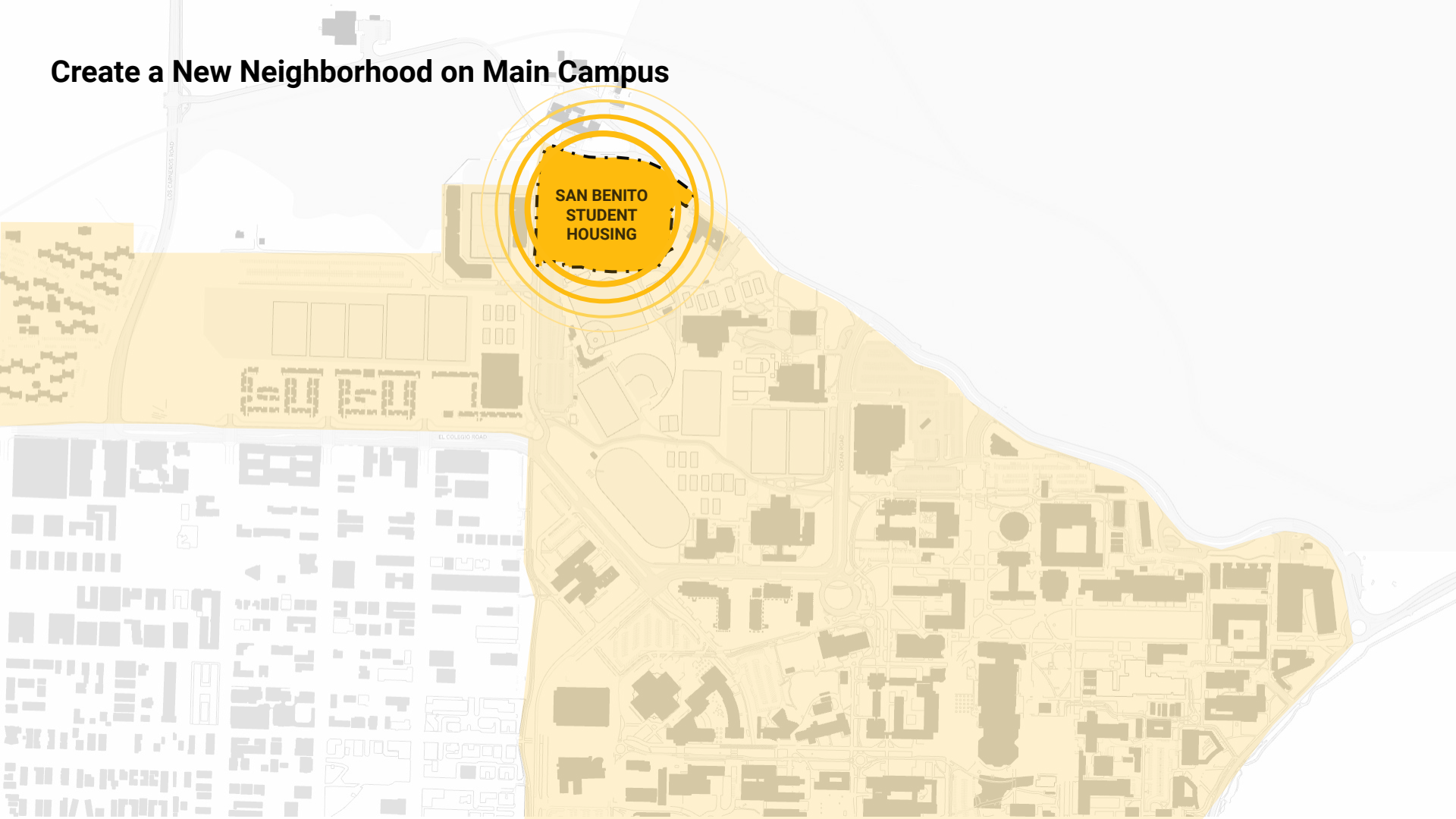
The Goleta Slough



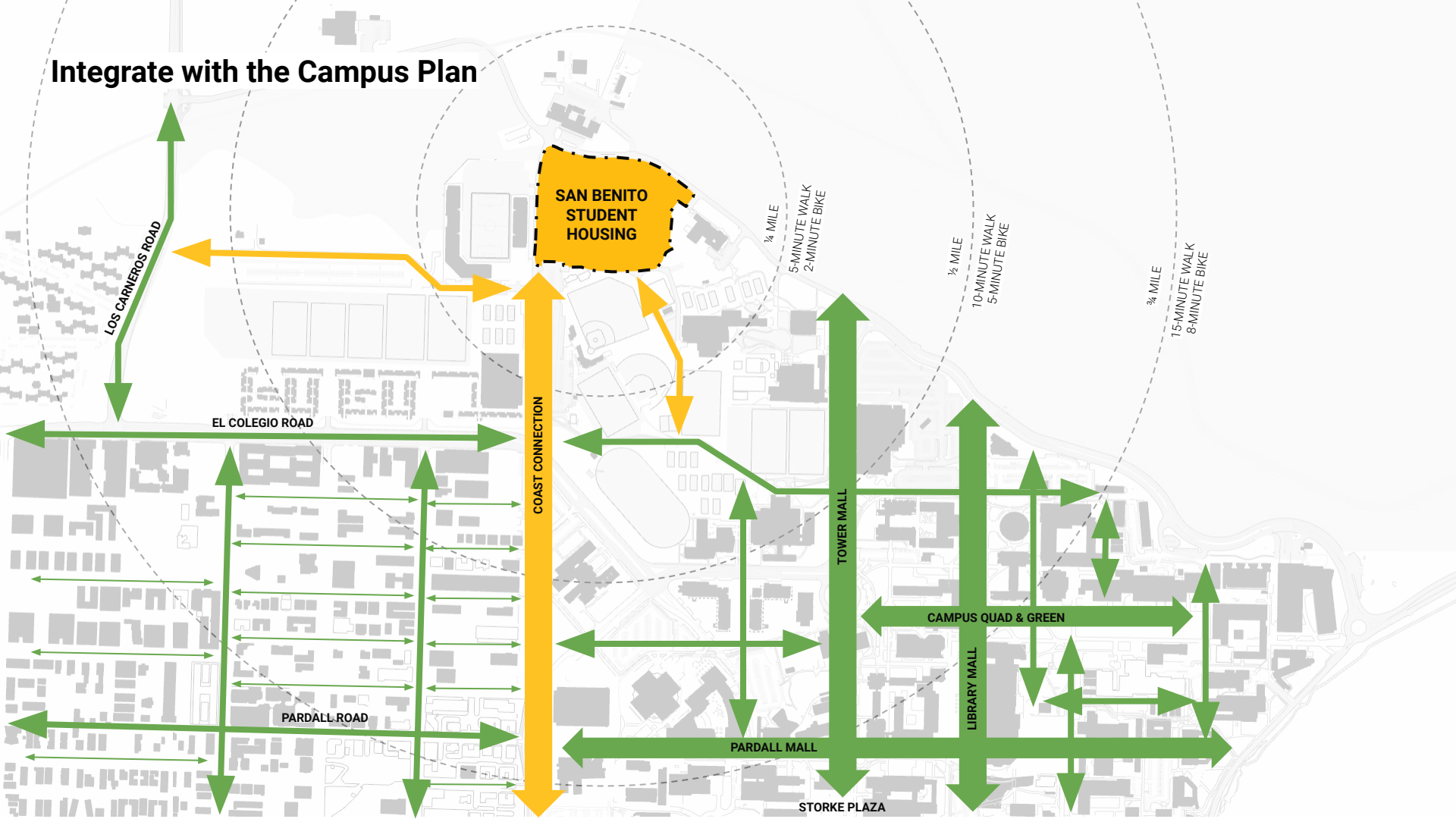


Site History
Excavation and Fill

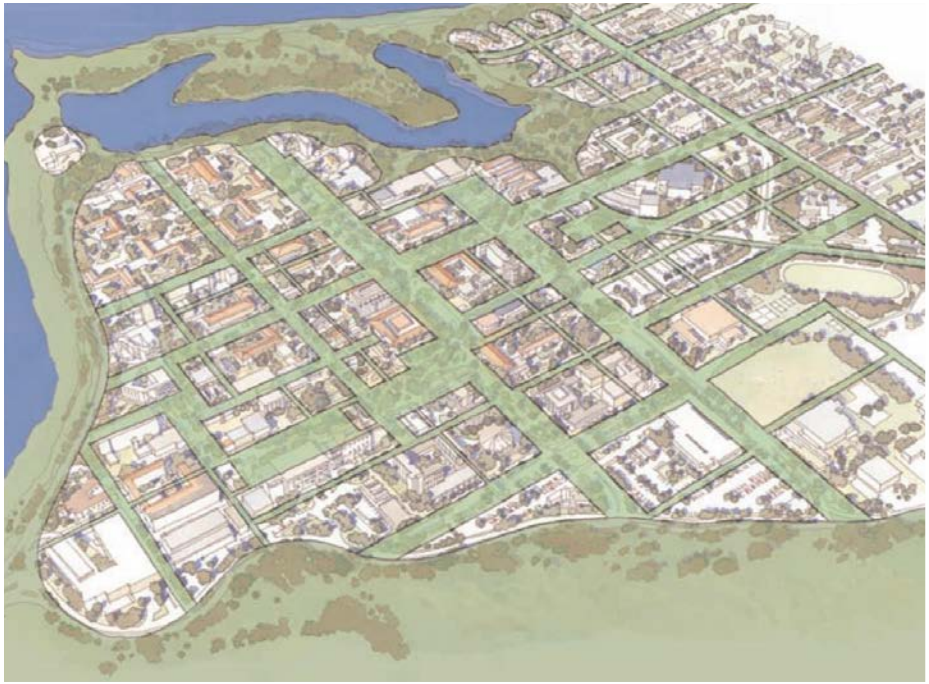
Create a New Neighborhood on Main Campus



Integrate with the Campus Plan



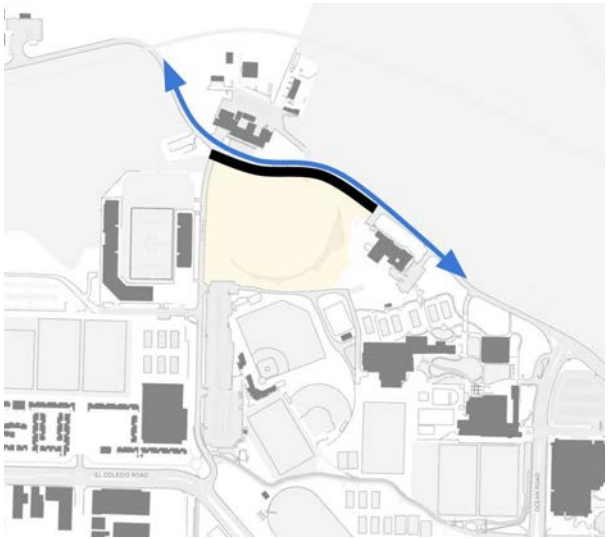
Campus Plan (2003)



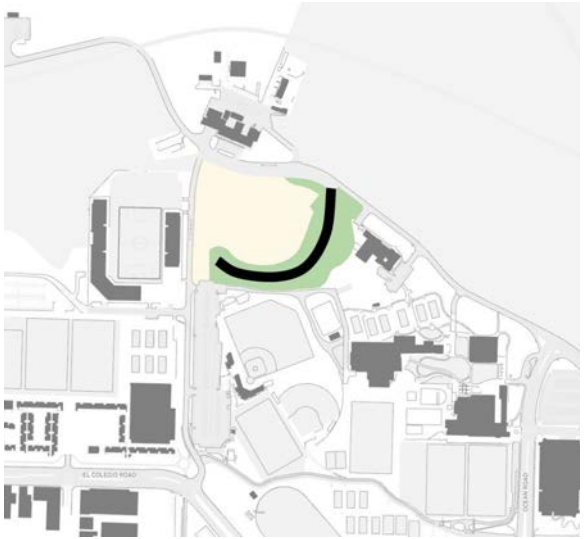
An Open Grid of Vistas

Open Space Framework

The Site Edges



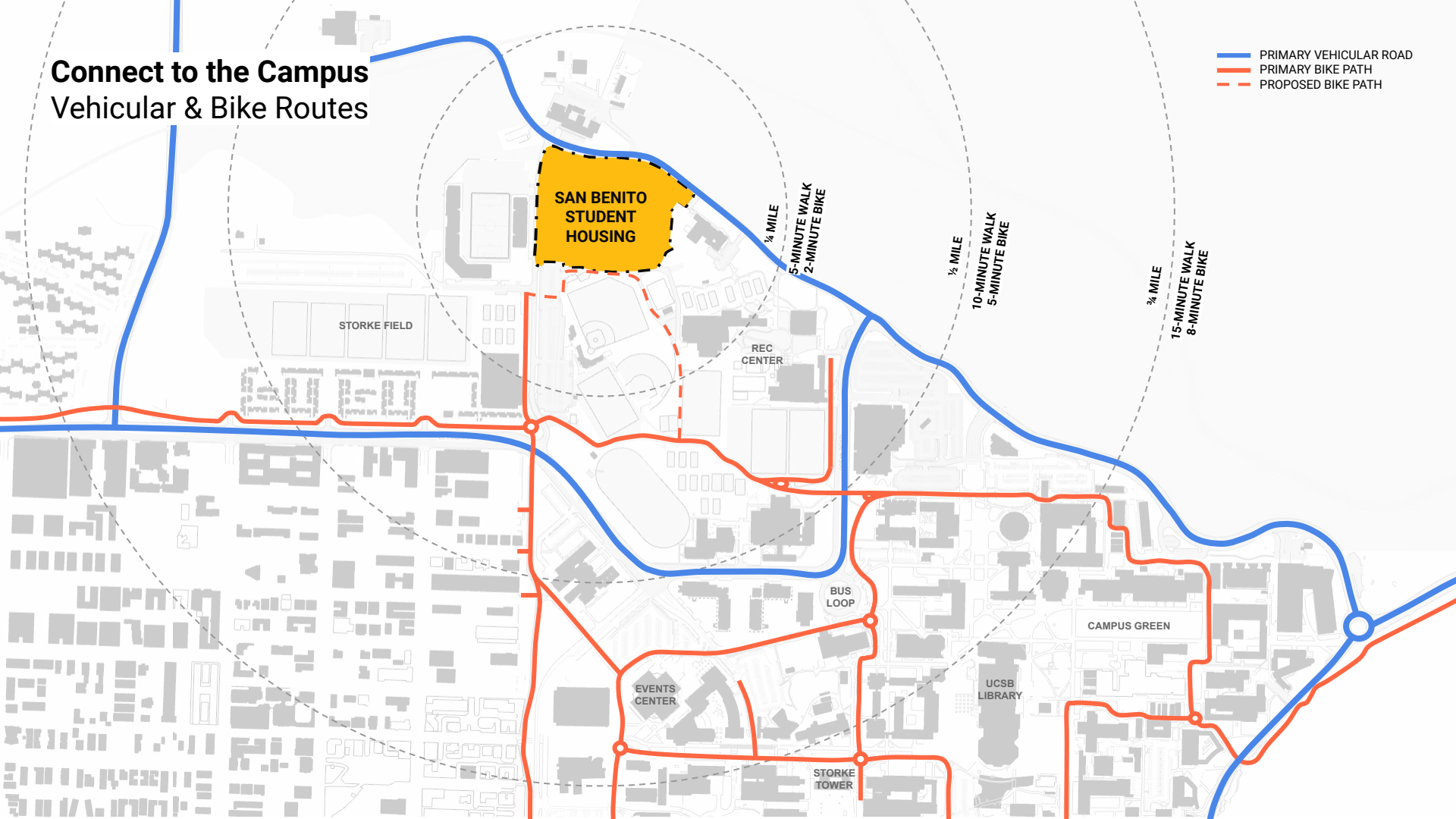
Protect from vehicular traffic on Mesa Rd



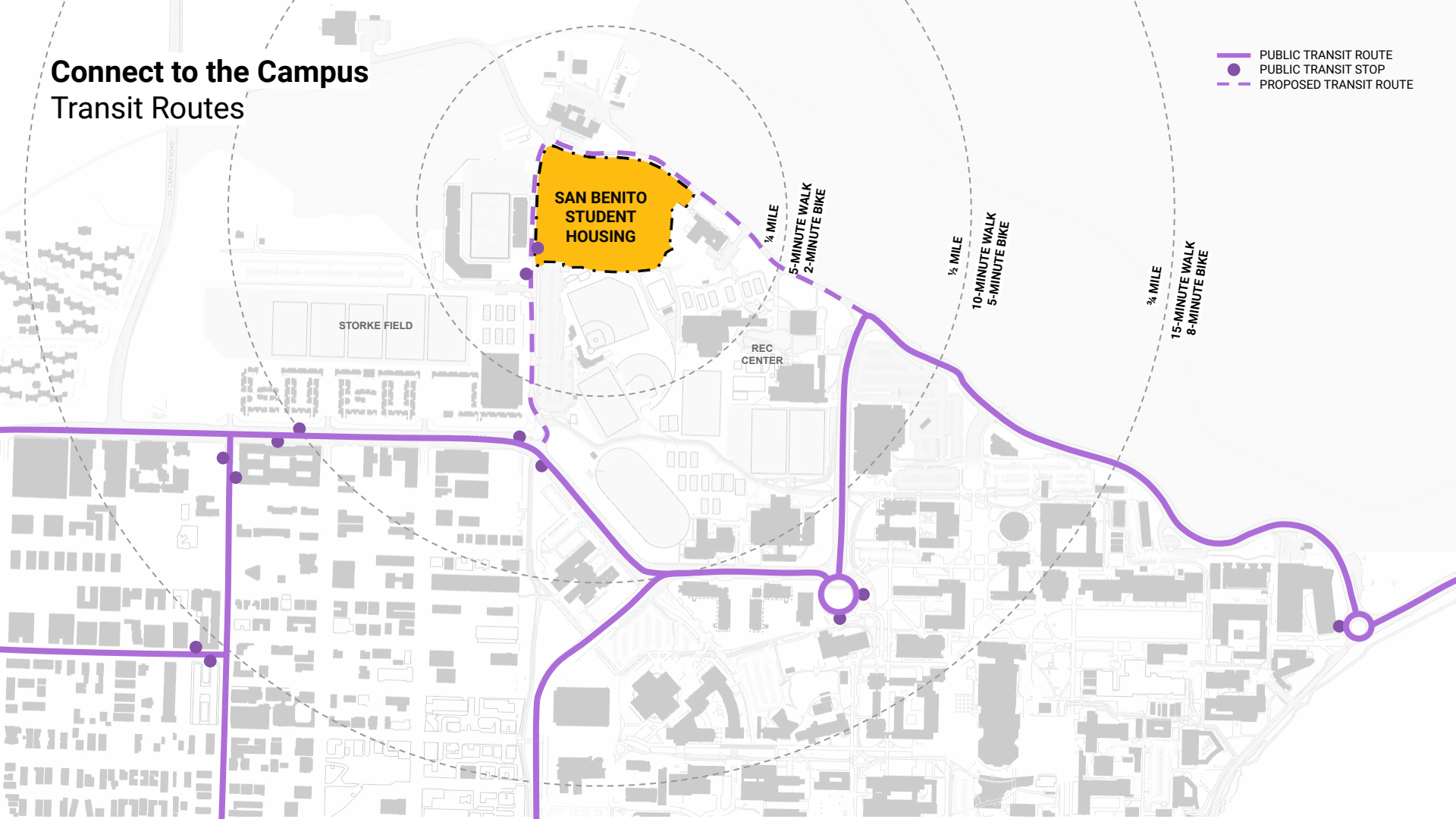
Respect ESHA boundary

Activate Stadium Rd

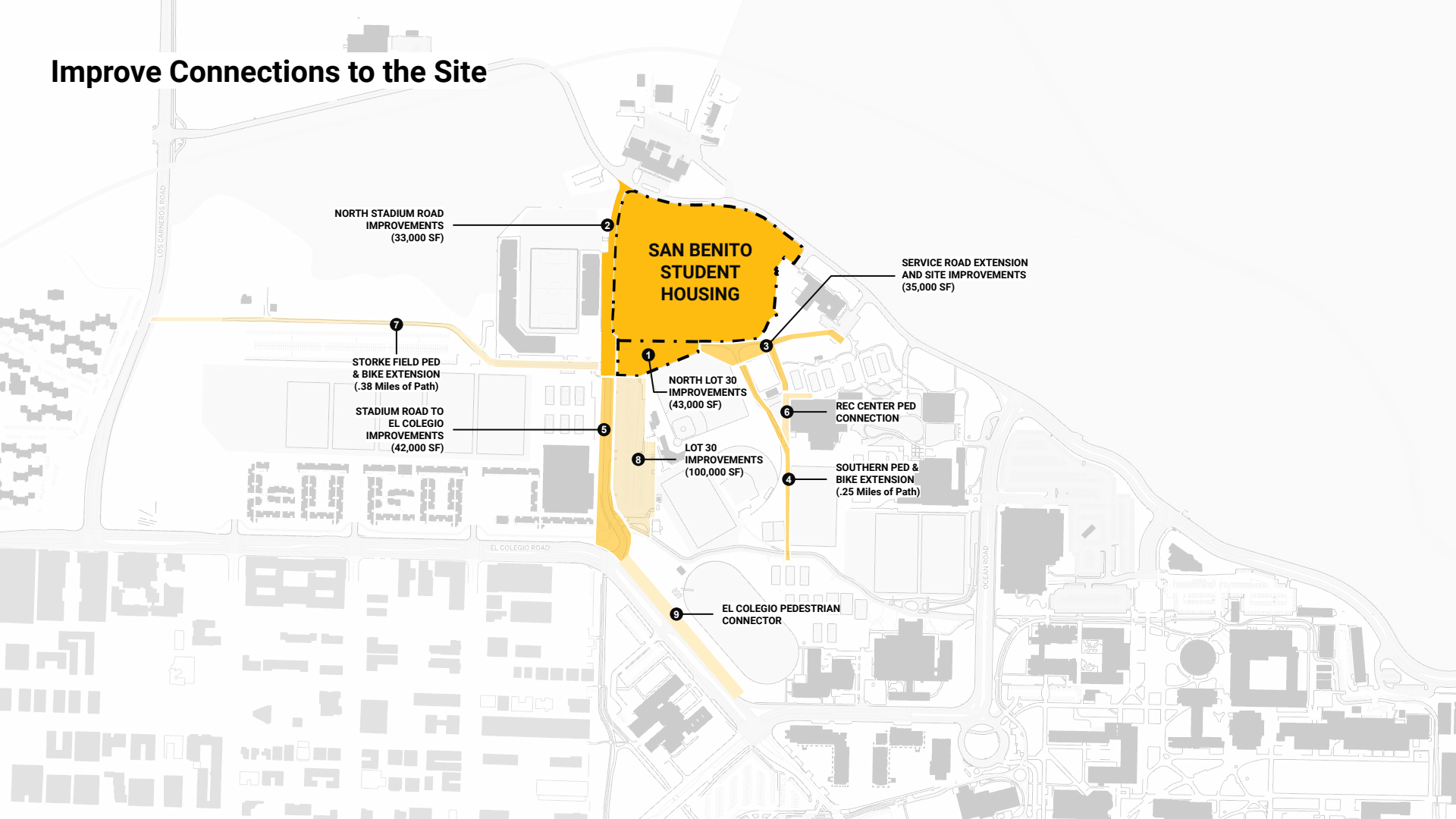
Connect to the Campus
Vehicular & Bike Routes



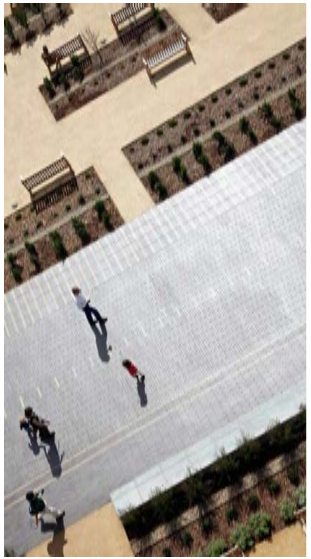
Connect to the Campus
Transit Routes



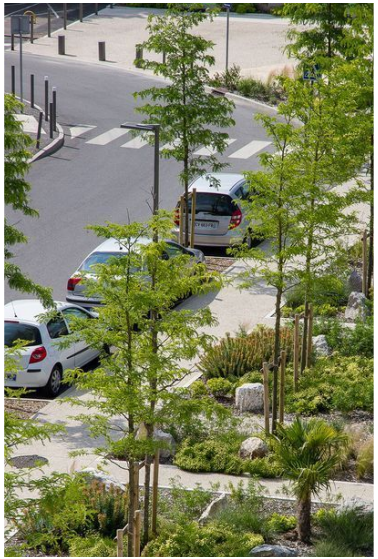
Improve Connections to the Site



Improve Connections to the Site



Pedestrian Walk



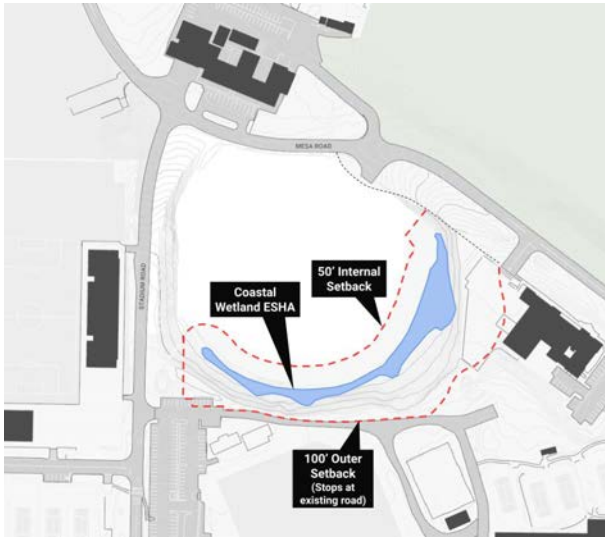
Vehicular Drop-Off

Bike Lanes

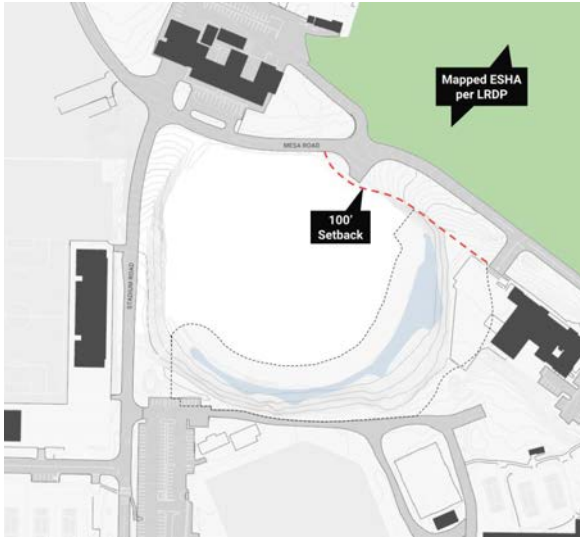
Vehicular Parking

Bike Parking

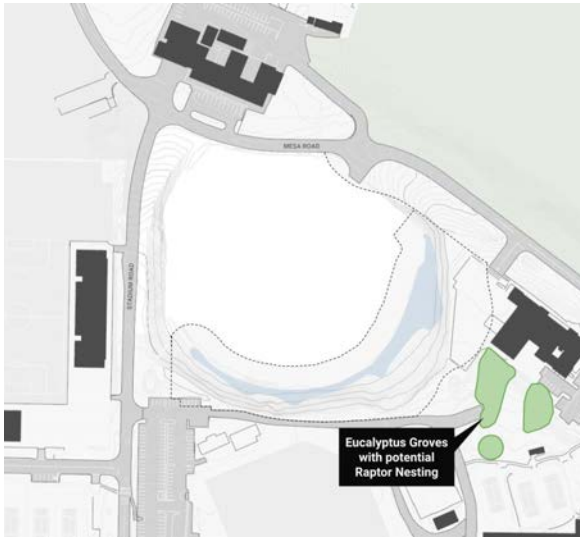
Environmentally Sensitive Areas



South Wetland ESHA



Storke ESHA



Eucalyptus Grove

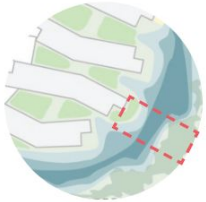
South Wetland ESHA

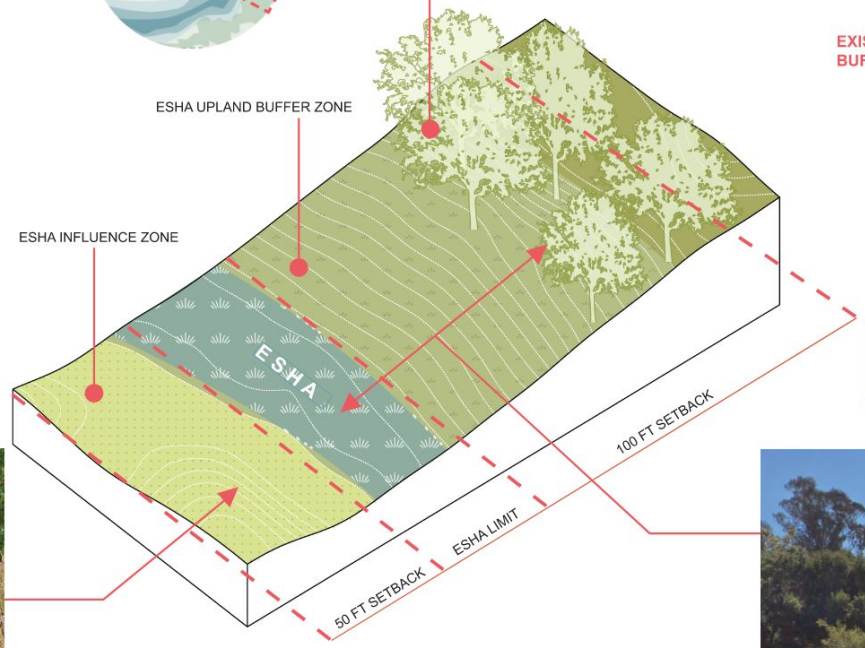
Plant Map

LEGEND:

- UCSB Boundary
- Survey Area
- Vegetation Types
  - AG - Annual brome grasslands
  - AW - Arroyo willow thickets
  - BO - Bristly ox-tongue / Italian thistle stands
  - CB - Coyote brush scrub
  - D - Developed (paving, buildings, mulch piles)
  - EG - Eucalyptus groves
  - L - Landscaping, trees and shrubs, isolated oaks
  - OW - Coast live oak woodland
  - PS - Poison oak stands
  - RG - Rabbit's-foot grass stands
  - RS - Riparian scrub
  - ST - Manufactured Water Treatment Facility
  - SW - Sandbar willow thickets
  - T - Turf / Lawns (mowed), weedy roadside areas
  - UM - Upland mustard stands

ESHA Zones





PROPOSED ESHA INFLUENCE ZONE

Scientific Name	Common Name
Centromadia parryi. ssp	Southern tarplant
Euthamia occidentalis	Western goldenrod
Bouteloua gracilis	Blue grama grass
Castilleja exserta	Purple owl's clover
Juncus patens	Common rush
Achillea millefolium	Yarrow
Eschscholzia californica	California poppy
No mow grass	No mow grass

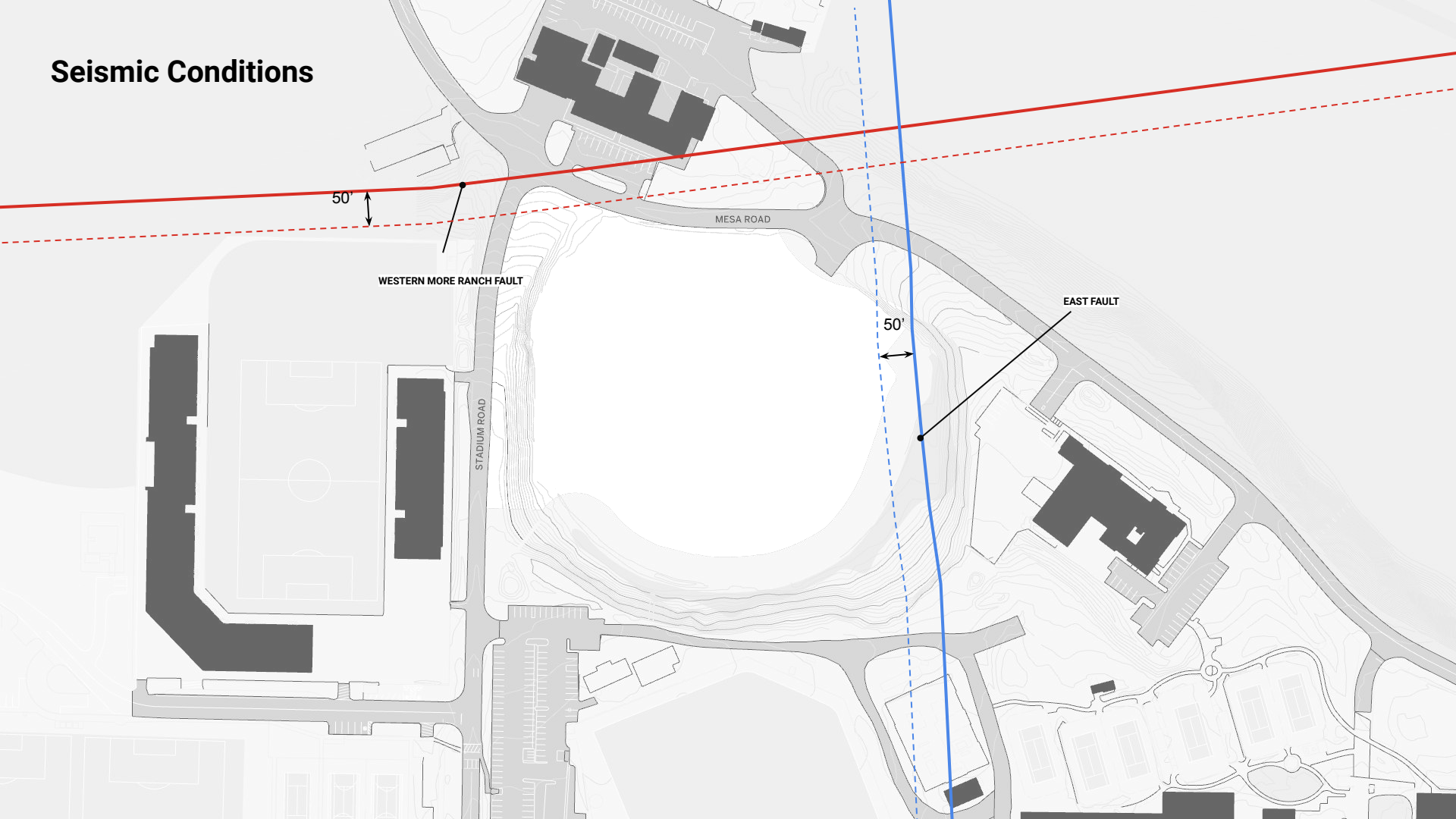
Strategy:Transition between ESHA and neighboring residential gardens, the area serves students for both recreational and educational purposes, while offering valuable resources for local birds and pollinators.

EXISTING PLANTS AT ESHA AND UPLAND BUFFER TO REMAIN

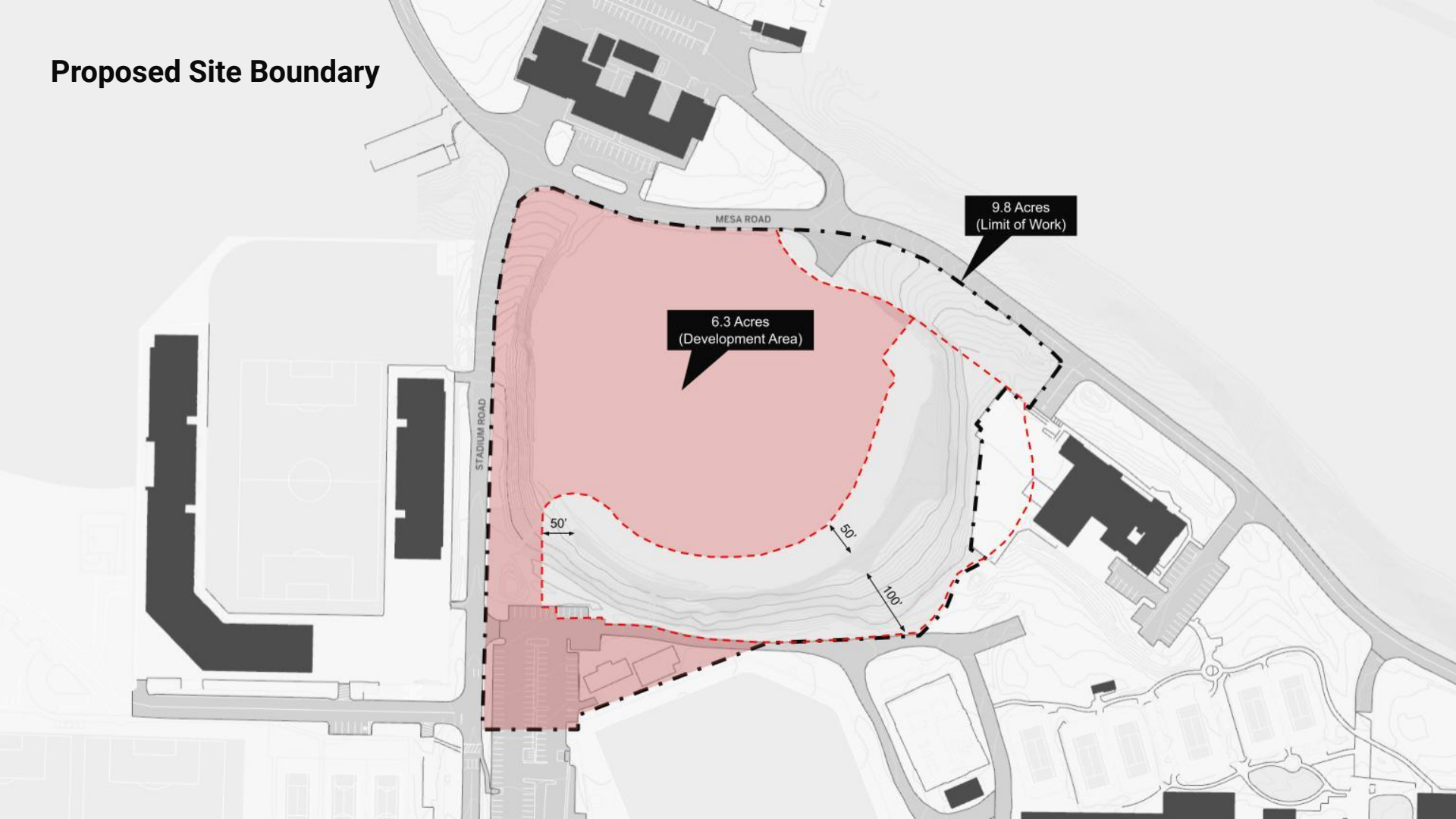
Scientific Name	Common Name
Quercus agrifolia	Coast live oak
Carduus pycnocephalus	Italian thistle
Helminthotheca echioides	Bristly Ox-tongue
Brassica nigra	Upland mustard
Polypogon monspeliensis	Rabbitsfoot grass
Toxicodendron pubescens	Poison oak
Bromus inermis	Bromus grass

Strategy: Conserving existing plant communities to minimize the impact on established wildlife habitats within ESHA and its surrounding

Seismic Conditions



Proposed Site Boundary



Campus Context

Shaded Walkways

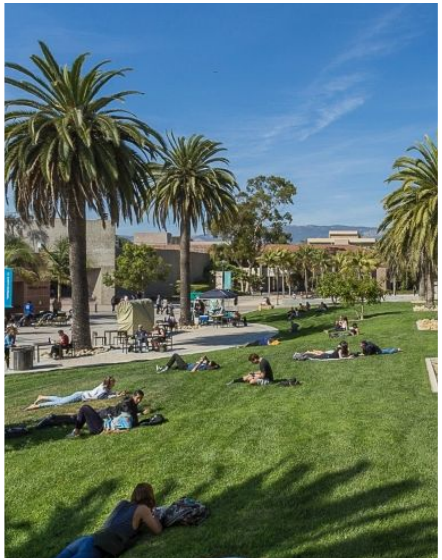
Outdoor Pocket Spaces

Scenic Views

Integration of Nature

Design Elements

Arcades



Courtyards

Plinths

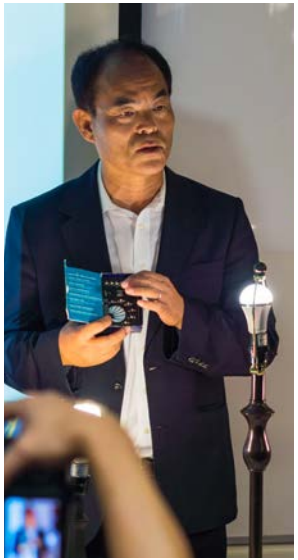
Paseos

Site Design & Massing

Project Drivers

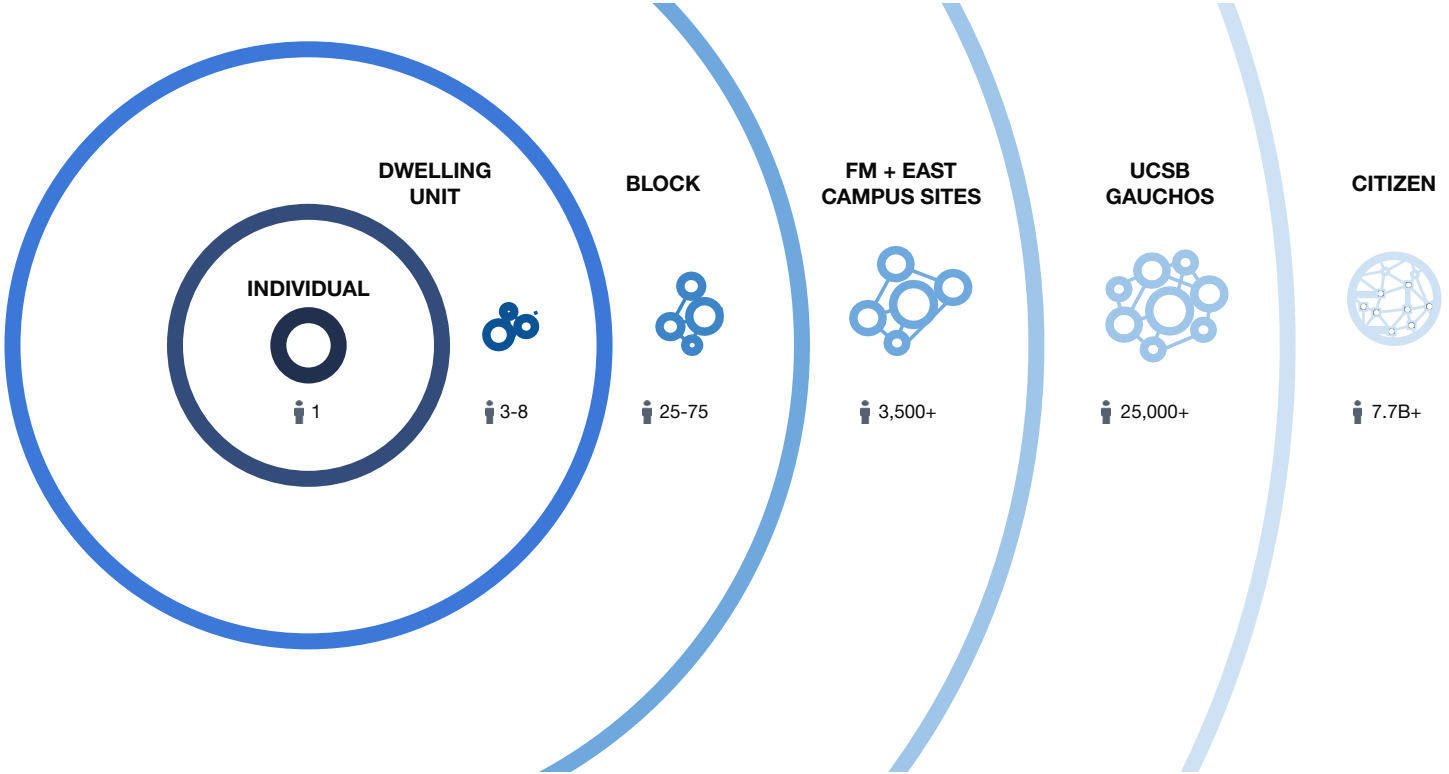
Integrated Community

Student Success

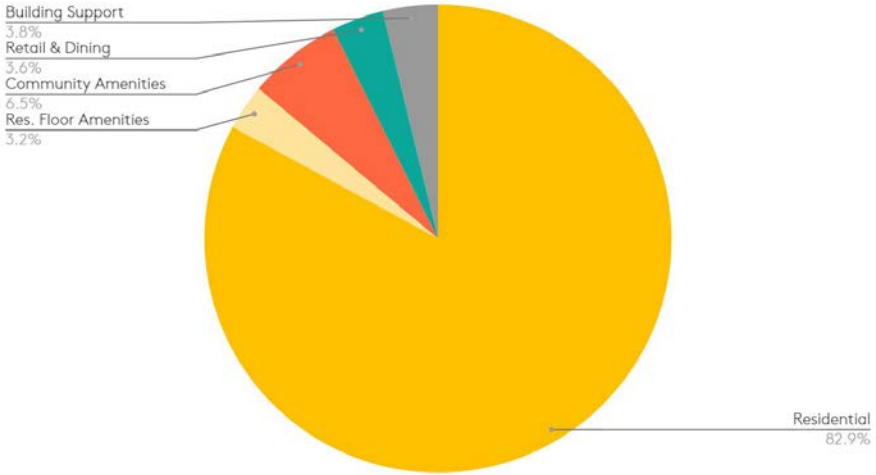


Institutional Identity

Creating Home at Every Scale

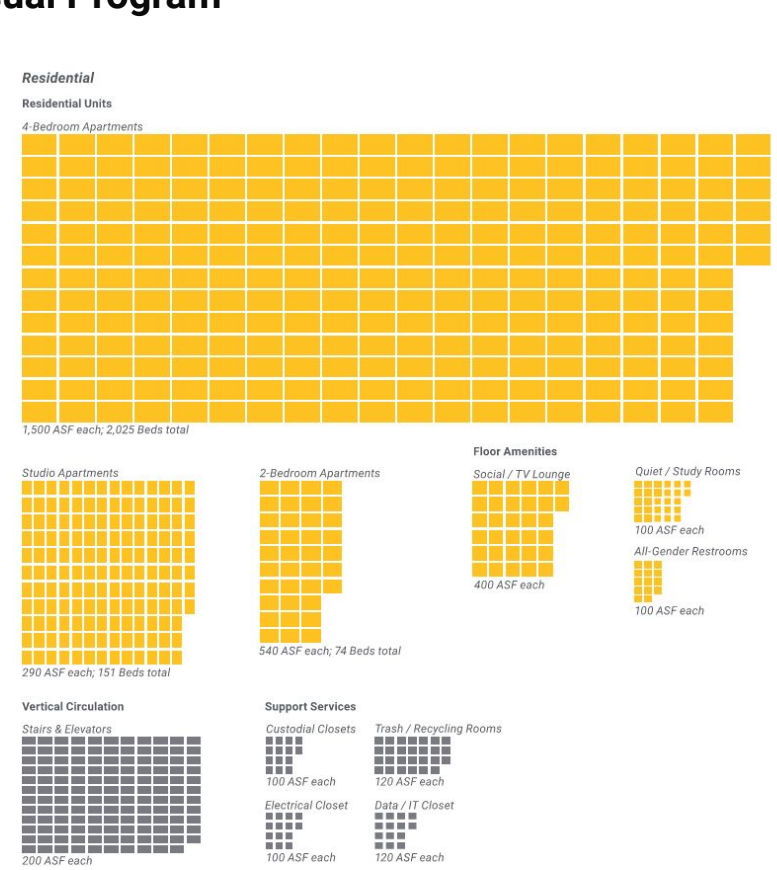


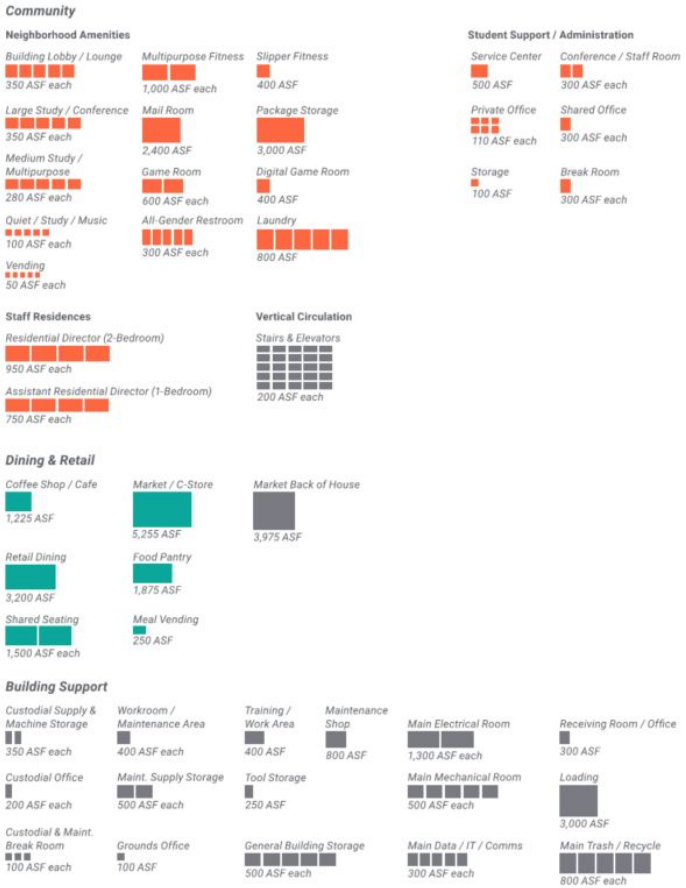
Program Summary



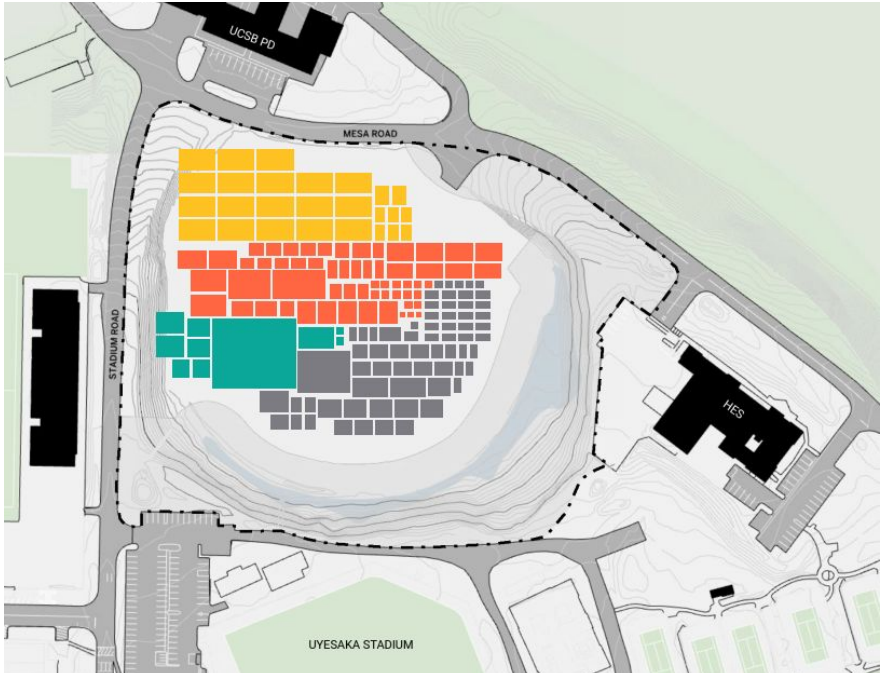
Space Name	Beds	Total ASF	Gross Factor / Efficiency	Total GSF
Residential	2,250	443,265	1.25	555,384
Residential Floor Amenities		16,900	1.25	21,195
Community / Building Amenities		29,860	1.3	43,668
Retail & Dining		14,805	1.3	24,122
Building Support			1.25	25,563
PROGRAM SUMMARY		504,830	75%	669,931

Visual Program

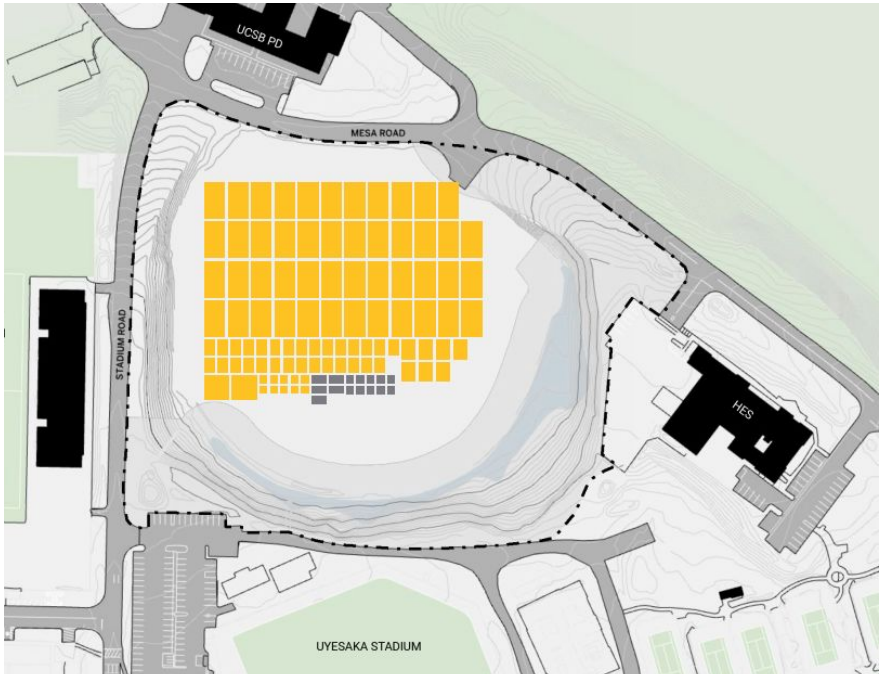




Site Capacity

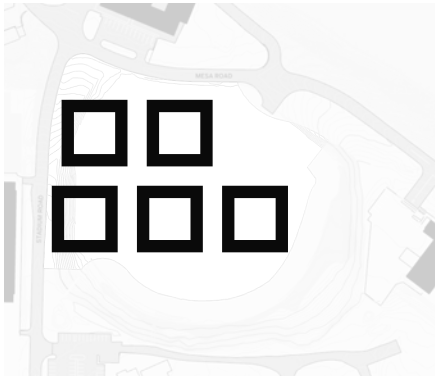


Ground Floor Program

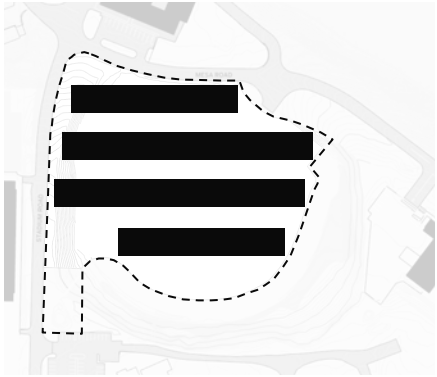


Typical Upper Floor Program

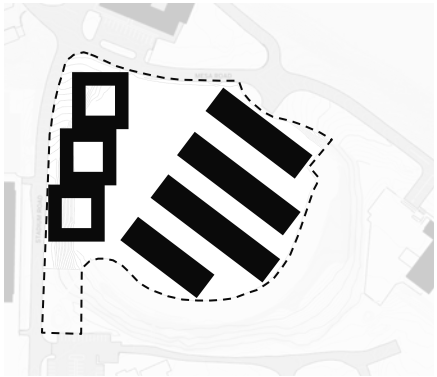
Design Process



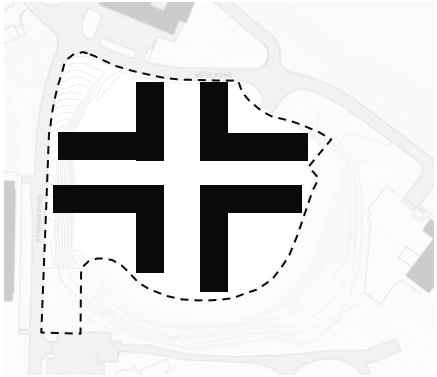
Courtyards



Bars

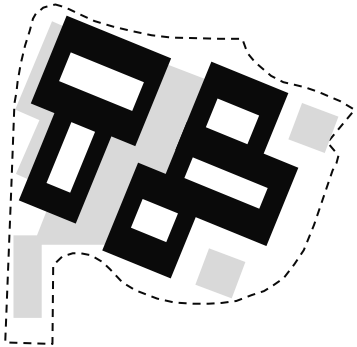


Collection

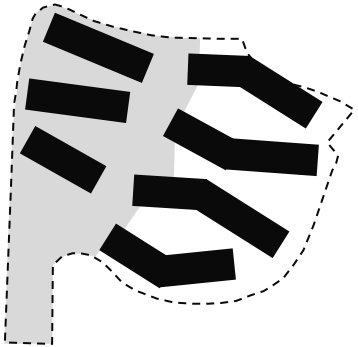


Intersection

Design Process



Courtyards



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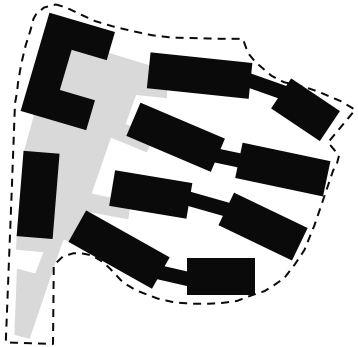

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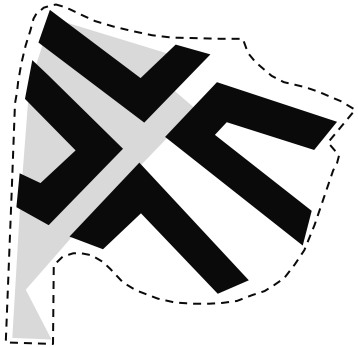
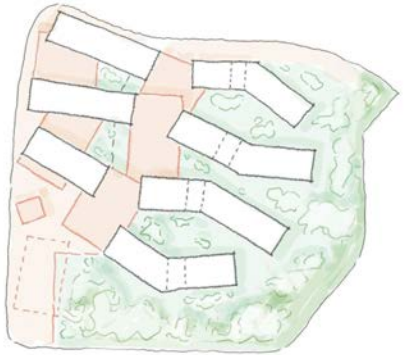


Intersection

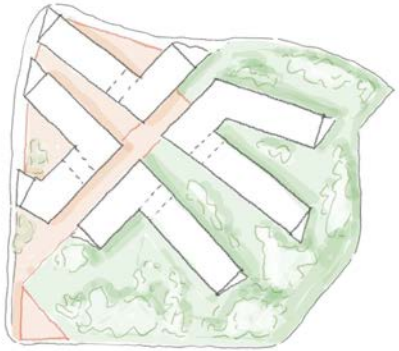
Design Process

Courtyards



Bars

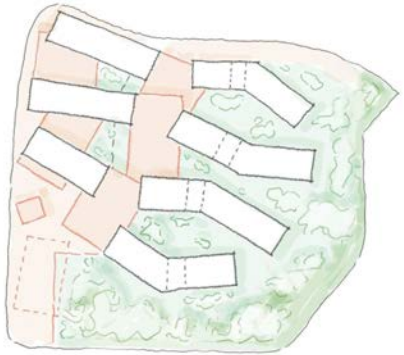
Collection



Intersection

Design Process

Courtyards

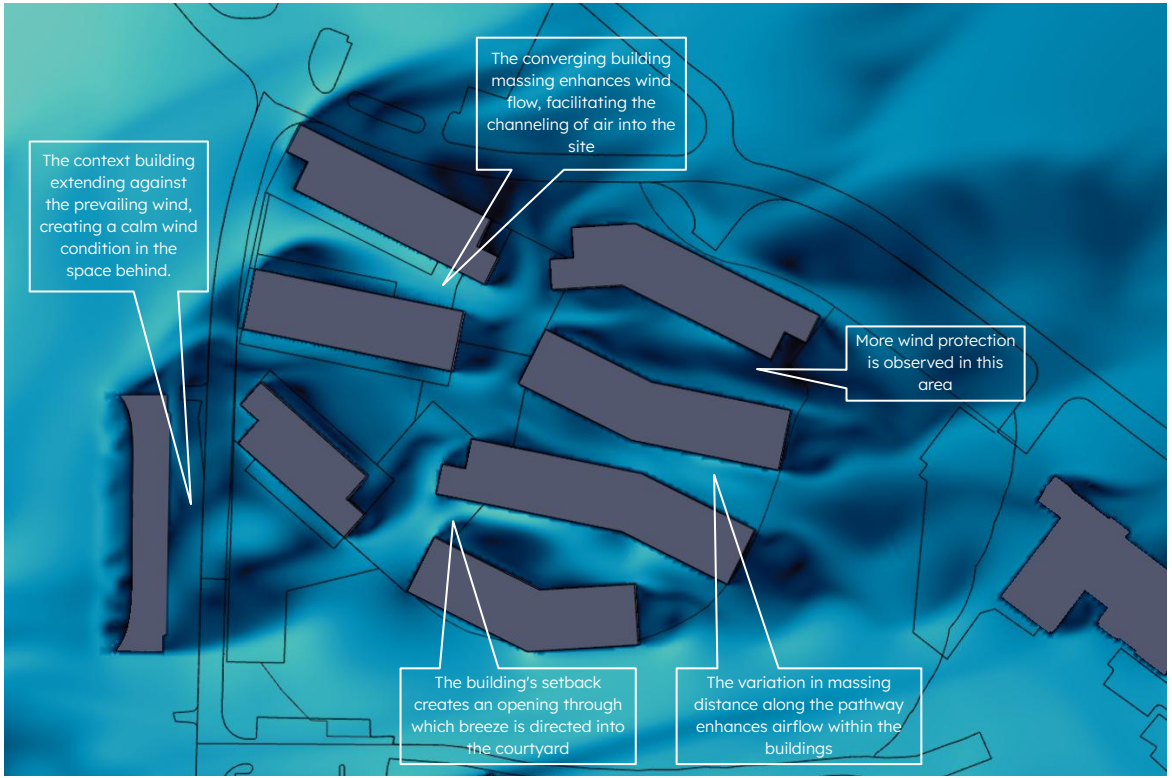


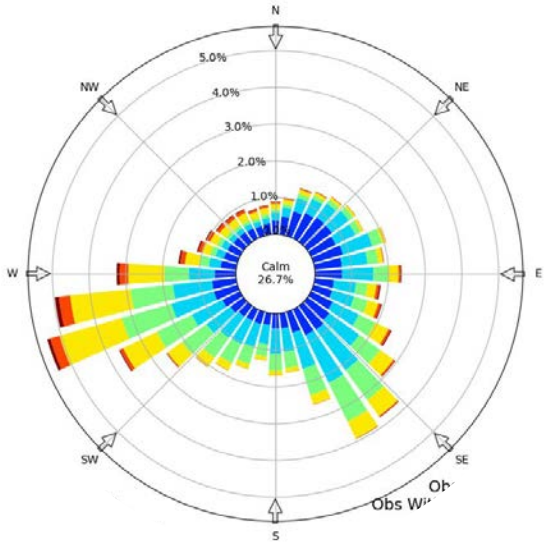
Bars

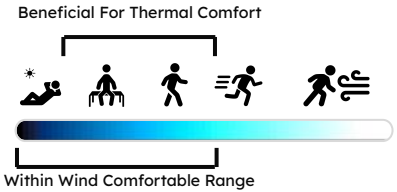
Collection

Intersection

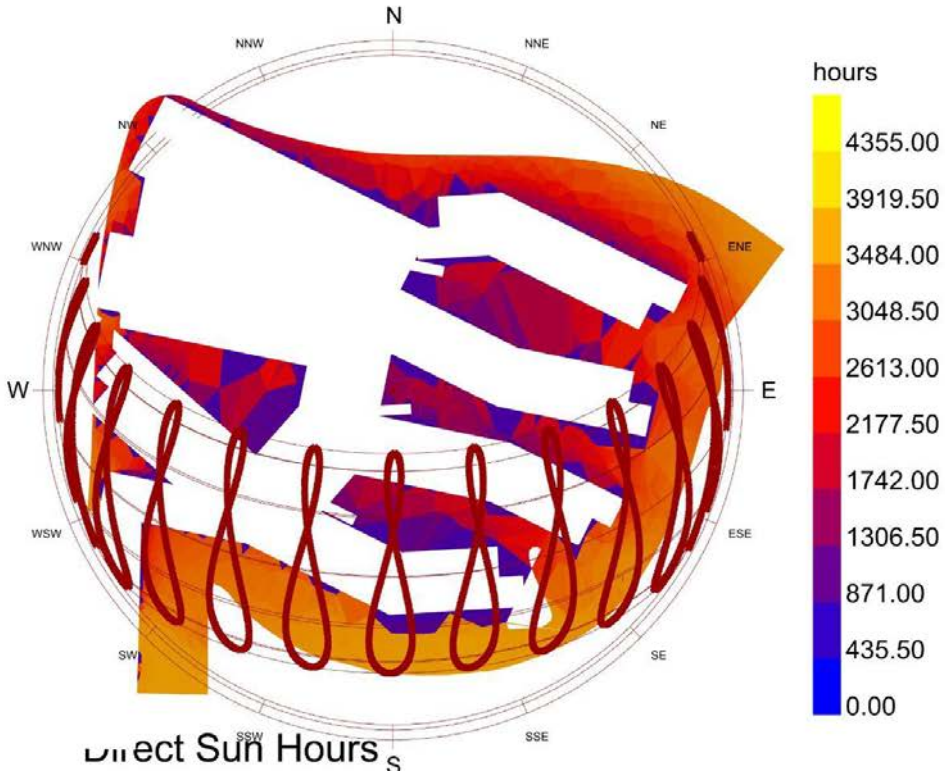
Wind Analysis
Bars Scheme





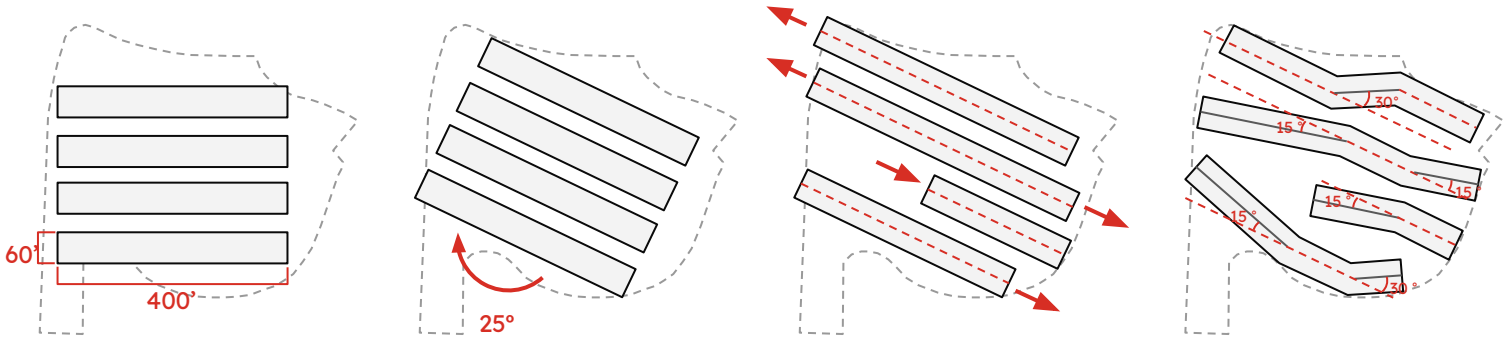


Average Direct Sunlight Hours per Year
Bars Scheme

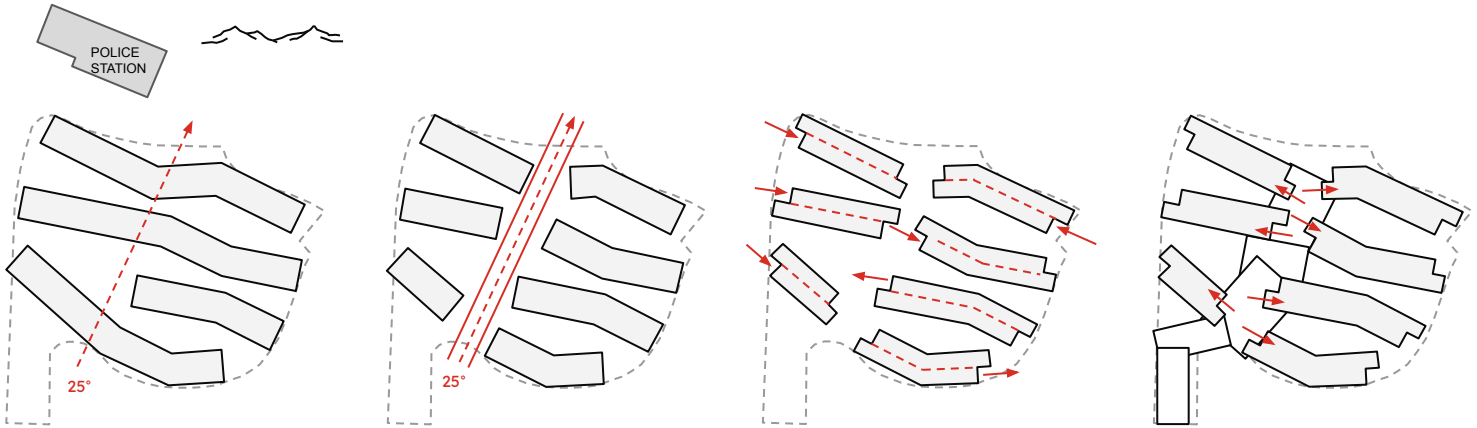


AVERAGE ~ **1500 HOURS** PER YEAR OF DIRECT SUN IN COURTYARDS

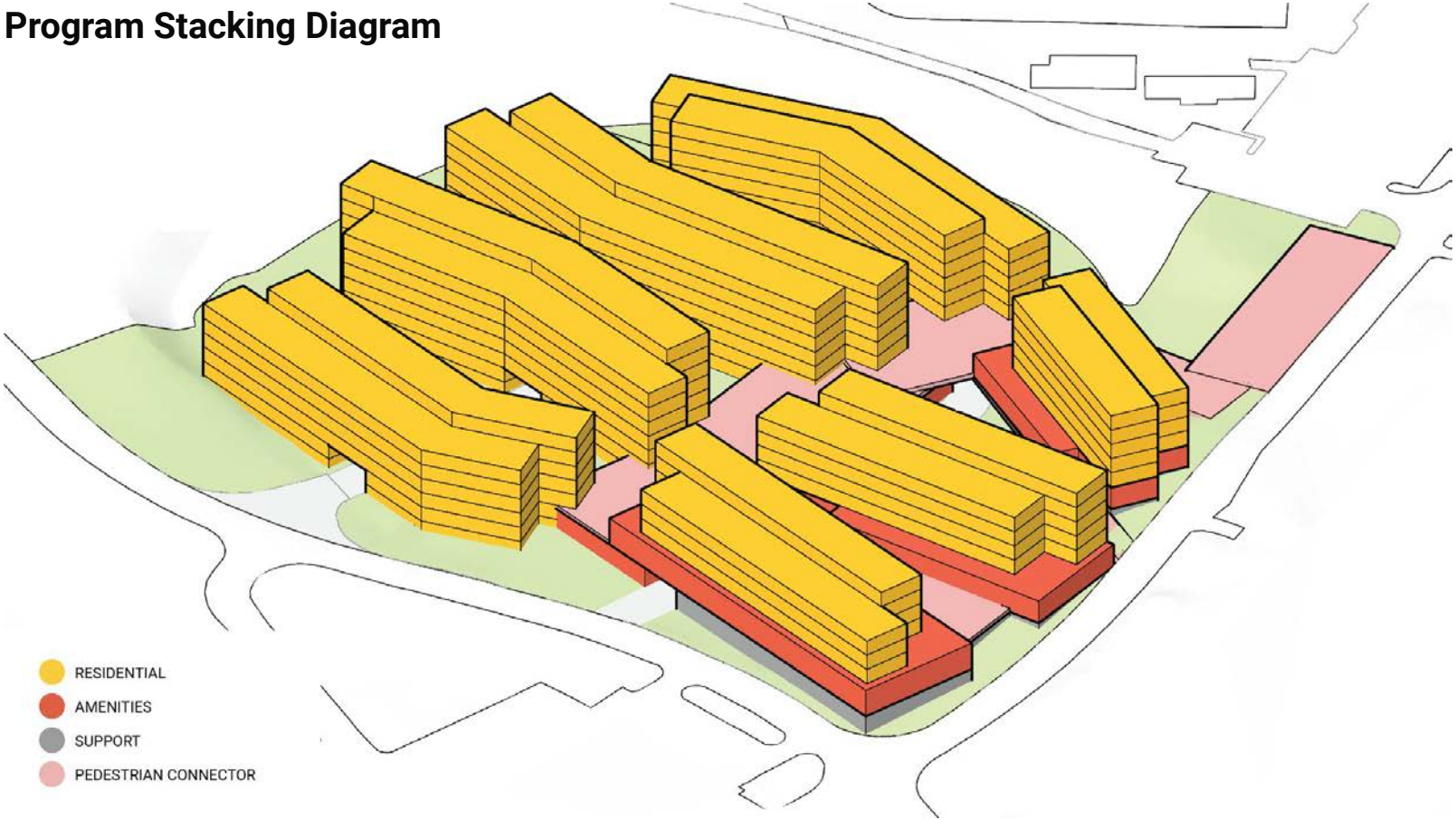
Massing Evolution Diagrams



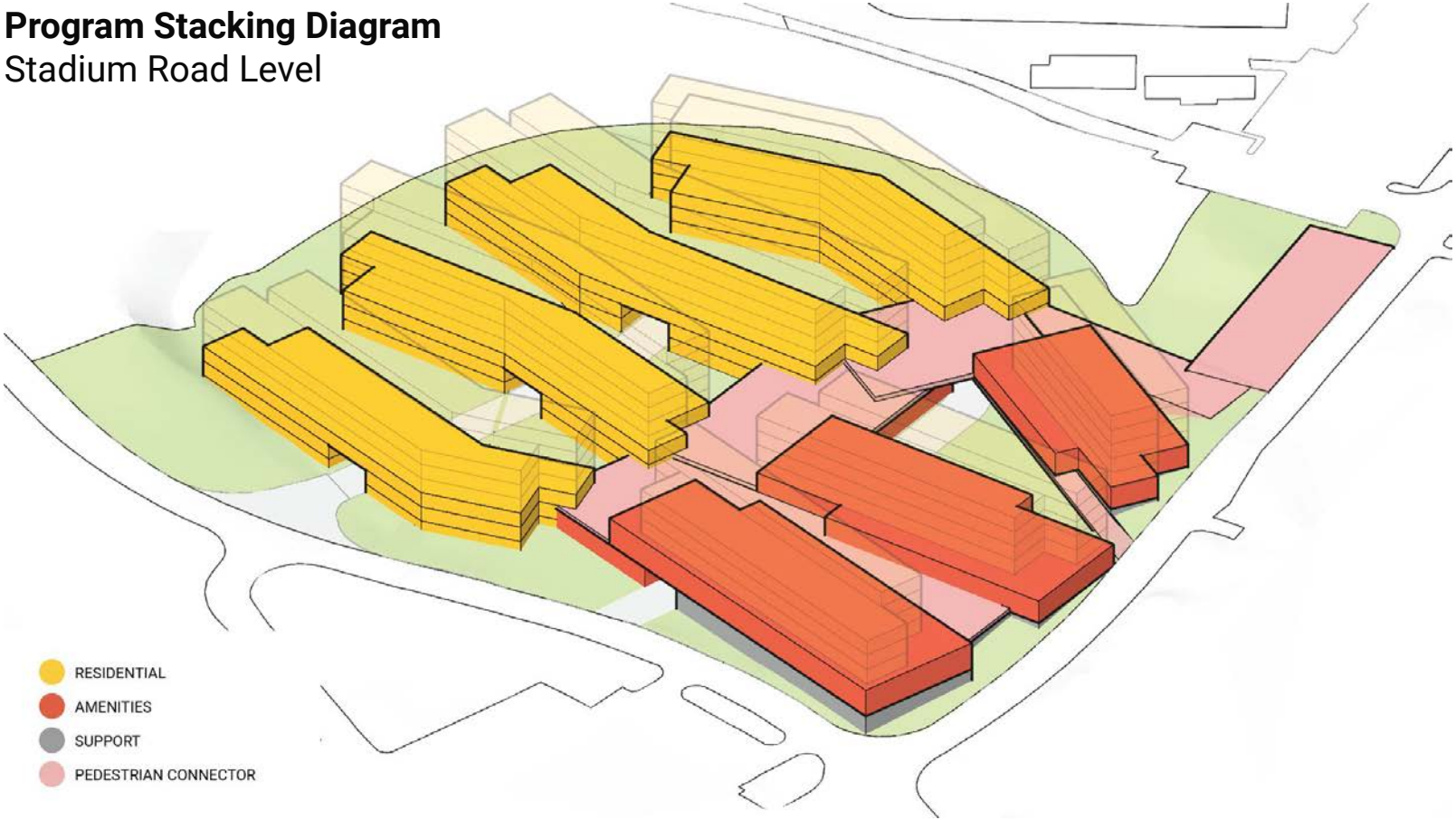
Massing Evolution Diagrams



Program Stacking Diagram

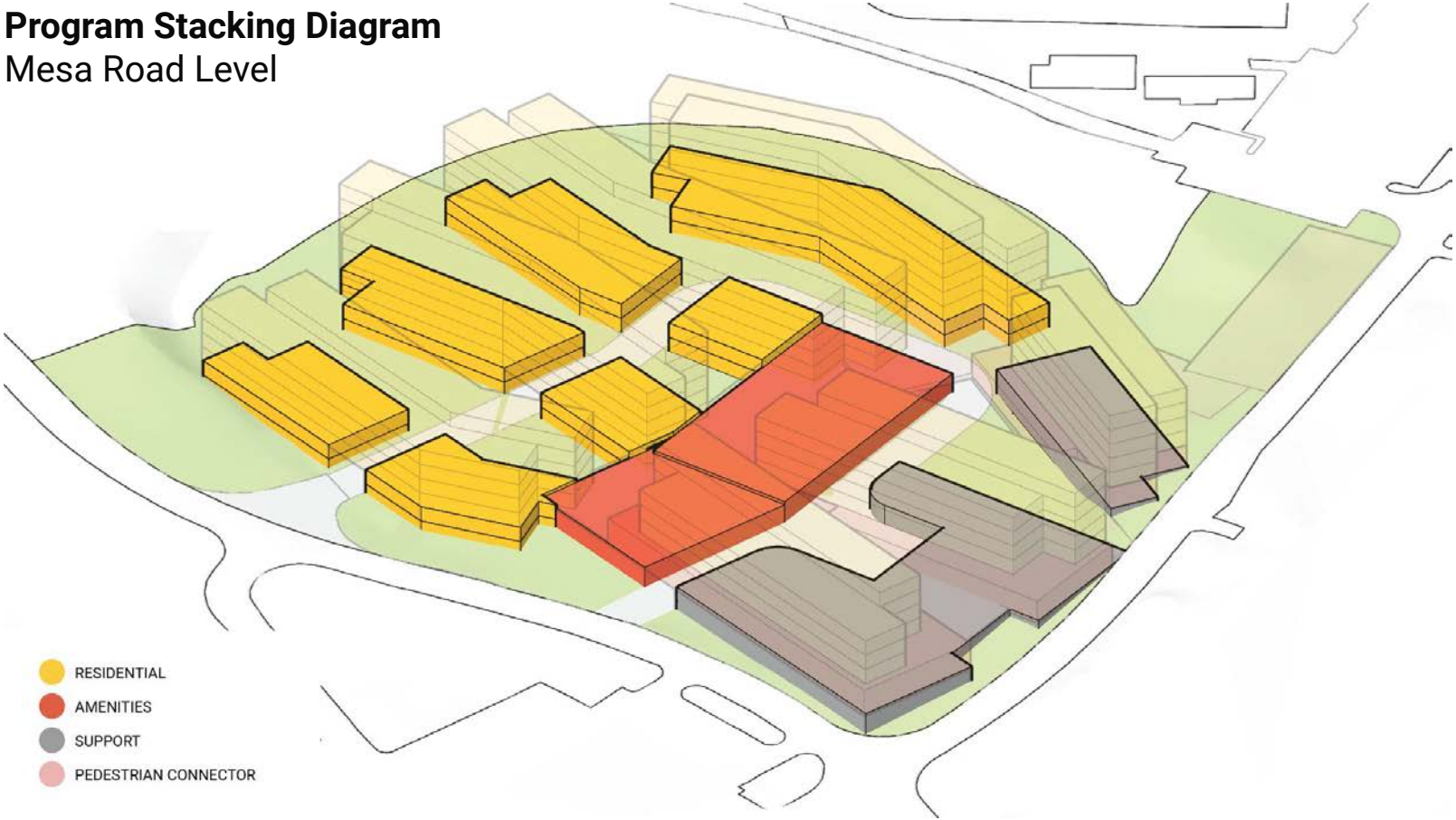


Program Stacking Diagram
Stadium Road Level



Program Stacking Diagram

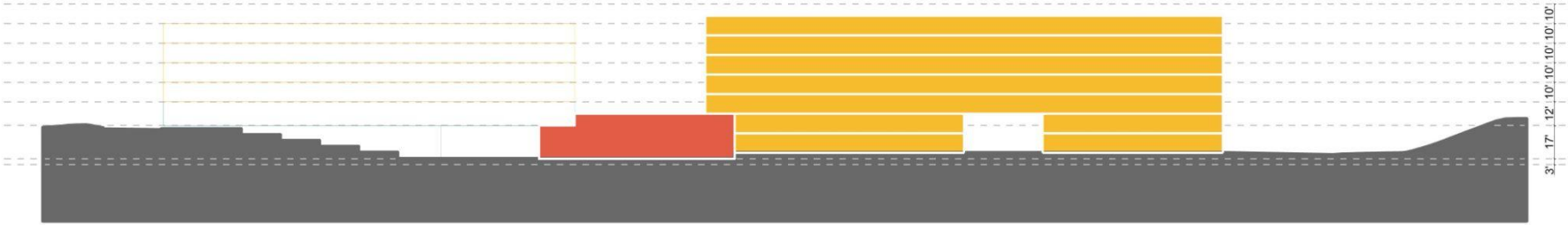
Mesa Road Level



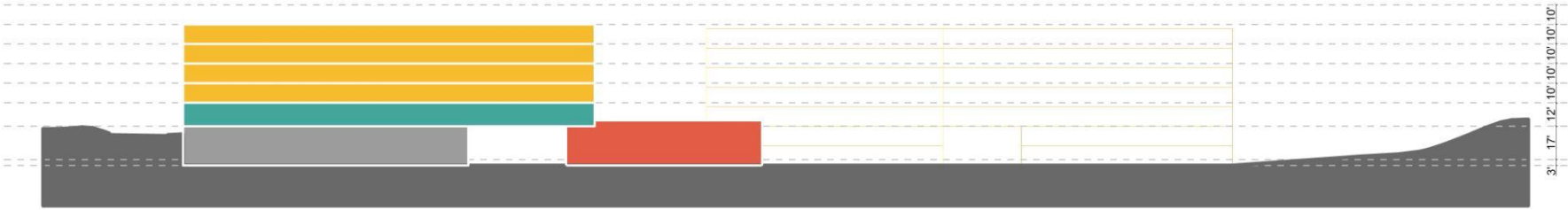
East/West Sections

RESIDENTIAL
COMMUNITY + BUILDING AMENITIES
RETAIL + DINING
SUPPORT

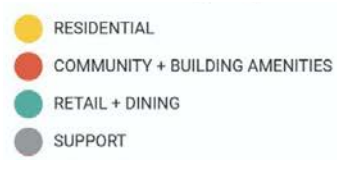
A

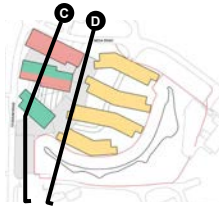


B

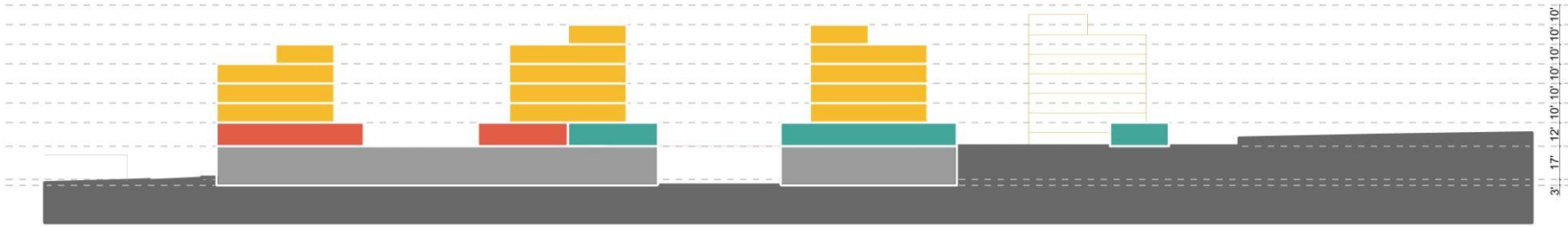


North/South Sections





C



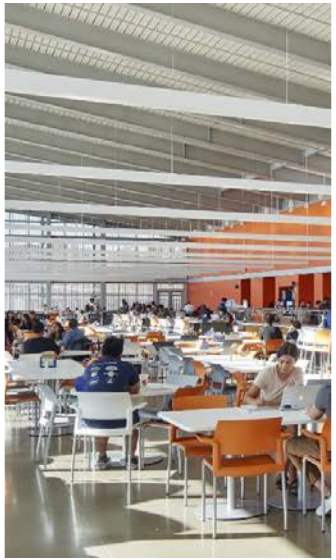
D


Plan Cut

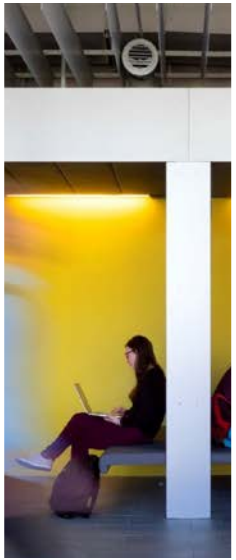
Student Life / Amenities

Student Life & Amenities

Retail Dining

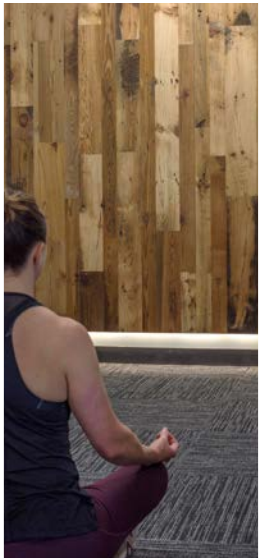


Flexible Spaces



Study Lounges

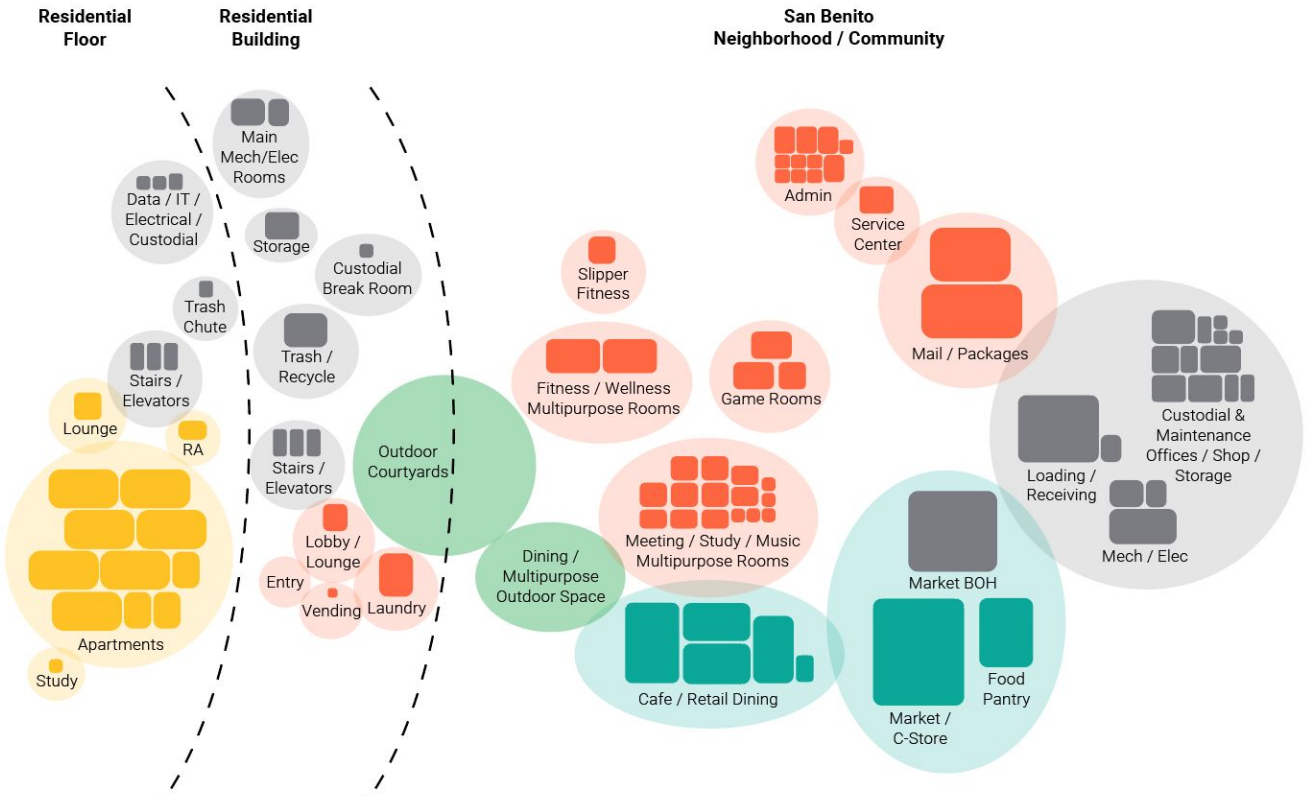
Social Areas



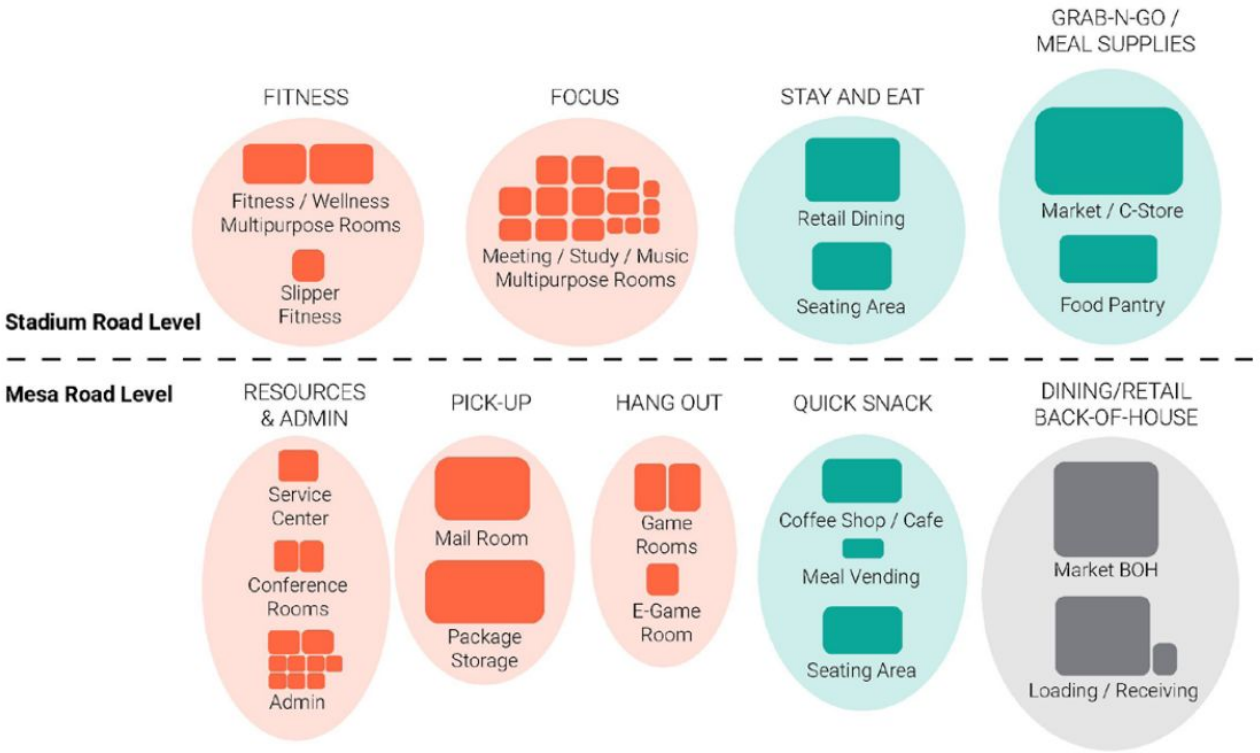
Wellness Rooms

Student Services

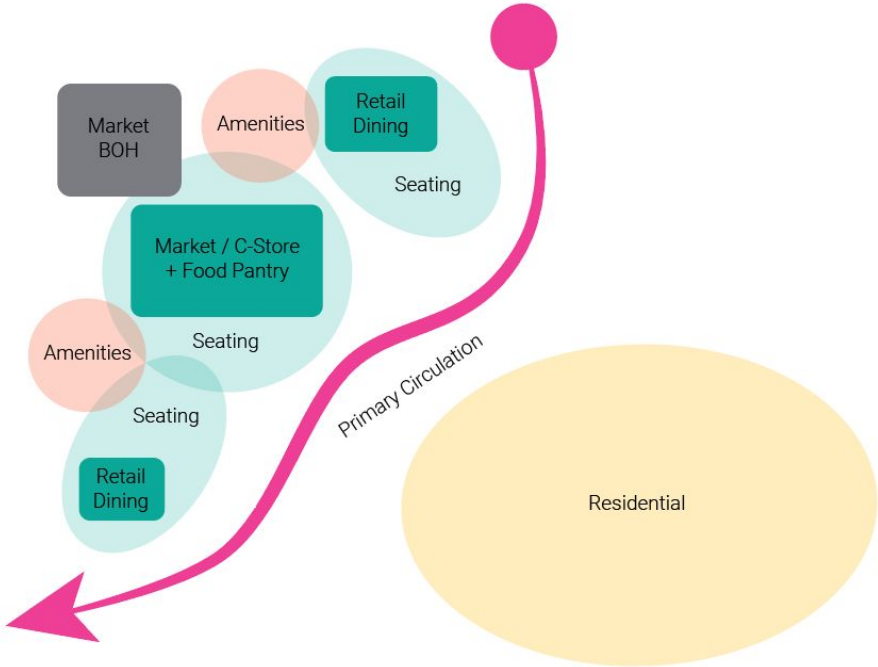
Program Adjacencies



Amenity Program Distribution



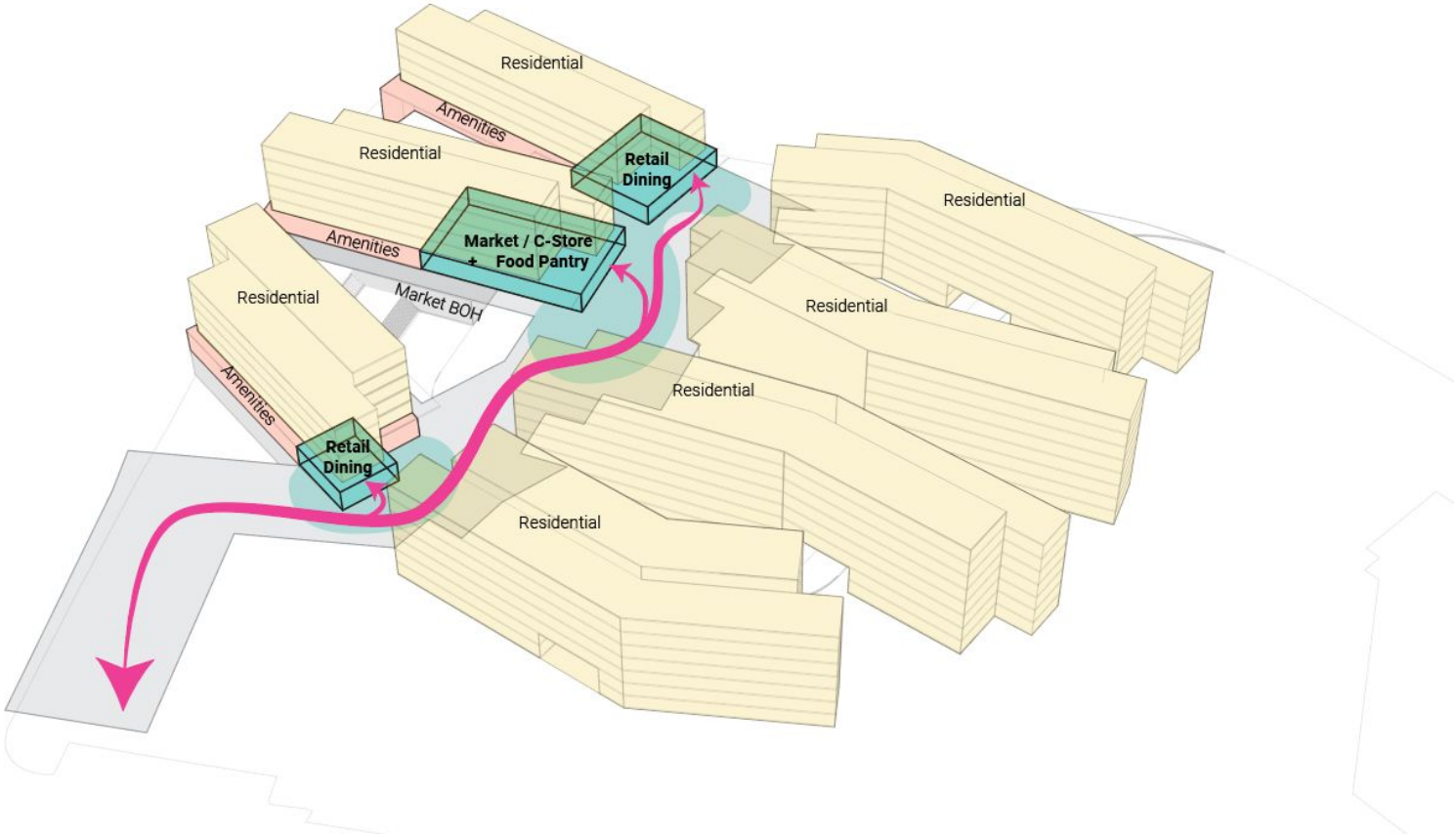
Dining Precedent and Distributed Dining Diagram



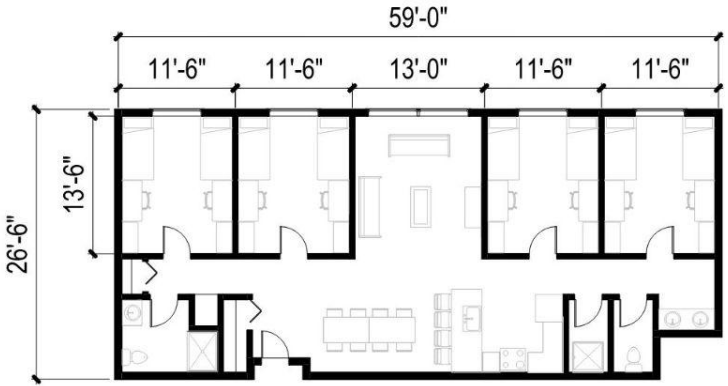
UCSB SAN BENITO STUDENT HOUSING

SKIDMORE, OWINGS & MERRILL | MITHUN

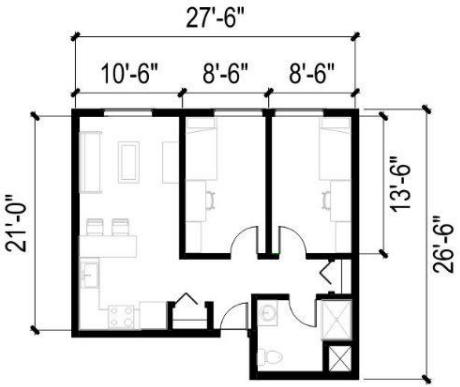
Distributed Dining



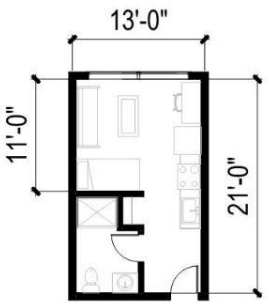
Typical Unit Plans



8-Bed
4-Bedroom Apartment
1450 SF

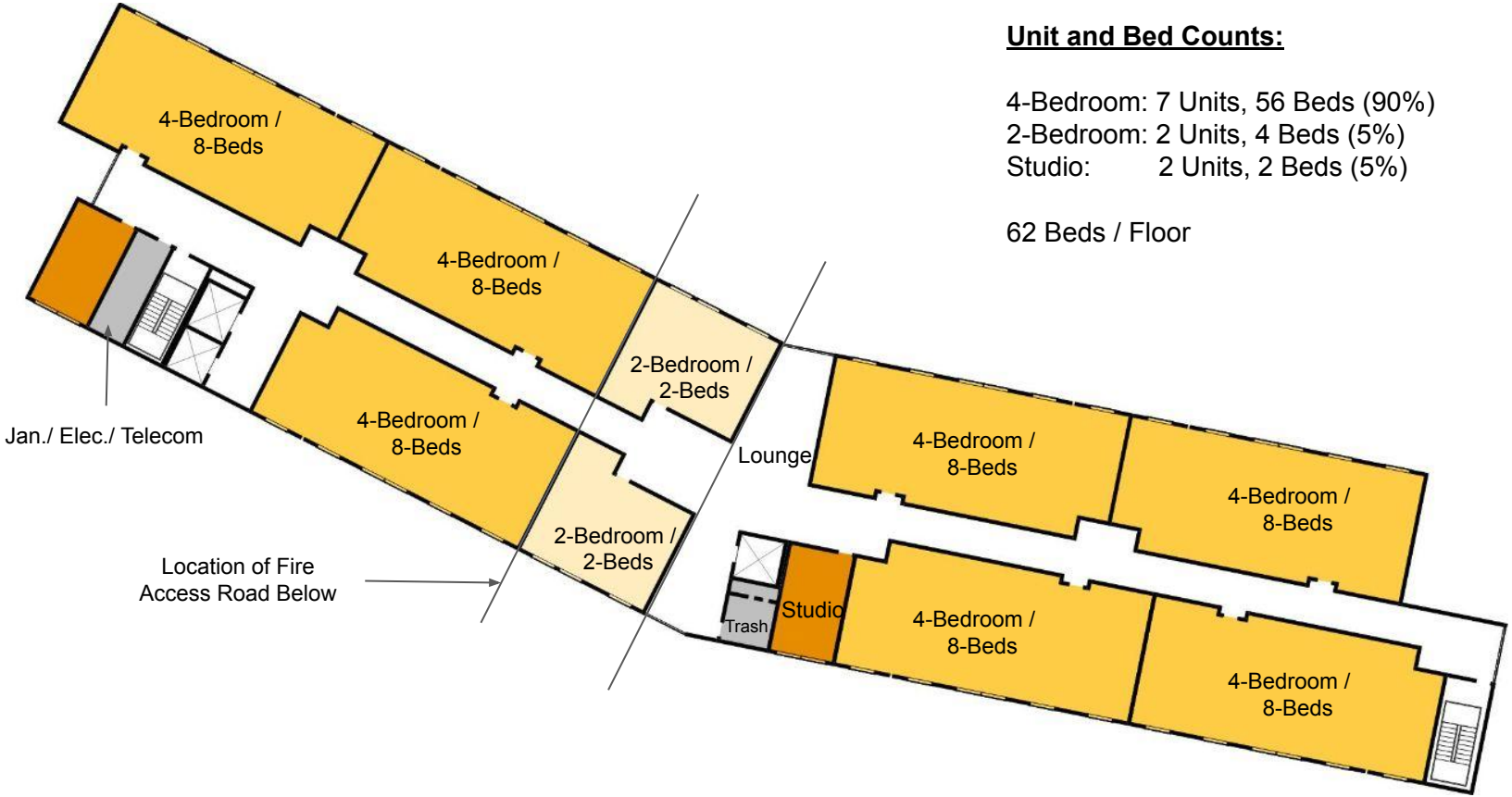


2-Bed
2-Bedroom Apartment
615 SF



1-Bed
Studio Apartment
273 SF

Typical Residential Floor Plan

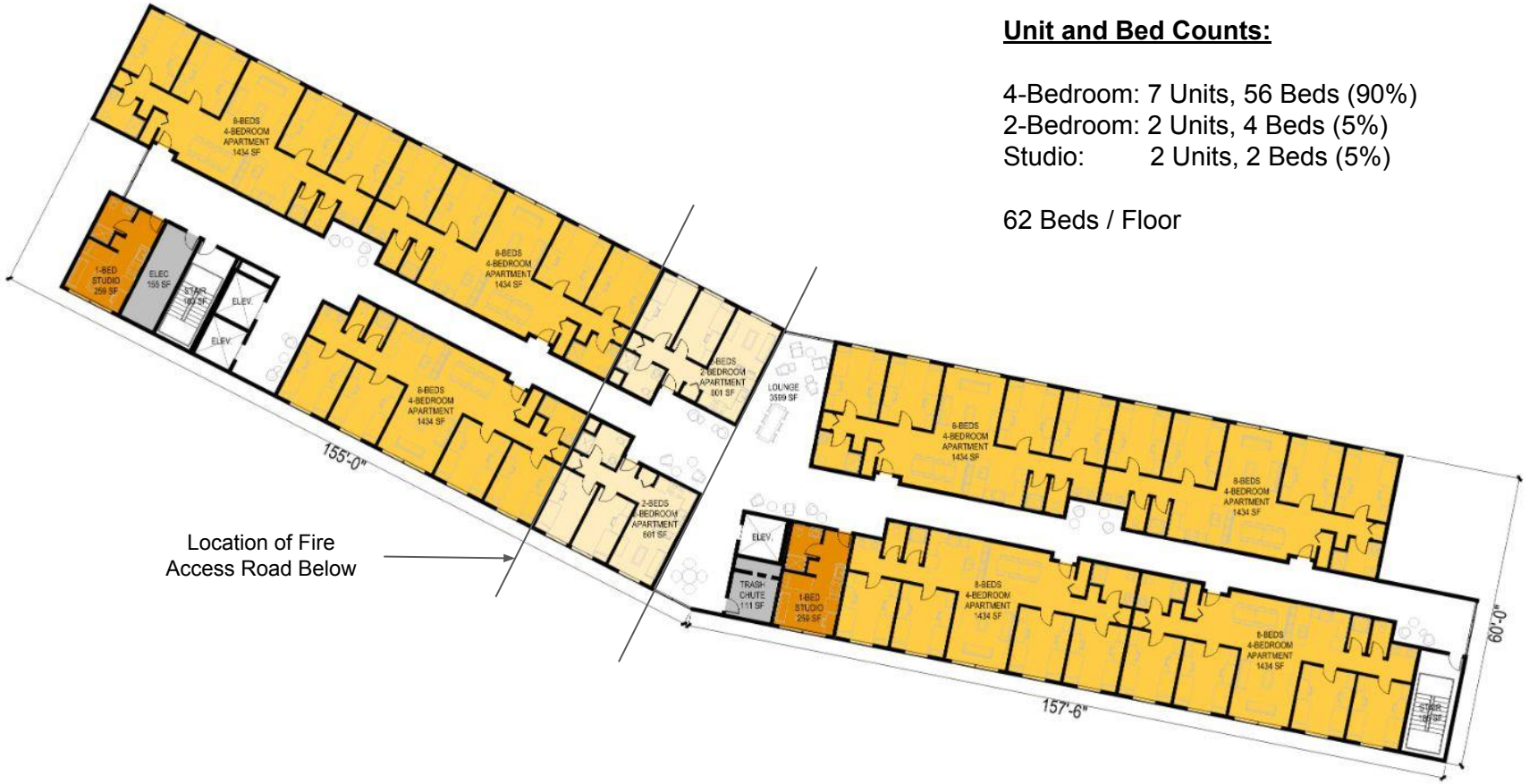


Unit and Bed Counts:

4-Bedroom: 7 Units, 56 Beds (90%)
2-Bedroom: 2 Units, 4 Beds (5%)
Studio: 2 Units, 2 Beds (5%)

62 Beds / Floor

Typical Residential Floor Plan



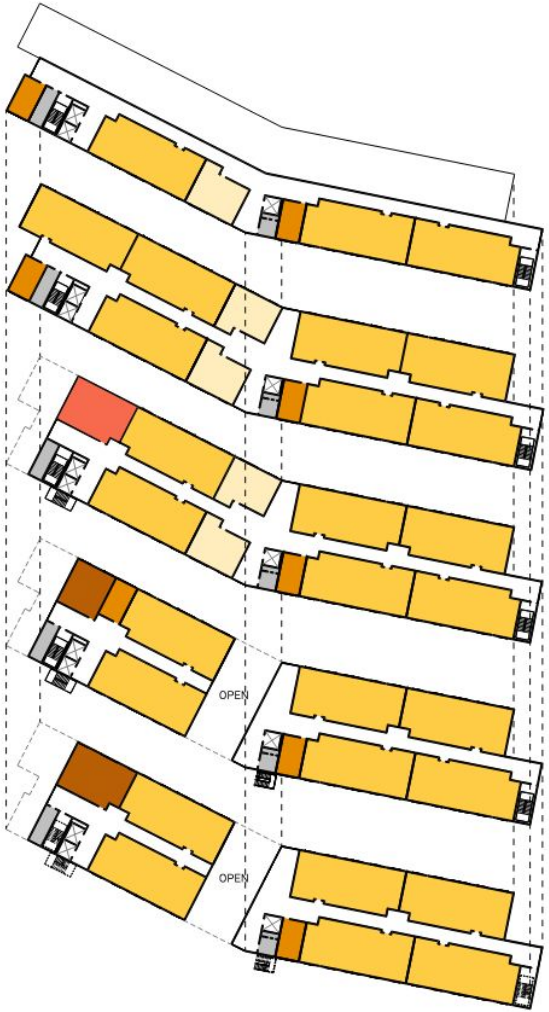
Location of Fire
Access Road Below

Unit and Bed Counts:

4-Bedroom: 7 Units, 56 Beds (90%)
2-Bedroom: 2 Units, 4 Beds (5%)
Studio: 2 Units, 2 Beds (5%)

62 Beds / Floor

Typical Residential Building Plans



Top Floor
(28) Beds

Typical Upper Floor
(62) Beds per floor

Third Floor - Grade at Stadium Rd
(53) Beds

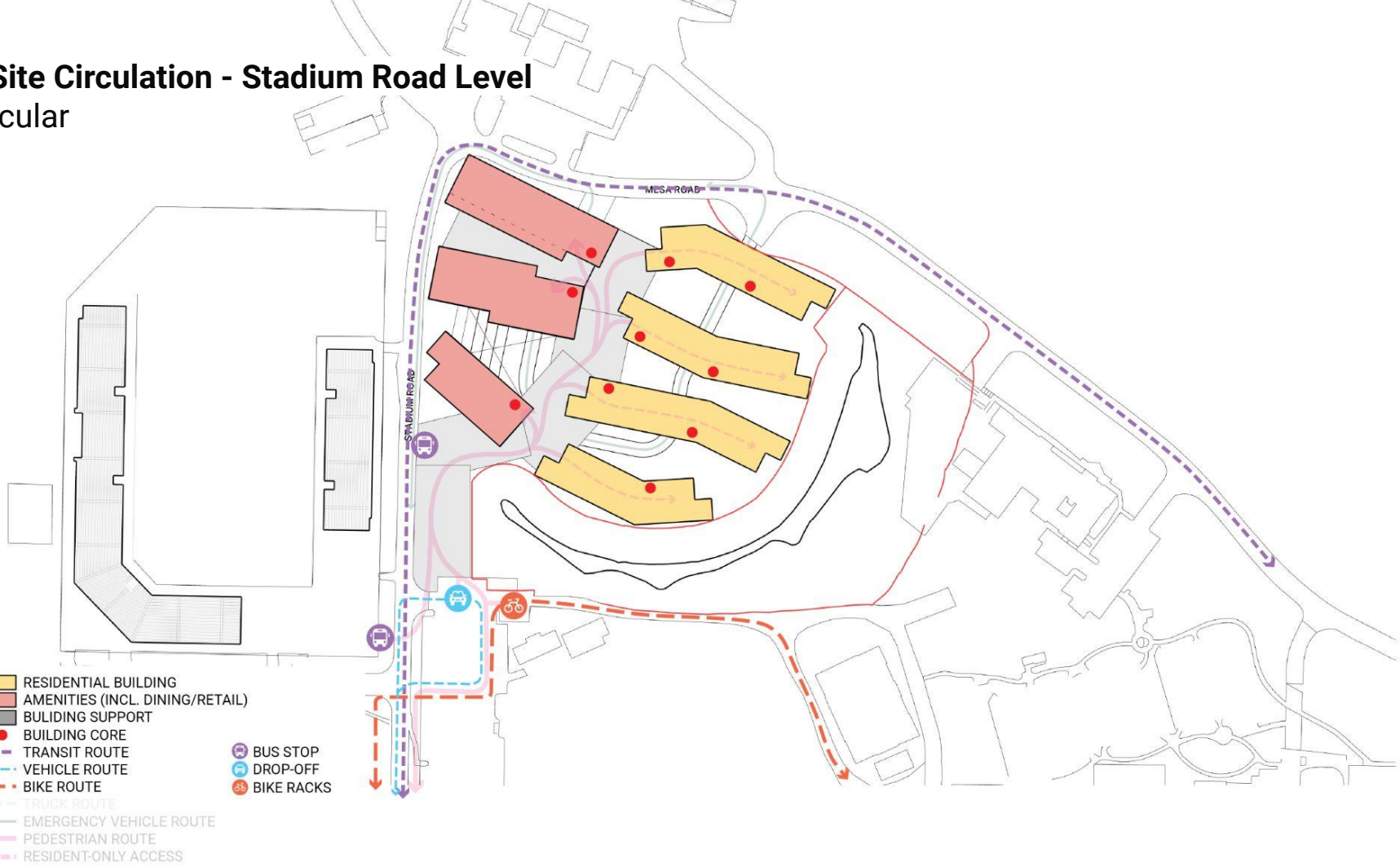
Second Floor
(50) Beds
(1) Assistant Residential Director

Ground Floor- Grade at Mesa Rd
(49) Beds
(1) Residential Director

- 4-Bedroom Apartment (8 Beds)
- 2-Bedroom Apartment (2 Beds)
- Studio Apartment (1 Bed)
- Resident Director / Assist. Res. Director Apartment
- Laundry
- Back of House - Electrical / IT / Custodial / Trash

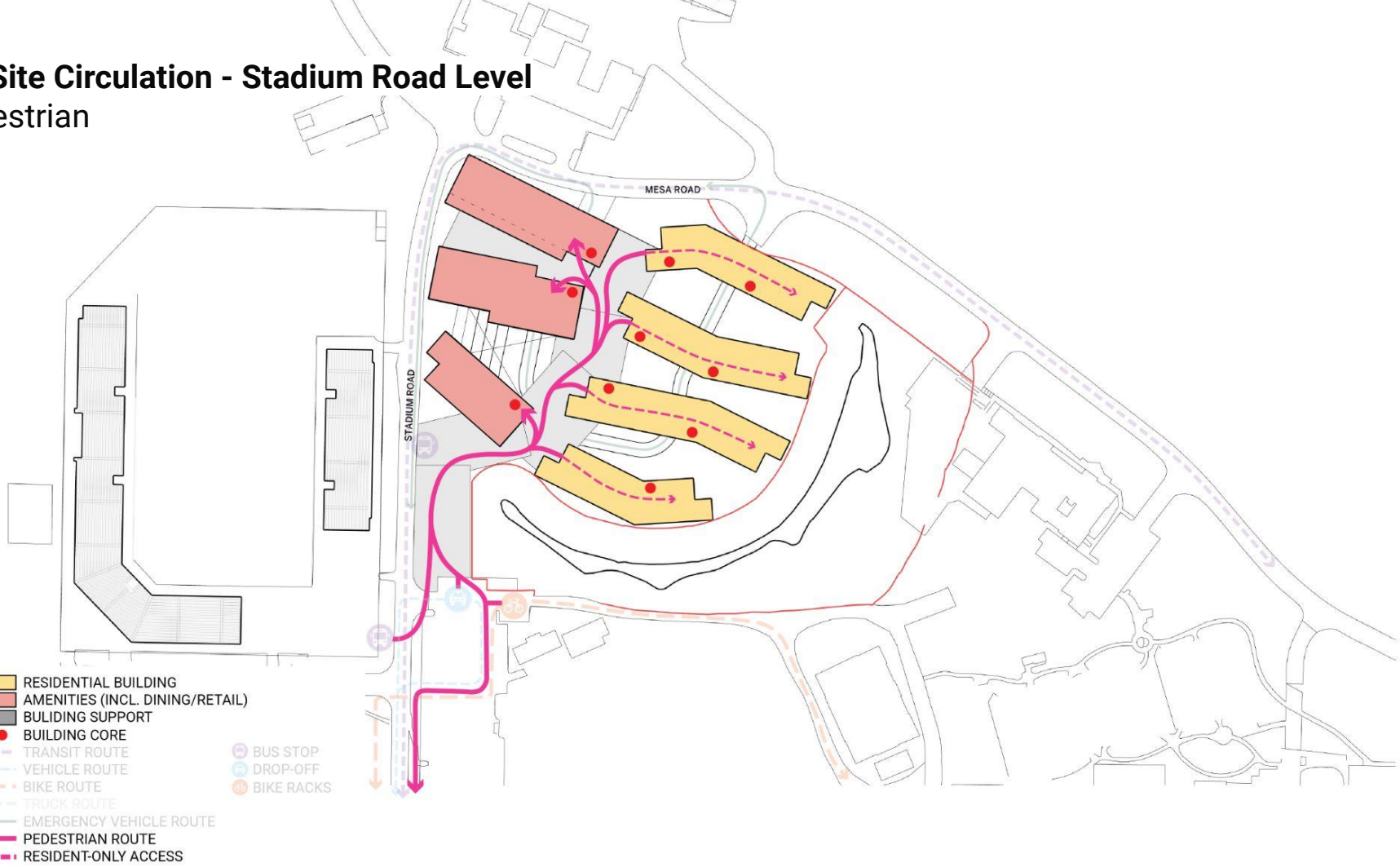
On-Site Circulation - Stadium Road Level

Vehicular

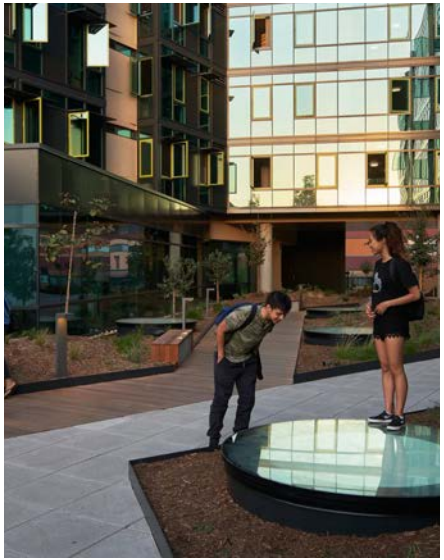


On-Site Circulation - Stadium Road Level

Pedestrian

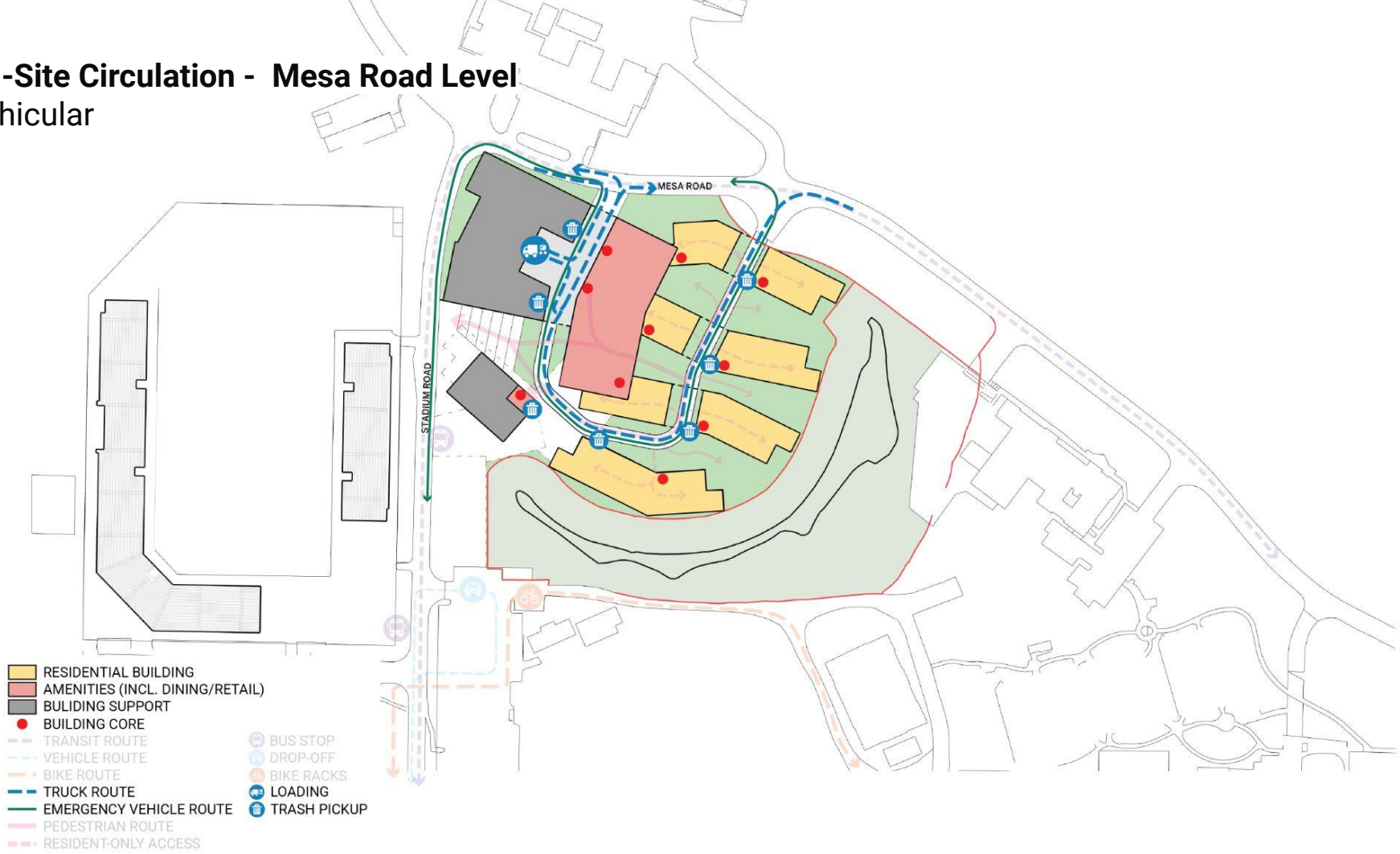


The Connector



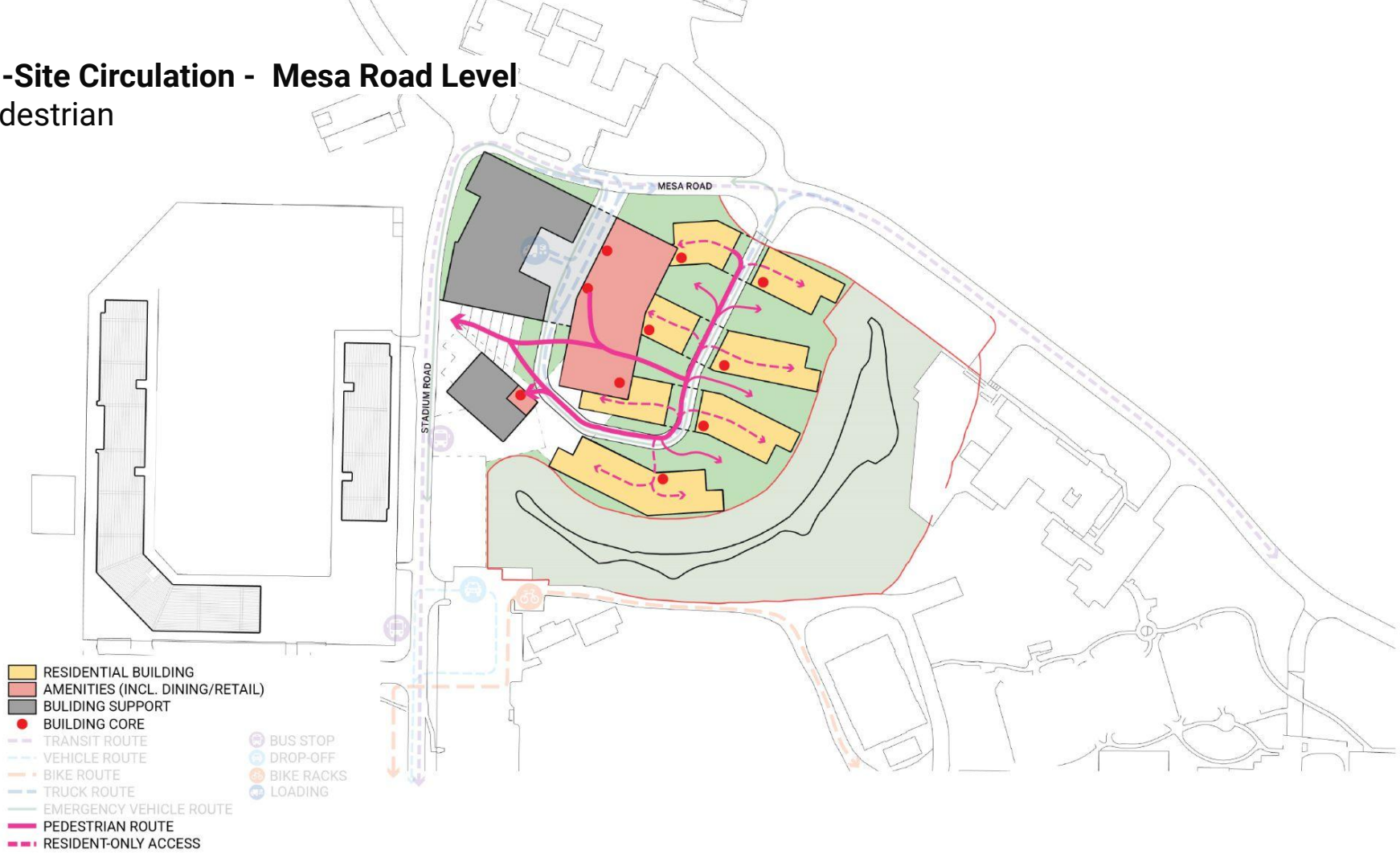
On-Site Circulation - Mesa Road Level

Vehicular



On-Site Circulation - Mesa Road Level

Pedestrian

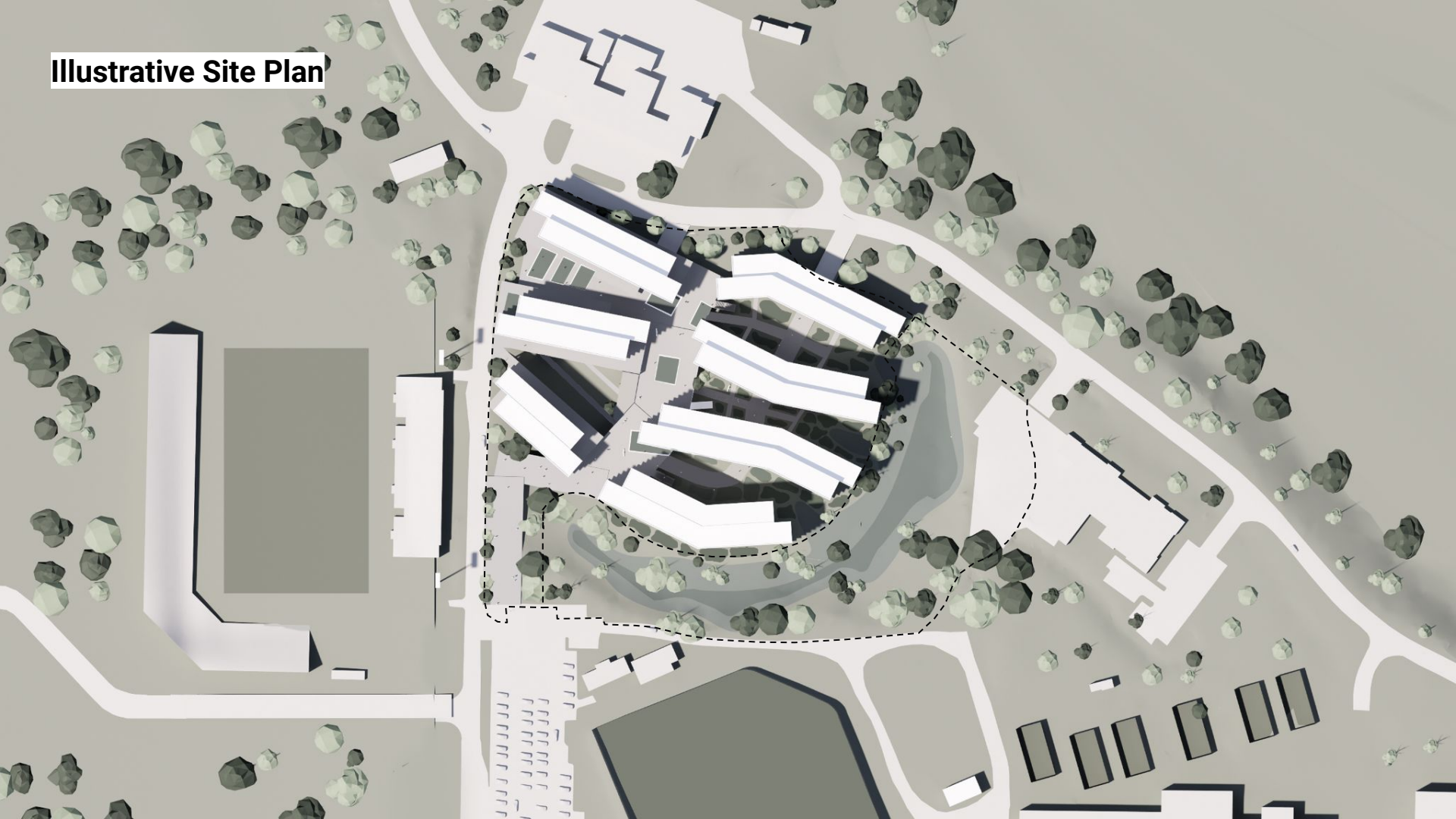


Courtyards and Portals

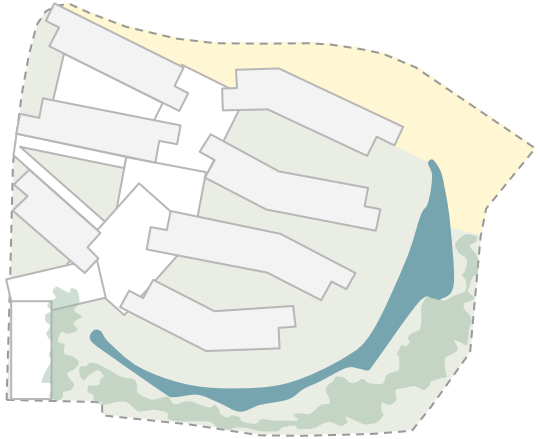



Site Experience

Illustrative Site Plan

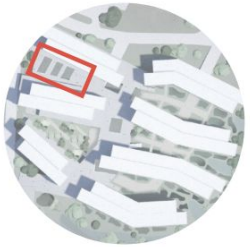


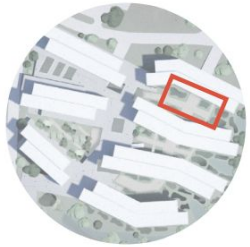
Landscape Evolution Diagrams

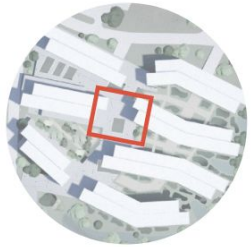


Landscape Concept

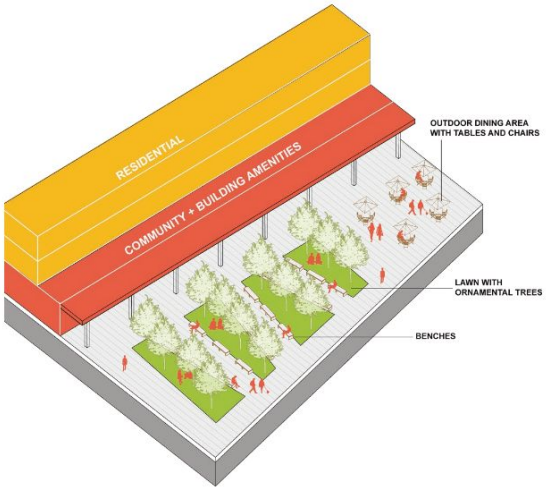
Landscape Concept





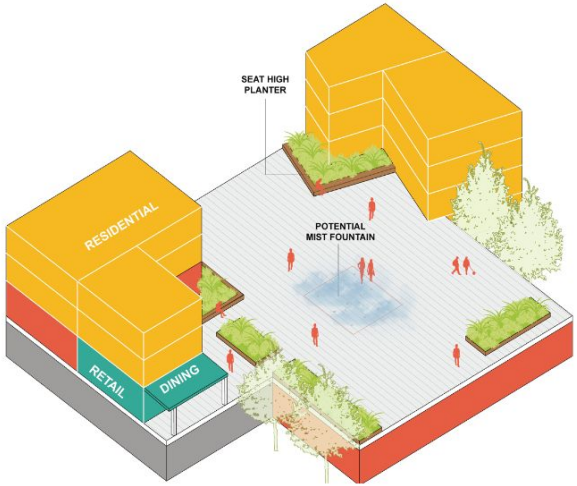


OUTDOOR GATHERING AREA



RESIDENTIAL GARDEN

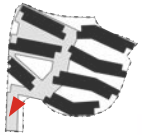
CENTRAL PLAZA



Stadium Road at End of Pedestrian Path

Stadium Road Towards Courtyard

Site Entry From Lot 30

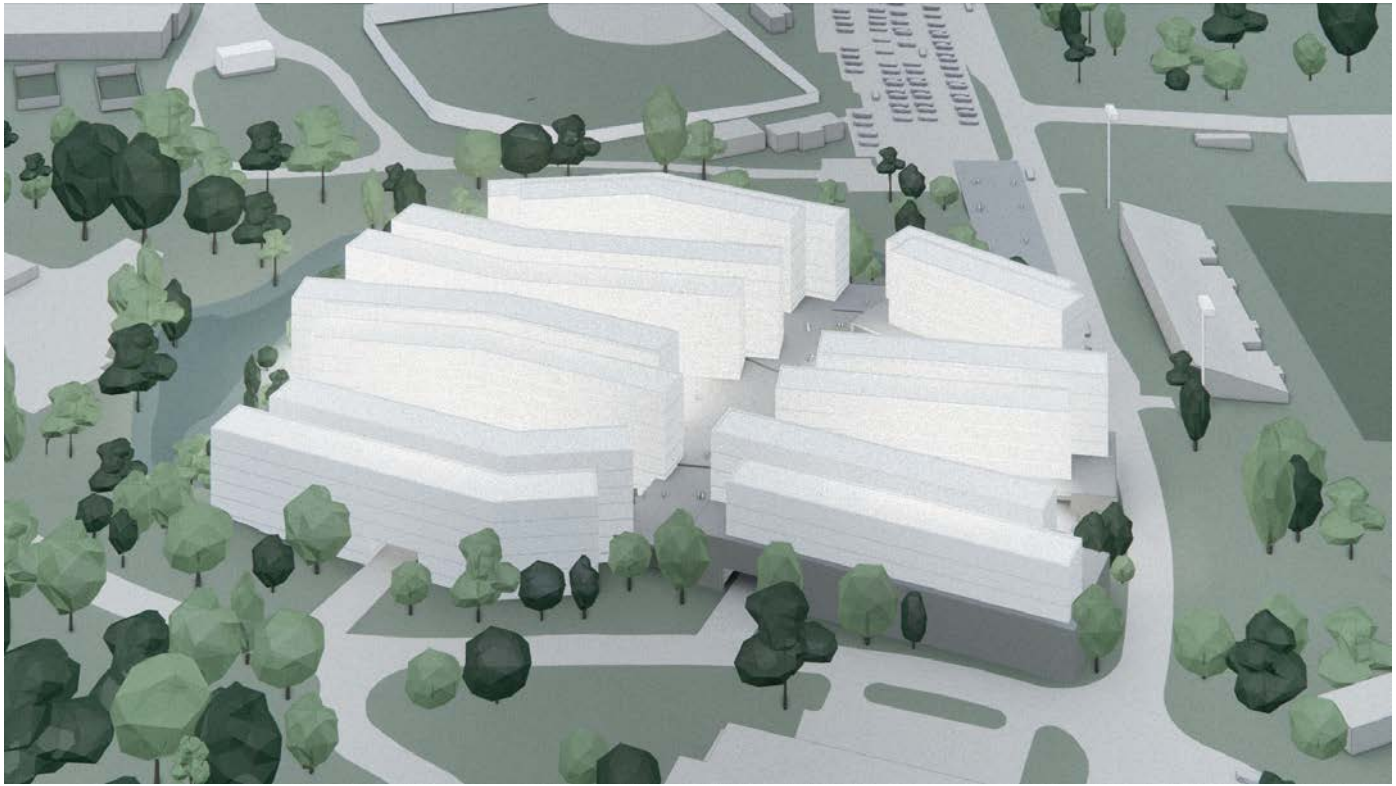


Connector Looking North

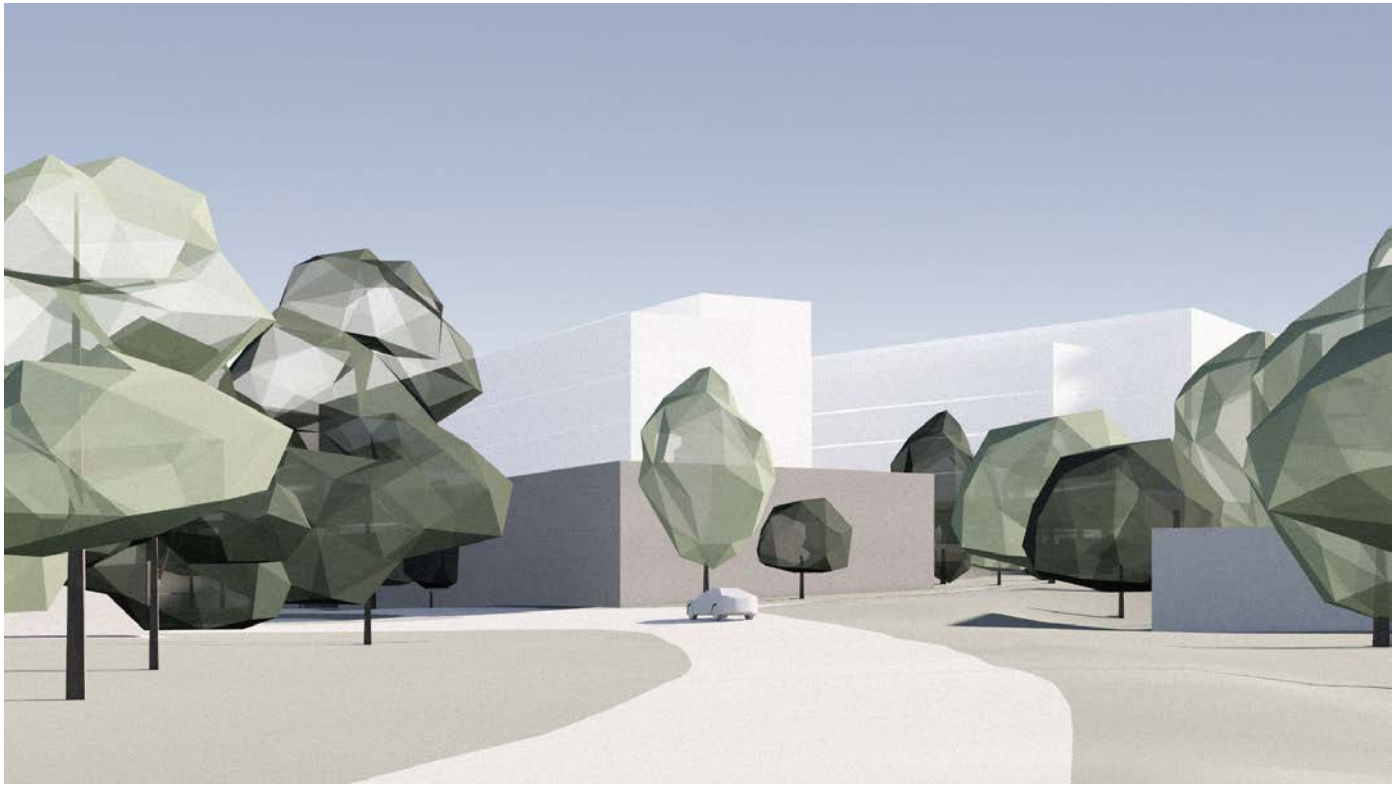
Connector View From Courtyard

Aerial View From SW

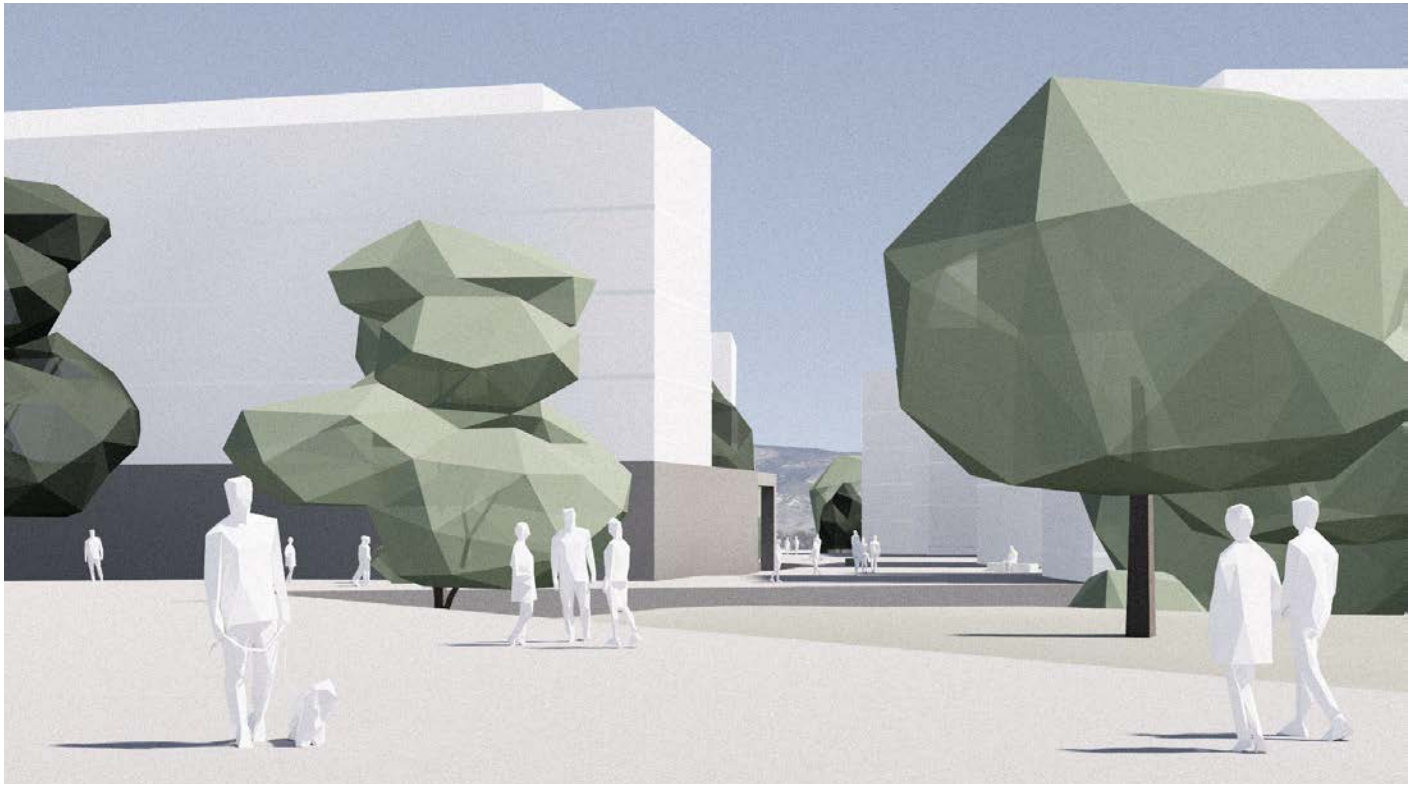
Aerial View From N



From Mesa Road Looking East



Site Entry From Lot 30



Connector Looking North

Aerial View From SW

SOM | MITHŪN