

SAN JOAQUIN PRECINCT PLAN & SITE CAPACITY STUDY
UNIVERSITY OF CALIFORNIA, SANTA BARBARA

Santa Barbara, California

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JUNE 2011



San Joaquin Precinct Plan & Site Capacity Study University of California, Santa Barbara

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Overview

THE 2006 CAMPUS HOUSING STUDY provided an overall concept for the way in which the University’s housing needs could be met over time. It called for a series of neighborhoods, each with a mix of housing types and community amenities to support the creation of a strong sense of community identity. The Santa Catalina site was targeted for an additional 150 units or 600 beds of undergraduate housing, a parking deck to serve the added population and a small number of amenities.

Based on the information provided in the Campus Housing Study, the Long Range Development Plan (LRDP) identified the Santa Catalina area as a primary site for the development of student housing. The LRDP calls for 600 beds on this site. However, in order to provide the 5,000 new student beds across the whole campus (as required by the LRDP), it was felt that the University should explore the optimal carrying capacity of the Santa Catalina site, targeting between 800 and 1,200 beds.

The University's long term goal is to provide housing opportunities for all freshmen and sophomore students, and a four-year residential experience that would diminish the impact on the local community and expand the existing centers of learning and excellence which currently operate.

The University commissioned Urban Design Associates (UDA) to prepare a Capacity Study for the site that would fulfill the goals of both the Campus Housing Study and LRDP and work towards the University’s residential life goals. To do so, UDA prepared alternative conceptual designs, conducted a three-day workshop with faculty, staff, and students to test the alternatives and developed architectural imagery describing the character of the new development. This document summarizes the preferred design alternative that emerged from the workshop as well as the process which led to it.



2006 Campus Housing Study: Overall Master Plan



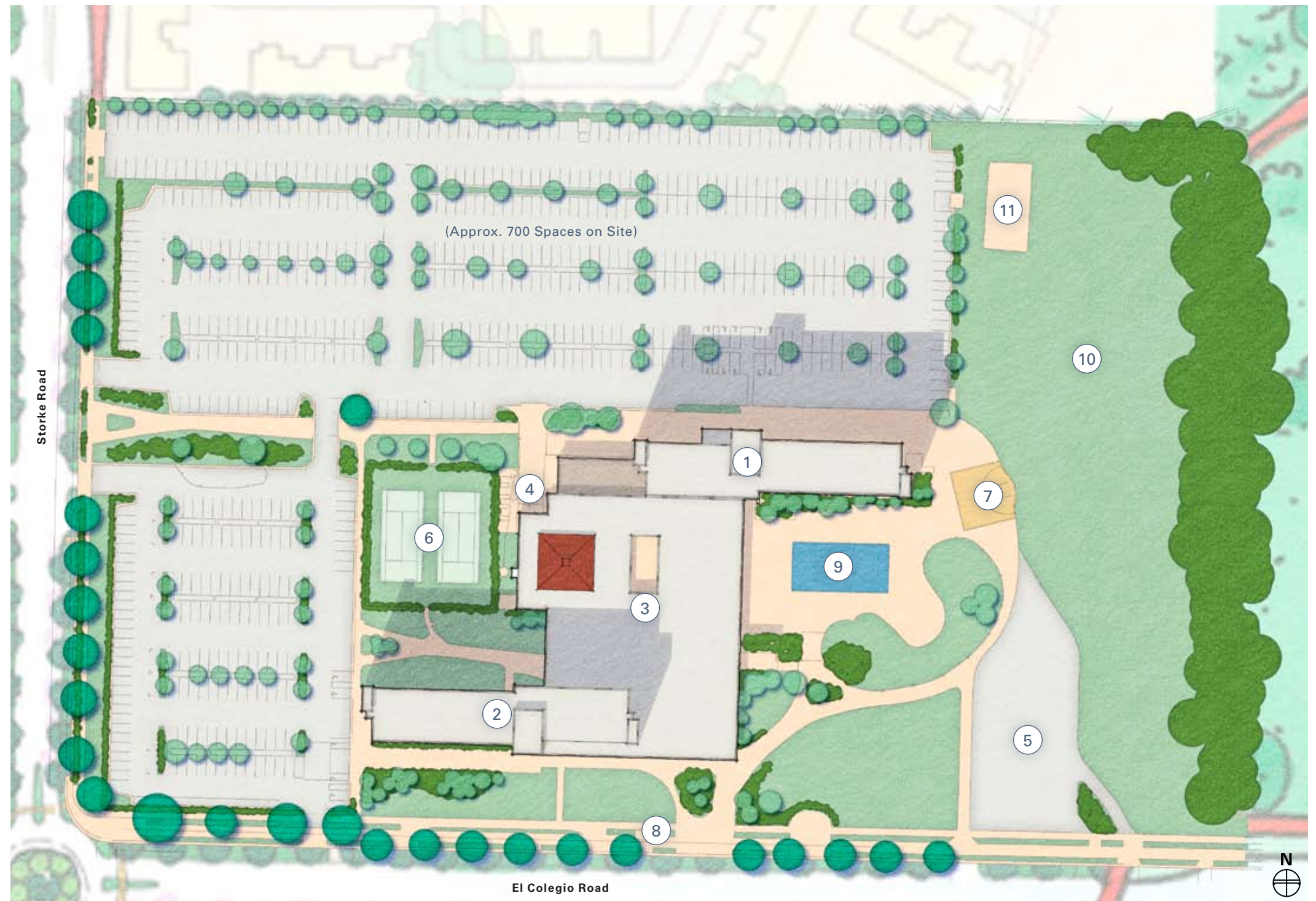
2006 Campus Housing Study: Detail of Santa Catalina Site

Existing Site Conditions

The existing Santa Catalina site consists of two multi-story residence hall towers connected by a two-level podium structure. The podium supports a dining hall, large multi-purpose rooms, smaller study rooms, offices and recreational facilities. Additional amenities on site include a swimming pool, various athletic courts, a large green space, parking for 700 cars and over 1,300 bike spaces.

EXISTING ELEMENTS

- 1 North Residential Tower
- 2 South Residential Tower
- 3 Multi-purpose Podium
- 4 Loading Dock
- 5 Bike Parking (~1,300 Spaces)
- 6 Tennis Courts
- 7 Half-court Basketball
- 8 Bus Stop
- 9 Pool and Deck
- 10 Passive Recreation Area
- 11 Sand Volleyball Court



Workshop Summary

The workshop began with a presentation of the principles from both the 2003 Campus Master Plan and the 2006 Campus Housing Study, an analysis of potential frameworks of circulation and open space and four design alternatives based on four distinct parking strategies. Each day included meetings with various groups as well as an open house for students and other interested parties. The design work was informed by this input and each day there were new revelations and ideas.

The design which emerged from this process will create a unified neighborhood, integrating the new San Joaquin residential development with the podium and facilities of Santa Catalina. There will be a series of central common spaces which will serve all residents. These include active recreation areas, more passive spaces for quiet gatherings and spaces for social events and assemblies. Active space will be located on the southern portion of the site, removed from the adjacent Storke Ranch properties. On the northern edge of the site, two and three story buildings face a greenway which serves as both a buffer and amenity for the adjacent neighborhood.

PROGRAM ELEMENTS

- 1 New Dining Commons
- 2 New Mixed-Use Parking Structure
- 3 New Housing Courts
- 4 Revitalized Neighborhood Center



Program Elements

There are four elements in this program which can be developed sequentially:

- 1 Dining Commons: A new dining commons will be built parallel to El Colegio Road, immediately east of the Fiesta Room. Relocating to this new facility frees up the Santa Catalina podium for new uses that will enhance learning opportunities for the 2,300 students residing in San Joaquin and Santa Catalina.
- 2 Mixed-Use Parking Structure: Parking will be accommodated in a mixed-use structure on the southwest corner of the site. It will include parking for 600 cars, student apartments, a market, retail shops and a bike shop with bike storage. This will make the northern half of the site, currently a parking lot, available for development. A key sustainability element for the campus is to reduce automobile use. Parking is reduced from a 1:2 ratio to a 1:4 ratio.
- 3 Housing Courts: New accommodation for 1,000 additional students will be provided in a series of courtyard apartments on the northern half of the site. The buildings will be two and three stories in height, making the transition from the scale of the existing Santa Catalina towers to the Storke Ranch neighborhood.
- 4 Revitalized Neighborhood Center: The Santa Catalina podium will be transformed into a neighborhood center for all residents by creating a two-story arcaded Central Commons within the former dining area.



1 Proposed Dining Commons



2 Proposed Mixed-Use Parking Structure



3 Proposed Housing Courts



4 Revitalized Neighborhood Center

Design Approach

THE DESIGN WAS DEVELOPED with the methodology similar to that used for the 2003 Campus Master Plan and the 2006 Campus Housing Study. These earlier plans first established a large scale green space, known as the Greensward, running from the ocean to the Goleta Slough. Following this, a grid of green corridors were created in order to connect existing and new development sites to the Greensward and to each other. Development sites within these corridors were then identified and designed to varying degrees.

In evaluating the existing Santa Catalina site in greater detail, the first step was to identify the framework of circulation and public open space for the new precinct. This green grid connects into the larger-scale open space networks defined in previous studies and provides a context for new development on-site.

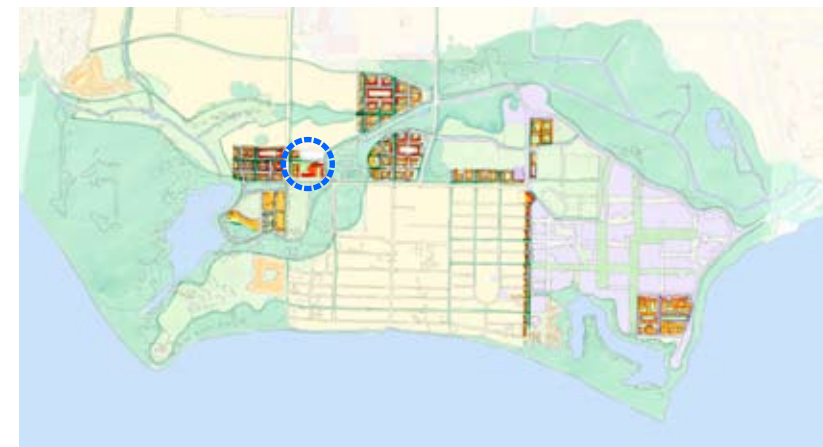
Once this development framework was established the team designed a series of architectural and programmatic elements that were agreed upon during the workshop. These elements further support and define the new open space network within the precinct as well as the existing campus-wide network.



The overall Greensward



Interconnected green grid



Infill and redevelopment sites within grid and openspace network

EARLIER SKETCH DIAGRAMS
These sketches created as part of the 2006 Campus Housing Study illustrate the design strategy continuing to be implemented in this study.

Open Space Framework

The 2006 Campus Housing Study called for a series of public open spaces on the Santa Catalina site. The following diagrams illustrate the progression of the design:

GREENSWARD

The conservation areas immediately north of the campus should be linked together with passive recreation areas and a trail to create a Greensward running east-west from the ocean on the east to the Goleta Slough on the west. The eastern edge of the site faces the Greensward. The boundary of the conservation area is defined by a line of trees. The bikeway will run north south along this edge.

FAULT LINE

Although there is conflicting information about the alignment of the fault, the 2002 document indicates an east-west line running diagonally across the site. The Campus Housing study used this as the alignment of a proposed park drive and bikeway. Further investigation is required to verify the actual development constraints imposed by the fault.

MAIN STREET

A small scale tree-lined street running east-west serves as the primary open space link connecting the east and west sides of the Greensward through the site. It will turn southward and align with Camino Corto (across El Colegio), providing for easier circulation through the site for visitors and residents alike. The street also serves as a secondary internal address for both the residential and retail program elements of the plan.

NORTHERN BUFFER

The northern edge of the site is adjacent to the Storke Ranch residential development. A 30' landscaped buffer (with bike lane) is recommended between existing and proposed development. We suggest that access from Storke Ranch to the bike lane and trail system could provide a safe route for children to walk to the elementary school south of El Colegio Road.



FRONT LAWNS AND BIKE LANES

The buildings will be set back 50' from the curb line to provide a front lawn and planting area. These lawns will be landscaped and include bicycle storage areas.

The existing bike lane runs along El Colegio and Storke Roads. Three new ones will be added: (1) A mixed use path along the Main Street, (2) a bike lane and trail in the landscaped buffer at the northern edge of the site and (3) a north/south trail at the eastern edge of the site in the Greensward.

VILLAGE GREENS

The two existing recreation areas will become village greens and serve as the focus of community life for the combined development. The tennis courts will be removed, as they occupy a large amount of space for very few users and can be relocated to a less central location. This will make it possible to create the West Village Green (4) which will be used for more passive recreation and will include seating areas, stage and perhaps a cafe. The East Village Green (5) will include the swimming pool and other active recreation facilities such as the volleyball and basketball courts. It will open to a view of the mountains and Greensward.

CENTRAL COMMONS

By building a new dining commons, space in the existing podium will become available to create a two-story arcaded space (6) that can serve as the center of the community.

In addition to being a destination for practical functions such as studying, doing laundry, exercising and meeting, the Central Commons will greatly enhance pedestrian circulation within the podium by visually opening up several major routes to each other.

GREEN GRID

Three north-south pedestrian paths lined with palm trees will run from the northern edge of the site to El Colegio Road. They will frame views of the mountains and provide clear access to the residential areas and amenities in the center of the community. One is located immediately east of the North Tower and connects with the East Village Green. A second one is located on the axis of the Central Commons and leads to the lower level of this two-story space. The third is west of the South Tower and connects to the West Village Green. These landscaped green pedestrian streets will include bicycle storage for the residential buildings.



Precinct Master Plan

THE OPEN SPACE FRAMEWORK for the San Joaquin Precinct creates a series of logical development blocks across the existing Santa Catalina site. Over the course of the February workshop, it became clear where the new program elements would be best located within this grid.

- 1 The southeast corner of the site is the most proximate to the rest of campus and the most visible, making it a natural choice for the new Dining Commons. In this location, the facility can be easily accessed from both sides and provides an opportunity to create a new face for the precinct in the first phase of redevelopment.
- 2 The Mixed-Use Parking Structure will be located at the corner of Storke and El Colegio. Parking is accessed from the west while the north and south facades are lined with apartments and shops. The facade facing the West Village Green features a grand stair, a tower element and also serves as a surface for the projection of outdoor movies. The parking structure will also provide additional bicycle parking to accommodate the bike parking displaced by the new dining facility.
- 3 New residential housing will be located along the northern edge of the site, adjacent to the existing private residences of Storke Ranch. These courtyard buildings allow for a transition in scale from the existing towers and new large program elements to that of the housing to the north.
- 4 The podium of the existing Santa Catalina complex will be reimagined as a neighborhood center for the expanded residential population of the San Joaquin Precinct. To this end, the new Central Commons within it will serve as a hub which ties the other three program elements together in a more comprehensible way for both residents and visitors.

SUSTAINABLE TRANSPORTATION

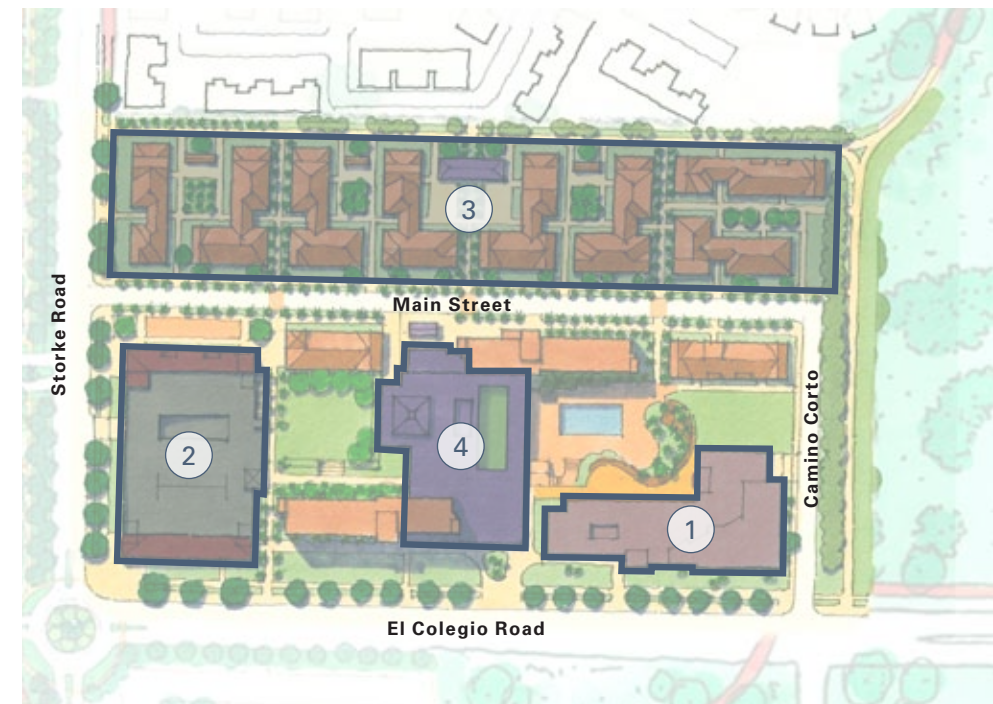
The University is committed to reducing vehicular traffic and to supporting sustainable methods of transportation. Supporting pedestrian, bicycle and shuttle transit meets this goal. The precinct plan takes this into account by reducing car parking, enhancing bike lanes, and by creating a circulation pattern on the main street that is conducive to a shuttle service. This allows students a choice of how to get to and from the main campus in a sustainable way.



SITES FOR BUILDINGS
The Green Grid defines sites for buildings by forming large blocks.



COURTYARDS AND PASEOS
Within each block there will be a central courtyard for common activities and services for the residents.

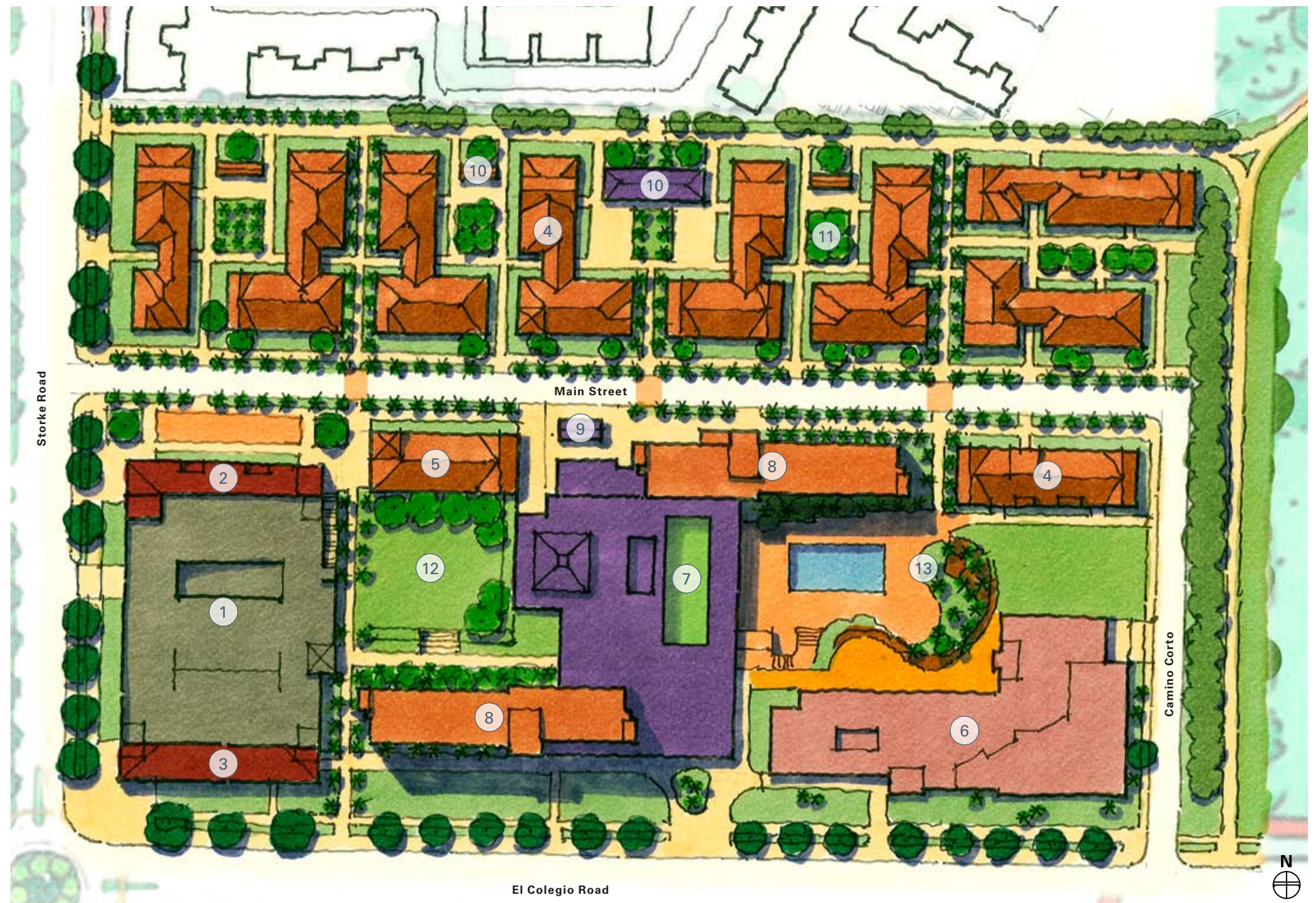


MAJOR PROGRAM ELEMENTS
This plan diagram locates the four new program elements within the San Joaquin Precinct.

Master Plan

ELEMENTS

- | | |
|--|---|
| 1 600-Car Parking Garage
(Three Stories Above Grade) | 7 Reinvented Central
Commons |
| 2 Residential Liner Building
(Ground Floor Market) | 8 Existing Residential Towers |
| 3 Residential Liner Building
(Ground Floor Bike Shop) | 9 New Post Office Pavilion |
| 4 New Residential Buildings | 10 Laundry, Study Rooms
and Bike Storage |
| 5 New Residential Building
(Black Box Theater) | 11 Residential Courtyards |
| 6 New Dining Commons | 12 West Village Green
(Passive Recreation) |
| | 13 East Village Green
(Active Recreation) |

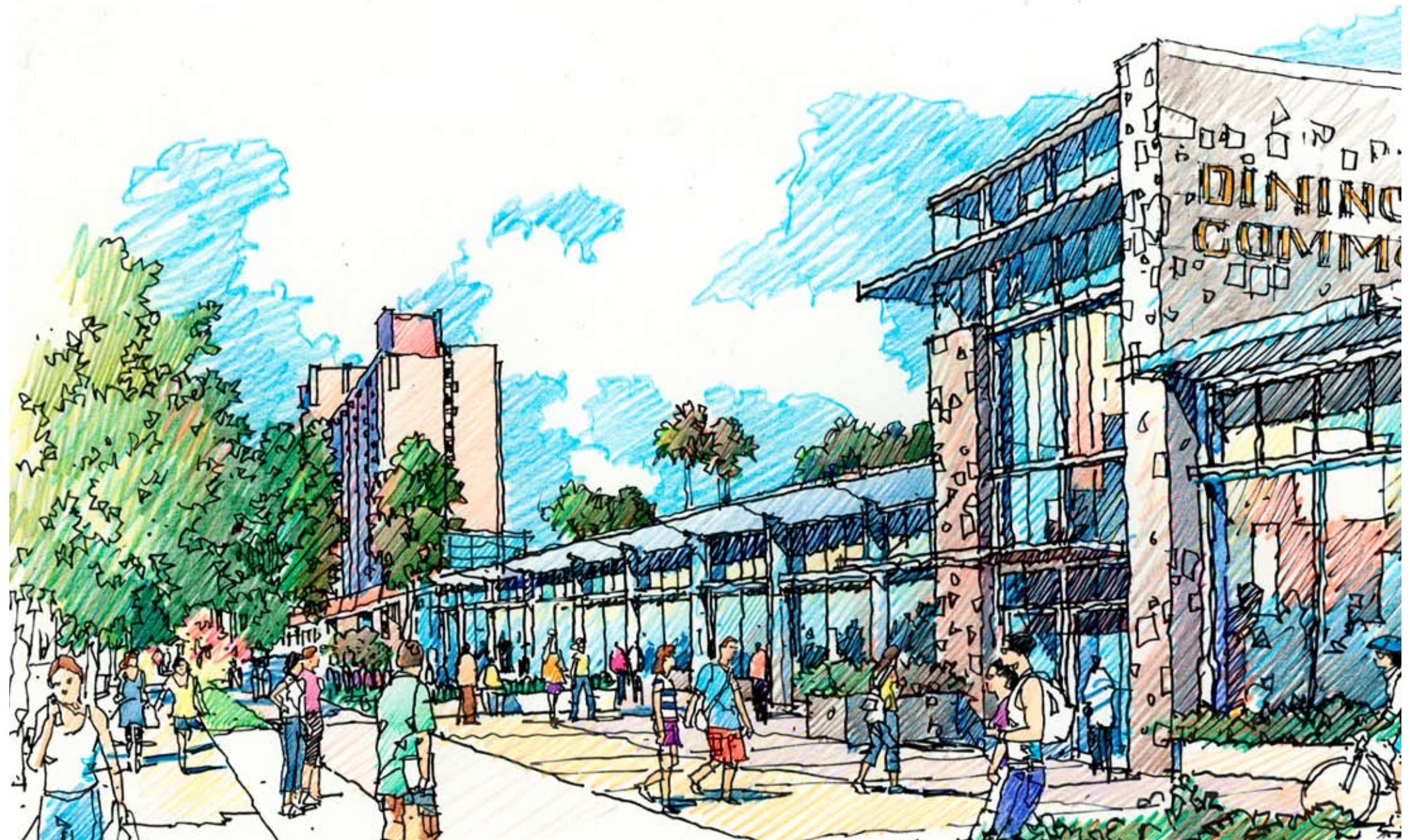


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New Dining Commons

At the beginning of the workshop, the program called for renovating the existing facilities within the Santa Catalina podium. After investigating existing conditions and the program requirements of current dining facilities, it became clear that it would cost more to renovate than to build new, and the result would be less than ideal. Therefore, the Dining Commons will be located in a new site on the south side of the East Village Green with its main entrance on El Colegio Road. This location will create a new image for the neighborhood and integrate this precinct with other residential facilities and the main campus. This location will make it much more convenient for students and residents of adjacent complexes to use the new facility that will be appropriately sized to handle additional dining needs generated by the new apartments. Bike storage will be provided along the El Colegio frontage.

The new facility has strong architectural features that frame the precinct as an integral part of the UCSB's El Colegio face as you approach or leave the campus. The dining areas have views across the village green to the mountains, and open to the north onto a large terrace overlooking the pool.



(LEFT) View of existing site

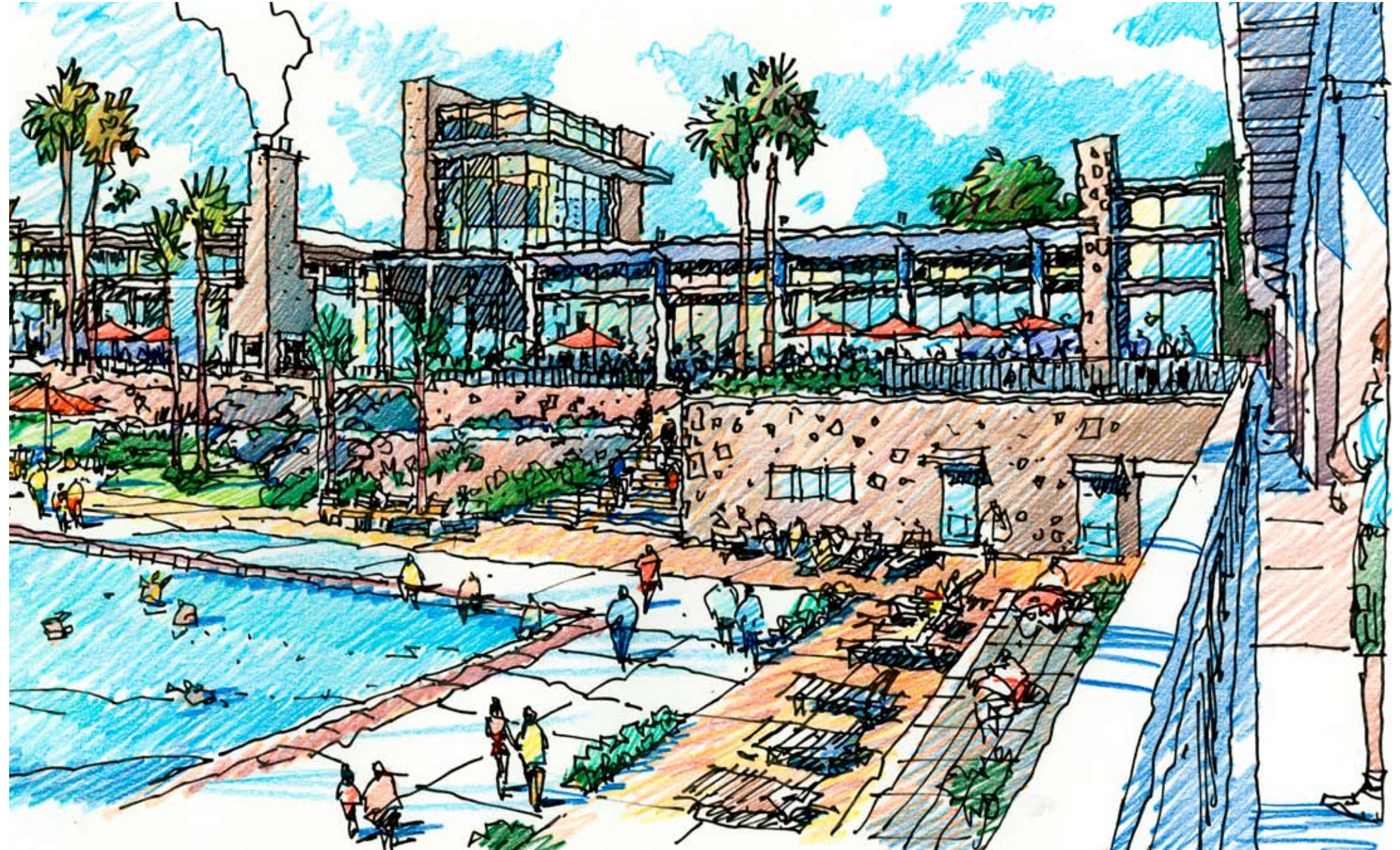
(ABOVE) NEW DINING COMMONS: MAIN ENTRANCE: The El Colegio frontage of the new Dining Commons features a prominent entry and extensive glazing to connect it both visually and functionally to the public space it creates.



View of existing site



Aerial view of proposed Dining Commons and East Village Green



DINING TERRACE

A view to the southeast, looking across the pool toward the new Dining Commons and outdoor terrace seating.

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New Mixed-Use Structure

In preparation for the workshop, UDA developed four alternative configurations for accommodating the parking needed to serve the existing and new populations. At a ratio of one space per four beds (with 2,400 beds total), the plan will need to accommodate 600 cars. The alternatives included: (a) Two multi-level structures wrapped with apartments, one located at each end of the site along El Colegio; (b) One multi-level structure on the southwest corner of the site and a podium under the northern part of the site, on top of which would be residential buildings; (c) A pair of two-level garages at each end of the site along El Colegio and a more extensive podium structure under the northern part of the site; (d) A two-level garage creating a full podium for the northern part of the site with residential buildings on top.

Over the course of the workshop, it became clear that these would be cumbersome and costly due to the scale and nature of the structures required. Therefore, a fifth alternative was tested which parks all 600 cars in a single conventional structure on the southwest corner of the site. This garage will be wrapped with active uses on the north and south sides and articulated architecturally on the east- and west-facing facades.



MARKET PLAZA

This view depicts the public space created in front of the new market located in the Mixed-Use Structure.

The south and north sides of the new garage will be lined with student apartments. The ground floor of the El Colegio Road side (south) will have a bike shop and storage facility. The Main Street side will be lined with student apartments and will have a market and retail uses on the ground floor. The west facade facing Storke Road will be screened. The east facade facing the West Village green will have an elevator tower, a grand stair along the alignment of the north-south green pedestrian street and a large white surface to be used for outdoor movie projection.

NOTE:

With the proposed shuttle bus service and emphasis on bicycle use, we recommend evaluating the parking ratios and consider lowering the number of spaces to be accommodated on site. The current configuration includes two levels below grade. It would be more cost effective to eliminate one or both of those providing between 400 and 500 spaces.

PLAN ELEMENTS

- 1 Garage Entrance
- 2 1,500 SF Market
- 3 Retail Spaces
- 4 Bike Shop
- 5 Bike Storage
- 6 2-BR Residential Unit
- 7 1-BR Residential Unit



ENTRY LEVEL

This plan illustrates the conditions at street level, showing garage access as well as the relationship of the market and retail spaces to the public ways on which they front.



ROOF LEVEL

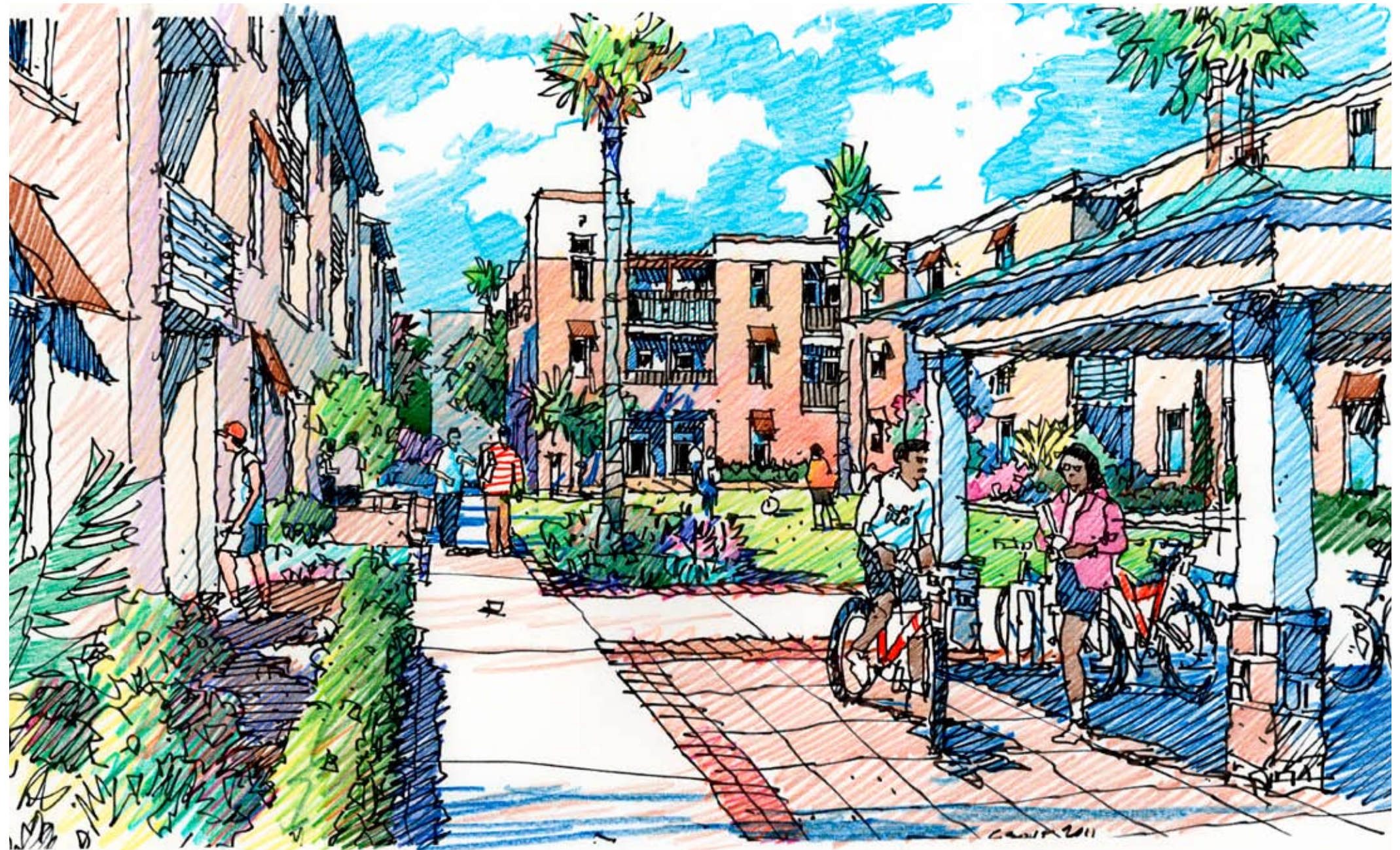
Upper-story circulation and residential units wrap the north and south ends of the structure while a grand stair and tower screen the east facade and provide a backdrop for a new green courtyard.

New Courtyard Apartments

The principal challenge of the workshop was to house 1,000 new students on site using a strategy that will be cost-effective to construct and will enhance the sense of community among the residents.

To accomplish this, 1,000 beds of student accommodation will be provided in a series of new two- and three-story buildings. The majority of these will create a series of courtyards along the northern half of the site which are defined by the overall framework of common open space. The buildings will step down to two stories along the northern edge of the property to match the scale of the adjacent Storke Ranch. The courtyards form a “U” pattern open to the north in order to minimize the amount of building face along that edge. One-story structures with laundry rooms, study halls and bike storage will enclose the north side of the courtyards to further insulate the adjacent properties from noise.

Additional three-story structures will be built south of Main Street in order to enclose the Village Greens. One of these will accommodate a Black Box theater on the ground floor. Apartments to house faculty members participating in the Faculty in Residence Program will be accommodated at a 1:250 ratio. Apartments will also be provided for live-in Residential Directors at a 1:500 ratio.



COURTYARD APARTMENTS

A view of the interior of one of the typical courtyard spaces created by the new residential buildings located at the north edge of the site.

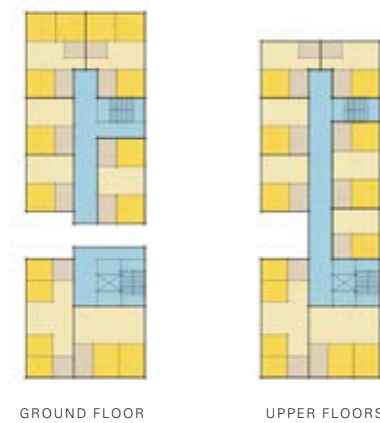


COURTYARD PLAN DIAGRAM

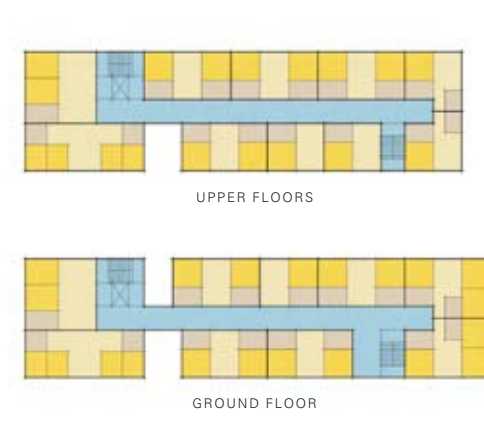
This plan diagram illustrates the patterns of exterior and interior circulation as well as the relationship of individual units to the exterior. Green arrows represent connections back into the larger open space framework on the site. (See page 7: "Green Grid")



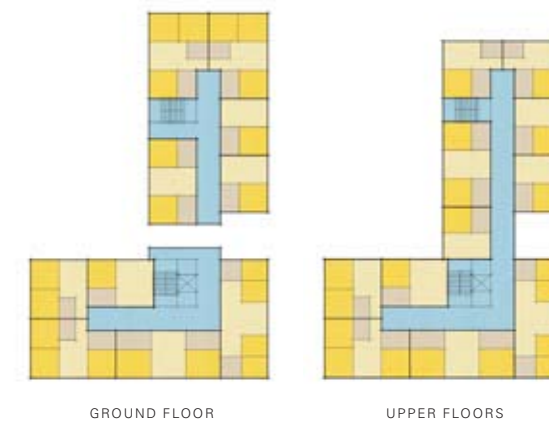
- MAIN LIVING SPACES
- BEDROOMS
- BATHROOMS & STORAGE
- BUILDING CIRCULATION & SERVICE
- OTHER USES



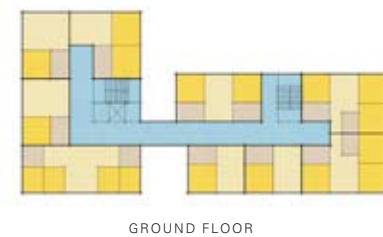
BUILDING 'A'
 » 23 Units; 84 Residents
 » Number in Plan: 1



BUILDING 'B'
 » 29 Units; 114 Residents
 » Number in Plan: 1



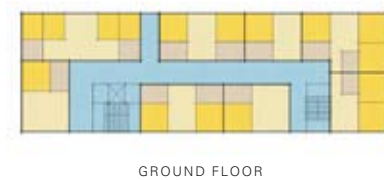
BUILDING 'C'
 » 32 Units; 120 Residents
 » Number in Plan: 5



BUILDING 'D'
 » 29 Units; 112 Residents
 » Number in Plan: 1



BUILDING 'E'
 » 14 Units; 48 Residents; 5,200 SF Mixed-Use
 » Number in Plan: 1

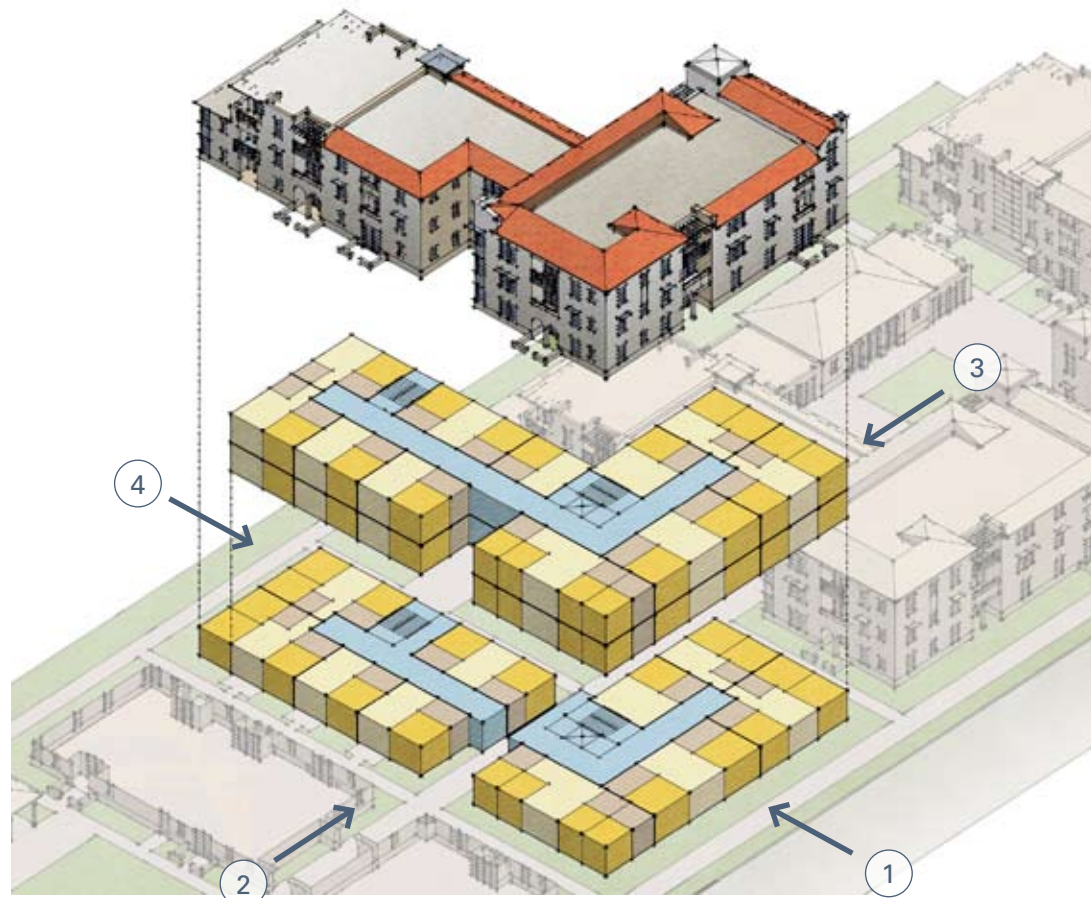


BUILDING 'F'
 » 24 Units; 104 Residents
 » Number in Plan: 1



	BUILDING TOTALS (UNITS)							PROJECT TOTALS		
	A	B	C	D	E	F	M-U	UNITS	BDRMS	BEDS
1 BR Units	12	9	15	14	6	5	6	127	127	254
2 BR Units	6	15	9	6	6	13	17	108	216	432
3 BR Units	2	2	5	6	2	3	-	40	120	240
4 BR Units	3	3	3	3	0	3	-	27	108	216
TOTALS	23	29	32	29	14	24	23	302	571	1,034

Note: 1-3 BR units are tabulated as dual-occupancy rooms, while 4 BR units are singles.



Axonometric view of a prototypical courtyard building with elevations indicated



1 Main Street Elevation (South)



2 Paseo Elevation (West)



3 Courtyard Elevation (East)



4 Courtyard & Trail Elevation (North)



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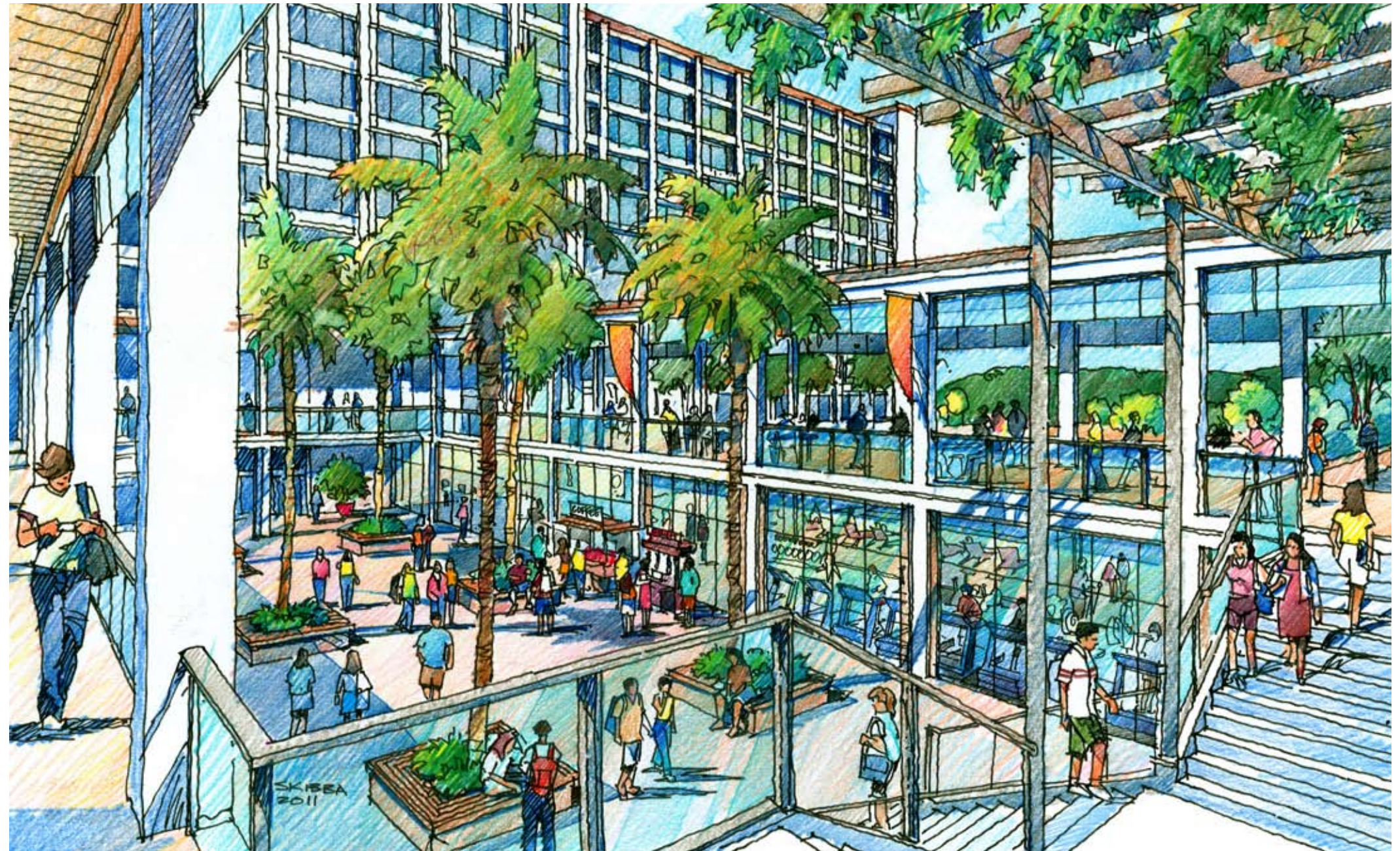
ILLUSTRATIVE SITE SECTION

This section is a view looking east, cut through a typical courtyard from the Storke Ranch neighborhood on the left to the Santa Catalina towers on the right.

Reinvented Central Commons

The existing podium contains a variety of amenities including the Portola Dining Commons, several meeting rooms, a lounge, a recreation room and a fitness center. It has a confusing pattern of circulation. The design was based on a “pin-wheel” plan which means that every vista is a dead end. It is also on two levels, an upper one at the elevation of El Colegio and a lower one at the elevation of the proposed Main Street.

The design concept proposes to remove the dining hall and create a two story central commons in the middle. The pedestrian routes will be re-aligned to create continuous vistas. For example, an east west passage will be on axis with the elevator tower of the parking structure and the chimney of the Dining Commons. The transformed podium space then has the opportunity to become a major community space available to all residents in the precinct. Study space, recreation space, seminar rooms, campus services, laundry facilities and larger meeting spaces are part of a range of possibilities that enhance the living-learning environment for students.

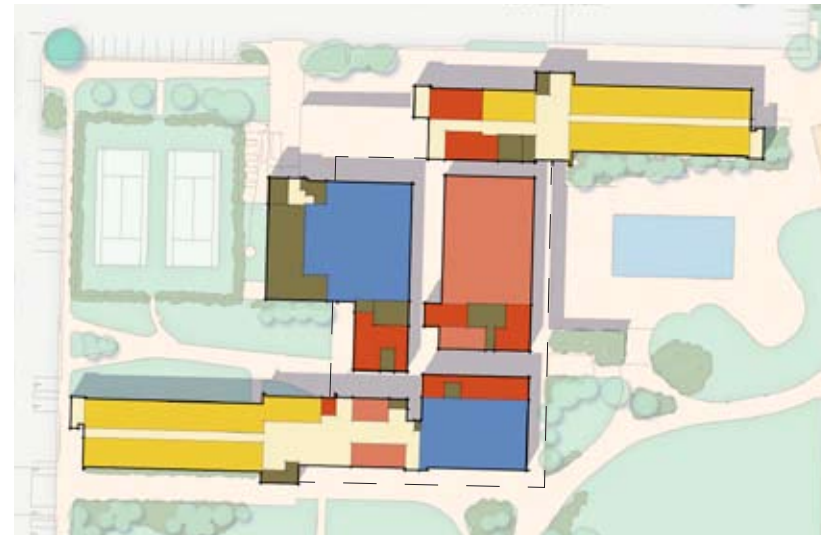


COURTYARD APARTMENTS

A view of the interior of one of the typical courtyard spaces created by the new residential buildings located at the north edge of the site.



Existing lower-level Santa Catalina plan



Existing street-level Santa Catalina plan

- RESIDENT APARTMENTS
- OFFICES & ADMINISTRATION
- CLASSROOMS & SMALL STUDY ROOMS
- CIRCULATION
- PUBLIC USES (DINING, RECREATION)
- SERVICE AND SUPPORT



View of existing Santa Catalina facilities

EXISTING STREET LEVEL PROGRAM

The level of the podium accessed at grade from El Colegio Road houses a mix of offices, classrooms, study rooms and circulation spaces.

EXISTING CIRCULATION

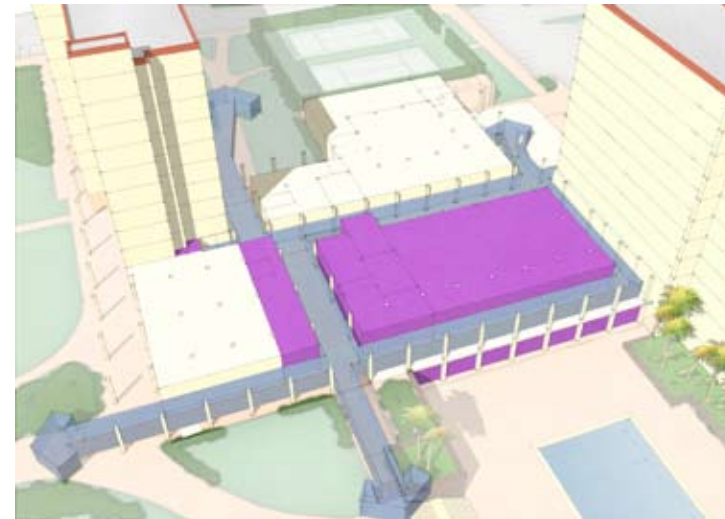
This image illustrates the “pin-wheel” circulation pattern which dominates the existing podium. Nearly every major corridor or entry point terminates in a blank wall, making way-finding difficult for visitors and the day-to-day experience for residents uninspiring.

RELOCATED PROGRAM AREAS

The removal of selected areas of the podium allow for better visual and pedestrian connections throughout the structure.

PROPOSED CIRCULATION

An improved, open pattern of circulation at the upper level strengthens connections into the larger 'green grid' crossing the site. The new two-story Central Commons creates a powerful visual and pedestrian link between the upper and lower levels.



- RESIDENT APARTMENTS
- OFFICES & ADMINISTRATION
- CLASSROOMS & SMALL STUDY ROOMS
- PUBLIC USES (DINING, RECREATION, COMMON STUDY AREAS)
- SERVICE AND SUPPORT

OPEN-AIR CORRIDORS AND CONNECTIONS

PROGRAM AREAS TO BE REMOVED OR RELOCATED

EXISTING LOWER LEVEL PROGRAM

The level of the podium accessed from the pool and northern parking lot is currently dominated by the dining commons and its associated support spaces. There is a strong visual connection to the pool area from the dining room, but no direct means of access.

RELOCATED PROGRAM AREAS

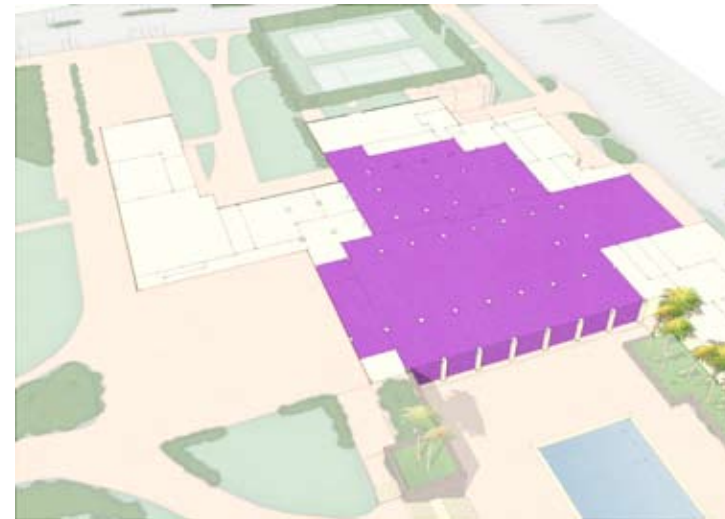
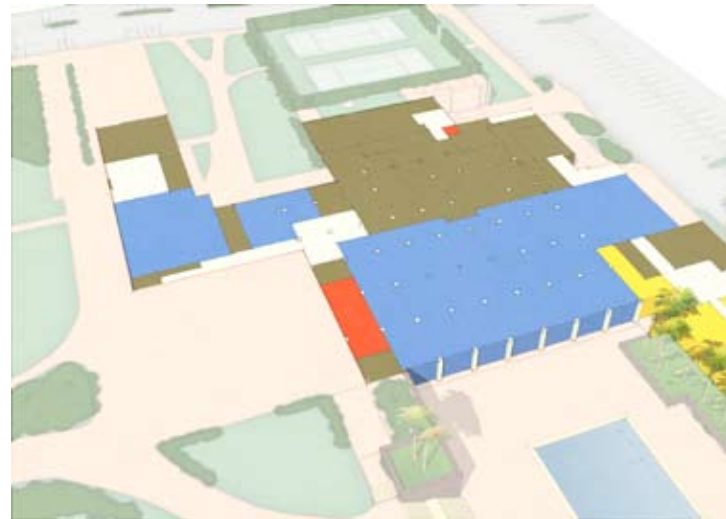
The existing dining commons will be relocated to a new facility on site, clearing out the majority of this level for new uses and better circulation.

PROPOSED USES AND IMPROVED CIRCULATION

A two-story Central Commons will be created within the former dining room. It will connect the upper podium to the functions on the lower level through a grand stair. The interior side of the space is lined with a series of study rooms and the pool side is defined by a linear, glass-walled exercise room. Connections will be made to both the pool and Main Street through the Commons.

TRANSFORMED PODIUM AND CENTRAL COMMONS

The view below illustrates the completed transformation of the Santa Catalina podium. All pedestrian routes through the building touch the Central Commons, providing residents and visitors with a place to meet, relax or study at the heart of the new neighborhood.



- RESIDENT APARTMENTS
- OFFICES & ADMINISTRATION
- CLASSROOMS & SMALL STUDY ROOMS
- PUBLIC USES (DINING, RECREATION, COMMON STUDY AREAS)
- SERVICE AND SUPPORT

- PROGRAM AREAS TO BE REMOVED OR RELOCATED

- NEW STUDY ROOMS
- NEW EXERCISE ROOM



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AERIAL VIEW OF THE SITE

This view from the southeast depicts how the Santa Catalina site can become a new housing nucleus that serves the growing needs of the University while being sympathetic to the existing context.

Summary of Recommendations

THIS PLAN FOLLOWS CLOSELY the recommendations of the Campus Housing Study and the Long Range Development Plan in an effort to provide new housing and services to students and faculty. Although a complex site with many requirements, the plan makes four clear recommendations for redevelopment. Each is essential and all are required to achieve the goals established at the beginning of the process.

New Dining Commons

By taking advantage of the need for new dining facilities, the plan proposes a new facility at the southeast corner of the site along El Colegio Road. This creates a new image for the area, while providing a more accessible location for the dining commons.

New Mixed-Use Structure

In order to take full advantage of the site, parking has been consolidated primarily into one parking garage that has buildings lining its edges. Its location at the corner of Storke and El Colegio Roads provides convenient location for storing vehicles.

New Courtyard Apartments

Courtyard apartments along the northern edge of the site will provide comfortable two- and three-story living for residents. The buildings step down to two stories along the edge to respect the scale of Storke Ranch. The three-story buildings provide a gradual transition to the existing Santa Catalina Towers.

Reinvented Central Commons

Increasing the population in this area of campus requires more services, and the podium of the Santa Catalina complex is perfectly located to serve this function. Removing the dining facility, redistributing the uses and reconfiguring the spaces will yield a central hub that successfully serves both as crossroads and destination.



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Appendix

FOLLOWING THIS MASTER PLANNING process, the University commissioned two technical studies to understand in greater detail the site's constraints. These reports can be found under separate cover and are titled as follows:

- » Fugro Consultants Inc., *Santa Catalina Preliminary Fault Study*, July, 2011.
- » Rincon Consultants Inc., *Wetland Delineation Results for the San Joaquin Housing Project*, May 27, 2011.

Refinement of the plan may be required based on the findings.