

**Campus Planning Committee**  
**April 30, 2013 2:00-4:00 p.m.**  
**Minutes**

**Members Present:** Todd Lee, John Foran, Gene Lucas, Marc Fisher, Simonetta Falasca-Zamponi, Jan Frodesen, Ron Cortez, Rod Alferness, Beverly Colgate, Richard Watts, Bruce Miller

**Members Absent:** Kum-Kum Bhavnani, Joel Michaelsen, Melvin Oliver, Michael Witherell, Michael Young, Mario Galicia, Sophia Armen

**Alternates Present:** Eric Matthys

**I. ANNOUNCEMENTS**

Assistant Chancellor Todd Lee announced that the campus is now the owner of 63 acres at Ocean Meadows. The campus has also entered into a purchase and sale agreement for the Sares Regis property located at the southeast corner of the Cabrillo Business Park. This site will likely become the future location of Facilities Management which would allow their current site to be developed for student housing.

**II. MINUTES**

The minutes from April 2, 2013 were approved as written.

**III. CONSENT AGENDA**

N/A

**IV. ACTION ITEMS**

N/A

**V. DISCUSSION ITEMS**

**A. San Joaquin Apartments DPP**

The Detailed Project Program (DPP) is largely unchanged from the previous 50% review. The San Joaquin Apartments project will develop housing for undergraduate students and provide various support and ancillary amenities for the expanded community. The 1,000 new student beds in apartment-style housing will be aimed at sophomore and upper classmen and will grant students greater personal responsibility and independence. In addition, there will be apartments for resident assistants, resident directors, and a faculty-in-residence program. There are four faculty apartments programmed.

Support amenities will include study lounges, recreation rooms, laundry, and mail facilities. A new dining commons will replace the existing Portola Dining Commons, which currently supports the Santa Catalina residents, and offer greater seating capacity and expanded meal plan options. The project will also create a small café and convenience store.

Parking will be relocated off-site across Storke road to West Campus Apartments parking lot, which will be expanded increasing its parking capacity. The new lot will primarily provide staff and ADA parking. There will be short-term parking and ADA spaces located within the San Joaquin development. A new transit shuttle-loop system is proposed that would provide transportation for students from the site to

campus and parking structures. Bicycle parking will be distributed throughout the site. It is a goal of the project to strengthen bike and pedestrian circulation to campus; bicycle paths from Sierra Madre to main campus are being studied.

Senior Associate Vice Chancellor, Marc Fisher, presented the project as proposed in the DPP. The project is described in three development zones: North Village, Storke Gateway Towers, and New Portola Dining Commons and Apartments. The North Village apartments will consist of 3 story buildings stepping down to 2 stories along the border with the Storke Ranch neighborhood. Storke Gateway Towers will consist of two 6-story midrise apartment buildings with a café and market located in the first floor of the north tower. The new Portola Dining Commons will be located at the southeast corner of the site and will provide three stories of apartment-style student housing above.

Four architectural teams are working on the project. Skidmore, Owings & Merrill are the executive architects, with KieranTimberlake, Daly Genik, and Lorcan O’Herlihy Architects supporting. The different teams will help to add variety to the expansive site. It will be important to strike a balance in design between variety and cohesiveness moving into the next phases of the project. Mechanical, electrical and plumbing (M/E/P) engineers, Buro Happold are proposing progressive water management ideas on the project which include flushing toilets with reclaimed water. The project will be designed to meet the standards of LEED™ Gold.

A major renovation of the podium area between the existing Santa Catalina buildings is currently outside the budget. The podium will be revisited as a separate project after completion of the San Joaquin development; however, it is not currently in the 10-year Capital Financial Plan. Assistant Chancellor Todd Lee expressed that if the San Joaquin project receives bids for construction under the cost estimate there will need to be discussion regarding campus debt capacity before assigning any of the cost savings back to the project. Crosswalks and minor roadwork at Storke Road, as well as minor renovation of existing office and meeting spaces in the podium will occur as small separate projects.

The campus has conducted several open public meetings to include the community, City of Goleta, County of Santa Barbara and MTD in the planning process. Faculty Advisor to the Chancellor, Richard Watts, requested that the naming of the project be reviewed before construction. The project is currently referred to using three different names; Santa Catalina, San Joaquin and the individual neighborhood names, which leads to confusion.

Assistant Chancellor Lee provided clarifications on the staff report: In the background section, “San Clemente Residence Hall” is corrected to, “Santa Catalina Residence Hall”. On page 3 under the project site section it is stated an amendment to LRDP would be required for the proposed development of the site. UCOP legal counsel has advised the campus that the project is consistent with the 2010 LRDP and an amendment would not be required. The DPP will return for final review at the May 28 CPC meeting.

## **B. Jeff and Judy Henley Hall Detailed Project Program (DPP)**

The Dean of the College of Engineering, Rod Alferness, introduced the Institute for Energy Efficiency DPP. The new IEE building will be officially named, “Jeff and Judy Henley Hall”, and be commonly known as “Henley Hall”.

Director of Capital Development, Chuck Haines explained the primary goal of the Henley Hall project is to create prime research space on-campus housed in an iconic building. The general concept of the building is to combine offices and labs on the same floors but with the ability to treat the spaces differently for their ventilation needs. Offices would be naturally ventilated and lab space would be mechanical ventilated: this lead to a building concept that utilizes atrium space in center of building. The atrium would allow cross ventilation of the office space but also provide an opportunity for important collision and gathering space for faculty, staff and students.

Situated north of the Chemistry building, adjacent Mesa Road, Henley Hall will provide an array of laboratories, seminar rooms and breakout spaces, and office space for faculty, post docs, students, and administrative staff. The building will also include a lecture hall designed to accommodate approximately 125 seats. There is a basement level planned housing laboratories and mechanical spaces, three levels are planned above grade to house laboratories, office space and seminar rooms. In total, Henley Hall will provide 17 laboratories, 34 faculty and post doc offices, 9 administrative offices, and group office spaces to accommodate 74 graduate students.

The project is targeting LEED™ Gold and the Institute has also embarked upon a goal of complying with a set of usage and performance benchmarks called Labs21, or Laboratories for the 21st Century. Labs21 is an initiative co-sponsored by the US Environmental Protection Agency and the US Department of Energy targeting high performance facilities.

The project will be reviewed by the Design Review Committee (DRC) on Friday, May 3 for siting approval. September 2014 would be the earliest construction could start, depending on fundraising. Assistant Chancellor Todd Lee would like Operations and Maintenance (O&M) cost issues associated with the building beginning to be addressed before the end of schematic design. The DPP will return for final review at the May 28 CPC meeting.

### **C. Information Item: Capital Financial Plan Process**

Director Haines explained the process for establishing the 10-Year Capital Financial Plan (CFP). The campus is obligated on an annual basis to update the capital financial plan for the next 10-year period. This plan captures both the State and non-State projects with the idea to provide Regents with a snapshot of all the capital project plans for the subsequent 10-years. The document is required by the UC Regents to activate the delegated authority process which grants the UCSB Chancellor authority on-campus to approve projects valued under \$60 million that do not include State funds. On an annual basis the Office of Capital Development refreshes the data to go before the Regents for approval in November. The 2012 Capital Financial Plan was submitted by University of California Office of the President (UCOP) to the UC Regents on November 13, 2012. More detailed versions of all 10 campuses' plans can be found online at:

<http://regents.universityofcalifornia.edu/regmeet/nov12/gb1attach.pdf>

As there is no state funding for capital programs this year, projects listed on the CFP as “State funding eligible” will be bumped a year. The reason for identifying state funding eligible projects is to help UCOP justify to the State why they should continue to invest in the capital program at the UC.

The Music Building, Physics / Engineering Building and renovations of Phelps, Ellison and South Hall are all languishing projects. It is important to continually express the importance of the campus capital program to the University and State and to plan for associated costs.

#### **INFORMATION & FOLLOW-UP ITEMS**

**Status Report: Special Projects Subcommittee**

No report.

**Status Report: Design Review Committee**

No report.

**Status Report: Faculty & Staff Housing**

No report.

**Status Report: Student Housing**

No report.

**Status Report: Major Capital Projects**

Report attached.

#### **VII. CORRESPONDENCE**

Meeting adjourned at 3:05pm

Minutes taken by Michael McGrogan, Office of Budget & Planning