

Meeting Minutes – March 26, 2019- 2:00pm-4:00pm

Location: SB Harbor Room, UCen

Members Present: Chuck Haines, David Marshall, Joao Hespanha, Henning Bohn, Beverly Colgate, Trevor Hayton, Pierre Wiltzius, Joe Incandela

Members Absent: Brian Graham, Margaret Klawunn, Rod Alferness, Ahmad Ahmad, Richard Watts, Cierra Raine Sorin, Brooke Kopel, Garry Mac Pherson

Alternates Present: Frank Castanha, Renee Bahl

I. Announcements

A. State Budget Review

Chuck Haines, Assistant Chancellor, Finance and Resource Management, reported there are no updates on the State budget until the next budget revision in May. There will likely be a general obligation bond initiative by the state to coincide with either the primary or general elections of 2020 that could benefit the UC's capital program.

II. Minutes

The minutes from March 26, 2019 were approved as written.

III. Consent Item (none)

IV. Action Items (none)

V. Discussion Items

A. Redevelopment of Cabrillo Business Park Property (C. Haines)

Assistant Chancellor Haines gave a presentation on the Redevelopment of Cabrillo Park, a plan that explores building additional administrative space nearby as a strategy to avail academic space on the core campus to support enrollment growth and to support a plan to build a student

housing project on the current Facilities Management (FM) site. Current occupants would need to be relocated.

For the project, campus will hire a consulting architect to provide project feasibility, programming, planning, and concept design services, and cost analyses in order to solicit Design/Build contractors interested in executing the design and construction of the project. The initial plan allotted a \$20M investment for the relocation from the FM site. External financing may consider debt service paid by campus and other non-state funds.

Acquired by the campus in 2013, Cabrillo Business Park (CPB) is located at 389 South Los Carneros. The property under consideration for redevelopment consists of approximately 7.75 acres at the southeast corner of the 92-acre park. It is outside the Coastal Zone, and less than a quarter mile from the Los Carneros/Mesa Road entrance to the campus. It is also adjacent to the Santa Barbara Municipal Airport.

Approximately 35,050 SF of the northwest corner of the property is encumbered by an aviation easement that limits building height and occupancy densities. This impacts parking and vehicular and materials storage. Other site restrictions include an FAA building height limit; a 100-year flood plain, multiple archaeological sites, and an environmentally sensitive habitat.

The FM site encompasses approximately 6 acres near the intersection of Mesa and Stadium roads. To avail this space for student housing, Campus would need to relocate Facilities Management, Design and Construction Services, Business and Financial Planning, and Fleet Services.

EVC David Marshall echoed the need to accommodate generic office and lab space off the core campus in order to consolidate academic functions.

VI. Information and Follow-up Items

A. Status Report: Special Projects Subcommittee (*B. Colgate*)

No report

B. Status Report: Design Review Committee (*H. Bohn and R. Bahl*)

There will be a DRC meeting in April.

C. Status Report: Faculty and Staff Housing (*C. Haines*)

Negotiations with developers on Ocean Walk continue on financing. There will be an update on Ocean Road at the campus' Town Hall meeting April 9.

D. Status Report: Student Housing (*G. Mac Pherson*)

No report

E. Status Report: Major Capital Projects (*attached*)

II. Correspondence

Meeting adjourned at 2:30p.m.

Minutes taken by Carolyn Franco, Office of Budget and Planning