DESIGN REVIEW COMMITTEE MEETING

Date: February 15, 2002

Meeting No. 33

ATTENDEES:  Michael Arntz
              Pamela Burton
              Colin Gardner
              Bob Haller
              Elvin Hatch
              Everett Kirkelie
              Brian McGuire
              Carol Pastermack
              Barton Phelps
              Bruce Tiffney
              Buzz Yudell

              ABSENT:    Edson Armi
                          Dom Dal Bello
                          Ric Williams

OTHERS

PRESENT

Michael Bade
Willie Brown
Erich Brown
Ed Buch
Barry Berkus
Fiske Crowell
Ed Donnerstein
David Gall
Chuck Haines
Yonie Harris
Jeff Hirsch
David Inouye
Warren Jacobs
Ed Johnduff
Jamie Kolker
Ilze Landfried
Martie Levy
Bill McGaugh
Jennifer Metz
Duncan Mellichamp

Christopher Mitchell
Roger Monte
Mark Nocciolo
Duke Oakley
Melba Ortiz
Lisa Plowman
Tye Simpson
Scott Smith
Patricia Sonnino
Katherine Spitz
Ron Strahl
Dennis Whelan
Jack Wolever
Harry Wolf
Bruce Wood
John Woolley
Thomas Yee
Michael Young
Jules Zimmer

ITEM DESCRIPTION

1. There was a discussion regarding whether to add additional firms to agreed-upon short list of firms to be interviewed for the campus plan. The three firms that have been selected are BMS Design Group (Barbara Maloney), Sasaki Associates (Bob Sabatini) and Urban Design Associates (Raymond Gindrooz). There was no strong opinion in favor of enlarging the list.
Site Planning, Pre-design Consultation: Academic Building

- Mark Nocciolo explained that the project has begun programming space for two organizational units, the Graduate School of Education and College of Letters & Science. There is also a non-state funded portion, the Center for Film, TV & New Media. The project is coming before the DRC to initiate the project site approval process and to solicit comments and opinions regarding planning and site design issues with the intent to return at the April meeting for site approval. Mark introduced the architects and Martie Levy introduced Jules Zimmer, John Woolley and Ed Donnerstein.

- Bruce Wood of Kallmann McKinnell & Wood Architects discussed the characteristics of the 4 1/2 acre site (Parking Lots 20 and 21) as set forth in the LRDP, the Site Capacity Study and the West Side Master Plan. He said it seemed unclear whether Ocean Road would remain a vehicle thoroughfare and the documents have different indications for building on these lots. He noted that the West Side Plan is a good underlay but that it takes an extremely urban view of the site and tends to orthogonalize the campus thereby losing some of the secondary geometry. He was interested in people's views on how to resolve the geometry and he was concerned about leaving only HSSB as a residual piece. He said spaces could be assigned in a variety of ways since there are few required adjacencies and therefore the architects could do 3, 4 or 5-story buildings. A two-structure scheme works out for keeping a view corridor and giving the Graduate School the drop off traffic accessibility it wants while L & S gets the proximity to HSSB that it prefers.

- He went through possible schemes such as putting everyone into one large building and leaving a parking lot. He also showed schemes characterized as urban which concentrate buildings on the periphery and a hybrid scheme that is less urban and breaks up into more courtyards. He discussed having lower elements on the southern side of buildings with courtyards. He concluded by saying his propensity is to not build on the south of the Lots because some of the old geometry is of interest and leaving the south open would mean that it could be built out at a later time.

- Katherine Spitz said that the landscape designers would like to keep the Eucalyptus and Ficus trees on the north part of the site and would like to have as many E. citriodora as possible on the site. One of their ideas was to have parking on the north between the trees and pull the buildings south. Carol Pasternack said that the few parking spaces that could be gained under this scheme would not make a dent in campus parking. She said she liked the schemes that emphasize corridors, major and minor and diagonal. Martie Levy said that the designers will be studying feasibility of providing replacement parking but they have not yet met with the Parking Committee.

- Bruce Tiffney said that the DRC should ask itself if it thinks the buildings should be on one end of the site and leave open a future site or whether the project should build over the entire site. Buzz Yudell said that consolidating into one building would result in a sub-quality footprint and quality of place would be sacrificed by such massing. Colin Gardner said the west side of the Lot 21 seems a good location for Film since it is a gateway location. The southern connection of the location would also be important to Film.

- Barton Phelps said he thought the analysis that Bruce Wood had presented was excellent. Barton thought that placing the buildings along the view corridor would be good and he would like to see a balance between claimed open space and generalized open space around
the buildings, a good east-west balance. He thought that perhaps the minor or eccentric geometries could be adapted into the project. Pamela Burton liked the two courtyards opposing each other across the view corridor and said the scale of the courtyards should be studied so that the result is more successful than HSSB. Elvin Hatch said that he too would be like to keep the eccentric geometry. Tye Simpson said stepping down from north to south seem to make sense and the area near the pool could be left for development at a later day.

- Buzz Yudell said he hoped that the buildings would push out and be open to the community but that the “publicness” of the building would not result in a mean entrance. The courtyards should be enriched to take advantage of climate and site. Michael Arntz discussed the campus planning effort and said that, as material becomes available it will be forwarded to KMW so they can incorporate the planning concepts in their work. The West Park planning scheme should also influence the planning for this project.

- Summarizing, Tye Simpson said that there seemed to be agreement that there should be physical separation between the two units, that there was sympathy for keeping the E. citriodoras, that the designers should assume that Ocean Road will remain as is, and that there is sympathy for leaving the south side of the site open. Michael Bade said the challenge will be for the designers do well with the meager state funds available for their buildings and at the same time to design so they set up for what will come later.

3. **Pre-design Review: San Clemente Housing**

- Harry Wolf presented some of the drawings and images that were shown previously and ended with the current plan that he characterized as Mediterranean with simple forms repeated for economy. There is individuality of house rather than a single large building and the 4 housing blocks are highly permeable. There are some interesting idiosyncratic spaces, parking partially below grade, landscaping on the parking roof, intimate courtyards, stairs at block ends, recycling chutes by the elevators and a “Zen” garden (serene and quiet space with a rainwater channel) between the two rows of buildings. He discussed the layout of the units and pointed out design features such as the centralized kitchen.

- Carol Pasternack asked why there are screen walls at the stairs and Harry explained that they are for light and shadow, for scale transition and to impart some mystery. When Willie Brown was asked if he thought the design would be maintenance intensive, he replied that he thought that it would probably not have much more maintenance than they are accustomed to. It would certainly require painting. Because there is not much slope, mowing the Zen garden should not be a problem. Careful selection of the fruit trees in the courtyard is needed and the project should go to the Landscape Subcommittee for consultation.

- Barton Phelps said he was concerned about the amount of horizontal circulation and asked how Harry intends to maximize glazing while still maintaining privacy. Harry said that at the lower level, the residents would probably take over some of the space outside their units which would give a nice kind of vitality to the area and that inside their units they would modulate their exposure with screens, shades, etc. At the second level there is less traffic past individual units with no more that 6 units per block. Seeing people moving and hanging out is part of the urban experience and electrifies the space. Barton suggested
Harry explore more specialized systems for the tight spaces; that he study the optimum amount of glazing, different wall thickness, etc.

- Michael Arntz said this design might not be appropriate for undergraduates but would work for graduate students. He praised the elegance of the design. Barton Phelps agreed that the design was elegant but suggested, and Harry agreed, that working out some of the privacy issues would enrich the project.

- Michael Bade noted that people remember quirky things and that walking past repeated elements may make it difficult to way-find. Buzz Yudell suggested that the south promenade might be improved in this respect by breaking it up with a stairway every few units. Harry said he had been thinking about it and he thought he could break the hedge along the south. Buzz also suggested Harry consider particularization of expression; for instance, courtyard vegetation types could be brought forward to give individuality to the units. He also said that he liked the machine like repetition of units. He thought however that the acoustic issue that was raised previously was a real issue and suggested Harry consider offsetting openings and double glazing where necessary. The committee seemed to agree that some noise (such as from soccer on weekends) was to be accepted as part of the experience of living on this site.

- Barton Phelps said that units were beautifully planned and asked if costs have been assessed to be sure we can afford what has been designed. When told that the detailed estimate indicates that everything is within the approved budget the committee again expressed approval of the look of the project.

- Lisa Plowman said that the project is very important to Isla Vista and wanted to share with the DRC some of what they have found regarding spaces that work and those that don't (she will give more detailed information to Tye Simpson and Willie Brown). She indicated concern about the austerity of the design and, because it will be so different from what I.V. sees now, view corridors through the buildings are very important. It was pointed out that the current layout frames the mountain view along the same grid as current streets and that the experience on El Colegio will be to view into mid-block of the project so that there will be a sense of depth. Lisa said her designers are working on how El Colegio will look and are having a workshop in early April. She thought the lack of usable space along El Colegio could be a problem because the I.V. people complain about open spaces that are not usable; even the Zen garden might not make sense.

- Tye Simpson suggested a number of changes which he summarized in a later note as follows: 1. More variation and less uniformity in plan and elevations, especially along El Colegio, 2. A stronger residential and less institutional appearance, 3. Less of a sense of a long, superstructure stretching nearly one-half of a mile, and more of a grouping of individual buildings linked to the community, 4. Much stronger engagement with El Colegio with entrances, plazas, and other measures to enliven the street space, 5. Stronger landscape moves to soften the appearance of the building and improve the public and semi-public spaces, 6. Approaching the project as a parkway with housing rather than a large housing project with a road widening exaction, 7. Avoiding the sense of a wall of buildings blocking views and recreation fields, 8. Incorporating and expanding bike access and parking rather than displacing the bike path and blocking entry to the underpass, 9. Responding to anticipated community concerns about the project's height, bulk, scale.
Bob Haller again asked that solid space be broken up and as much view as possible be preserved.

4. It was decided that the DRC members would e-mail their responses to the Chancellor's Advisory Committee on Parking to Ilze Landfried who will collect them so that Michael Arntz can prepare the collective response on behalf of the DRC.

5. Action Item: Site Approval Student Resources Building
   - Scott Smith from Sasaki Associates explained that their current thinking regarding the three possibilities for the site, Lot 22 or two locations on Lot 23, is to recommend that the building be located on north half of Lot 23. This would leave Lot 22, proximate to the Events Center, for the parking structure and would have the building more appropriately located near Snidecor and on the strong back bone of the Pardall Mall. They would like to have 100 feet of separation between the building and the parking garage. It would leave open the south of Lot 23 for access and parking for student housing and the Faculty Club.
   - Scott said they were thinking that the primary entrance for the building should be off Pardall Corridor. When Bruce Tiffney pointed out that, with all of the bicycle traffic on Pardall, it might be a problem for children to cross from the parking garage to the building, Scott said they had been expecting children to arrive and depart from the south side of the building and parents would park there for the short term when picking up and dropping off. Bruce said that it might be better to have the entrance on the east of Snidecor. It was pointed out that many parents would probably want to park, drop off their children and then continue on to campus leaving their vehicle in the parking structure for a longer period of time.
   - Carol Pasternack asked how the interface between the site and I. V. would be worked out. Michael Young said that he was optimistic that a design solution will be found, whether it is a tunnel, a bridge or something else that works. He believed students will work with the designers on finding a solution. Everett Kirkellie asked if the building could be moved southward so there is more room at the bicycle crossing. Scott said he would be happy to engage people in talking about the crossing width, about moving the building and about the linkage to I.V.

ACTION
The site on the north of Lot 23 was approved for the Student Resources Building with the proviso that the designers deal with the issues raised at this meeting and perhaps move the building southward. The parking garage on the north site should have some lamination of non-parking around it.

6. Action Item: Design Approval De La Guerra Dining Commons
   - Chris Mitchell of Studios said that since the last meeting they have pulled the patio back as the DRC requested they do to keep the view corridor. Their intent is for the building to be like a small community center with a new tower element at the juncture between the existing dining commons and annex. The tower will be kept away from the Dining Commons and from the Annex to respect the existing architecture. It will be a 950 square foot anodized aluminum frame element with clear double glazing.
• Since the last time the project was before the DRC the entry trellis has been removed, Santa Barbara brown concrete pavers have been added across the site, and the canopy by the Annex has been removed so that there will be more glazing in the area of the Annex and the building will be lighter and more of an interior-exterior connection.

• Buzz Yudell said he thought the tower will anchor the building and patios well and suggested it might be moved out from the building even more. Thomas Yee said they have looked at that possibility but believe that the shadow will be such that it will seem further out than it appears on their elevations. Buzz also asked about softening on the Lagoon side service areas. The designers pointed out some of the features they have added and noted that dimensional issues preclude doing more.

• Barton Phelps asked about the appearance of the glass entry during daylight. The roof has a total thickness of 3 1/2 feet, there will be an overhang only toward the front and a lower canopy for the entry. Barton thought the designers should be sure to make the top elegant and light and detail it carefully.

ACTION
The design was approved. The DRC will want to see the landscape at a later date.

7. Progress Review: California Nanosystems Institute/Parking Structure
- Duke Oakley said that they have been working on internal efficiencies since the last meeting. The campus east entrance is not much changed and they are still proposing some kind of vertical markers or pylons that will be designed later. The significant development is the change from horizontal openings in the garage to punched openings on the cafe facade. There is a deflection of the plane to the media wall and a rhythm has been established with the vertical bands of deep color on the white or off-white walls. The digital wall is not in the cost estimate and the DRC will be informed of what the wall will be if it is not a media wall.

- David Gall discussed the landscape that will include Italian stone pines in locations where people can sit under them. There will be palm trees at the facade toward Kohn Hall and on the north Eucalyptus citriodora will silhouette but not screen. There was some discussion as to whether some of the proposed raised beds may need to be removed and providing fire truck access. In the courtyard, since the word “nano” means small, there will be large plants to make people feel small. There will be giant bamboo, large coral trees, and oversized furniture. Pamela Burton suggested some large grasses that WRT will look into. Plants will be further discussed the March 15 Landscape Subcommittee meeting. David said he was not sure where bicycle parking will be; existing bike parking lots may be expanded and he was not sure where the bike path would be going.

- Barton Phelps said he thought the plan is improved. There are still some issues with the north elevation and he is looking forward to what will be designed for the vertical poles that are so important to this project. He thought there was an effort to deal with the parking structure so that it does not look so much like a garage. To continue the effort a nicer exit star, a cascading kind was suggested. The corner of the building by the east entrance is important and there was some discussion as to whether the cut-away solution with an exterior deck was a good way to handle this entryway location. Buzz Yudell suggested that
maybe the openings could be handled differently and the transition of the north and south facades should be studied. Buzz too thought the poles are important and suggested the designers not wait long to start on their design. He liked the punched openings and thought they worked well with Engineering II.

- Duke pointed out that the project will provide a setting for Kohn Hall. Currently the other buildings around it are the same size so it does not have a backdrop against which to present itself. Buzz Yudell said he liked that the Nanosciences project will be a light colored in that it works with the climate and the location. Duke said he did not think there were any historical references in the arcade yet. It is not a “themed” event but more of an inspiration for landscape. The committee agreed that window detailing will be important and it will be important that the facades read as having windows in walls and not as curtain walls.

Minutes were prepared by:

Ilze Landfried

Date: 2/15/02

Attachment

cc: Committee and Attendees