Appendices

Meeting Minutes

DATE: **April 1, 2003**

RE: **Committee Meeting #1 – Kick-off**

ATTENDEES: **Juanita Bullock, Campus Physical Planner**
Richard Block, Academic Senate
(Chair of Physical Resource Committee)
Kyle Hoffman, Alumni and Constituent Relations
Andy Plumley, Director of Housing
Dennis Rice, Assistant Dean of Engineering

Gavriel Kullman, ASUCR representative
Nadine Sayegh, ASUCR President
Tricia Thrasher, Office of Design and Construction
Tim Ralston, ABP-Capital and Physical Planning

Doug Macy, Walker Macy
Melinda Graham, Walker Macy
Ken Pirie, Walker Macy
Will Dann, Thomas Hacker Architects

ITEMS

1.1 Nita Bullock began the meeting with a review of the selection process and the introduction of the Walker Macy/Thomas Hacker team. She provided a brief review of the project scope, goals, and the campus planning background (2010 Vision, 1990 LRDP, LRDP update 2003) that has laid the groundwork for the East Campus Entrance Area Study.

1.2 The Walker Macy/Thomas Hacker team led formal introductions, with committee members encouraged to share early impressions of their arrival on campus as well as special interests/concerns as related to the study area. General thoughts, initial impressions of the campus entry experience and ongoing observations included:

- The need to formalize the public entrance, enhance wayfinding, and emphasize Hinderaker as the starting point for new students and other campus visitors. (At least in the near future. The new student services academic facility may take over that function in the future.)
- The desire to clarify the entry sequence and subsequent arrival to campus. Numerous stories were recounted of first time arrivals traveling up University Avenue, where they found no clear way to enter the University, and turned back or exited the campus via Canyon Crest.
- A lack of formal campus boundaries and entry markers was noted. Images of a series of kiosk style entrances, such as those found at the UC Santa Barbara campus, were favorably noted as contributing to a strong overall sense of campus.
- The committee expressed a sense that the process of clarifying the East Campus Entrance would serve as a character defining moment for the campus.

1.3 Doug Macy provided the committee with an overview of the team's preliminary thoughts with regard to the entry sequence, arrival zone, and the distribution of associated future development. Conceptual site analysis diagrams, initially presented in the project interview, where used to note project scope, primary site characteristics, and to stimulate the discussion of possible opportunities and challenges found within the East Entrance study area. Preliminary concepts represented in the diagrams included:

- Development of University Village as a primary activity generator in the connection of East and West Campus, and ultimately the city
- Potential for unique sequence of spaces progressing from University Village, through the underpass, past initial campus markers, to the first decision-making point (turn to visitor parking), and ultimately arriving at the elbow of University Avenue and Canyon Crest.
- Implications of ring road, peripheral parking and the location of the visitors lot as related to the entrance sequence.
- Environmental characteristics such as sun angles, Santa Ana and prevailing winds, the Arroyo, and noise impacts from the adjacent freeway
- Primary landscape features including the Carillon and Arts Malls

Committee members responded to the site diagrams, relating special interests and concerns.

Richard Block expressed interest in the future of the Watkins House as the associated area develops. The group discussed the need to study the current programming of Watkins, as well as the implications of remodeling or relocating the associated chapel. Nita Bullock offered to follow up with counsel regarding these implications. Doug Macy noted the need to carefully review the future of Bannockburn in order to develop a plan that ~~has~~ creates a positive relationship between it and the Watkins House. The committee went on to identify the property currently owned by the Church of Latter Day Saints as worth special consideration as the streetscape along University Avenue is developed.

1.5 Kyle Hoffman expressed surprise at the idea of combining commercial uses with academic character in the entry sequence along University Avenue. Numerous development strategies for University Avenue were discussed, including its development as a grand boulevard or, in contrast, establishing a grid along University Avenue by punctuating the street with a series of crossings. The importance of exploring multiple ideas at the phase, without selecting a final option, was emphasized as a way to explore the committee's values, perceptions, and goals for the entrance area.

1.6 Kyle Hoffman noted that in bringing visitors from the Alumni Offices on West Campus down University Avenue, the murals at the underpass were always appreciated, but only after the artwork was specifically pointed out by a campus guide. The desire to develop the entire entry sequence in such a way that visitors say "ah ha" on their own was expressed.

1.7 Richard Block emphasized the impact of noise from the freeway on adjacent properties, noting that noise related complaints are currently received from the Arts Building. This will need to be carefully considered in siting buildings and determining their associated programs. Additional freeway impacts were discussed including the desire to explore a possible pedestrian connection through the underpass on the north side of University Avenue. Nita Bullock noted that the LRDP update also calls for decreased lane widths of the off and on University. Kyle Hoffman pointed out that there is difficulty crossing the ramps even where pedestrian signals are provided. The possible reconfiguration of the off-ramp east of the bridge to modify the free right merge to a complete stop was suggested. Walker Macy will work with Cal Trans and the City to explore possibilities for pedestrian related enhancements.

1.8 Richard Block pointed out the importance of University as a vehicular connection as well given the increasing housing options for University students west of the freeway. He also posed Linden as an alternative route to downtown. Nita Bullock added MLK as an excellent alternative for quickly moving between the campus and the city, but reinforced the long-term plan for the University that emphasizes mass-transit and non-vehicular circulation to encourage leaving cars at the edge of the campus.

1.9 The committee noted that moving classroom space west of the freeway, for example the joint lecture/cinema space, creates difficulties for students attempting to make the 10 minute shift between classes. Courses offered in the cinema space typically run on an altered schedule to accommodate the need for extra time. Pedestrian travel time will need to be taken into consideration as the expansion of uses along University is considered.

2.0 Anticipated development was reviewed by the committee with the following plans noted:

- Long-term development of west athletic fields (on East Campus) as future housing and academic space is built

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- Addition of 400 parking spaces to be leased at University Village in Fall 2004
- Reconstruction of Bannockburn approximately 2007
- Addition of Material Science Building at east end of Athletic Fields

2.1 The arroyo was discussed in relation to the development of the Material Science and Engineering Building. Current plans include a 7' box culvert for bringing the arroyo past the intramural fields and future development in this zone. The committee expressed interest in developing future openspaces in this area in a way that makes reference to the character of the natural arroyo.

2.2 Dennis Rice posed the question of what actually constitutes the "entrance" to campus. He related that visitors primary concern is generally in locating a place to park. The question of secondary entrances was explored with Linden noted. This prompted a conversation of a ceremonial place of arrival versus functional arrival sequences that may vary from first time visitors to campus staff and faculty on a typical working day route.

2.3 Kyle Hoffman reviewed the history of the Alumni Center proposal. He reviewed how the original scope and budget first increased to include extensive meeting space, dining (Faculty Club), boardroom, library, administrative space, and conferencing facilities before then contracting significantly due to budget constraints and a shift in administrative goals. A small area in the student union is currently the only conferencing facility on campus. (There is conference space at University Extension and in the Pentland Hills. Pentland is used for summer conferences only.) He noted that previous suggestions of attempting an expandable or phased building concept had been rejected.

Kyle expressed a desire for the Alumni Center to play a significant role in welcoming students to campus. Thus, the building program would not be suited to being "buried" behind other uses. Suggestions of pairing the Alumni Center with other programs were discussed. The art gallery, recital hall, and/or museum were suggested as possible adjacencies, creating a complex suited around an open courtyard. Kyle emphasized the importance of the Alumni Center not being paired with another endeavor that brings with it a "20 year" time-line as this would delay the development of the Alumni Center even further. Important elements of the $4.5 million currently raised are time contingent.

2.4 The committee discussed the Art Gallery program, noting that current facilities located in the Watkins House are not adequate to accommodate some traveling programs. Tim Ralston emphasized that the proposed 10,000 SF is driven more by the funding target than by an actual tested museum program. Reprogramming or adding onto the Watkins House, perhaps merging programs, was considered a viable option.

2.5 The Recital Hall was noted as being part of the original Arts Building project but was ultimately value-engineered out. The area south of the Arts Building was originally designated to house the Recital Hall.

2.6 Nita Bullock noted that with the proposed addition of a new parking structure at lot #24, visitors will actually be directed there and then brought down Canyon Crest to the campus core. The timing of this shift is critical in developing an appropriate long-term wayfinding and arrival plan. Tim Ralston noted that an additional support building (Surge II) is being considered at the south end of the proposed parking structure to heighten evening activity levels along Canyon Crest.

2.7 With regard to the current site selection for the CHASS building, Gavriel Kullman expressed concern with the loss of openspace in the campus core. In addressing the desire for the CHASS to be adjacent to the Student Union, he noted that students currently walk from the student union throughout the campus to reach classes. Nita Bullock noted additional criteria that are being taken into account in the siting of the CHASS including the size of the building, topography, and other program adjacencies such as adjacencies of academic programs to their corresponding student organizations in Costco Hall.

2.8 Kyle Hoffman emphasized the need for future development immediately adjacent to the proposed arrival circle to have a strong public presence. His review of early design concepts for the Alumni Center (which located the building on the circle) illustrated to him the potential for this area to be the center of a strong public connection between the campus and the Riverside community.

2.9 Doug Macy thanked the committee for their participation and valuable input. He noted that the Walker Macy/THA team would proceed in gathering addition background information, developing a comprehensive site analysis, and examining the proposed building programs in depth. The next meeting date and time will be confirmed through Nita Bullock.

DATE: **April 15, 2003**

RE: **CHASS CPAC Meeting - Site Alternatives Review**

ATTENDEES:
France Córdova, Chancellor
Gretchen Bolar, Vice Chancellor
Patricia O'Brien, Dean of CHASS
Chuck Rowley, Computing & Communications
Tim Ralston, Capital and Physical Planning
Juanita Bullock, Physical Planning
Dennis Rice, Engineering
Robert Nava, University Advancement
Tricia Thrasher, Office of Design and Construction
Ed Chang, Ethnic Studies
Ted Chiu, Design and Construction
Tony Cook, Capital and Physical Planning
Sandi Evelyn-Veere, CHASS
Andy Pumley, Housing
Sharon Salinger, College of Humanities, Arts Social Sciences
Satish Tripathi, Bourns College of Engineering

Doug Macy, Walker Macy
Melinda Graham, Walker Macy
Thomas Hacker, Thomas Hacker Architects, Inc.
Will Dann, Thomas Hacker Architects, Inc.

ITEMS

1.1 Vice Chancellor Gretchen Bolar opened the presentation with an introduction of the East Campus Entrance Area Study. She emphasized the study's need to develop a plan that creates a "front door" for the campus and highlights the connection between the University and Riverside communities. Vice Chancellor Bolar noted that the team had been asked to review the siting of the CHASS Instruction and Research (I&R) building within the context of the greater East Campus Entrance Area Study, taking into account the continued long-term develop of this area, its nature as a ceremonial campus entrance, and the importance of the area as a public interface zone. Nita Bullock then introduced the Walker Macy / Thomas Hacker Architects team.

1.2 Doug Macy (Walker Macy) began the presentation with a review of the project scope, using an aerial photograph to outline the area under consideration. He reviewed the three primary goals of the study: to develop

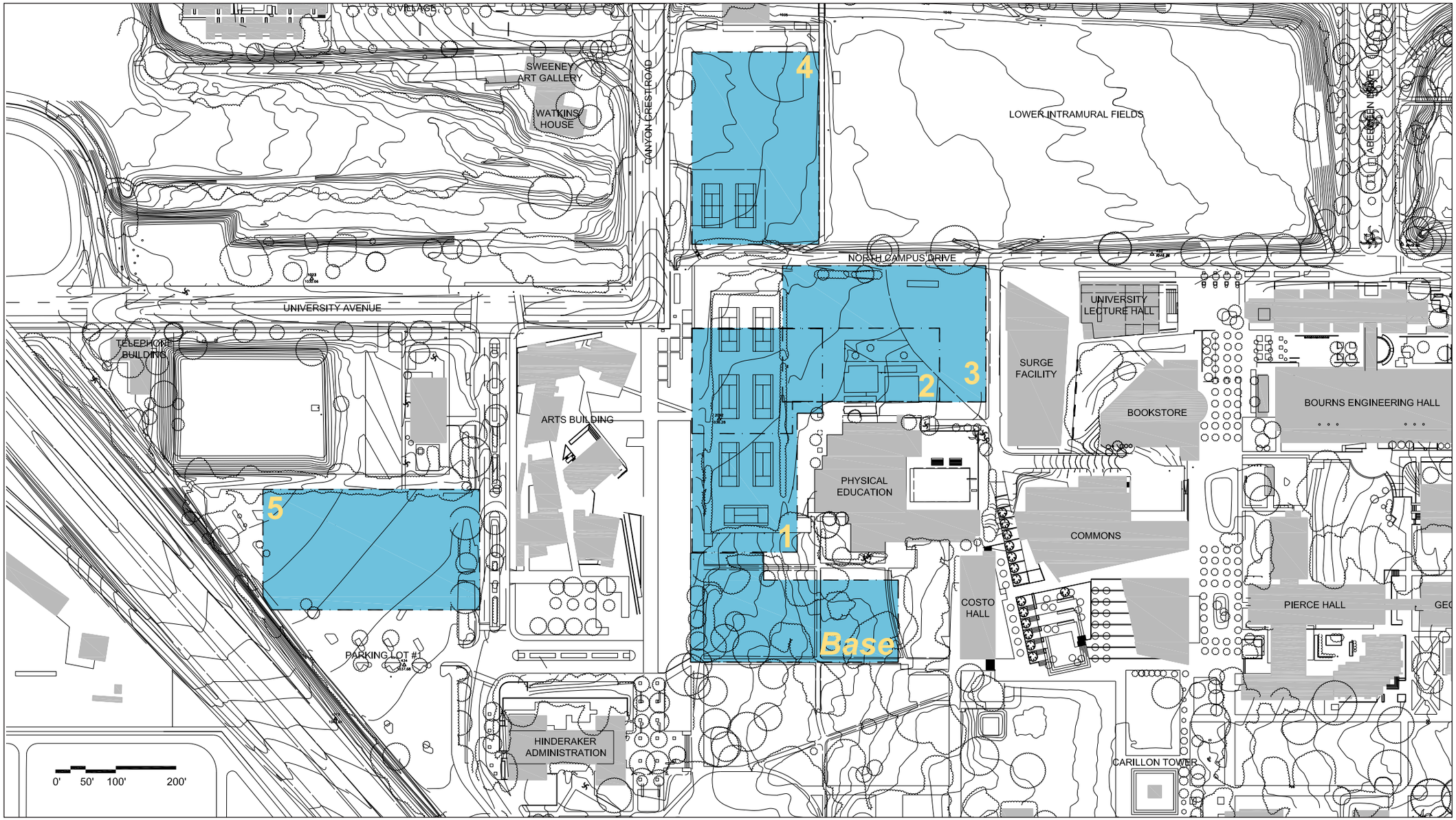

Figure A.1: April 15, CHASS Keyplans

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University Avenue as a City-Campus connection, to create a ceremonial arrival at the elbow of University Avenue and Canyon Crest Drive, and to develop a long-term plan for the placement of numerous proposed facilities within the Entrance Area zone.

Project goals were reviewed (see Goals on page 4), as were proposed program elements. It was noted that the CHASS I&R facility and associated expansion opportunities represent only a fraction of the ultimate program to be accommodated within the entrance area.

A site analysis diagram was presented, emphasizing the 200' wide Carillon Mall and 100' wide Arts and University Malls as designated in the 1990 and draft 2003 Long Range Development Plan (LRDP). Current visitor flow from parking lot #2 and future visitor entry from the parking structure proposed at lot #24 were also noted as important considerations in evaluating long-term development strategies.

Will Dann (Thomas Hacker Architects) then led a discussion of significant existing and future program adjacencies as related to the proposed CHASS I&R facility. Maintaining close proximity to the Humanities was noted as the primary consideration by CHASS administration, faculty and staff, with adjacency to the Arts as a secondary goal. Both Hinderaker and the Physical Education Building were noted as having moderate current and/or future significance with regard to program adjacency needs.

Five sites were selected (*Figure A.1*) for comparison against the original, or "base condition", siting of the CHASS. Site selection was based on the ability to accommodate the required square footage, to meet program adjacency needs, and on general proximity to the academic core. Each of the five sites was assessed in a matrix format using the following planning criteria: planning considerations, program relationships, program fit/site configuration, environmental conditions and infrastructure relative costs.

Will Dann reviewed the original siting for the CHASS I&R, establishing it as the base condition against which the five alternatives would be reviewed (see Matrix on page 25). Each of the five alternative sites was presented, utilizing a key map, matrix evaluation and 3D fly-by to facilitate discussion. (Note: the base condition or site had a positive rating for all the categories, the alternatives rated lower overall than the baseline.) General discussion and comments were fielded throughout the evaluations as follows:

1.3 Chancellor Córdova noted that in reviewing Site #3, the design team should remember that there will ultimately be new buildings across the pedestrian walkway (University Mall) requiring the future extension of utilities even if this site was not chosen for the CHASS I&R facility. Will Dann clarified that the budget developed under the original siting for CHASS I&R included utility costs to that location. A revised site, such as #3, would require additional impacts to the budget at this time to further extend the utility system. Thus, it becomes a question of what the CHASS I&R budget can currently accommodate for utility expansion without forfeiting program.

1.4 Dean O'Brien noted that Site #3 is removed programmatically from the Humanities. She reviewed the history of persuading faculty to leave their primary department locations to teach within the CHASS I&R, noting that this is a condition unique to the CHASS as it seeks to combine a number of divergent studies under one roof.

1.5 Doug Macy noted that Site #4 is best suited for a building with a high public presence given the site's proximity to the proposed parking garage at lot #24 and to the ceremonial campus entry. Vice Chancellor Bolar expressed that Site #4 has always been envisioned as the Performing Arts complex or a similar public oriented building.

1.6 Noise from the adjacent freeway was noted as a critical negative component for Site #5.

1.7 Several members of the group expressed that Sites #2, 3 and 4 were all best suited for buildings with a more "public" face than that dictated by the CHASS program.

1.8 Chancellor Córdova posed the question of possible development around Site #1 if selected for the CHASS; could additional buildings be accommodated adjacent to the CHASS in the future? Will Dann noted that by sliding the building footprint slightly to the south, an additional building could be accommodated adjacent to the terminus of University Avenue. Doug Macy supported this move, noting that shifting to the south would register the CHASS more strongly with the Arts Mall, furthering defining and strengthening this axis.

1.9 It was noted that while Site #1 would block views from the Arts Building to the mountains, views toward the Arts Building and Mall from the CHASS I&R at Site #1 could be very positive.

2.0 The question was posed if Site #1 was moved south, would it compromise what could be built at the base condition site in the future; would it necessitate a reduction in square footage (sf) available on the base condition site? Will Dann estimated a reduction from 100,000 sf gross to 80-90,000 sf gross. Doug Macy stated that careful work with the selected CHASS I&R architect would be necessary to ensure that the potential for a quality relationship with a future building at the base condition site was retained.

2.1 The group expressed concern that if a certain level of density in the Arts/Entrance area was required to meet future program needs, that a building would likely go onto the base site and if so, there was concern regarding what the building would be. The CHASS I&R facility was viewed as appropriate in this site as a signature academic building relative to the academic campus core.

Chancellor Córdova responded that base condition site will not be built on.

Will Dann noted that the proposed recital hall is most likely to be inserted in the open space immediately south of Arts. This was the original intent before the recital hall program was deleted due to budget constrains. He noted that the entire entrance area will be under intense pressure for long-term development. Thomas Hacker concurred, noting that to achieve the proposed academic density, it is likely that the base site will remain under consideration for future expansion.

2.2 Mike Webster pointed out the need to consider the future of the Physical Education Building and any potential for redevelopment. He recognized the need for athletic facilities, but noted that this location becomes an issue when looking at accommodating all of the academic needs within the core. Thomas Hacker requested input on the estimated life span of the building – the group concurred that the building remained in good condition so reuse rather than demolition at this time is a viable option as well as demolition and reuse of the site sometime in the future.

2.3 Dean O'Brien recounted the decision-making process during the CHASS I&R DPP, acknowledging to the three faculty members present that the proximity of the base condition site to the academic core (Humanities in particular) was a deciding factor in the final consensus. She noted that of the five new alternatives, Site #1 would be the next choice.

2.4 Vice Chancellor Bolar noted that freeway noise, poor site configuration, and distance from the campus core make Site #5 a non-starter.

2.5 Chancellor Córdova questioned the Arts Building footprint as exceedingly large for the number of people it accommodates. She queried whether the openspace was utilized or not? The group noted that the openspace is used as outdoor classroom space and performance space. Tim Ralston also added that the upper floors of the building are very dense.

2.6 Dean O'Brien expressed concern with Site #1's ability to provide a monastic experience desired to complement the program of both the Center for Ideas and Society and the ceremonial arbor that will have very private functions. Doug Macy acknowledged this challenge, noting possible difficulties accommodating service without negatively impacting the privacy of these programmatic needs. He supported the need to continue interfacing with the CHASS I&R architects as the chosen alternative siting is explored.

2.7 Dan Johnson requested a ½ day workshop meeting with

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the CHASS I&R architects in the coming weeks to identify possible opportunities and challenges.

2.8 Thomas Hacker noted the importance of considering a breadth of site development alternatives for this signature academic building to ensure the most comprehensive discussion and ultimate decision-making process. He described an additional site alternative previously developed by the team but not presented in the matrix. This alternative would slide the Site #1 footprint further south, into the western portion of the base condition site. This alignment would preserve a future building site adjacent to the terminus of University Avenue for a more predominantly public building, it would continue to strengthen the Arts Mall, and would create a sheltered openspace between the CHASS, Phys Ed and Costo Hall.

2.9 Chancellor Córdova expressed the desire of students to retain this openspace as an area of repose. She noted that the Carillon Mall is more open and utilized for public events. She relayed that students had expressed a desire to preserve the open space north of the Carillon Mall, with the possible addition of a fountain to create a place for students to congregate. Chancellor Córdova noted that she had committed to retaining this open space in its entirety and that it would not be open for consideration as a building site.

3.0 Dean O'Brien noted that Site #3 is too removed from the necessary program adjacencies. Vice Chancellor Bolar summarized that it appeared Site #1 was the only viable alternative.

3.1 The group posed the question of utilities located at the northwest corner of Site #1; if building is moved south does this solve the problem? Doug Macy clarified that moving the footprint south of the pump station would alleviate the significant cost of relocating these facilities, but they remain a challenging issue located at such close proximity to the building entry.

3.2 A discussion of the "front door" for Site #1 followed with the team noting that while this face will have an important public function, the "door" at the buildings south end will actually received the majority of student traffic. Doug Macy noted that this will present the need to reevaluate pedestrian movement across the green space from the CHASS to the Carillon Mall.

3.3 Dean O'Brien expressed concern that the need for additional dollars for utilities would weaken the overall CHASS I&R program.

3.4 Chancellor Córdova also requested that views from the Arts Building to the mountains (particularly from the dance studios) be considered and preserved in developing the architecture of the CHASS I&R on Site #1.

DATE: June 13, 2003
RE: Committee Meeting #2 – Analysis and Planning Concepts

ATTENDEES:
Juanita Bullock, Campus Physical Planner
Richard Block, Academic Senate
(Chair of Physical Resource Committee)
Kyle Hoffman, Alumni and Constituent Relations
Andy Plumley, Director of Housing
Dennis Rice, Assistant Dean of Engineering
Tricia Thrasher, Office of Design and Construction
Tim Ralston, ABP-Capital and Physical Planning
Patricia O'Brien, Dean of CHASS

Doug Macy, Walker Macy
Melinda Graham, Walker Macy
Ken Pirie, Walker Macy
Thomas Hacker, Thomas Hacker Architects
Will Dann, Thomas Hacker Architects

ITEMS

1.1 Nita Bullock began the meeting with a brief introduction, thanking the committee members for making time in their schedules to attend. After a brief review of project goals, Melinda Graham with Walker Macy reviewed the overall project schedule and process:

Round 1: May	Introduction and Background
Round 2: June	Stakeholders interviews, Analysis, Concepts
Round 3: July	Planning alternatives, Public Open House
Round 4: September	Refined Plan

1.2 The team then presented Site Analysis drawings for feedback and correction by the committee. These diagrams included:

- Pedestrian circulation
- Vehicular circulation
- Views
- Buildable areas

The committee expressed a desire to see a diagram relating current and future activity generators as related to pedestrian circulation. The addition of shuttle routes, accessible parking and adjustments to existing service were also noted.

1.3 Will Dann of Thomas Hacker Architects then led a discussion of program needs. Nita discussed the need to reserve space for expansion of the Engineering facilities, as there is nowhere else on campus capable of accommodating these expanding programs. It was noted that the Performing Arts, Recital Hall and Museum components of the program offered the opportunity for sharing resources and relating strongly to each other across a shared space; potential for "synergy." The desire to retain some surge space within this zone that might provide for small retail such as a coffee shop was also noted. The group also discussed that the Watkins House is not conducive to reuse by these programs due to its condition and the configuration of the building. The need for a CHASS expansion site as well as for an expansion of arts (in addition to Recital Hall) was also noted.

1.4 Doug Macy and Thomas Hacker then presented the planning concepts generated by the team. They made special note of the fact that these concepts were intended to be idea generators not refined plans and that components from all plans could be mixed and matched.

Base Planning Scheme:
The base scheme (*Figure A.2*) suggests mixed use on the south side of University Avenue creating an active streetscape connection to the city, a representative "arroyo" landscape moving through the center of the Athletic Field area as an extension of the University Arroyo and Botanical Gardens, and positions the Performing Arts Center on a ceremonial roundabout and entry plaza terminating University Avenue.

Alternative #1:
This alternative (*Figure A.3*) creates courtyard style building complexes, each with a unique personality. The buildings are pulled to the north to allow for and open greenspace to follow North Campus Drive. The Performing Arts Center is positioned near parking and the Museum terminates University Avenue.

Alternative #2
The second alternative (*Figure A.4*) maintains a strong diagonal view across the plaza into an "arroyo" landscape that weaves between building complexes. This scheme represents a more dispersed "arts complex" idea.

1.5 The committee offered the following comments and direction for the planning concepts presented:

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Base Planning Scheme

- This scheme seems to leave a lot of land open; review densities across all schemes
- With more open space remaining open, we may be able build higher (hold below 6 stories)
- Provide for ADA access; create bridge system across "arroyo"
- Would this concept accept the natural flow of the arroyo rather than having to pipe it; no--due to flooding implications, need to be flexible in use of landscape, unpredictable nature of arroyo floods. This area could however be used for localized stormwater strategies. Explore multiple uses for this openpace including outdoor teaching, outdoor performance space as well as for stormwater.
- Care should be taken that the Alumni and Visitor Center not encroach on Bannockburn.

Alternative #1

- Explore more realistic footprints for the buildings
- Compare the size and character of the open space with the Arts Mall and Carillon Mall; make it more of a natural space; less domesticated landscape than the core campus malls
- Potential to fill athletic fields? No, due to cost
- This scheme creates 5 very good building sites, including the potential for an "arts complex"
- Explore service access to buildings; are the services entrances on the same side as the formal entrances to these buildings?
- Explore the "arroyo" concept as a gesture only, not as carrying floodwaters; need to pipe to allow for flexibility in building within basin; also need to resolve floodplain issue prior to construction of the MS&E Building which is moving ahead.

Alternative #2

- Lose sense of Arts Complex and the "arroyo" concept is not as strong as the base scheme either.
- The Performing Arts at the terminus provides a great presence for the entry, but may provide issues with providing adequate service.
- This location for the Performing Arts may also create conflicts with the flow of pedestrian from the Commons north. Explore Museum/Alumni combination here with a terrace at the east side.
- Consider Performing Arts near parking but do not completely block "arroyo" concept.

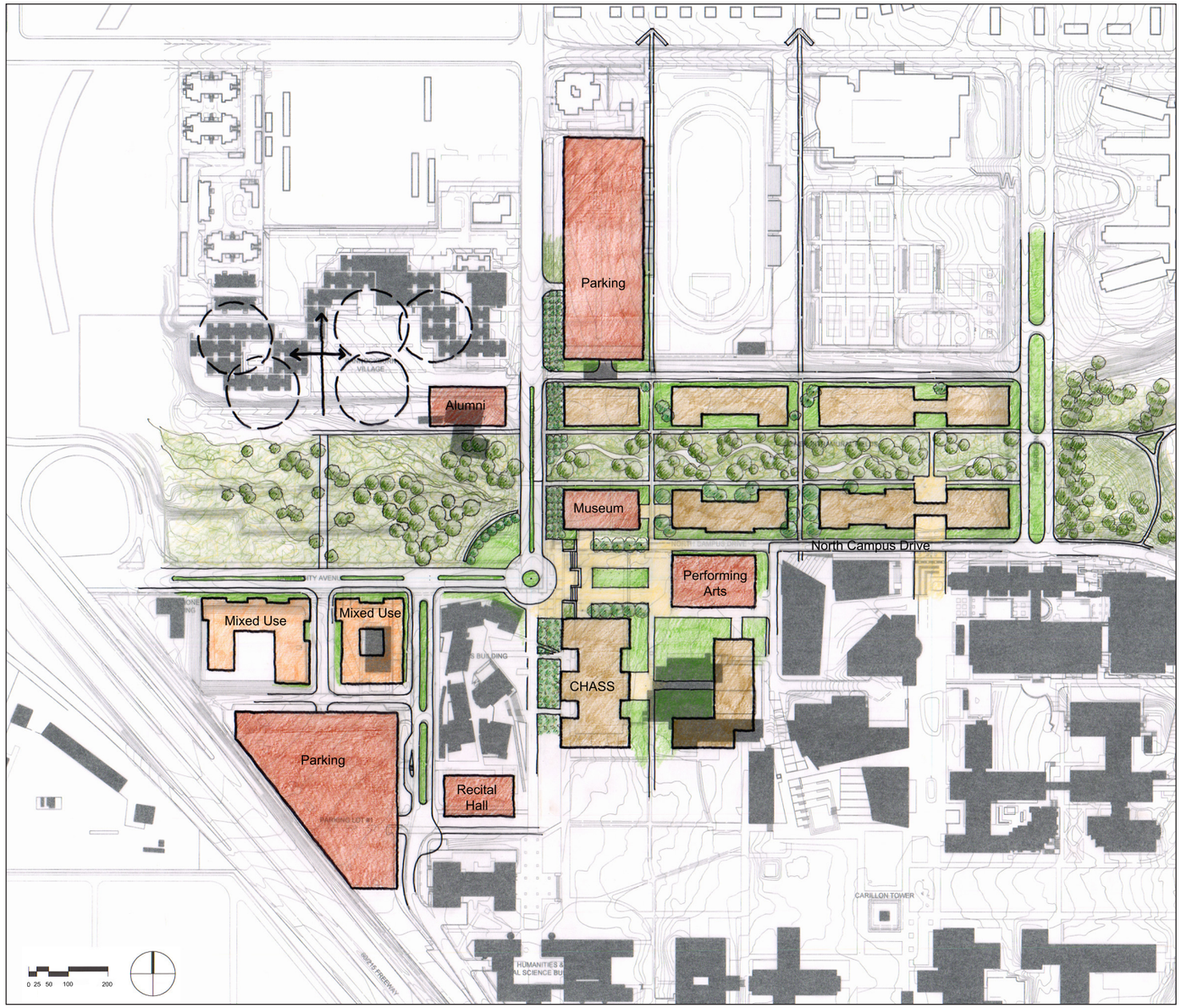

Figure A.2: June 13, Base Plannig Scheme

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Mixed Use at University Avenue *(Figure A.5)*

- Would need to consider parking; structured or below grade?
- Develop buildings as only 2 to 3 stories, stepped back from street.
- Include new crosswalks; consider replacing traffic signal at the Arts Building
- Consider incorporating LDS in ground floor of Mixed Use; LDS could be the developers
- Consider expansion of Univ. Extension facilities – contact for information
- Is it appropriate to have a commercial corridor east of the freeway; does it demean the entry? Consider a scheme that retains the north side as green; restored arroyo with bridge to Bannockburn.
- Consider upscale restaurant/cafe near Performing Arts Center; on street parking on University Avenue was discussed with City, but there are concerns related to traffic flow and students using parking for classes.

1.6 Thomas Hacker summarized comments and direction from the committee, noting an emphasis on developing the central openspace in this district as a more naturalized landscape. Nita Bullock reviewed the remaining schedule with the committee and thanked participants for their valuable feedback.

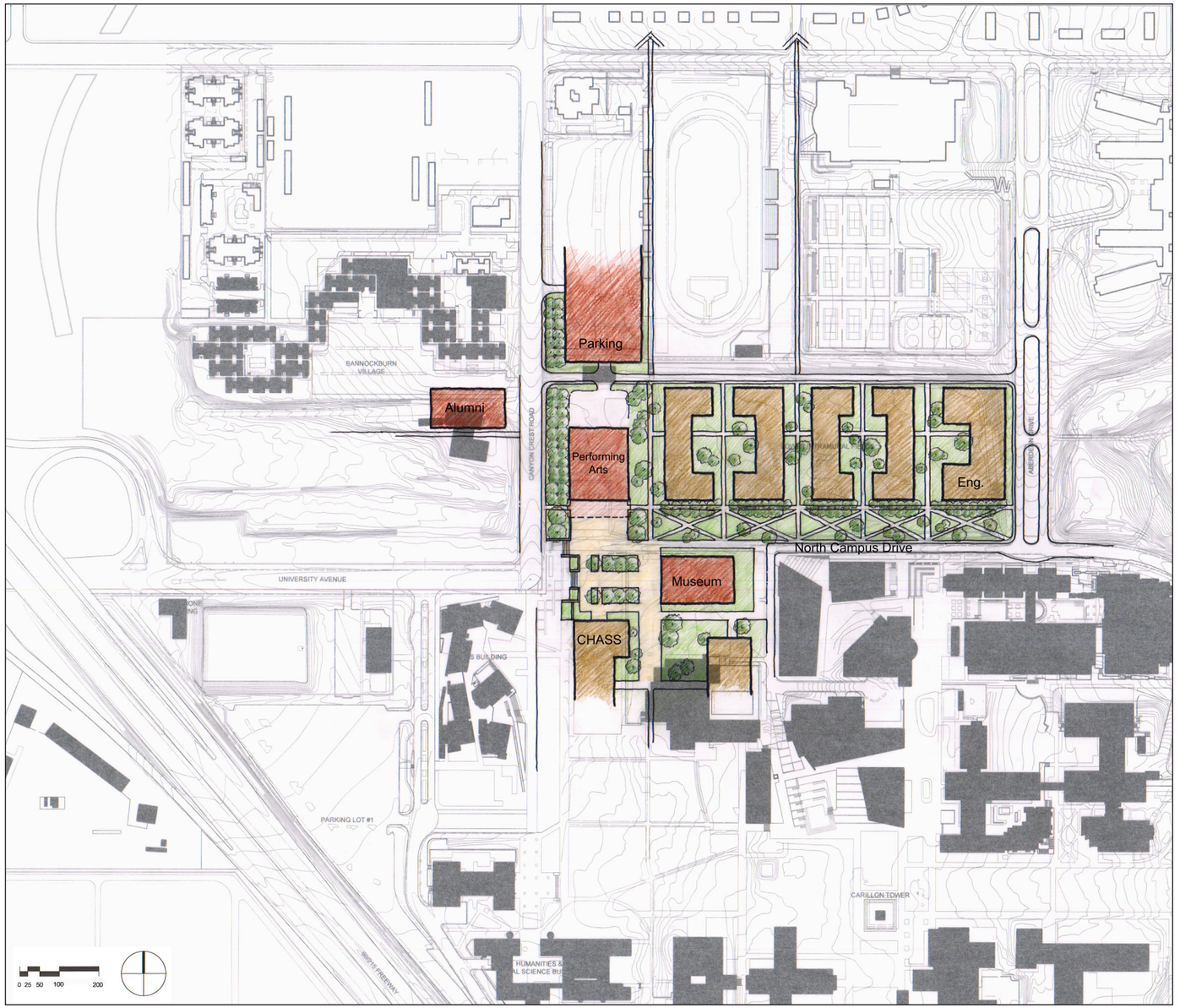

Figure A.3: June 13, Alternative #1

Appendix A

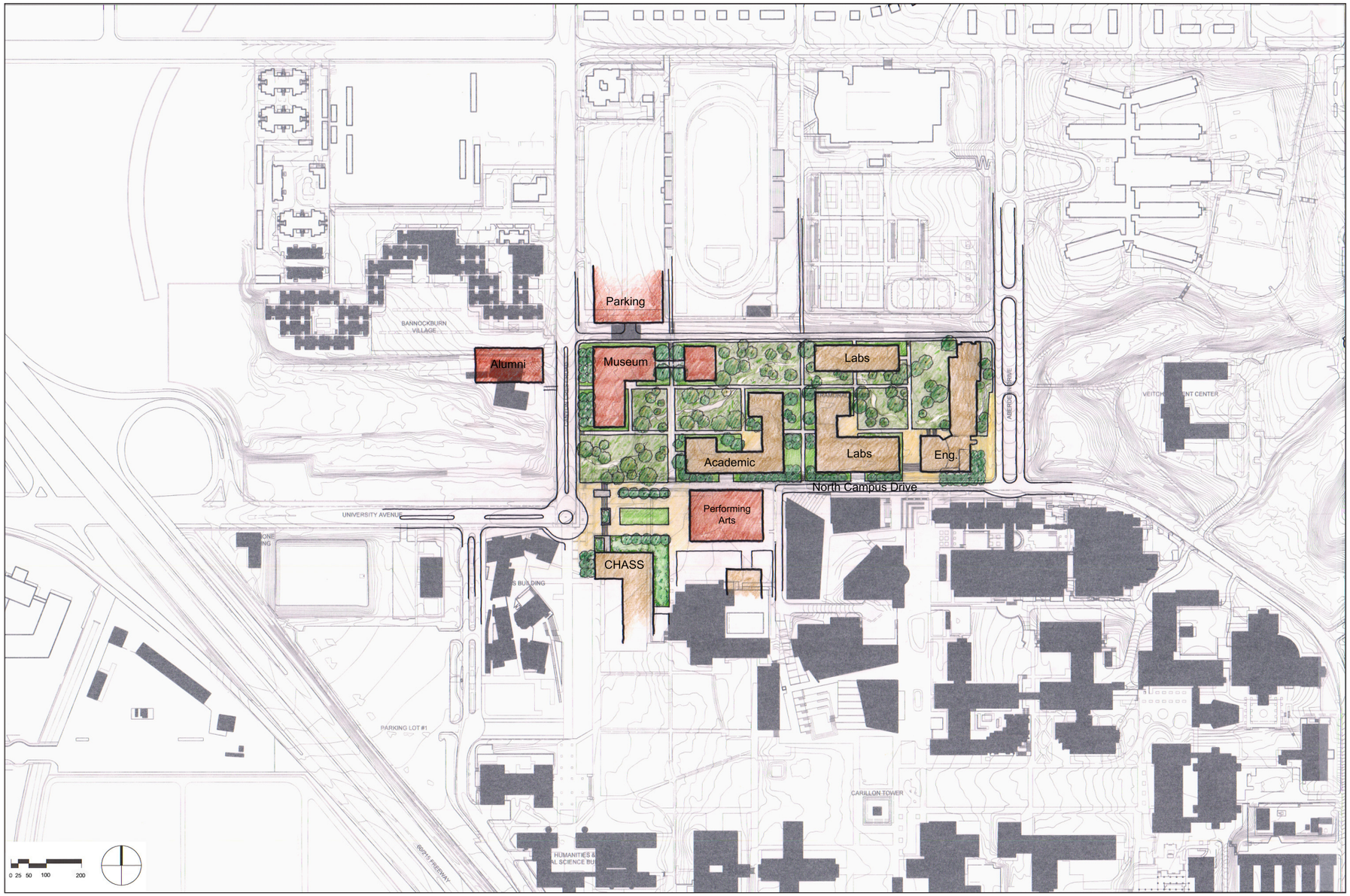

Figure A.4: June 13, Alternative #2

Figure A.5: June 13, Mixed Use at University Avenue

Appendix A

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DATE: **July 2, 2003**

RE: **Committee Meeting #3 – Refined Alternatives**

ATTENDEES: **Juanita Bullock, Campus Physical Planner**
Robert Nava, Advancement UCR
Kyle Hoffman, Alumni and Constituent Relations
Ameal Moore, Councilman Ward 2
Richard Block, Academic Senate
(Chair of Physical Resource Committee)
John Divola, Professor Dept. of Art
Andy Plumley, Director of Housing
Tricia Thrasher, Office of Design and Construction
Dennis Rice, Assistant Dean of Engineering

Doug Macy, Walker Macy
Melinda Graham, Walker Macy
Ken Pirie, Walker Macy
Thomas Hacker, Thomas Hacker Architects

ITEMS

1.1 Nita Bullock began the meeting with a brief summary of project goals to date. Doug Macy then recapped thinking to date reminding the group that this project must consider not just what is happening within its own boundaries, but must also take into account what is happening in the larger context of the University and the city. The team's focus was summarized as identifying a unique character for this area that ties it to the natural assets of the University, accounting for the placement of academic, arts-public and parking program elements, and connecting the area to the city and housing west of the interstate.

1.2 The earlier planning concepts were briefly reviewed, reiterating the committee's desire to emphasis development of an art's complex, retain reference to the arroyo within the openspace development and refine the buildings to more realistic footprints. New alternatives were then reviewed:

Alternative #1
This alternative (*Figure A.6*) presents a series of buildings oriented around a naturalized landscape. The CHASS I&R site is pulled back and space is reserved at the end of University Avenue for a signature building. A roundabout is incorporated to calm traffic, provide the opportunity for self-correction, and provide a sense of arrival at the end of University Avenue. The building is pulled back from the roundabout to retain views up to the Box Springs Mountains.

Alternative #2
This scheme (*Figure A.7*) retains the MS&E in the orientation proposed by the DPP for this building. The Performing Arts Building is located north of the arrival plaza and SASS is placed near housing across Canyon Crest Drive.

Alternative #3
Similar to Alternative 2, this scheme (*Figure A.8*) rotates the MS&E to create a stronger "arroyo" concept in the central openspace. The Performing Arts Center remains at the terminus of University Avenue.

Alternative #4
This scheme (*Figure A.9*) provides the largest plaza terminating University Avenue. The plaza is conceived as broken into a number of park-like settings providing a generous welcome to campus visitors. University Avenue is developed as a lively streetscape with mixed use brought up to the roundabout. This scheme emphasizes partnership with the City in connecting the east and west sides of the University.

1.3 The committee offered the following comments and direction for the planning concepts presented:

- A need to explore phasing was noted particularly with regard to siting those programs currently in the queue for development. Kyle noted that many of the schemes require relocation of the women's athletic fields and that this should be considered in further phasing discussions.
- Dennis emphasized the need for ground floor service for the MS&E; the team was directed to complete a more detailed study of how this might be accomplished in the alternatives.
- The committee discussed the perception of the freeway as a choke point, both physical and psychologically. The team discussed the attempt to capture the areas around University Avenue as an active campus area to reduce the perception of a "deadzone" near the freeway. John expressed concern that such development might slow traffic too much, noting a preference for retaining open greenspace here and emphasing that as a unique campus character. Tricia Thrasher also expressed a preference for retaining the area north of University Avenue as an open greenspace, reflecting the arroyo as the signature element of the campus.
- Thomas Hacker noted that with the reality of phasing, even if the mixed-use concept was adopted north of University Avenue, that this area would remain green for many years to come. The committee felt an emphasis on student uses was important in this area to prevent faceless commercial development.

1.4 Ken Pirie of Walker Macy reviewed current considerations related to improving the streetscape along University Avenue and Canyon Crest Drive. He noted the benefits of adding a planted median to soften the roadways where possible, the addition of signalized pedestrian crossings to provide access north of University, and the use of a modest ceremonial roundabout configuration to allow people to self-correct without encouraging large drop-off zones or traffic conflicts. This roundabout would also serve as a psychological "arrival" point terminating the campus approach along University Avenue or Canyon Crest, and create a destination place on the campus. The team expressed the need for thorough review by city and campus traffic engineers should this concept be adopted.

1.5 Thomas Hacker reviewed requested refinements including the need to study the size of the Performing Arts Center with adequate service, a detailed study of service alternatives for the MS&E, the desire to place the Alumni Visitor Center immediately adjacent to University Avenue/Canyon Crest, and the desire to retain a ceremonial plaza terminating University Avenue and organizing an Art's complex. Thom thanked all of the participants for their feedback and Nita Bullock confirmed the next meeting date and time.

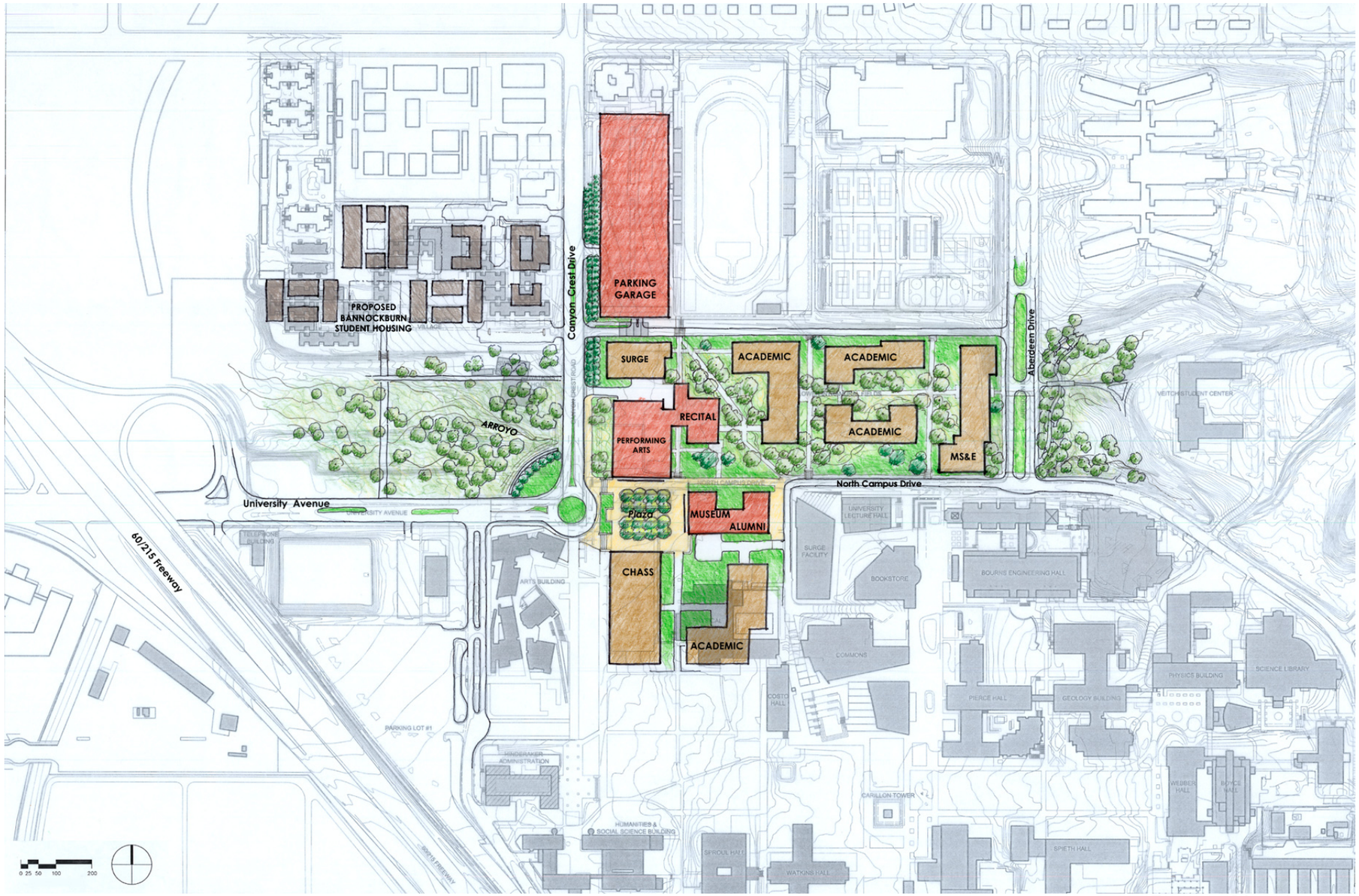


Figure A.6: July 2, Alternative #1

Appendix A

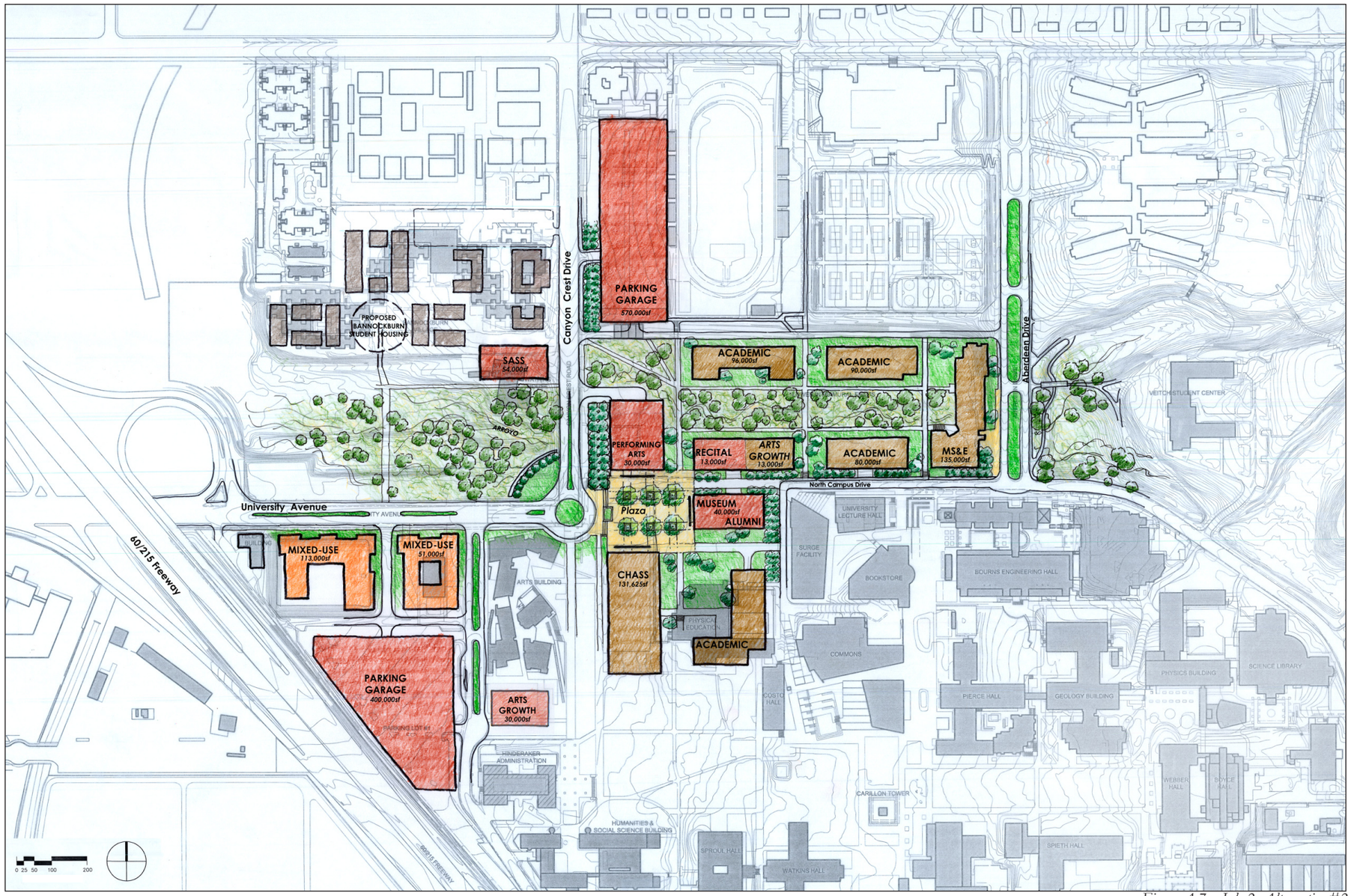


Figure A.7: July 2, Alternative #2

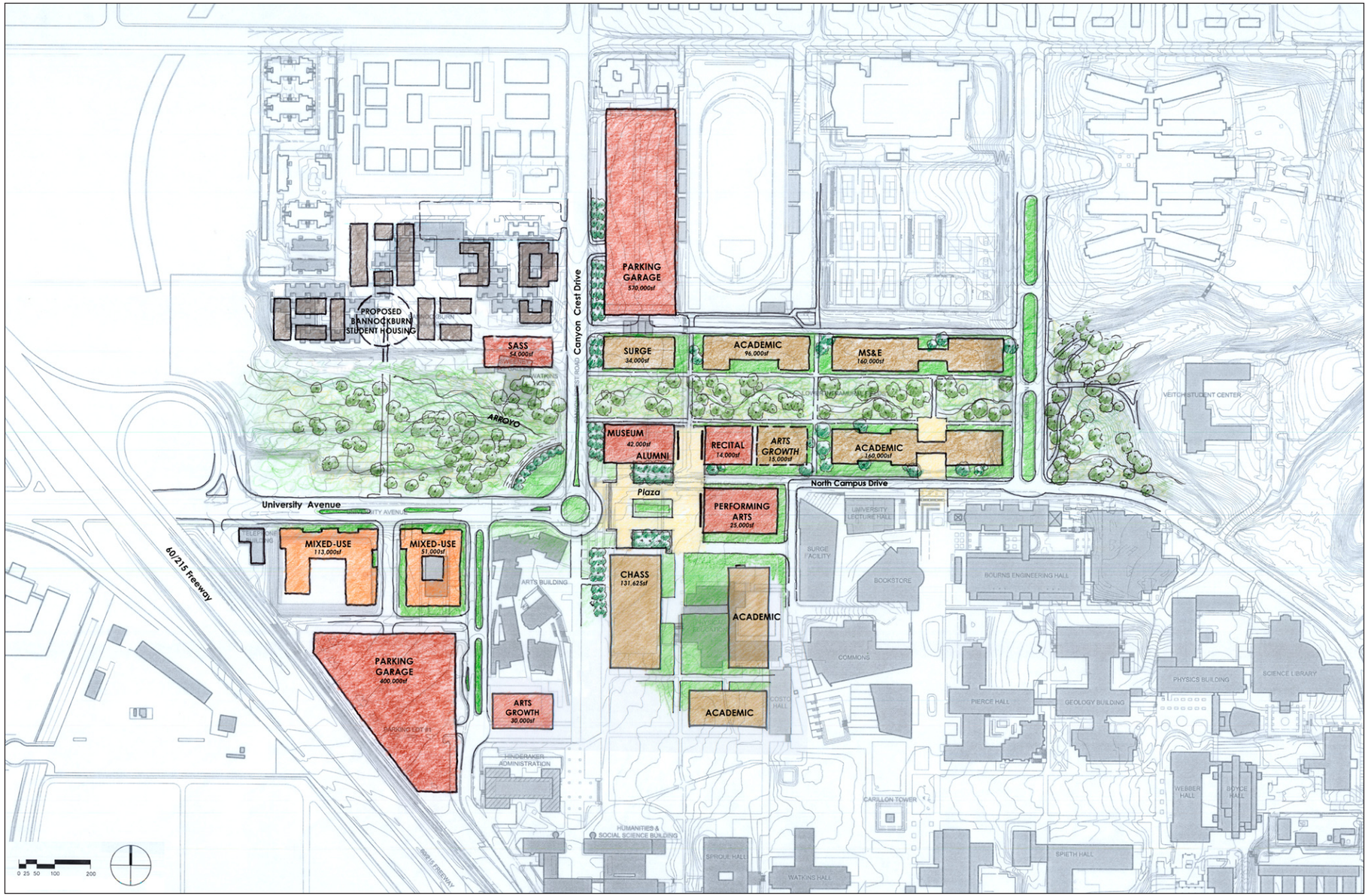


Figure A.8: July 2, Alternative #3

Appendix A

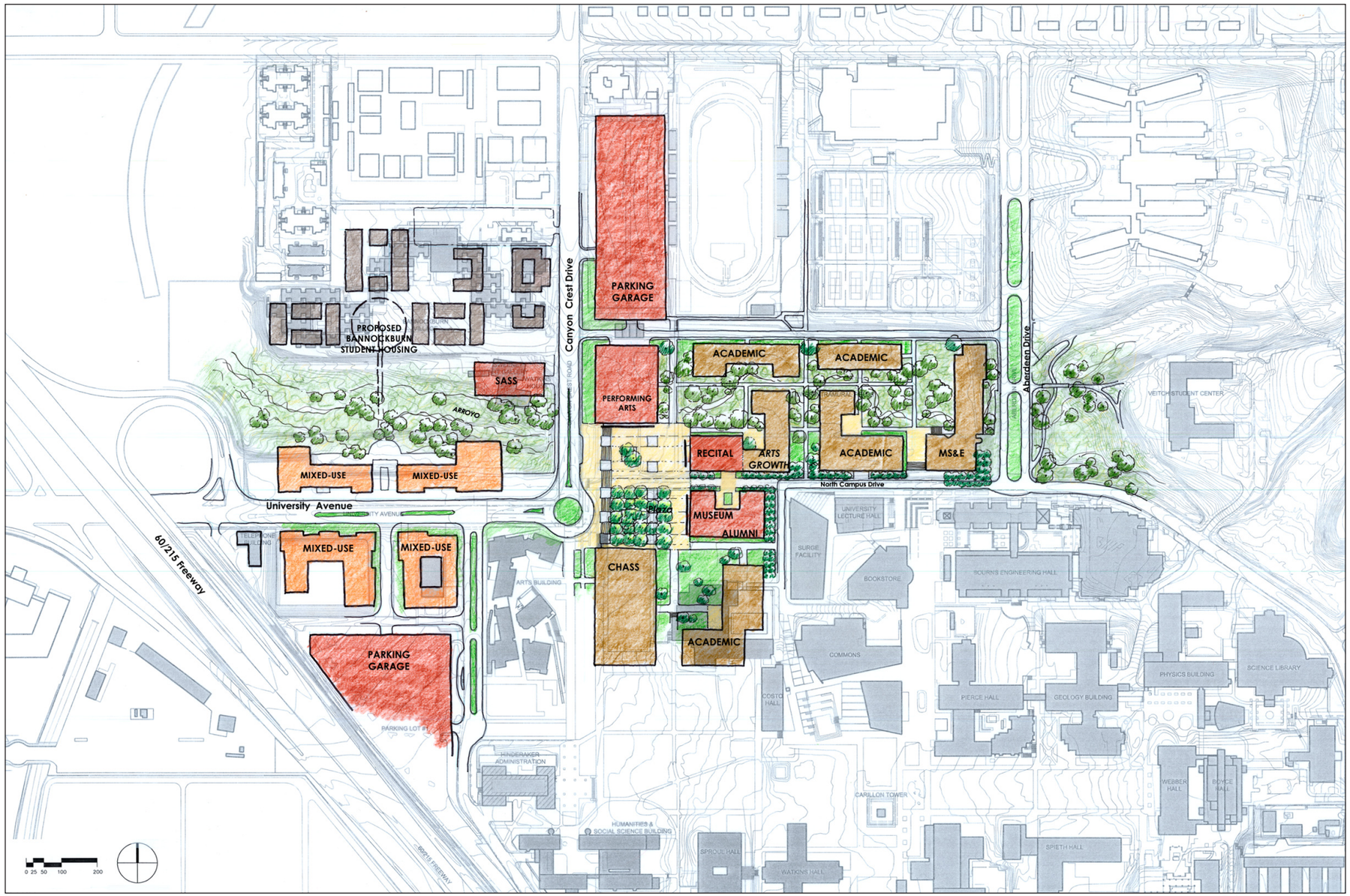


Figure A.9: July 2, Alternative #4

Meeting Minutes

DATE: July 22, 2003

RE: CPAC Meeting #2

ATTENDEES:
France Córdova, Chancellor
Gretchen Bolar, Vice Chancellor
Patricia O'Brien, Dean of Humanities
Richard Luben, Office of Research
Bill Schmechel, Office of Research
Dallas Rabenstein, Graduate Division
Eileen O'Connell-Owens, Academic Plan'g & Budget
Stephanie Wittenbach, University Libraries
Robert Clare, Academic Senate
Bob Heath, Office of Undergrad Education
Chuck Rowley, Computing & Communications
Tim Ralston, Capital and Physical Planning
Dan Johnson, Design and Construction
Richard Block, Academic Senate
(Chair of Physical Resource Committee)
Nita Bullock, Physical Planning
Dennis Rice, Engineering
Kyle Hoffman, Alumni and Constituent Relations
Robert Nava, University Advancement
Susan Allen-Ortega, Student Services
Tricia Thrasher, Office of Design and Construction

Melinda Graham, Walker Macy
Thomas Hacker, Thomas Hacker Architects, Inc.
Will Dann, Thomas Hacker Architects, Inc.

ITEMS

1.1 Gretchen Bolar introduced the East Campus Entrance Area Study, noting that work presented would be CPAC's first view of a work in progress and that the purpose was to solicit diverse feedback from the group.

1.2 Nita Bullock began the formal presentation with a review of the project goals, including the program elements to be included in the study. Included in the list of new elements was a Performing Arts Center targeted to provide 1,000 seats. Chancelor Córdova directed the team to target a 2,000 seat facility as the University should look toward attracting regional performances of a larger scale.

1.3 Thomas Hacker highlighted the importance of working with a consultant to develop a business plan for such a facility to guarantee its long-term success. He then began a review of the work completed to date by the team.

1.4 Thomas Hacker reviewed key concepts guiding the work of the team, noting the power of the regional landscape and the unique quality of the architecture already present on the campus. Citing this study as a rare opportunity to strengthen the identity of the campus, he also noted that the inclusion of several programs with a strong public interface would continue to shape the relationship between the campus and the City of Riverside.

1.5 Four alternative schemes were then presented. In all four schemes, parking is located in structures at the perimeter, a ceremonial "roundabout" terminates University Avenue and the arroyo formation moving down into campus from the Box Spring Mountains is reflected in the development of the current athletic fields.

Alternative #1:
This scheme (*Figure A.10*)emphasised the importance of a large plaza terminating Unviversity Avenue with public interface buildings ringing the perimeter. Here the representation of the "arroyo" is the most broken by building placement within the athletic fields.

Alternative #2:
In this scheme (*Figure A.11*) the Performing Arts Center is positioned to take advantage of direct access to the parking structure at Lot 24. This alternative also preserves the DPP siting of the MS&E Building.

Alternative #3:
Here (*Figure A.12*) the Performing Arts Center is placed at the terminus of University Avenue. While this serves as a focal point for the campus approach down University, it also raises questions as to the ultimate size of the Performing Arts and the ability to site it within this location. In this scheme the "arroyo" moves smoothly through the athletic fields as a central organizing element, connecting the campus to the hills.

Alternative #4:
This scheme (*Figure A.13*) pulls the buildings back into the "arroyo" and shifts the Performing Arts to a site allowing for easy expansion.

1.6 The question of rotating the MS&E Building to a new site was raised, with Chancellor Córdova expressing an interest in keeping the central "arroyo" open to the hills beyond. Gretchen Bolar noted that it was a possibility, but that the team would need to look at cost and access implications and pose any fatal flaws. Dennis Rice also raised possible issues related to service access noting that service must enter at the ground floor as elevators created too much vibration for sensitive equipment. The group also discussed the possibilty of utilizing this "arroyo" space for innovative stormwater strategies.

1.7 Dean O'Brien questioned the positioning of the Performing Arts in Scheme 4 as related to interupting the flow of the "arroyo" concept. Thom noted that the DRB had responded positively to this scheme as it keeps a diagonal view open across the plaza and into the arroyo. He also noted the potential for the naturalized planting scheme to be reflected in the plaza planting.

1.8 The location of the SASS was also discussed by the group with a focus on issues of funding, timing, and the need for access to a concentration of student activity. A similar discussion as related to the Alumni Visitors Center program followed. The team was directed to review a scheme which partners the SASS and Alumni. Also, an option that explored combining the Musuem and Recital Hall was put on the table.

1.9 The team then presented issues of wayfinding and ideas generated to date on clarify and strengthening the arrival sequence to campus. This work introduced mixed use on University to create a lively streetscape connecting the campus with downtown, as well as improved signage and pedestrian amenities.

DATE: July 22, 2003

RE: Summary of preliminary directives

This summary is based on CPAC committee feedback in response to the four planning alternatives presented July 22. The intent of this summary is to clarify feedback that will used to inform the team's continuing work as the alternatives are further explored and refined.

Preliminary Directives

1.0 Explore combining the SASS and Alumni programs in one building to meet shared needs for drop-off and short-term parking, recognize the public nature of both programs and accommodate similar funding and construction timelines. Review two positions for the combined building: the current site of the Watkins House, or integrated with the Parking Structure slated for Lot #24.

2.0 Explore pairing the Recital Hall and the Museum in one building.

3.0 Study the Performing Arts Center as a 2,000 seat facility suitable for accommodating regional art activities and campus-wide events.

4.0 Study preserving the "arroyo" concept with the east end remaining open to the arroyo coming down from the botanical garden.

5.0 Retain an open plaza at the terminus of University Avenue.

6.0 Preserve the diagonal view into the central "arroyo" greenspace.

7.0 Retain mixed use on both the north and south sides of University Avenue as a longterm planning option to activate the pedestrian environment and strengthen connections to West Campus and the City.

Appendix A

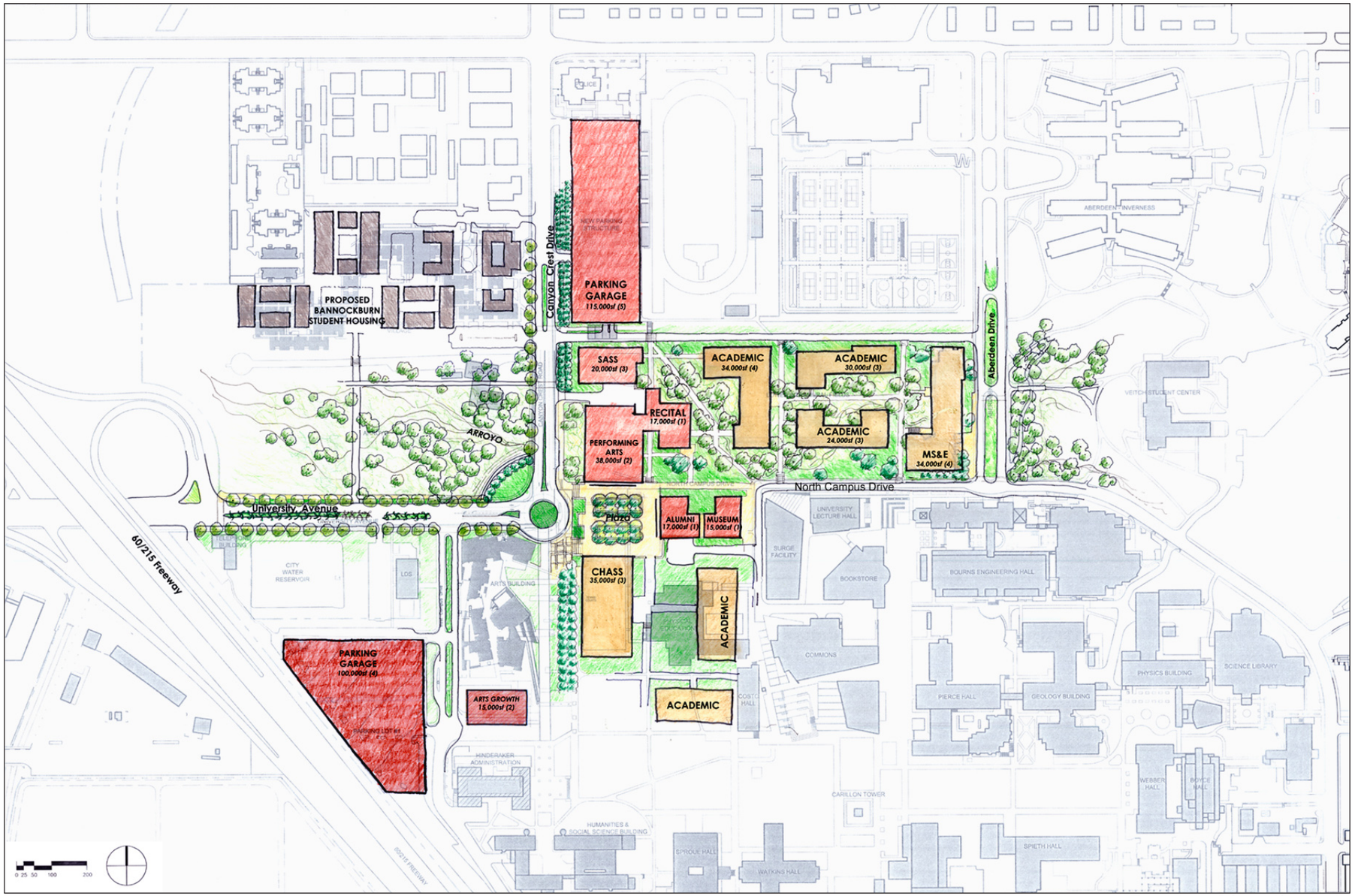


Figure A.10: July 22, Alternative #1

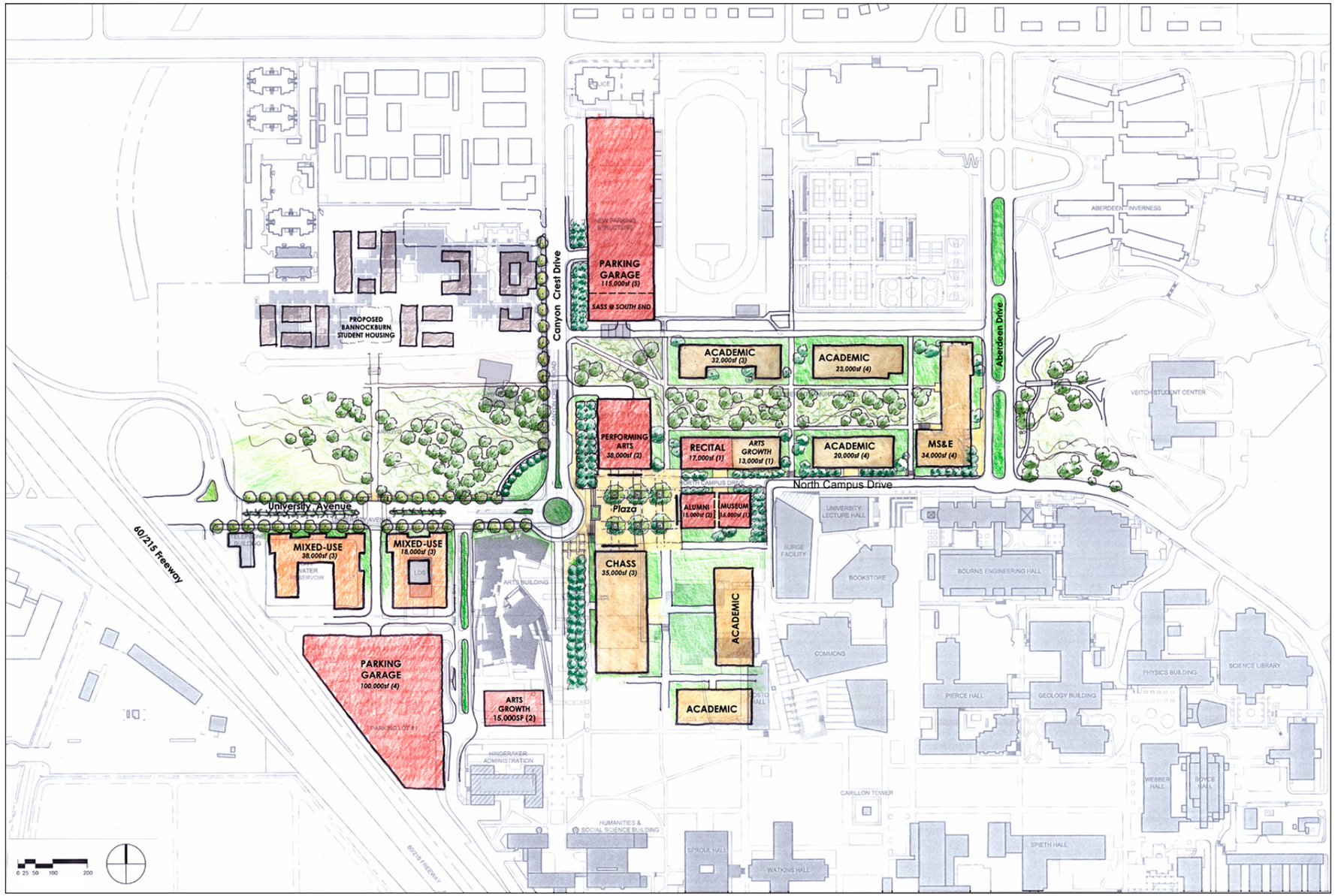


Figure A.11: July 22, Alternative #2

Appendix A

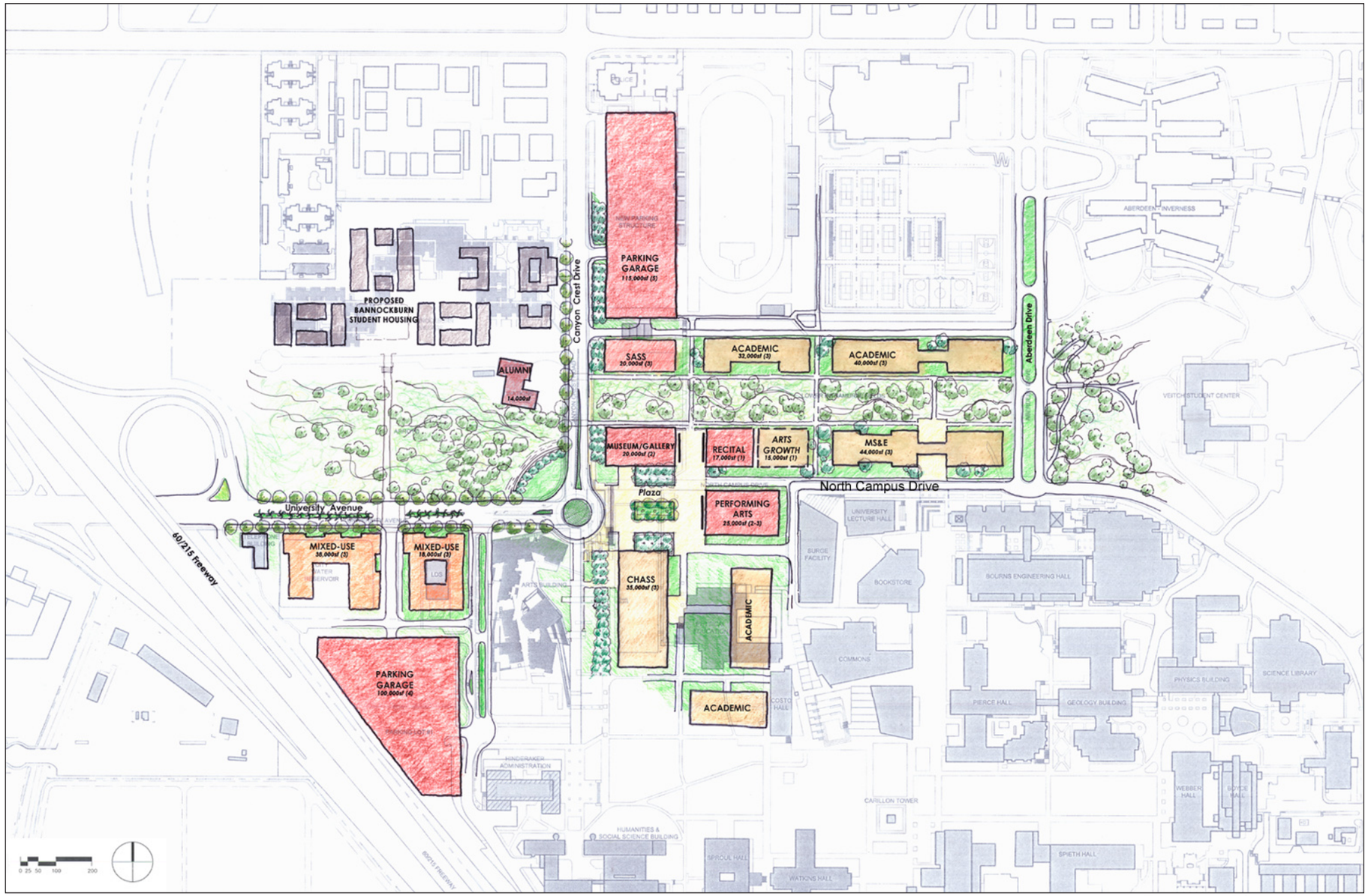


Figure A.12: July 22, Alternative #3

Figure A.13: July 22, Alternative #4

Appendix A

Meeting Minutes

DATE: **July 8, 2003**
RE: **Design Review Board #1**

ATTENDEES: **Professor Richard Block, Phys. Resources Comm.**
Professor David Eastmond
Cell Biology and Toxicology (CNAS)
Professor John Ganim, English (CHASS)
Professor Chinya Ravishankar
Computer Science (BCOE)
AVC Daniel Johnson
Design and Construction (VC - Administration)
AVC Timothy Ralston
Capital and Physical Planning (VC - APB)
Nita Bullock, Capital and Physical Planning
Steven Ehrlich, FAIA, Steven Ehrlich Architects
Kathy Garcia, ASLA, Wallace, Roberts, and Todd
Charles "Duke" Oakley, Altoon-Porter Architects

Doug Macy, Walker Macy
Melinda Graham, Walker Macy
Ken Pirie, Walker Macy

ITEMS

1.0 Meeting Agenda. The July 8th meeting of the Design Review Board (DRB) was to review early alternatives associated with the East Campus Entrance Area Study. The following agenda was reviewed prior to the presentation of the Study itself:

1.1 East Campus Entrance Area Study

1.1.1 Project Overview and Process (Walker-Macy)

1.1.2 Project Alternatives (Walker-Macy)

1.2 Discussion and Working Lunch (All)

1.3 Board Internal Discussion

1.3.1 Formulation of preliminary recommendations (DRB)

1.3.2 Review of preliminary recommendations (DRB+Walker-Macy)

1.3.3 Preview of upcoming projects (Johnson, Ralston)

2.0 Preliminary Observations and Recommendations. In response to the presentation of early alternatives associated with the East Campus Entrance Area Study, the Board offered the following observations/ preliminary recommendations for the Walker-Macy/UCR team to consider as the Study is developed further. These are summarized below:

2.1 The Board indicated a preference for the location of the Performing Arts Center footprint as indicated in Scheme Four.

2.2 The Board indicated a preference for the open space as diagrammed in Scheme Three, with the caveat that attention should be paid to the character of the landscape (manicured vs. "rustic") so as not to replicate the existing Carillon Mall.

2.3 The Board suggested that further development of the schemes reinforce the connection of the Carillon Mall with the open space the study area via a strong connection along the Arts Mall.

2.4 The Board urged the Walker-Macy/UCR team to pay particular attention to the character of the streetscape and pedestrian experience along University Avenue/Canyon Crest Drive.

2.5 The Board encouraged the Walker-Macy/UCR team to study the feasibility of relocating the traffic roundabout slightly North and West to diminish intrusion of this element into the open space and pedestrian sequence proposed for this section of the Study Area.

2.6 The Board discouraged placement of any structures on the north side of University Avenue between the 215/60 Freeway and Canyon Crest Drive. Rather, the Board encouraged Walker-May/UCR to allow for an expanded expression of a rustic landscape (vs. manicured turf) along this segment of the Study Area.

2.7 The Board suggested that the Walker-Macy/UCR team further explore the notion of openness and constriction of the arroyo as approaches to open space and circulation pathways. In particular, the Board suggested that the Study should explore further development of the Materials Science and Engineering Building footprint to allow for more opportunities for pedestrian access at the East end of the Recreation Fields.

2.8 The Board requested the Walker-Macy/UCR team take a preliminary look at the feasibility of switching the locations for the parking structure, and future redevelopment of Bannockburn.

3.0 Follow up and Next Steps.

The DRB will meet next on August 5th to review the West Campus Family Student Housing Project (pre-design concept), and early schematic concepts for the College of Humanities Arts and Social Sciences (CHASS) Instruction and Research Building.

3.2 An agenda and related review items for the August 5th meeting is attached.

Meeting Minutes

DATE: **Sept 4, 2003**

RE: **Committee Meeting #4 – Preferred Plan**

ATTENDEES: **Nita Bullock, Campus Physical Planner**
Kyle Hoffman, Alumni and Constituent Relations
Andy Plumley, Director of Housing
Dennis Rice, Assistant Dean of Engineering
Jim Sandoval, VCSA
Patricia O'Brien, CHASS
Dan Rockholt, Capital Planning
Dan Johnson, Design and Construction
Tricia Thrasher, Office of Design and Construction

Doug Macy, Walker Macy
Melinda Graham, Walker Macy
Will Dann, Thomas Hacker Architects

ITEMS

1.1 Nita Bullock began the meeting with a review of the planning process to date, noting that Committee Meeting #4 marked the final presentation of work as refined by continued feedback from the project committee, the DRB and by CPAC.

1.2 Melinda Graham reviewed the list of Guiding Principles that continues to inform the evolution of the Entrance Area plan. These principles represent goals and ideals put forth in existing UCR planning documents (such as the LRDP) as well as those articulated by the project committee, DRB and by CPAC throughout the planning process. The committee approved the principles with the following modifications and additions:

- Refine - "Retain the roundabout as the front door for a sense of arrival and traffic calming."

Patricia O'Brien and Dennis Rice expressed concern with the use of the term "arrival" in describing the roundabout, noting that this description is misleading. The team agreed to explore a more accurate descriptor for describing the approach to campus.

- Add – "Develop a plan which efficiently utilizes the campus land base while addressing individual building programs and adjacencies"

1.3 Patricia O'Brien also encouraged the team to continue conversations with Pei, Cobb, Freed as the design work for the CHASS continues, noting that concern had been raised with regards to potential noise impacts on the CHASS building from the roundabout.

1.4 Will Dann presented the latest building program matrix, reviewing the stakeholder interview process that informed its development and noting that the matrix represented a "snapshot in time" by documenting the original assumptions made with regard to each program element. Nita Bullock requested that the Committee review the individual program elements and return any comments to her within the next week.

1.5 The group briefly discussed the parking structure at Lot #24. Modifications to the structure that have been introduced to reduce the impact of this large volume fronting Canyon Crest have resulted in a reduction from the 1,400 spaces depicted in the structure's original DPP. Will Dann relayed his previous conversations with Tim Ralston, in which Tim noted that the DPP number was too large in terms of the University's ability to find funding and directed the team to consider a target of approximately 900 spaces as a structure that could be financed internally by the campus and paid back through fees. Nita requested that the team identify within the final report the number of cars accommodated per floor in both the DPP and the revised plan.

1.6 Doug Macy began the presentation of the preferred plan (*Figure A.14*) with a summary of feedback previously received during the review of alternative plans by the project committee, the DRB and from CPAC. He noted that all three groups were highly supportive of the strong arroyo concept through the center of the intramural field area. While the DRB expressed some reservation regarding the viability of mixed use north of University Ave, Doug noted that the preferred plan retains this land use in response to directives stated in the LRDP.

1.7 Andy Plumley asked for clarification on parking to meet the needs of restaurants and shops to be located within the mixed use area north of University. Doug Macy stated that the plan relies on the student resident population for support, with additional visitors accommodated in the nearby University parking structure. Additional spaces are also incorporated within the mixed use development south of University. He also noted that additional strategies could be implemented, such as basement level parking at the mixed use development and/or on-street parking, to further accommodate parking needs. Doug proposed the strategy of putting out a request for development teams to study this element of the project and inform the University of what implementation strategies would make the most functional and economical sense. Nita requested that the team document these suggested strategies within the report.

1.8 Dan Johnson asked if the access noted to Lot 1 from University Avenue was a "pie in the sky" idea or truly feasible. Nita clarified that Kevin Mulligan, with the City Water Department, had confirmed that an existing easement could be utilized by the University for access to the future parking structure.

1.9 Nita confirmed with the team that the preferred scheme allowed for retention of the pool at Physical Education with the addition of the combined Recital/Museum building. Dan Johnson expressed the benefit of this siting for the Recital/Musuem as a way to disperse student flow headed north to the Commons building.

1.10 Kyle Hoffman requested clarification on how the combined SASS/Alumni site would be utilized. Doug Macy noted that the illustrated footprint assumes that the two programs would potentially share a large number of facilities such as the lobby, reception, and office space requiring ground floor access. The importance of reviewing the two programs to confirm what elements might go up and/or be combined to achieve a smaller footprint on the site was discussed as the location is constricted by the adjacent arroyo, Canyon Crest and service drive. The need to also explore which program might dominate the streetfront and how the two programs might be phased was also highlighted. Nita noted that the SASS is stated funded and the Alumni is not, likely requiring the Alumni building to wait +/- 5 years for construction of the SASS. However, given the current funding level for the Alumni, it is unknown at this time when (and if) that program would be prepared for design/construction in conjunction with the SASS and thus should not be considered a deal-breaker at this point. Nita asked the team to further explore the issues noted.

1.11 The committee briefly noted the need for the report to diagram the required fire lane from the Recreation Mall to the service road connecting Canyon Crest and Aberdeen.

1.12 Will Dann continued the presentation with a review of strategies that may be utilized to minimize the impact of the future Parking Structure at Lot #24. The current plan assumes the inclusion of approximately 12,000-15,000 sf of retail, use of an articulated facade and skyline, and generous street setback to minimize impacts of the building.

1.13 Doug Macy reviewed the phasing diagram and received confirmation from the project committee. Nita requested that the report address implications and impacts of each phase as it is developed.

1.14 The presentation concluded with a review of the Arrival Sequence Diagram which illustrates the use of street trees, street furnishings and signage to enhance and accentuate the varying zones visitors move through on their approach to campus. Nita requested that the report include images and/or cross-sections to further clarify the intent.

1.15 Doug Macy thanked the committee for their continuing participation and support. Nita Bullock noted that the next step in the process would be review by the DRB, followed the final presentation to CPAC and documentation of the work in the final East Entrance Area Study Report.

Appendix A

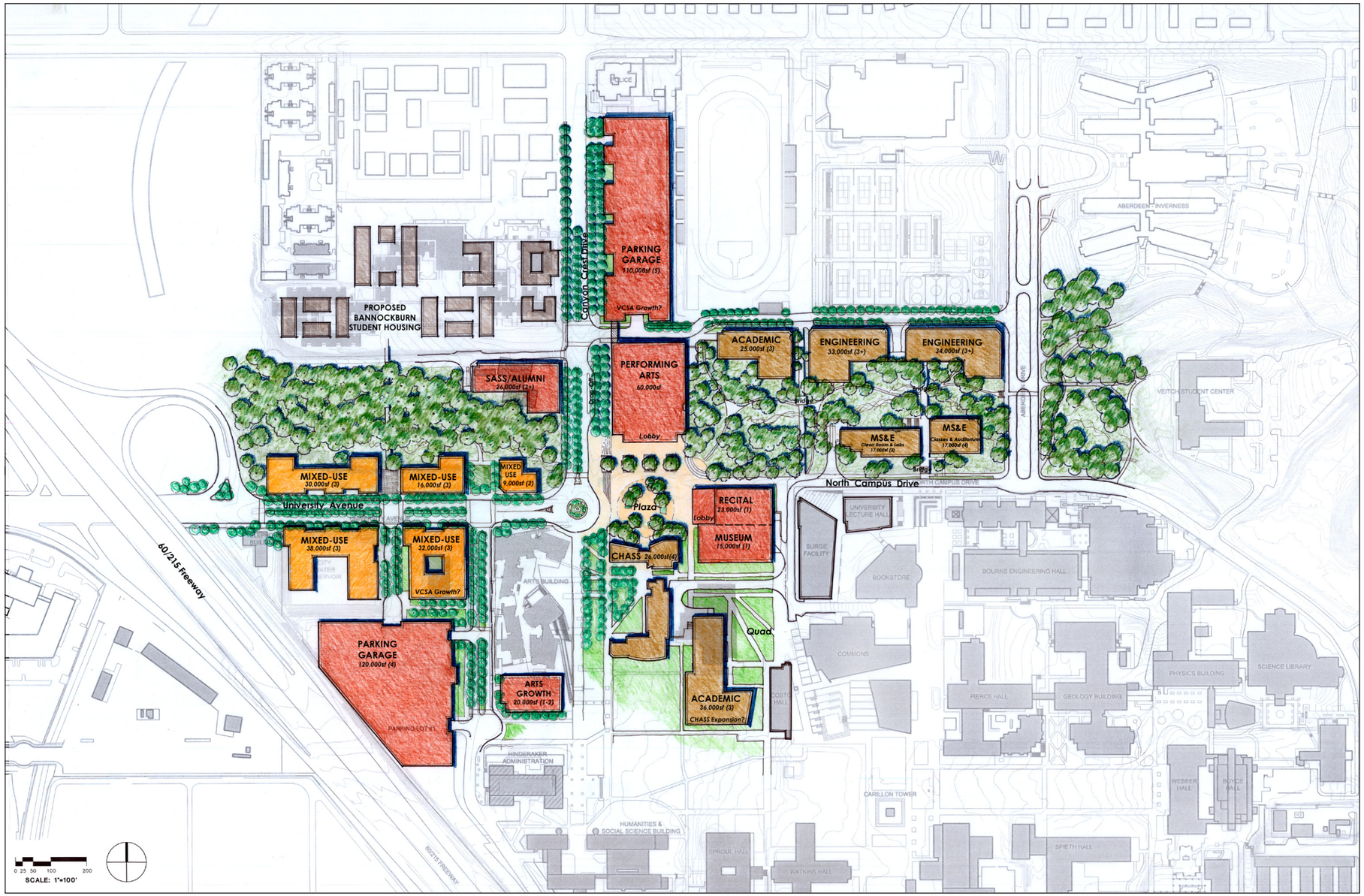


Figure A.14: September 4, Preferred Alternative

Meeting Minutes

DATE: September 23, 2003
RE: Design Review Board #2

ATTENDEES:
Nita Bullock, Campus Physical Planner
Professor Richard Block, Academic Senate, Chair of Physical Resources Committee
Professor David Eastmond, Cell Biology and Toxicology (CNAS)
Professor John Ganim, English (CHASS)
Professor Chinya Ravishankar, Computer Science (BCOE)
AVC Daniel Johnson, Design and Construction (VC - Administration)
AVC Timothy Ralston, Capital and Physical Planning (VC - APB)
Steven Ehrlich, FAIA, Steven Ehrlich Architects
Kathy Garcia, ASLA, Wallace, Roberts, and Todd
Charles "Duke" Oakley, FAIA, Altoon-Porter Architects
Doug Macy, Walker Macy
Will Dann, Thomas Hacker Architects

ITEMS

1.0 Meeting Agenda. The September 23rd meeting of the Design Review Board (DRB) was to review a) the preferred alternative for the East Campus Entrance Area Study; and, b) refined schematic design concepts associated with the CHASS Instruction and Research Facility. The following agenda was reviewed prior to the presentations:

1.1 East Campus Entrance Area Study -preferred alternative (Walker-Macy)

1.2 CHASS Instruction and Research Facility –revised schematic concept (Pei Cobb Freed)

1.3 Board Internal Discussion

1.4 Board Recommendations to Walker-Macy and Pei Cobb Freed

2.0 Preliminary Observations and Recommendations.

2.1 East Campus Entrance Area Study (preferred alternative) (*Figure A.14*). In response to the presentation of the preferred alternative for the East Campus Entrance Area Study, the Board offered the following observations/recommendations for the Walker-Macy/UCR project team to consider as the plan is developed further. These are summarized below:

2.1.1 The board advised that the project team should eliminate the mixed use building indicated at the northwest corner of the Canyon Crest/University Avenue intersection to strengthen the visual and spatial connection of the segments of the Arroyo east and west of Canyon Crest Drive.

2.1.2 The presentation included "north" (*Figure A.15*) and "south" (*Figure A.14*) siting alternatives for the forthcoming Materials Science and Engineering Building to study access issues. The board indicated a preference for the south alternative for the following reasons: the service access could be sufficiently screened through further design studies, and this location offers stronger programmatic adjacencies with core campus Engineering and CNAS facilities (and avoiding "leapfrog" development patterns in the study area). The board cited the following shortcomings of the north alternative: requirement for a significant retaining wall to accommodate a grade change at this location, and discontinuous service drive condition eliminating service vehicle, bicycle and pedestrian access along the northern edge of the site between Aberdeen Drive and Canyon Crest Drive.

2.1.3 The board also cited three instances where the Walker-Macy/UCR team needed to provide quantitative and qualitative development guidelines in the forthcoming printed report to underscore the integrity of the overall plan. These three instances include the following:

2.1.3.1 Arroyo. Visual and spatial connectivity and continuity of the Arroyo is one of the key concepts of the preferred alternative. The board urged the Walker-Macy/UCR team to define key physical characteristics of the Arroyo that need to be acknowledged/celebrated/preserved or enhanced as this portion of the campus is built-out (e.g. minimum width, softscape vs. hardscape, etc.).

2.1.3.2 Performing Arts Center. The board advised the Walker-Macy/UCR team to develop guidelines to define key characteristics of the site for the proposed Performing Arts Center to underscore functional criteria such as service, pedestrian, public, and campus access.

2.1.3.3 Parking Garage. The board strongly cautioned the Walker-Macy/UCR team to identify design criteria sufficiently to mitigate the scale and proportion of the proposed parking garage on Lot 24 to enhance the pedestrian experience and surrounding campus development.

2.2 CHASS Instruction and Research Facility –refined schematic concept. The Board encouraged the Pei Cobb Freed/UCR project team to further develop the following aspects of the refined schematic concept:

2.2.1 Reduce the presence of the southwest corner of the building relative to the Arts and Carillon Malls

2.2.2 Respond to the Arts Building vis-à-vis plan and massing (vs. color and materials)

2.2.3 Refine the landscape plan (and associated graphics) to preserve visual connections through the building toward the Box Springs Mountains beyond; and

2.2.4 Revisit the geometry of the communicating stair at the juncture of the northern and central sections of the building to reinforce the overall concept of the design.

3.0 Follow up and Next Steps. A draft agenda for the October 7th DRB meeting is attached.

Beginning with the October 7th meeting, the Board requests that simple concept/study models be included as part of the overall presentation materials for review.

Appendix A

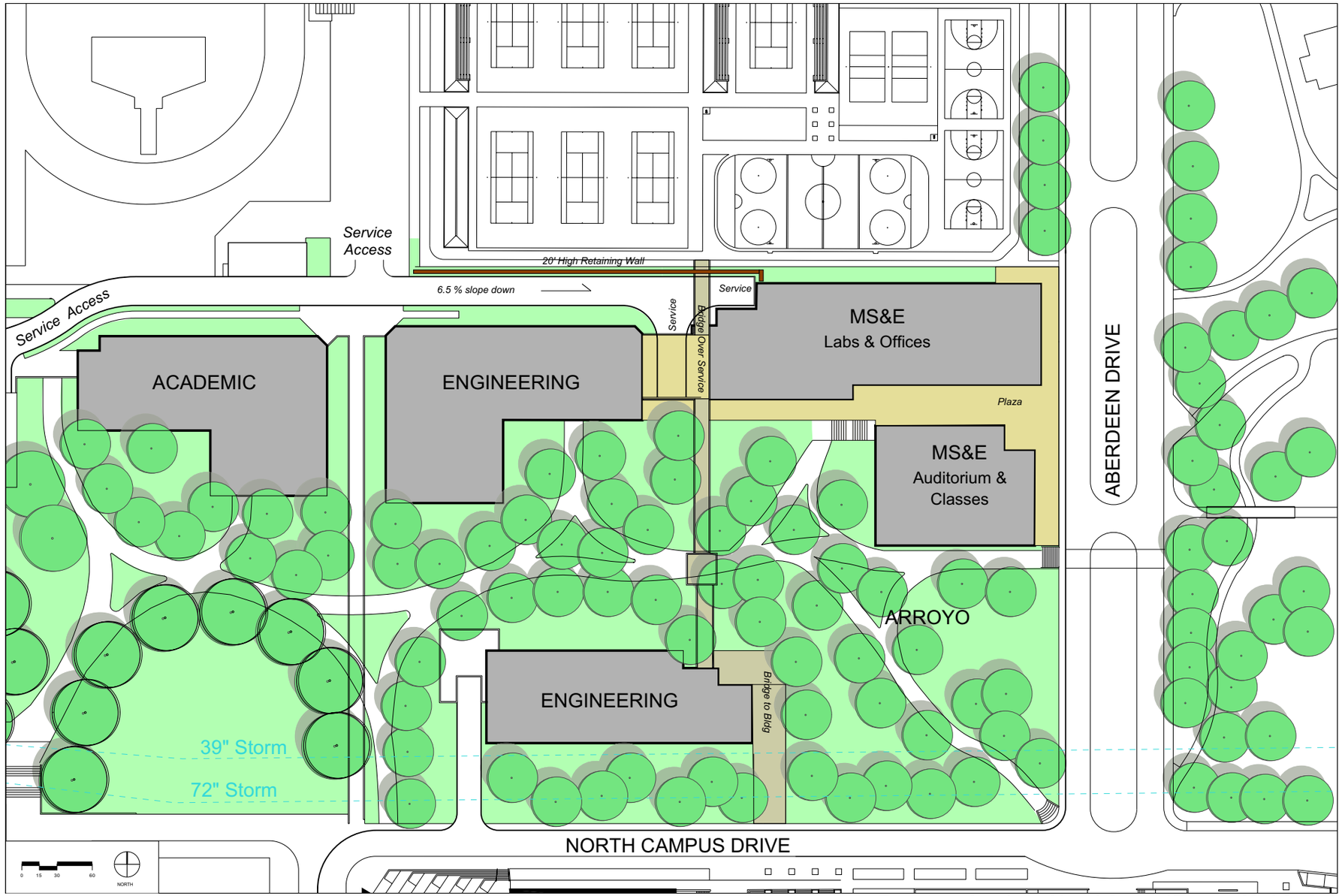


Figure A.15: September 23, Materials Science and Engineering North Site Study

Meeting Minutes

DATE: October 21, 2003

RE: CPAC Meeting #3

ATTENDEES:
France Córdova, Chancellor
William Jury, Executive Vice Chancellor
Gretchen Bolar, Vice Chancellor
John Azzaretto, VC, Public Service/Int'l Programs
Patricia O'Brien, Dean of Humanities
Steven Angle, Dean, College of Nat'l & Ag Sciences
Susan Sandoval, Student Affairs
Bill Schmechel, Office of Research
Dallas Rabenstein, Graduate Division
Eileen O'Connell-Owens, Academic Plan'g & Budget
Irwin Sherman, Chair, Academic Senate
Robert Clare, Academic Senate
Dan Johnson, Design and Construction
Sandi Evelyn-Veere, CHASS
Andy Pumley, Director, Housing
Susan Marshburn, Housing
Sharon Salinger, College of Humanities, Arts Social Sciences
Satish Tripathi, Bourns College of Engineering
Hank Rosenfeld, UCPD
Ross Grayson, EH&S
Earl LeVoss, Physical Plant
Kyle Hoffman, Alumni and Constituent Relations
Robert Nava, University Advancement
Nita Bullock, Capital & Physical Planning
Tricia Thrasher, Office of Design and Construction
Darius Maroufkhani, ODC
Ted Chiu, ODC
Fernand McGinnis, ODC
Bill Johnson, Capital & Physical Planning
Kieron Brunelle, Capital & Physical Planning
Atira Harris, ASUCR

Philip Sun, Ratcliff Associates
Mark Kiszouaic, Ratcliff Associates
Ed Buch, Leo A. Daly Architects
Ian Bader, Pei Cobb Freed & Partners
Robin Taff, Pei Cobb Freed & Partners
Thomas Hacker, Thomas Hacker Architects, Inc.
Will Dann, Thomas Hacker Architects, Inc.

ITEMS

1. Introductory Remarks (Bolar)

2. East Campus Entrance Area Study – Preferred Plan (Bullock, Consultants -Walker Macy Landscape Architects/ Doug Macy and Thomas Hacker Architects/Will Dann)

a. Doug Macy presented the final plan and Will Dann presented the final program elements.

b. Project was accepted by the committee.

3. CHASS Instructional and Research Facility – Schematic Design (Johnson, Consultants – Pei Cobb Freed & Partners/Ian Bader)

a. Anticipate the project will go the February 18th, 2004 Regents meeting with start of construction in 2004-5 and occupancy in 2006-7. This project has funding guaranteed through the most recent revenue bond.

b. Comment – Dean O'Brien – Stated that speaking for the college and programs, they are impressed by the ability of the consultant to address teaching spaces and the flexibility of the work spaces that have been created.

c. Question – The Arts Building has a glass façade on the east side which has commanding views to the east. Are those views preserved?

Answer – The flame trees will block views at ground level but substantial views will be sustained at upper levels. However, in place of distant views will be views into a very active space between the buildings of college life. The south side of the building will be inviting from the Carillon Mall to lead students into the building space with 18 inch walls with seats and circular planter.

d. Question – Will the ramada along the west façade be large enough to provide shade so that a reception could be held under it?

Answer – There is a space about 18 feet wide between the pillars and the wall. The space to the south near the screening room could accommodate a larger gathering.

4. Arroyo Student Housing – Detailed Project Program (Brunelle, Consultants – Ratcliff Associates/Philip Sun)

a. The campus anticipates taking the project to the January Regents meeting for occupancy in Fall of 2006.

b. Pent up demand for on campus housing should be sufficient to allow this to go forward regardless of anticipated slow down in growth in the next few years.

c. Questions - none

Appendix A

Meeting Minutes

DATE: October 7, 2003
RE: Design Review Board #3
ATTENDEES: Nita Bullock, Campus Physical Planner
Professor David Eastmond
Cell Biology and Toxicology (CNAS)
Professor John Ganim, English (CHASS)
Professor Chinya Ravishankar
Computer Science (BCOE)
AVC Daniel Johnson
Design and Construction (VC - Administration)
AVC Timothy Ralston
Capital and Physical Planning (VC - APB)
Steven Ehrlich, FAIA, Steven Ehrlich Architects
Kathy Garcia, ASLA, Wallace, Roberts, and Todd
Charles "Duke" Oakley, FAIA
Altoon-Porter Architects

Doug Macy, Walker Macy
Rebecca Binder, Binder & Associates
Phillip Sun, Ratcliff Architects

1.0 Meeting Agenda. The October 7th meeting of the Design Review Board (DRB) was to review a) West Campus Family Student Housing, Phase 1 - Detailed Project Program (DPP) findings, b) Arroyo Student Housing - DPP findings, and c) the East Campus Entrance Area Study – revised preferred alternative. The following agenda was reviewed prior to the presentations:

1.1 West Campus Family Student Housing, Phase 1 (Rebecca Binder & Associates/Brunelle)

1.2 Arroyo Student Housing (Ratcliff/Brunelle)

1.3 East Campus Entrance Area Study –revised preferred alternative (Walker-Macy/Brunelle)

1.4 Board Internal discussion to develop recommendations

1.5 Board Recommendations to Walker-Macy, Rebecca Binder, and Ratcliff

2.0 Preliminary Observations and Recommendations.

2.1 West Campus Family Student Housing, Phase 1 (DPP findings). In response to the presentation of the DPP findings for this project, the board had the following observations for the Rebecca Binder and Associates/UCR team to consider as the DPP is finalized:

2.1.1 Concept Site Development. The document should indicate alternative site layouts considered, beyond the option specified assumed for developing the associated cost models. The observation was to avoid suggested design solutions at this phase of the projects overall development.

2.1.2 Cost Assumptions. The board encouraged the DPP team to revisit some of cost assumptions in the DPP, relative other housing projects at UCR, and relative to other housing projects generally.

2.1.3 Environmental Sensitivity. The board encouraged the DPP team to revisit portions of the document related to sustainability/environmental sensitivity to make sure that statements about project intent are reflected in the document itself. During the discussion it was observed that these elements are in the DPP already, and the presentation itself may not have made the connection strongly enough to these issues.

2.2 Arroyo Student Housing (DPP findings). In response to the presentation of the DPP findings for this project, the Board had the following observations for the Ratcliff Associates/UCR team to consider as the DPP is finalized:

2.2.1 Concept Site Development. The document should indicate alternative site layouts considered, beyond the option assumed for developing the associated cost models. The observation was to avoid a developed design solution at this phase of the project's overall development. In addition, the Board observed that the communal space as represented in the presentation needed to be more strongly articulated in the DPP itself.

2.2.2 Cost Assumptions. The Board encouraged the DPP team to revisit some of cost assumptions in the DPP, relative other housing projects at UCR, and relative to other housing projects generally.

2.2.3 Environmental Sensitivity. The Board encouraged the DPP team to revisit portions of the document related to sustainability/environmental sensitivity to make sure that statements about project intent are reflected in the document itself. The context for these observations had to do with some of site constraints of this project, including one of the reaches of the Arroyo, and the relationship of the project to the adjacent residential neighborhood.

2.3 East Campus Entrance Area Study (revised preferred alternative). In response to the presentation of the revised alternatives for the East Campus Entrance Area Study, the Board offered the following observations/ recommendations for the Walker-Macy/UCR project team to consider. *(Note: The Chancellor was present for this portion of the agenda –both the presentation and related discussion.)*

2.3.1 The revised alternatives for the East Campus Entrance Area Study explored four options in order to accommodate the programs assumed for two projects within the study area: the Alumni and Visitors Center, and the Student Academic Support Services Building. The four alternatives presented and the board responses to each are summarized below.

2.3.2 Alternative #1. The presentation indicated footprints for both the Alumni Visitors Center and SASSB on the site of the existing Watkins House. This option demonstrated that siting both buildings at this location exceeded the site capacity, intruding into the floodplain/Arroyo itself. In addition, this alternative would require the demolition of Watkins House. The Board's observation was that this option was not feasible and should not be further developed by the Walker-Macy/UCR team.

2.3.3 Alternative #2. This option sited the Alumni and Visitor Center immediately south of the Arts Building, and Placed the SASSB on the Watkins House site. The "Arts Growth" program element footprint was indicated due east of the Performing Arts Center footprint. The Board observed that the SASSB site was viable, but that the relocated Arts Growth element was not feasible from a programmatic standpoint –as the growth assumed was for the visual/studio arts vs. the performing arts. The Board's concluded that this alternative should not be pursued further by the Walker-Macy/UCR team.

2.3.4 Alternative #3. This option located the SASSB on the Watkins House site as in Alternative #2, but now indicated the Alumni and Visitors Center due east of the proposed Performing Arts Center. The board observed that while the site would offer favorable views, in all likelihood the building would be an isolated stand alone edifice in the landscape given the timeframe assumed for the balance of the buildings and site development in the study area. Given the timing issues, the Board advised the Walker-Macy/ UCR team that this options was probably not worth further investigation.

2.3.5 Alternative #4. This option located the SASSB footprint immediately south of the Physical Education Building and immediately west of Costo Hall. Programmatically this provided adjacencies with related student services, either existing (e.g. Costo Hall occupants) or anticipated vis-a-via the Commons Expansion project. At the same time siting the SASSB in this tight configuration with existing buildings left open space at the juncture of the Carillon Mall and the Arts Mall. This option slso located the Alumni and Visitor Center on the Watkins House site. While the graphic associated with this option assumed demolition of Watkins House, subsequent discussion regarding this option left open the possibility for the campus to retain Watkins House as part of an interim or longer term solution to accommodate the Alumni and Visitors Center. The board encouraged the Walker-Macy/UCR team to pursue this option further as part of the overall study.

2.3.6 Presentation/Report Suggestions. The Board requested that the Walker-Macy/UCR team indicate opportunities for bike paths/bike parking in future graphics and the forthcoming study. The Chancellor specifically requested that the Walker-Macy/UCR team indicate phasing for the study in future graphics and the forthcoming report.

Detailed Program Assumptions

In an effort to both guide the development of the East Campus Entrance Plan and to test master plan alternatives for program fit, the design team developed an overall program (*see page 2*).

The information was compiled through a review of previous reports and documents and interviews with faculty and staff. The sources of all information and assumptions are noted. The intent is to provide a consolidated summary for all current and relevant information about the projected programmatic needs and goals for the East Campus Entrance Area of the campus.

Some general assumptions are as follows:

- The schedule assumptions represents a best guess at this time, with the only dates certain for projects already in the DPP stage.
- The footprint size is the key factor in determining whether a site is appropriate for a particular program. While most buildings are assumed to be four stories, assumptions have been made that the ground floor may be larger than the upper floors because of the need for easy access to some program elements. (Example: SASS Building)
- The gross area assumes an efficiency factor which is noted.
- Construction cost is based on today's dollars and is intended only to give an "order of magnitude" for each program.
- The total project cost is based on an allowance for soft costs provided by the University.

The assumptions behind each program element are summarized in the following tables.

2. Materials Science and Engineering

Space	Capacity	Area	Number	Total	Footprint	Comments
Classrooms						
Demonstration Classroom	300	7500	1	7500	7500	
Lecture Classroom	300	4800	1	4800		
Classroom	60	1800	2	3600		
Classroom	30	900	2	1800		
Classroom Support						
Prep./storage		135	2	270		
Auditorium Control		200	2	400		
Instructional Laboratory						
Special Class Lab		330	4	1320		
Instructional Lab. Prep		330	1	330		
Offices						
Faculty Offices		135	30	4050		
Staff Offices		120	3	360		
Open Offices/Work Area		90	4	360		
Conference Room		270	3	810		
Mail Room		1	135	135		
Storage		1	135	135		
Research						
Research Labs		330	86	28380		
Graduate Students/Post Doc		135	39	5265		
Shared Research Support Space						
Misc Support spaces		330	17	5610	3630	
Misc Support spaces		165	3	495		
Lounge		330	2	660		
Library/colloquium		330	3	990		
Clean Room						
Technical Labs		450	8	3600	3600	
Core/Nanotechnology Labs		330	6	1980	1980	
Clean Room Support						
Misc Support spaces		150	5	750	750	
Entry/Gowning		450	1	450	450	
Service Gallery		210	9	1890	1890	
Clean Corridor		1000	1	1000	1000	
Total Assignable Area				**76,940**	**20,800**	
Efficiency				1.74	1.74	
Gross Area				**134,000**	**36,226**	130,000 in 5-yr CIP
Square foot cost				$317		$305 in 5-yr CIP
Construction Cost				$42,544,000		From DPP, $39.6 in 5-yr CIP
Soft Cost multiplier				1.22		
Project Cost				**$51,763,000**		From 5-yr Capital Plan
Notes: Program based on Material Science and Engineering DPP, dated April 16,2003						

Appendix B

Detailed Program Assumptions

3. Alumni and Visitors Center

Space	Capacity	Area	Number	Total	Footprint	Comments
Alumni Offices	?		?	2370		
Boardroom		1540		1540		
Private Dining		0		0		
Meeting Rooms		4300		4300		
Library/Living Room		1250		1250	1250	
Lobby/Reception		2500		2500	2500	
Café		0		0	0	
Kitchen-Full		0		0	0	
Kitchen-Catering		1000	1	1000	1000	
Banquet Hall	500	8000	1	8000	8000	300 seats minimum
University Club (office, gameroom, lounge)		1000		1000	1000	
Tour function		0		0	0	
A la Carte Dining		0		0	0	
Dining Services Offices		0		0	0	
Total Assignable Area				**21960**	**13750**	9000 sf in 5 yr NS Capital Plan
Efficiency				1.43	1.43	
Gross Area				**31,403**	**19,663**	
Square foot cost				$250		allowance
Construction Cost				$7,850,700		
Soft Cost multiplier				1.2		From UCR
Project Cost				**$9,420,840**		$3.5M in 5 yr NS Capital Plan

Notes: Program developed in meeting with Kyle Hoffman, June 16, 2003. This program represents a middle ground relative to previous options. The banquet function is seen as essential for it to serve as an Alumni and Visitors Center, although food service, other than catering is not essential. The University Club function is considered compatable, but not essential to the success of the center. Outdoor space for receptions is important to the project.

3a Alumni and Visitors Center

Space	Capacity	Area	Number	Total	Footprint	Comments
Alumni Offices	?		?	2370		
Boardroom		1540		1540		
Private Dining		400				
Meeting Rooms		4300		2540	2540	
Library/Living Room		1250		800	800	
Lobby/Reception		2500		1000	1000	
Café		0		0	0	
Kitchen-Full		0		0	0	
Kitchen-Catering		1000	1	750	750	
Banquet Hall			1	0		
University Club (office, gameroom, lounge)		1000		0	0	
Tour function		0		0	0	
A la Carte Dining		0		0	0	
Dining Services Offices		0		0	0	
Total Assignable Area				**9000**	**5090**	9000 sf in 5 yr NS Capital Plan
Efficiency				1.43	1.43	
Gross Area				**12,870**	**7,279**	
Square foot cost				$250		allowance
Construction Cost				$3,217,500		
Soft Cost multiplier				1.2		From UCR
Project Cost				**$3,861,000**		$3.5M in 5 yr NS Capital Plan

Notes: Program based on revised Draft Program, dated September 4, 2002. This program represents a first phase of the ideal Program (2). The Banquet functions could be added in a future phase as funds are available.

Detailed Program Assumptions

4. Student Academic Support Services Building

Space	Current Space (Fall 02)	Projected Growth	Total	Footprint	Comments
Admissions	2,583	1,417	4,000	4,000	
AVC Enrollment Management	0	1,000	1,000		
Financial Aid Office	2,453	2,047	4,500	4,500	
International Services	610	3,390	4,000		
Registrar	2,424	1,576	4,000	4,000	
Relations w/ Schools	3,867	133	4,000		
Relations w/ Schools - Transfer	1,191	309	1500		
Relations w/Schools - Upward Bound	1,000	0	1000		
Student Business Services	1,326	674	2000	2000	
Student Business Services-Cashier	577	423	1000	1000	
Technology	580	1,020	1600	1600	
Career Services	2,852	5,448	8,300		
Unassigned			2,900		
Total Assignable Area			**39,800**	**17,100**	From 5-yr. Capital Plan
Efficiency			1.54	1.54	
Minimum Gross Area			**61,200**	**26,294**	Minimum Program
Square foot cost			$242		Result of given numbers
Construction Cost			$14,800,000		From 5-yr Capital Plan
Soft Cost multiplier			1.31		Result of given numbers
Project Cost			**$19,380,000**		From Capital Project Summary, dated 7/18/03

Note: Program information provided by VCA and Capital & Physical Planning. DPP process beginning Dec. 2003. Program elements in flux. May include special student services. Clear wayfinding and proximity to Parking Lot 1 are important.

5. Performance Hall (2000 seats)

Space	Capacity	Area	Number	Total	Footprint	Comments
Stage		7,000	1	7000	7000	Stage, Shell Storage
Auditorium	2000	20,000	1	20000	10000	10000 orch, 6000 1st balc, 4000, 2nd balc
Front of House						
Lobby		20,000	1	20000	10000	
Restrooms		3,900	1	3900	2000	
Concessions		270	1	270		
Concessions Storage		210	1	210		
Ticker/Box Office		355	1	355	355	
Coat Room, Ushers Room		320	1	320		
Café		280	1	280	280	
House Manager's Office		200	1	200		
Event Room/Donor Room		670	1	670		
Storage		310	1	310		
Custodial Closet		80	1	80		
Back of House						
Chorus Dressing Rooms		800	3	2,400		3 for 15 performers
Small Dressing Rooms		300	2	600		2 for 4 performers
Soloist Dressing Rooms		200	2	400	400	2 for 2 performers
Quick Change Rooms		100	2	200	200	
Green Room		880	1	880	880	
Stage Manager's Office		170	1	170	170	
Tech Directors Office		170	1	170	170	
Visiting Manager's Office		170	1	170		
Security Office		170	1	170	170	
Building Engineer		170	1	170		
Copy/Storage Room		120	1	120	120	
Wardrobe Room		400	1	400		
Orchestra Pit		1200	1	1200	1000	
Trap Room		1600	1	1600		
Chair Wagon Storage		1420	1	1420		
Loading Dock/Receiving		1500	1	1500	1500	
Catering Kitchen		220	1	220	220	
Control Room		650	1	650		
Projection Room		200	1	200		
Follow-Spot Booth		230	1	230		
Electrical Shop		480	1	480		
Crew Room/Lounge		250	1	250		
Custodial Closet		65	1	65		
Instrument Storage		480	1	480	480	
Piano Storage		200	1	200	200	
Dance Storage		220	1	220		
Set and Crate Storage		980	1	980	980	
Chair and Table Storage		500	1	500	500	
Prop Storage		250	1	250		
Drape Storage		400	1	400		
Platform and Riser Stor.		850	1	850		
Oversized Corridor		1500	1	1500	1500	
Administration		3500	1	3500		
Total Assignable Area				**76140**	**38125**	
Efficiency				1.62	1.62	
Gross Area				**123,347**	**61,763**	
Square foot cost				550		
Construction Cost				$67,840,740		
Soft Cost multiplier				1.2		From UCR
Project Cost				$81,408,888		

Comments: 2000 seat Performance Hall added per CPAC, July 22, 2003. Program developed by Adam Shallack of Auerbach, Pollack, Freidlander and THA, based on other similar facilities Service Criteria: Administrative parking for 50 cars, 1 bus, 2 limousines and engineering vehicles; Loading Dock 3 truck bays wide with 3' vertical ramp down to 65' of flat length adjacent to dock - must be to rear corner back or side of stage with straight path; Adjacent dumpster and recycling area; 80' semi truck radius. Possible pedestrian linkage to parking structure at 2nd floor level.

Appendix B

Detailed Program Assumptions

5A Performance Hall (1200 seats)

Space	Capacity	Area	Number	Total	Footprint	Comments
Stage		7,000	1	7000	7000	
Auditorium	1200	12,000	1	12000	8000	
Front of House						
Lobby		12,000	1	12000	6000	
Restrooms		2,300	1	2300	1500	
Concessions		200	1	200		
Concessions Storage		150	1	150		
Ticket/Box Office		355	1	355	355	
Coat Room, Ushers		320	1	320		
Café		200	1	200	200	
House Manager's Office		200	1	200		
Event Room/Donor Room		600	1	600		
Storage		310	1	310		
Custodial Closet		80	1	80		
Back of House						
Chorus Dressing Rooms		800	3	2,400		
Small Dressing Rooms		300	2	600		
Soloist Dressing Rooms		200	2	400	400	
Quick Change Rooms		100	2	200	200	
Green Room		880	1	880	880	
Stage Manager's Office		170	1	170	170	
Tech Directors Office		170	1	170	170	
Visiting Manager's Office		170	1	170		
Security Office		170	1	170	170	
Building Engineer		170	1	170		
Copy/Storage Room		120	1	120	120	
Wardrobe Room		400	1	400		
Orchestra Pit		1200	1	1200	1000	
Trap Room		1600	1	1600		
Chair Wagon Storage		1420	1	1420		
Loading Dock/Receiving		1500	1	1500	1500	
Catering Kitchen		220	1	220	220	
Control/Projection Room		650	1	650		
Follow-Spot Booth		230	1	230		
Electrical Shop		480	1	480		
Crew Room/Lounge		250	1	250		
Custodial Closet		65	1	65		
Instrument Storage		480	1	480	480	
Piano Storage		200	1	200	200	
Dance Storage		220	1	220		
Set and Crate Storage		980	1	980	980	
Chair and Table Storage		500	1	500	500	
Prop Storage		250	1	250		
Drape Storage		400	1	400		
Custodial Storage		110	1	110		
Platform and Riser Stor.		850	1	850		
Oversized Corridor		1500	1	1500	1500	
Administration		3500	1	3500		
Total Assignable Area				**58170**	**31545**	
Efficiency				1.62	1.62	
Gross Area				**94,235**	**51,103**	
Square foot cost				$550		*
Construction Cost				$51,829,470		
Soft Cost multiplier				1.2		From UCR
Project Cost				$62,195,364		

Program developed by Adam Shallack of Auerbach, Pollack, Freidlander and THA, based on other similar facilities. Service Criteria: Administrative parking for 50 cars, 1 bus, 2 limousines and engineering vehicles. Loading Dock: 3 truck bays wide with 3' vertical ramp down to 65' of flat length adjacent to dock - must be to rear corner back or side of stage with straight path. Adjacent dumpster and recycling area. 80' semi truck radius.

6. Recital Hall

Space	Capacity	Area	Number	Total	Footprint	Comments
Stage		2500	1	2500	2500	
Auditorium	350	3500	1	3500	3500	
Choir Loft		900	1	900		
Organ Loft		300	1	300		
Main Dressing Rooms		1200	1	1200	1200	
Soloist Dressing Rooms		300	1	300	300	
Green Room		400	1	400	400	
Control Room/Projection		300	1	300		
Musician Warm-up Room		600	1	600	600	
Lobby		2100	1	2100	2100	
Instrument Storage		1000	1	1000	1000	
Backstage		1500	1	1500	1500	
Bathrooms		500	1	500	500	
Offices		150	3	450	450	
Total Assignable Area				**15,550**	**14,050**	10,000sf in 5-yr NS Capital Plan
Efficiency				1.62	1.62	
Gross Area				**25,191**	**22,761**	
Square foot cost				400		
Construction Cost				$10,076,400		
Soft Cost multiplier				1.2		From UCR
Project Cost				**$12,091,680**		$10M in 5yr. NS Capital Plan

Comments: Program developed by Adam Shallack of Auerbach, Pollack, Freidlander and THA, based on other similar facilities. This program does not include faculty spaces or practice rooms and thus should be placed near other Music Department Facilities or be increased dramatically to house the department. Loading of medium sized trucks should be accommodated assuming a "tommy gate" or ramp down 3' with 40' of flat area adjacent to dock. Dock should be adjacent to backstage and have straight path to stage

Detailed Program Assumptions

7. Campus Museum/Art Gallery

Space	Capacity	Area	Number	Total	Comments
Reception		200	1	200	Covered Outdoor area of 350 sf, and Special Events courtyard not included
Exhibition					
Temporary Exhibits		3000	1	3000	
Temporary Exhibits		1000	1	1000	
Interactive Gallery		1000	1	1000	
Permanent Collection		900	1	900	
Administrative					
Offices		225	3	675	
Work Area		100	2	200	
Office Supplies		150	1	150	
Office/reception support		150	1	150	
Storage					
Exhibition Furniture		200	1	200	
Catalog Storage		100	1	100	
General Storage		100	1	100	
Chair Storage		350	1	350	
Registrarial					
Collection Storage		1200	1	1200	
Crate Storage		400	1	400	
Registrars Office		225	1	225	
Gallery Shop		400	1	400	
Design/Production Areas					
Workroom		225	1	225	
Preparator Storage		120	1	120	
Carpentry Storage		200	1	200	
Restrooms		270	2	540	Truck Dock with leveler 1425 NIC
Total Assignable Area				**11335**	
Efficiency				1.33	
Gross Area				**15,076**	Assume one story building
Square foot cost				265	
Construction Cost				$3,995,021	
Soft Cost multiplier				1.2	from UCR
Project Cost				**$4,794,025**	$5M in 5-yr NS Capital Plan

Notes: Program developed in meeting with Katherine Warren, June 13, 2003 and Program for Sweeney Art Gallery prepared by Randall Stout Architects, dated 11/2/00. Proximity to existing Art Building, at the front door, and adjacency to the proposed Performance Center are criteria for the Museum/Gallery. The existing Sweeney Gallery name should be retained. The university has an existing small permanent collection, which is currently dispersed in various buildings on campus. This collection would be housed in the new building with room for additional gifts and acquisitions. The entry should have a significant public presence, creating a visual lantern effect at the terminus of University Avenue.

8. Engineering III

Space	Capacity	Area	Number	Total	Comments
Classrooms	30	600	2	1200	
	60	1200	2	2400	
	120	2400	1	2400	
Labs (wet)				0	
Research	10	1200	25	30000	
Teaching	16	1200	6	7200	
Lab Support		200	31	6200	
Design Rooms		300	4	1200	Project Rooms
Conference Room		1500	1	1500	
Conference Room		700	2	1400	
Bio-Engineering Offices					
Director's Office	1	180	1	180	
Faculty Offices	1	135	12	1620	
Administrative Support	4	240	1	240	
Teaching Assistants	25	1100	1	1100	
Work Room		400	1	400	
Storage		200	1	200	
Post Dr./Visitor/Lecturer Offices	2	135	15	2025	
Material Science Offices				0	
Director's Office	1	180	1	180	
Faculty Offices	1	135	13	1755	
Administrative Support	4	240	1	240	
Teaching Assistants	25	1100	1	1100	
Work Room		400	1	400	
Storage		200	1	200	
Post Dr./Visitor/Lecturer Offices	2	135	15	2025	
Total Assignable Area				**65165**	
Efficiency				1.74	Based on MS&E
Gross Area				**113,492**	Based on MS&E
Square foot cost				$317	
Construction Cost				$35,977,109	
Soft Cost multiplier				1.2	From UCR
Project Cost				**$43,172,531**	

Comments: Program developed in meeting with Dennis Rice, June 12, 2003. Footprint size set at 30% of Gross Area

Appendix B

Detailed Program Assumptions

9. Engineering IV

Space	Capacity	Area	Number	Total	Comments
Classrooms	30	600	5	3000	
	60	1200	5	6000	
	120	2400	2	4800	
Labs (some dry, most wet)					
Research	10	1200	20	24000	
Teaching	16	1200	10	12000	
Lab Support		200	30	6000	
General Faculty Offices				0	
Faculty Offices	1	135	20	2700	
Visiting Post Doc.	1	135	10	1350	
Administrative Support	4	240	1	240	
Teaching Assistants	25	1100	1	1100	
Work Room		400	1	400	
Storage		200	1		
Design Rooms		300	4	1200	
Conference Room		1500	1	1500	
Conference Room		700	1	700	
Total Assignable Area				**64,990**	
Efficiency				1.74	Based on MS&E
Gross Area				**113,188**	
Square foot cost				$317	Based on MS&E
Construction Cost				$35,880,493	
Soft Cost multiplier				1.2	From UCR
Project Cost				**$43,056,592**	

Comments: Program developed in meeting with Dennis Rice, June 12, 2003. Footprint size set at 30% of Gross Area

10. VCSA Growth

Space	Current Space (Fall 02)	Projected Growth	Total	Comments
Campus Health	6,960	4,000	10,960	
Counseling Center	2,852	3,648	6,500	
Student Special Services	2,901	1,499	4,400	
Total Assignable Area	**12,713**	**9,147**	**21,860**	
Efficiency			1.54	
Gross Area			**33,664**	
Square foot cost			$265	From SASS
Construction Cost			$8,921,066	
Soft Cost multiplier			1.2	From UCR
Project Cost			**$10,705,279**	

Comments:

11. CHASS I & R Expansion

Space		Net Area	Gross Area	Comments
Existing Space in Hinderacker		26,722	41,152	
Square foot cost			$265	From SASS
Construction Cost			$10,905,280	
Soft Cost multiplier			1.2	From UCR
Project Cost			**$13,086,336**	

Comments:

Detailed Program Assumptions

12. Art Building Expansion

Space		Net Area	Gross Area	Comments
Foot Print Avaiable		12,300	20,500	Net assumed to be 60% of Gross
Total Area		36,900	61,500	Assume 3 floors average
Square foot cost			$265	From CHASS
Construction Cost			$5,432,500	
Soft Cost multiplier			1.2	From UCR
Project Cost			**$6,519,000**	

Comments:

13. Bannockburn Program

Meeting with Susan Marshburn on June 13, 2003 and Strategic Plan for Housing, dated March 2003					
Space	**Capacity**	**Area**	**Number**	**Total**	**Comments**
Apartments	500 beds			190,000	1br, 2br, & 4br units
Retail/Offices				30,000	15-20,000 retail, balance offices
Gross Area				**220,000**	
Square foot cost				$177	
Construction Cost				$38,837,000	Strategic Plan for Housing
Soft Cost multiplier				1.30	
Project Cost				**$50,507,520**	Strategic Plan for Housing

Notes: Office space in the current Bannockburn is "leased" to a number of campus offices, such as Capital and Physical Planning and the Office of Design and Construction as well as private concerns such as Getaway Cafe and Sub Station. It is desired that the new Bannockburn have offices related to Student Services. As the University uses are essentially tenants, if was concluded that the space should not be assigned to a specific department, but should be leased, on a long term, as needed. It was desired that the buildings be single use, e.g., office use should be over retail, and housing should be over parking (related to the housing).

14. Parking Lot 24 Program

Based on Conceptual Design Esquisse, dated January 2000, by Stichler					
Space	**Capacity**	**Area**	**Number**	**Total**	**Comments**
Parking	1248			410,200	
Retail Space				12,800	
Total Area (gsf)				**423,000**	
Square foot cost				$50	
Construction Cost				$21,150,000	from Stichler DPP, inflated to 2003
Soft Cost multiplier				1.20	From UCR
				$25,380,000	

Comments: Revised design based on omitting the Surge Space and reducing the overall length of the structure. Retail on the ground floor and allowances for setbacks and other façade articulation are proposed to mitigate the mass of the building on Canyon Crest Drive Additional floors can be added. Each floor would add approximately 280 spaces and cost and add $4.7M Construction Cost, or $5.7M Project Cost.

15. Parking Lot 1 Program

Comments: No program has been defined at this time.

Appendix B

Costs

For the development of the East Campus Entrance Area Plan to proceed, a system of essential infrastructural upgrades will be required. There are cost savings to be achieved by combining various upgrades together at the same point in time, perhaps in relation to a specific campus building development. The diagram at right shows the infrastructural upgrades expressed as discrete, stand-alone "phases."

Assumptions:

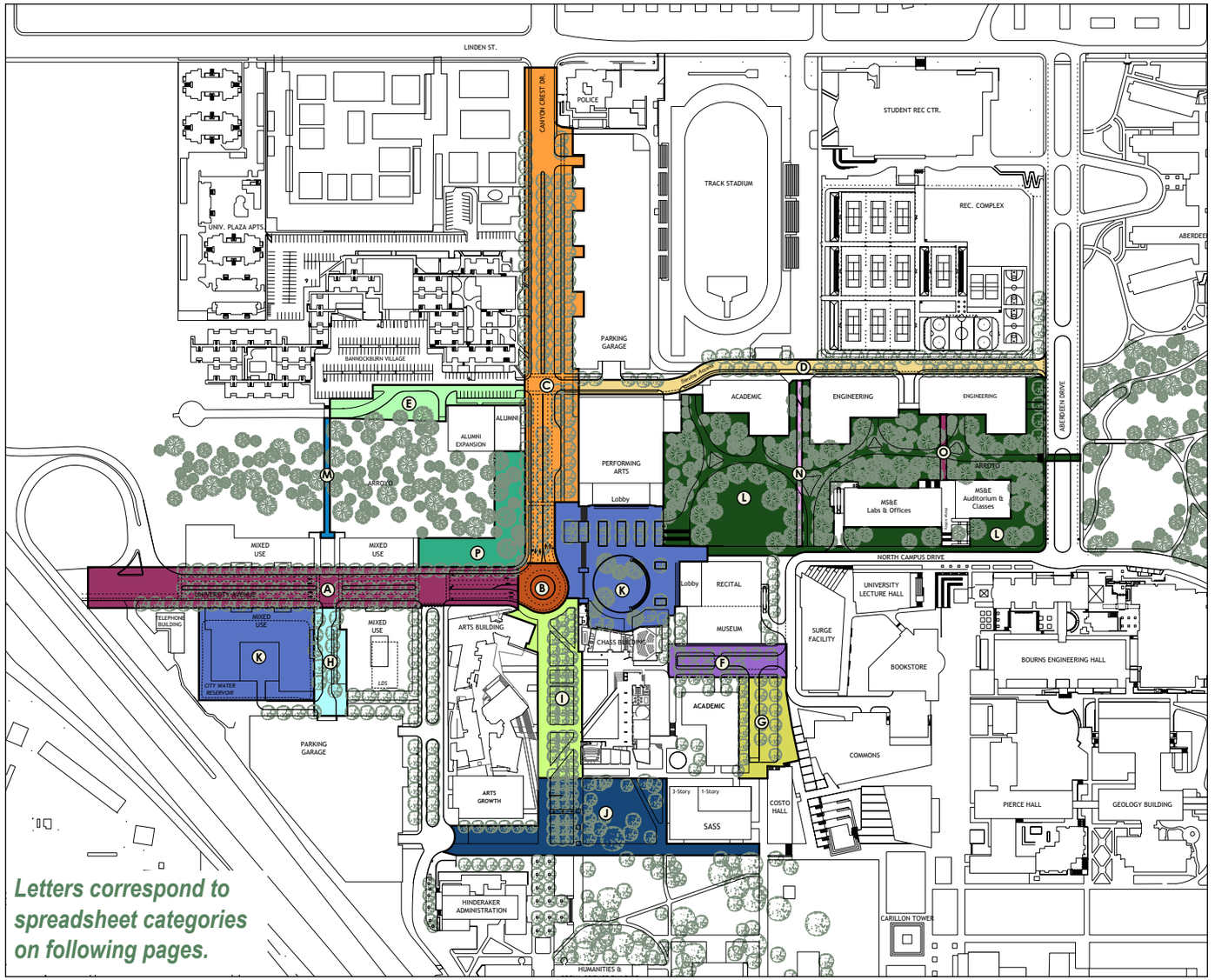
The cost of a proposed infrastructure upgrade (or 'construction project') is usually divided into two parts: construction costs and project 'soft' costs. Construction cost represents the amount of money a successful bidder would charge to build the desired physical improvement. General contractor-incurred costs such as mobilization, overhead, subcontractor mark-up and profit are included in the construction cost.

'Soft' costs include all of those costs and charges that are associated with a construction project, but are not the responsibility of the General Contractor. Examples of soft costs include (but are not limited to): land acquisition, legal fees, survey preparation, specialty studies (e.g. cultural, environmental, geotechnical, traffic), land use or design review approvals, permit charges, utility connection fees, architectural and engineering design fees, project oversight and management and environmental mitigation.

In addition, a project contingency is usually included in an effort to account for "unknowns" related to a project. At the earliest stages of project development, "unknowns" are substantial and a significant factor should be added to known construction costs. As the project is refined, more will be learned about what needs to be done and the project contingency can be reduced.

For public projects, a general rule of thumb is that the construction costs average about two-thirds of the total project cost. For purposes of establishing approximate fundraising targets, the construction cost estimates provided in the following table should be increased by 50% to ensure that an allowance is included for construction costs, soft costs and project contingency. For projects expected to develop after 2004, it will also be prudent to add a factor covering inflation.

While this approach will provide a reasonable 'ballpark' estimate of the probable cost of constructing a project, it is not based on detailed studies. It is important, therefore, that the University of California, Riverside use caution with these numbers and commission more detailed studies and cost estimates as the project scope is refined.



Appendix C

Cost Spreadsheets

The tables on the following pages show cost estimates for basic infrastructure provision in each phase.

STREETS AND SERVICE ROUTES		QUANTITY	UNIT	COST/UNIT	TOTAL COST
A: UNIVERSITY AVENUE UPGRADE					
Subgrade Prep		1,800	LF	$1.00	$1,800
Paving		62,500	SF	$4.00	$250,000
Curb and Gutter		1,800	LF	$20.00	$36,000
Sidewalks (12' wide)	*1800*	21,600	SF	$6.25	$135,000
Crosswalks	*4500sf*	7	EA	$5,000.00	$35,000
Signage and Striping		1,800	LF	$3.00	$5,400
Monument Sign			*Lump*	$10,000.00	$10,000.00
Directional Signage			*Lump*	$5,000.00	$5,000.00
Median Planting		5,000	SF	$5.50	$27,500
Landscape at Offramp		50,000	SF	$4.00	$200,000
Storm Drainage		62,500	SF	$1.25	$78,125
Street Trees ($300 each)	*or 60 at 30'o.c.*	1,800	LF	$14.00	$25,200
Irrigation (assume use of existing controller(s))		5,250	SF	$1.50	$7,875
Site Furnishings (Benches, Trash, Fountains, Bike Racks)		1,800	LF	$40.00	$72,000
Street Lighting (or $5000 each)		1,800	LF	$35.00	$63,000
	University Avenue Subtotal				$951,900
A1: UNIV. AVE. IOWA to I-215 SIGNAGE					
Signage:					
University District Markers			*Lump*	$10,000.00	$10,000.00
Directional Signage Enhancements			*Lump*	$5,000.00	$5,000.00
	University Avenue Signage Subtotal				$15,000
B: ROUNDABOUT					
Subgrade Prep		600	LF	$1.00	$600
Signage and Striping		600	LF	$3.00	$1,800
Curb and Gutter		600	LF	$20.00	$12,000
Paving		12,000	SF	$4.00	$48,000
Center Planting		2,500	*SF*	$4.00	$10,000
Center Sculpture			*Lump*	$75,000.00	$75,000
	Roundabout Subtotal				$147,400
C: CANYON CREST DRIVE UPGRADE					
Subgrade Prep		4,000	LF	$1.00	$4,000
Paving (includes visitor dropoff for Performing Arts)		72,000	SF	$4.00	$288,000
Enhanced Streetscape on East side of CC Drive		24,000	SF	$5.00	$120,000
Curb and Gutter	*incl curb for median*	4,000	LF	$20.00	$80,000
Signage and Striping	*both directions*	2,400	LF	$3.00	$7,200
Sidewalks (12' wide)		2,250	SF	$6.25	$14,063
Crosswalks	*incl half crosswalks*	5	EA	$5,000.00	$25,000
Monument Sign			*Lump*	$10,000.00	$10,000.00
Directional Signage			*Lump*	$5,000.00	$5,000.00
Median Planting		4,000	SF	$5.50	$22,000
Storm Drainage		72,000	SF	$1.25	$90,000
Street Trees ($300 each)	*or 75 at 30 o.c.*	2,250	LF	$14.00	$31,500
Irrigation (assume use of existing controller(s))		30,000	SF	$1.50	$45,000
Site Furnishings (Benches, Trash, Fountains, Bike Racks)		2,250	LF	$40.00	$90,000
Transit Shelter			*Lump*	$5,000.00	$5,000
Street Lighting		2,250	LF	$35.00	$78,750
	Canyon Crest Dr Subtotal				$915,513

		QUANTITY	UNIT	COST/UNIT	TOTAL COST
D: NORTH ARROYO SERVICE DRIVE (proposed)*					
Subgrade Prep		2,400	LF	$1.00	$2,400
Paving		40,000	SF	$5.00	$200,000
Curb and Gutter	*both sides*	2,400	LF	$20.00	$48,000
Signage and Striping		1,200	LF	$2.00	$2,400
Sidewalks (12' wide)		2,400	SF	$6.25	$15,000
Retaining Walls		1,200	LF	$130.00	$156,000
Storm Drainage		40,000	SF	$1.25	$50,000
Street Trees ($300 each)		2,400	LF	$14.00	$33,600
Landscape		14,400	SF	$5.00	$72,000
Irrigation (assume use of existing controller(s))		14,400	SF	$1.50	$21,600
Street Lighting		2,400	LF	$35.00	$84,000
	North Arroyo Service Subtotal				$685,000
* Entry plazas to buildings along North Service Drive to be included in building budgets as design standard.					
E: ALUMNI VC SERVICE DRIVE (proposed)					
Subgrade Prep	not incl VC parking	500	LF	$1.00	$500
Paving	not incl VC parking	7,000	SF	$4.00	$28,000
Curb and Gutter	not incl VC parking	500	LF	$20.00	$10,000
Signage, Striping	not incl VC parking	500	LF	$3.00	$1,500
Parking Space (new spaces--none can be reused due north of VC)		16	Spaces	$2,500.00	$40,000
Sidewalks (12' wide)		2,000	SF	$6.25	$12,500
Storm Drainage		30,000	SF	$1.25	$37,500
Landscape		13,000	SF	$4.00	$52,000
Irrigation (assume use of existing controller(s))		13,000	SF	$1.50	$19,500
Lighting at Parking Lot		300	LF	$35.00	$10,500
	Alumni VC Service Subtotal				$212,000
F: SERVICE DRIVE CHASS, MUSEUM & RECITAL HALL					
Subgrade Prep		550	LF	$1.00	$550
Paving		7,750	SF	$4.00	$31,000
Curb and Gutter		550	LF	$20.00	$11,000
Signage and Striping		275	LF	$3.00	$825
Sidewalks		9,000	SF	$5.00	$45,000
Storm Drainage		7,750	SF	$1.25	$9,688
Street Trees ($300 each)		425	LF	$14.00	$5,950
Irrigation (assume use of existing controller(s))		250	SF	$1.50	$375
Street Lighting		275	LF	$35.00	$9,625
	CHASS/Museum Service Subtotal				$114,013

Cost Spreadsheets

G: SASS, COSTO & COMMONS SERVICE DRIVE (proposed)						
	Subgrade Prep		450	LF	$1.00	$450
	Paving		5,500	SF	$4.00	$22,000
	Curb and Gutter		450	LF	$20.00	$9,000
	Signage and Striping		250	LF	$3.00	$750
	Sidewalks		10,000	SF	$5.00	$50,000
	Storm Drainage		5,500	SF	$1.25	$6,875
	Street Trees ($300 each)		650	LF	$14.00	$9,100
	Landscape		10,000	SF	$5.00	$50,000
	Irrigation (assume use of existing controller(s))		16,000	SF	$1.50	$24,000
	Street Lighting		250	LF	$35.00	$8,750
		SASS/Commons Service Subtotal				$180,925
H: ACCESS DRIVE TO PARKING 1 (proposed)						
	Subgrade Prep		600	LF	$1.00	$600
	Paving		9,000	SF	$4.00	$36,000
	Curb and Gutter		600	LF	$20.00	$12,000
	Directional Signage and Striping		300	LF	$3.00	$900
	Sidewalks		4,500	SF	$5.00	$22,500
	Storm Drainage		9,000	SF	$1.25	$11,250
	Street Trees ($300 each)		450	LF	$14.00	$6,300
	Irrigation (assume use of existing controller(s))		150	SF	$1.50	$225
	Street Lighting		300	LF	$35.00	$10,500
		Parking 1 Access Subtotal				$100,275
*Note: Traffic signal at University Ave. not included						

			QUANTITY	UNIT	COST/UNIT	TOTAL COST
MALLS & PLAZAS						
			QUANTITY	UNIT	COST/UNIT	TOTAL COST
I: FINE ARTS MALL UPGRADE						
	Subgrade Prep		400	LF	$1.00	$400
	Directional Signage		400	LF	$5.00	$2,000
	Sidewalks		27,000	SF	$5.00	$135,000
	Street Trees ($300 each)		1,100	LF	$14.00	$15,400
	Landscape		19,000	SF	$5.00	$95,000
	Irrigation (assume use of existing controller(s))		19,000	SF	$1.50	$28,500
	Lighting		400	LF	$35.00	$14,000
	Street Furniture		400	LF	$40.00	$16,000
		Fine Arts Mall Subtotal				$306,300
J: CARILLON MALL UPGRADE						
	Subgrade Prep		1,000	LF	$1.00	$1,000
	Directional Signage		775	LF	$5.00	$3,875
	Sidewalks		32,700	SF	$5.00	$163,500
	Street Trees ($300 each)		10,000	LF	$14.00	$140,000
	Landscape		40,000	SF	$5.00	$200,000
	Irrigation (assume use of existing controller(s))		40,500	SF	$1.50	$60,750
	Lighting		1,100	LF	$35.00	$38,500
	Street Furniture		1,100	LF	$40.00	$44,000
		Carillon Mall Subtotal				$651,625
K: CENTRAL ARTS PLAZA						
	Subgrade Prep		1,000	LF	$1.00	$1,000
	Paving		35,000	SF	$4.00	$140,000
	Directional Signage		300	LF	$5.00	$1,500
	Sidewalks		10,000	SF	$5.00	$50,000
	Storm Drainage		35,000	SF	$1.50	$52,500
	Landscape Trees ($400 each)		400	LF	$14.00	$5,600
	Groundcover		7,000	SF	$5.00	$35,000
	Irrigation (assume use of existing controller(s))		15,000	SF	$1.50	$22,500
	Lighting		500	LF	$35.00	$17,500
	Stairs/Ramps		450	LF	$50.00	$22,500
	Railings		200	LF	$50.00	$10,000
	Stone Wall		300	LF	$60.00	$18,000
	Seeded Lawn		13,800	SF	$0.25	$3,450
	Raised Planters		7,500	SF	$4.00	$30,000
	Site Furnishings (Benches, Trash, Fountains, Bike Racks)		300	LF	$50.00	$15,000
		Arts Plaza Subtotal				$424,550
L: ARROYO OPEN SPACE						
	Subgrade Prep		1,000	LF	$1.00	$1,000
	Directional Signage		1,000	LF	$5.00	$5,000
	Walks/Stairs/Ramps		50,000	SF	$5.00	$250,000
	Swales/Drainage		200	LF	$450.00	$90,000
	Trees		2,000	LF	$14.00	$28,000
	Landscape		125,000	SF	$5.00	$625,000
	Irrigation (assume use of existing controller(s))		125,000	SF	$1.50	$187,500
	Pedestrian Lighting		1,000	LF	$35.00	$35,000
	Site Furnishings (Benches, Trash, Fountains, Bike Racks)		1,000	LF	$40.00	$40,000
		Arroyo Open Space Subtotal				$1,261,500

Appendix C

Cost Spreadsheets

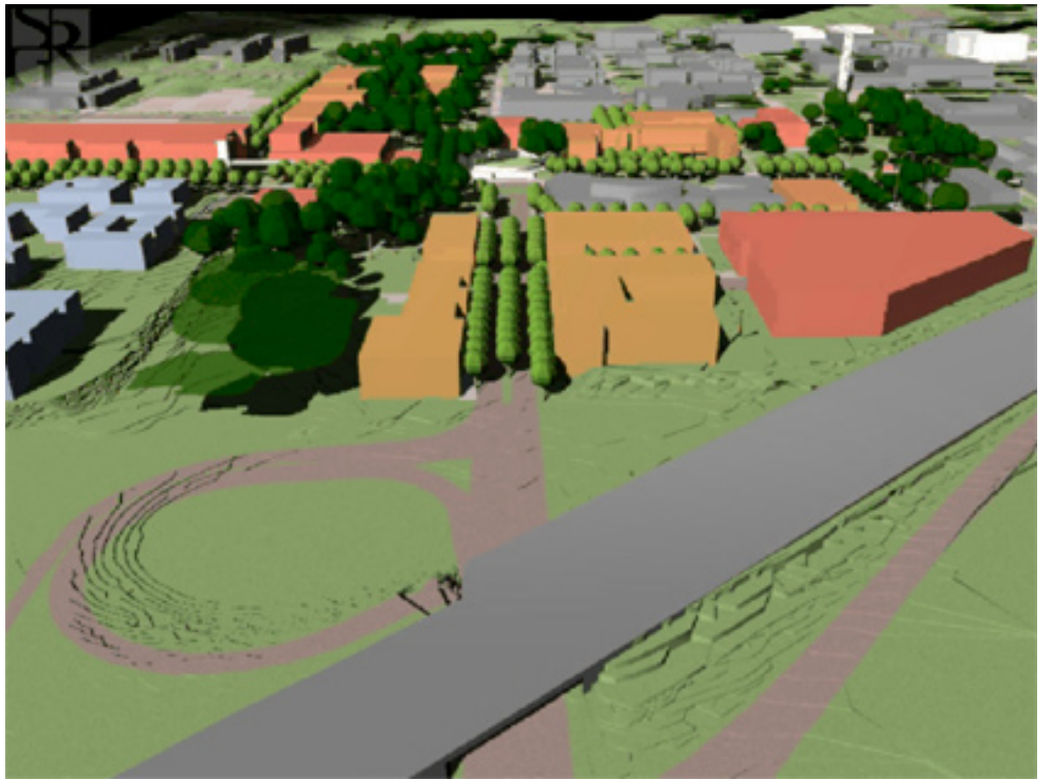
			QUANTITY	UNIT	COST/UNIT	TOTAL COST
MISC.						
			QUANTITY	UNIT	COST/UNIT	TOTAL COST
M: WEST ARROYO PEDESTRIAN BRIDGE						
	Bridge Structure		5,000	SF	$100.00	$500,000
	Directional Signage		150	LF	$5.00	$750
	Lighting		300	LF	$35.00	$10,500
	Site Furnishings (Benches, Bollards)		300	LF	$30.00	$9,000
		West Arroyo Ped Bridge Subtotal				$520,250
N: CENTRAL ARROYO PEDESTRIAN BRIDGE						
	Bridge Structure		5,500	SF	$60.00	$330,000
	Directional Signage		200	LF	$5.00	$1,000
	Lighting		400	LF	$35.00	$14,000
	Site Furnishings (Benches, Bollards)		400	LF	$30.00	$12,000
		Central Arroyo Ped Bridge Subtotal				$357,000
O: MS&E PEDESTRIAN BRIDGE						
	Bridge Structure		2,500	SF	$60.00	$150,000
	Directional Signage		75	LF	$5.00	$375
	Lighting		150	LF	$35.00	$5,250
	Site Furnishings (Benches, Bollards)		150	LF	$30.00	$4,500
		MS&E Ped Bridge Subtotal				$160,125
NOTES:						
See accompanying description of elements not included in this estimate.						
MS&E Pedestrian Bridge (from Bldg to North Campus Drive) to be constructed within building project budget						
Include 4% inflation allowance						
Include 20% contingency						

NOTE: Reservoir Relocation Costs

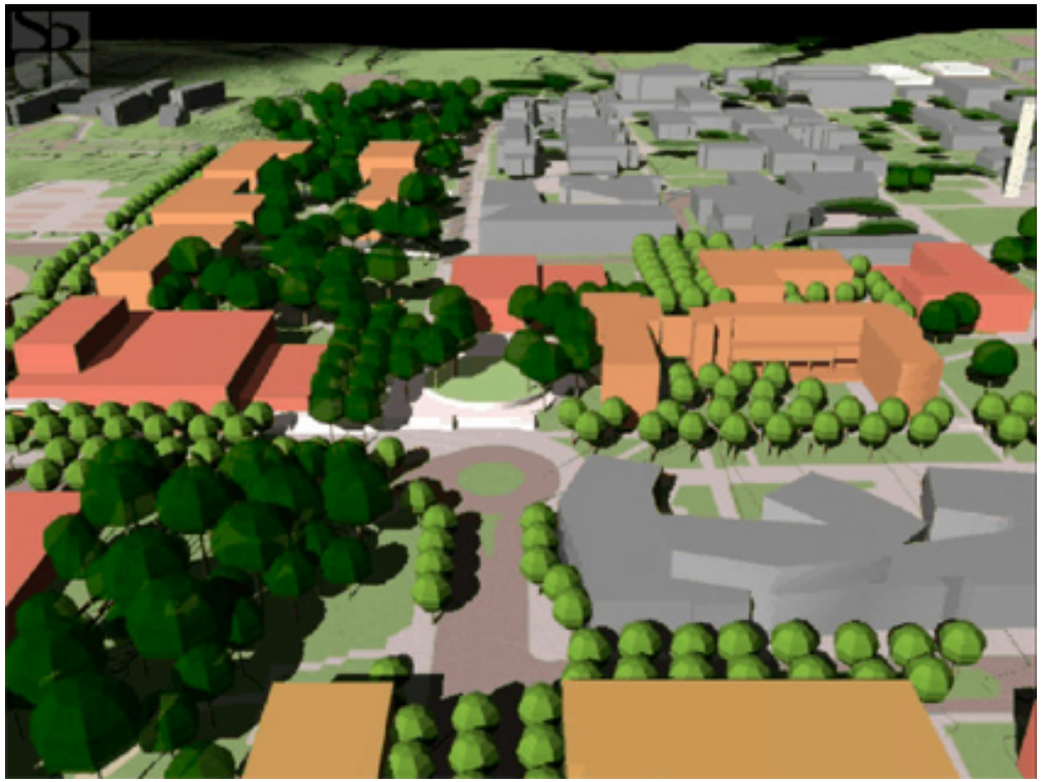
There is a buried City of Riverside water reservoir south of University Avenue adjacent to I-215/SR-60. Built in 1936, this 5-million gallon concrete tank is in excellent condition and continues to be more than adequate for the Campus water supply. The ECEAS concept proposes the potential relocation of this reservoir to another part of campus, perhaps under the Central Arts Plaza. If the reservoir is to be relocated to provide a site for a mixed-use building, it will cost roughly $4 to $5 million and must meet certain conditions. The reservoir does not need to be at this precise location, but it cannot go much higher than 1077' above sea level (it currently sits at 1037') so it must be within close proximity to the existing site. If relocated, the reservoir could be downsized to 4 million gallons if necessary, which would require a tank of approximately 150' in diameter. It could be located entirely underground, under the proposed Central Plaza, for example, at the end of University Avenue.

The relocation cost cited above by the City was very speculative. It is worth noting that the land value of the reservoir site could warrant redevelopment if a higher and better use could be programmed for the site and if relocation costs could be factored into the development proforma.

University Avenue Fly By



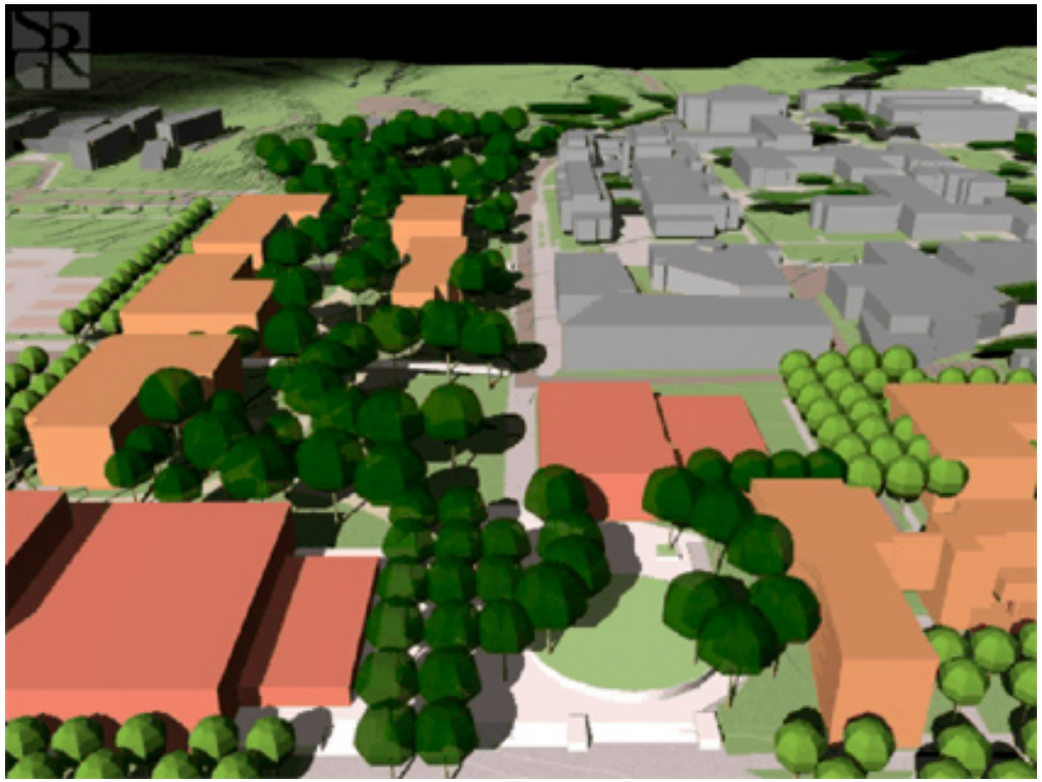
1. View over the interstate off ramp heading down University Avenue looking East towards campus. The mixed use buildings lie directly ahead with the main campus beyond.



2. Heading past the mixed use buildings on University Avenue towards main campus. Directly ahead sits the roundabout and the Arts Plaza flanked by the Performing Arts Hall, Recital Hall and Museum, and CHASS I&R Building.

Appendix D

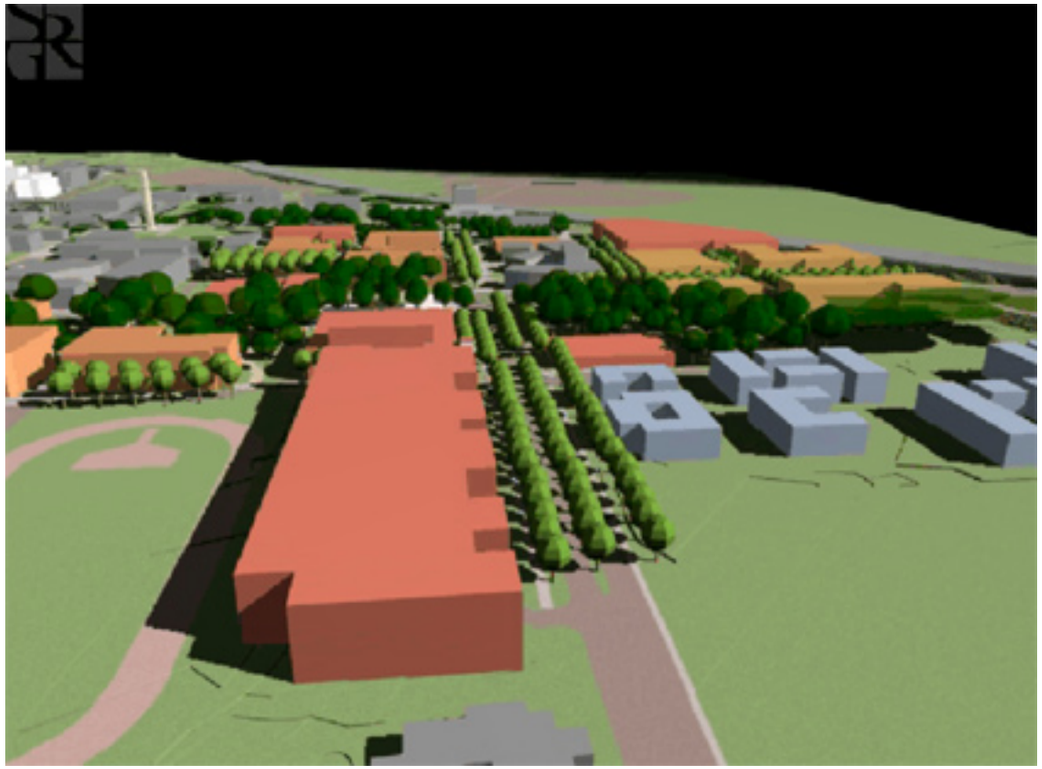
University Avenue Fly By



3. Heading East over the Arts Plaza, between the Performing Arts Hall and CHASS I&R, and into the central University Arroyo. The Plaza is represented here, for example, as a broad lawn tilted towards the Recital Hall, providing space for students to relax, for impromptu outdoor class session, and for informal performances. A stone wall on this lawn's western edge offers a potential location for a campus identifier or monument.

4. Looking East through the central University Arroyo space towards The Glade, lined with the Engineering buildings and Materials Science and Engineering. The landscape of the arroyo, once cut off by Athletic Fields, is now extended into this space framed by Engineering buildings. View continues East to the Glasde.

Canyon Crest Drive Fly By



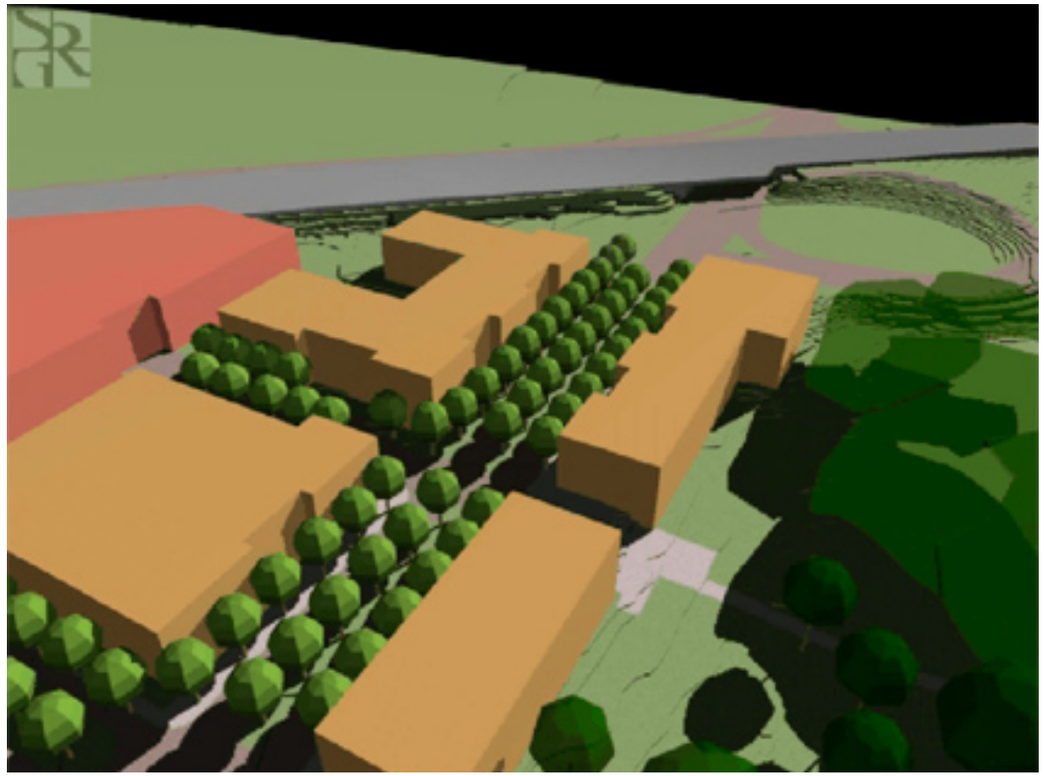
1. Going south down Canyon Crest Drive from Linden Street, with a new center median and street trees providing a visual extension of the Arts Mall landscape into the campus' future growth area. The massing of the proposed Parking Structure 24 is located on the east side of Canyon Crest Drive. A potential redevelopment scheme for Bannockburn is shown, (but existing private development north of Bannockburn is not shown.)

2. Passing over Parking Structure 24, the fly-loft of the Performing Arts Center emerges into sight. Across Canyon Crest Drive sits a new Alumni Visitor Center on the site of Watkins House, looking into the Gage Basin.

Appendix D

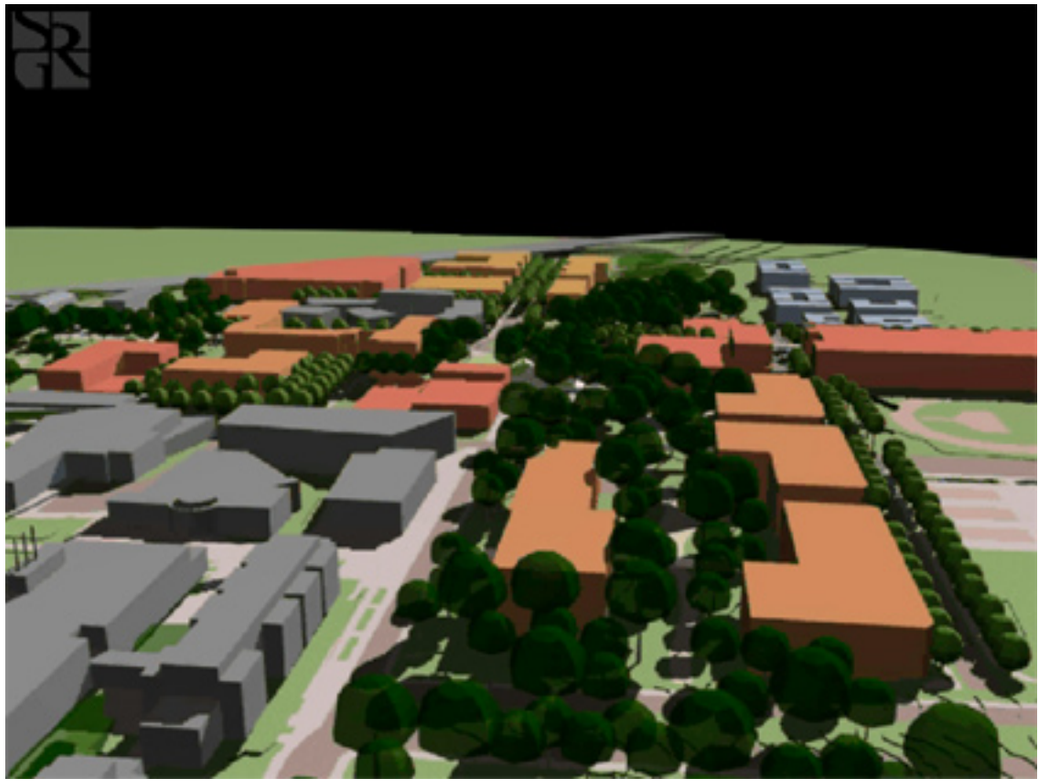
Canyon Crest Drive Fly By

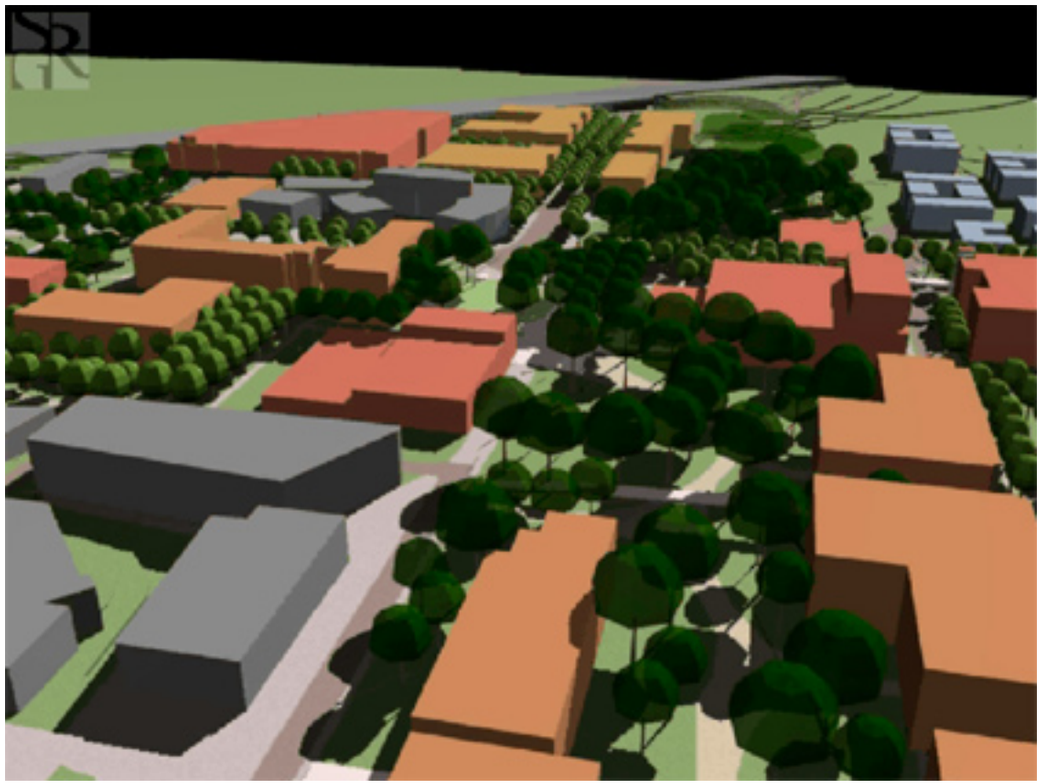
3. Nearing the roundabout, the scene shows the widened sidewalks, plazas and steps as well as lush street tree plantings that help give character and a sense of place to this crucial node at UCR.



4. Looking west along University Avenue, this scene shows the potential for new mixed-use buildings that back onto the University Arroyo on the north, and a parking structure on Parking Lot 1 to the south. Residential units could have balconies, while ground-floor spaces could spill out onto terraces overlooking the naturalized landscape to the north.
(Note: The campus telephone building is not shown on the south side of the street just east of the freeway.)

North Campus Drive Fly By



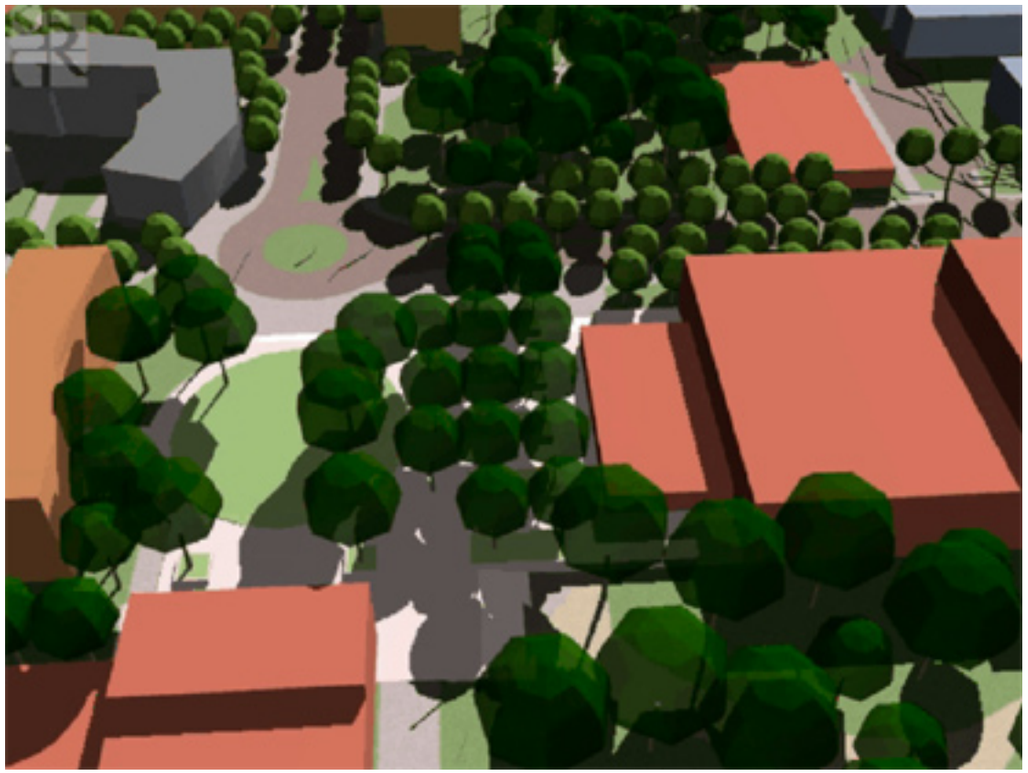


1. Going west across the new development on the former Athletic Fields, the continuous corridor of green linking the two naturalized elements on campus, The Glade area and Gage Basin, is seen between buildings. A more formal line of street trees flanks the new North Arroyo Drive. The proposed MS&E Building at left is set back from North Campus Drive to allow for storm drain pipes. The arroyo open space maintains a minimum 90 feet of open space between buildings.

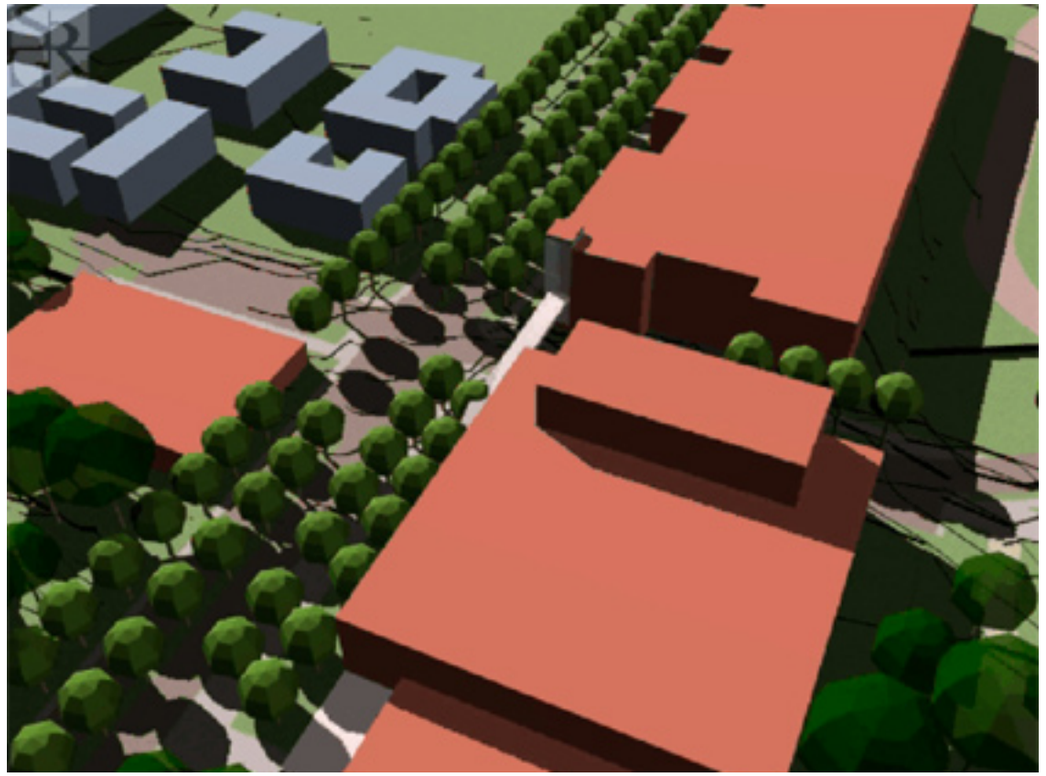
2. Continuing west across a proposed "Performance Lawn" on the south side of the Performing Arts Center, a space for outdoor theater and music, as well as student activities and informal recreation. A pedestrian bridge crosses the arroyo green space, linking athletic facilities and the Recreation Mall to the north with the East Campus academic core to the south.

Appendix D

North Campus Drive Fly By

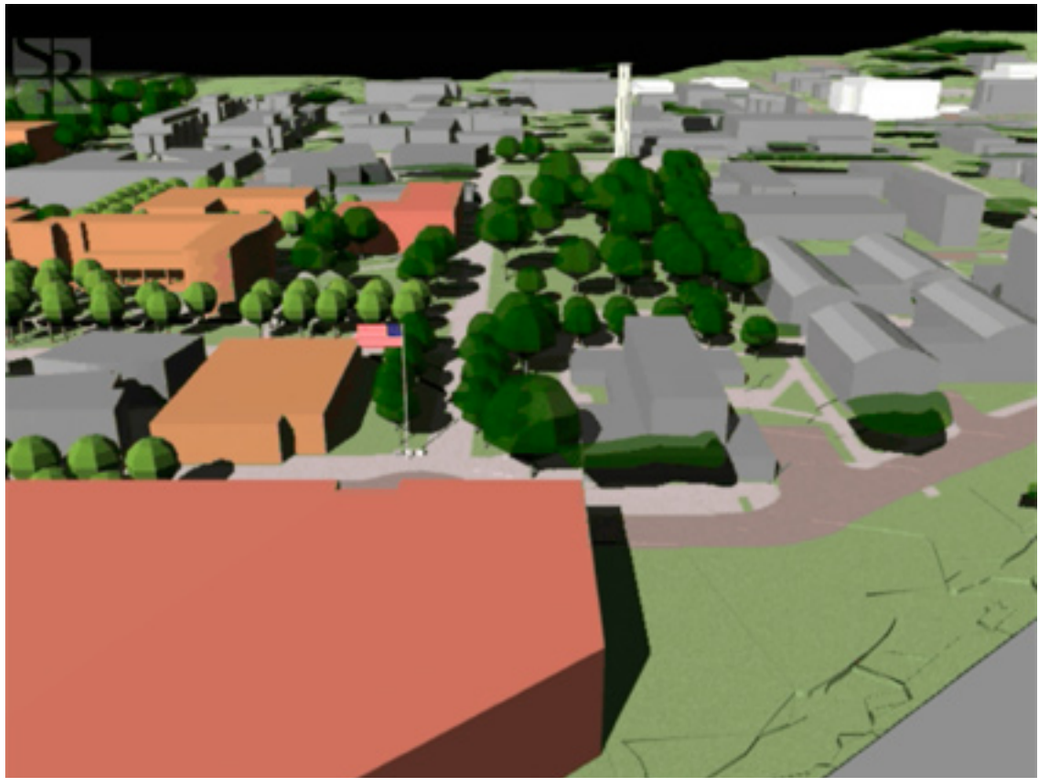


3. View looking west over proposed Arts Plaza, a new dynamic space fronted by two major Arts performance facilities, the new CHASS I&R Building and the Arts Building.

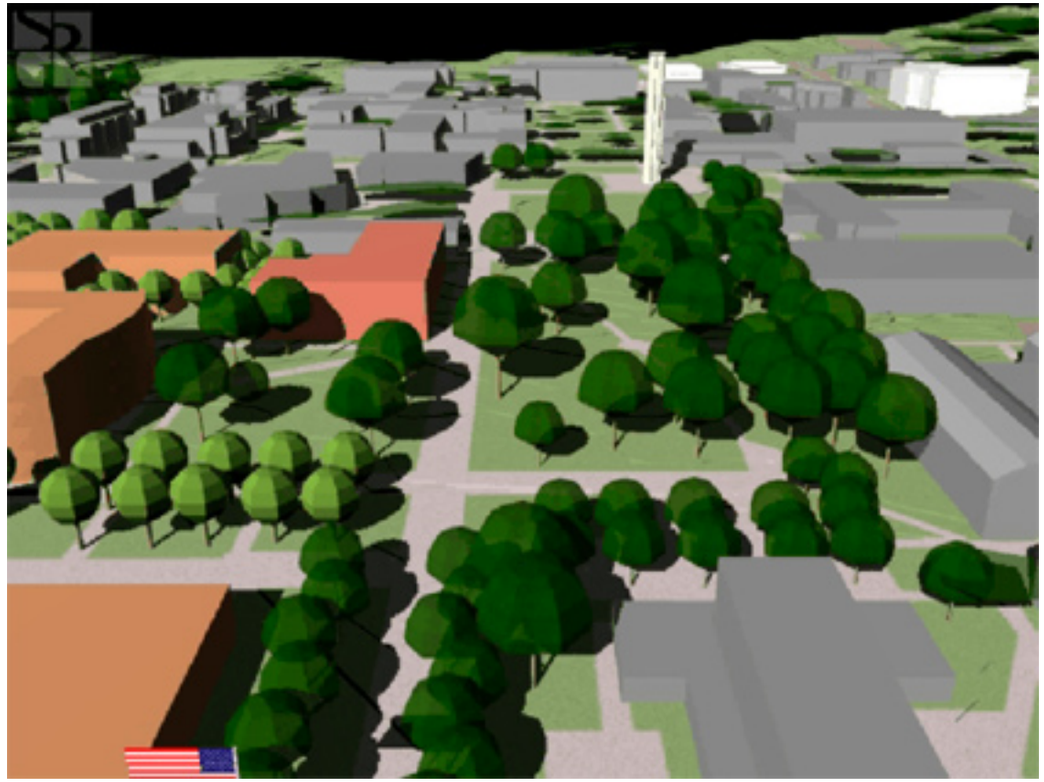


4. Turning to the northwest, over the new Performing Arts Center, showing a potential pedestrian bridge linking the new Parking Structure on Lot 24 with the PAC.

Carillon Mall Fly By



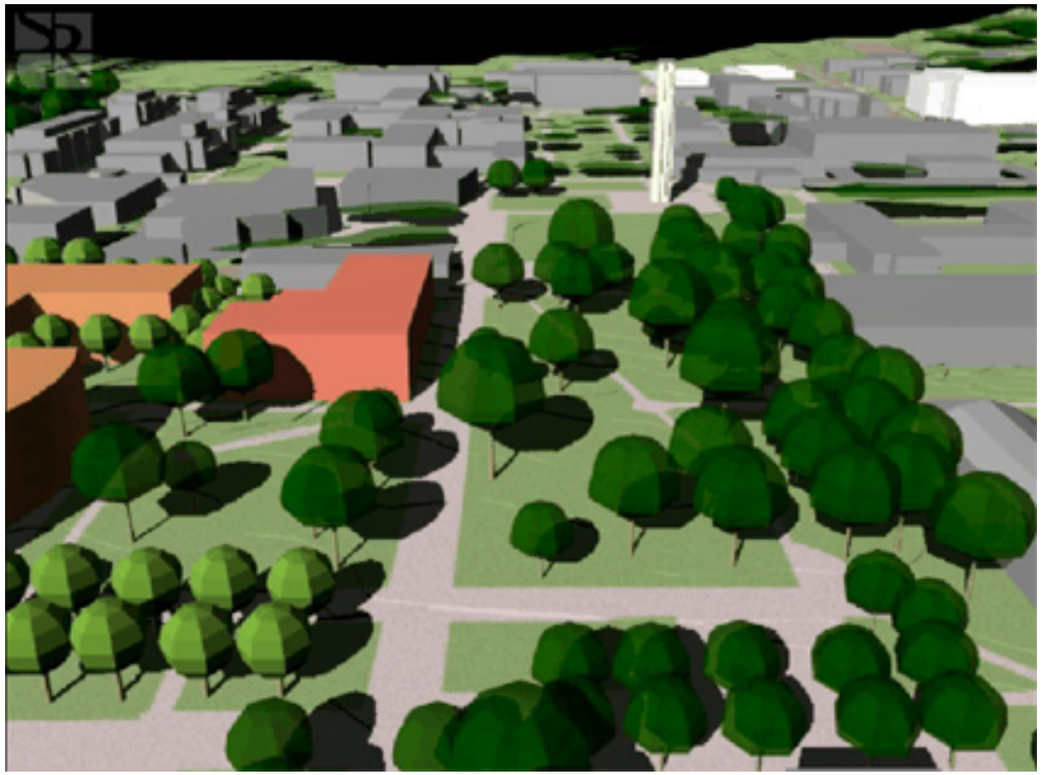
1. Looking east over the proposed Parking Structure 1 and I-215/SR-60. To the north of the flagpole plaza, a new building has been added adjacent to the Arts Building to accommodate expansion needs. This helps to frame the green portal to the Carillon Mall.



2. Continuing east over the flagpole, one sees the new CHASS I&R Building on the east side of the Arts Mall, while in the background, the proposed SASS building sits framing the west side of Costo Hall.

Appendix D

Carillon Mall Fly By



3. This scene shows the proposed SASS Building, with a new academic building to the north replacing the Physical Education Building. This site for the SASS building offers strong adjacency for complementary campus functions in a renovated Student Commons behind. The new SASS Building also reinforces the northern edge of the Carillon Mall, making it feel more like the classic quads of older university campuses.