



University of California Riverside

Barn Area Study

Prepared for
University of California Riverside
Capital and Physical Planning

October 2009



UNIVERSITY OF CALIFORNIA RIVERSIDE

Acknowledgements

The Barn Area Master Planning Study is a collaborative effort led by the University Project Management Team and Nakada + Associates. The process included participation by members of the Planning Committee comprised of staff, students and faculty. The team would like to sincerely thank everyone for their valuable contributions and dedicating their time to this study.

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Figure 1.1 : Study Area Aerial

1.0 EXECUTIVE SUMMARY

1.1 Study Overview

The University of California, Riverside, Barn Area Study is a development plan for a 9 acre area in the South/East Carillon Mall District, including the Barn Group and the intersection of Canyon Crest Drive and West Campus Drive (Figure 1.1). The study establishes a conceptual design and framework, within which future improvements are made, and funding strategies developed, for the facilities and open spaces in the area. It takes into account a series of preceding planning documents and is a refinement of concepts identified in the larger campus-wide planning efforts. Further, the Barn Area Study is consistent with the goals set forth in the 2005 Long Range Development Plan (LRDP). Retaining the historic buildings of the Barn Group emphasizes the concept of the area south of Olmstead as a cultural resource celebrating the history and agricultural heritage of UCR.

The study was initiated by the need to relocate the University Cottage (c.1917) away from a large camphor tree in order to protect both the specimen tree and the Cottage. Finding a permanent home for the Cottage, and creating a new vision for the Barn Group, is the focal point of the study. The proposed plan redefines the collection of historic structures in the area adjacent to the Cottage as a cohesive environment anchored by the Barn Dining venue but expanded to accommodate other complimentary uses including an entertainment venue and a rehearsal space for the College of Humanities, Arts and Social Sciences (CHASS). Programming studies included understanding the expansion needs of the current users as well as investigating potential future occupants for the Barn Stable and Cottage.

The location and siting of the existing Barn Group buildings prompted the simultaneous investigation of several other key planning issues in the vicinity. The buildings are situated in close proximity to the intersection of West Campus Drive and Canyon Crest, an area highlighted in the 2006 East/Southeast Campus Area Study as a future gateway. The plan revisits this area in more detail addressing views, topography, circulation and open space issues to confirm the feasibility of creating a truly unique East Campus entry statement. Similarly, two other campus connectors are examined and enhanced: Sproul Hall corridor and Eucalyptus Walk.

The existing Sproul Hall corridor, the north-south connector from West Campus Drive to the Carillon Mall is reconfigured to work with the proposed East Campus gateway. This new service drive provides access for service, emergency vehicles and bicycles from West Campus Drive and the Barn Area to the Carillon Mall and ultimately to the Arts Mall. Paralleling it is the pedestrian-friendly Barn Walk with entrances and views into the Barn Dining and outside dining courtyard.

Eucalyptus Walk coming from the east is redefined as a visual backdrop and major connector to the Gateway, with a strong landscape statement and visual realignment to highlight the Cottage at its western terminus.

Also included in the study was an expansion of the existing Barn kitchen, expansion of the Barn Theater, relocation and expansion of the Barn Stable and development of a central interior courtyard to expand the dining and entertainment options.

1.2 Related Studies

The Barn Area Study has been developed based on the information and planning principles identified in the 2005 UCR Long Range Development Plan and the following documents:

- 2008 Campus Aggregate Master Planning Study
- 2008 Campus Sign Program
- 2008 Pedestrian Safety Study
- 2007 Campus Design Guidelines
- 2006 East/Southeast Campus Area Study
- 2004 Multimodal Transportation Management Study
- 2002 East Campus Infrastructure Detailed Project Program



Camphor Tree at The Cottage

1.3 Goals and Objectives

At the outset of the study, the following project needs were identified for the three major components of the study (Figure 1.2):

Define a cohesive vision for the Barn Group Complex as a potential, unique dining and entertainment venue on campus:

1. Evaluate the historic resources and recommend strategies to enhance their long-term viability on campus
2. Identify a new use and location for the Cottage
3. Expansion of the Barn Dining; to increase capacity and to improve functionality as a performance venue
4. Expansion of the Barn Theater to meet the needs of CHASS
5. Identify a new use for the Barn Stable
6. Create a series of open spaces which relate to the surrounding campus context
7. Improve circulation and visual access to the complex

- LEGEND
- 1. Cottage
 - 2. Barn Dining
 - 3. Kitchen
 - 4. University Club
 - 5. Barn Stable
 - 6. Barn Theater
 - 7. Sproul Hall Loading Dock
 - Study Area ■■■■■■

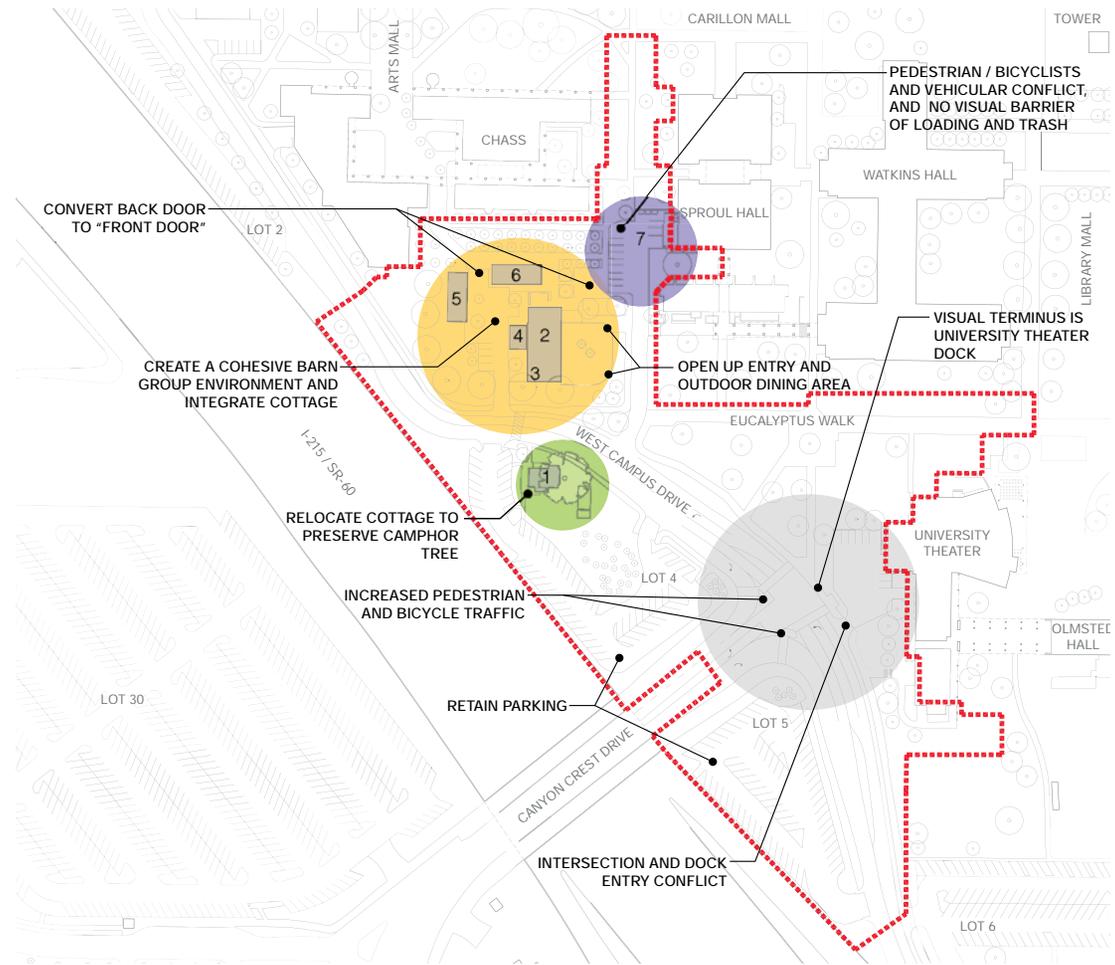


Figure 1.2 : Existing Site Issues

1.4 Process

Enhance Sproul Corridor and Loading Area:

1. Resolve or mitigate the existing pedestrian, bicycle and vehicular conflicts
2. Screen the loading and parking area from the Barn entrance and dining patio

Define the arrival experience to the East Campus at Canyon Crest Drive and West Campus Drive:

1. Create a visual statement to anchor the entry point
2. Recommend landscape/hardscape design strategies to better define the open spaces
3. Identify the pedestrian/bicycle circulation pathways
4. Promote the use of transit and create a designated drop-off area
5. Develop a short-term and long-term strategy for vehicular movement through the area consistent with the 2004 UCR Multi-Modal Transportation Management Strategy (MMTMS) and 2005 UCR Long Range Develop Plan (LRDP)

The study began in August 2008 with a series of brainstorming sessions between the Project Management Team (PMT) and the Design Team analyzing the possibilities of the project. In addition to planning and architecture, the Design Team consisted of a variety of specialists: dining, historic preservation, landscape, theater design and construction. The initial discussions quickly identified both the opportunities and critical challenges, which established the approach taken for the subsequent development of the study.

At the outset, the Design Team led a series of focus group discussions to obtain as much input as possible and begin the collaborative design process. Through the focus group discussions, the team was able to identify the needs and concerns regarding the operational and spatial challenges from the current users of the buildings. In addition, the first Planning Committee meeting provided the design team with a better understanding of the expectations and desires of the various stakeholders, including faculty, students and staff.

Throughout the process, the Project Management Team (PMT): Juanita Bullock, Tim Ralston, Don Caskey, and Andy Plumley, provided critical input and day-to-day guidance on every aspect of the study. A series of alternatives highlighting specific areas were developed and more feedback was obtained from the various stakeholders, represented by the members of the Planning Committee and focus groups, to build consensus on a cohesive plan. Following this interpretive process, a preferred alternative was developed and presented to the campus Design Review Board (DRB) and the Capital Coordinating Committee (C-3 Executive Leadership). The comments received provided the design team with more insight into the overall vision and the identity of the campus and the suggestions were discussed with the Planning Committee to be incorporated into the final study. The final Barn Study is a guiding document that establishes design principles and sets the stage for future implementation of the Barn Study components in an orderly manner while creating the proposed entertainment and dining center in this area of the East Campus.



1.5 Phasing Plan

Due to the concept of a variety of departments sharing a single complex, the phased approach to implementation is a defining factor of the final concept. The final phasing concept illustrated on this page takes into consideration campus-wide needs and other projects, funding availability, as well as feasibility and constructability (Figure 1.3).

Legend

- Phasing Area
1. Sproul Hall Loading Dock & Service Drive
 2. Barn Annex
 - 3a. Barn Stable and KUCR
 - 3b. Barn Dining Kitchen & Loading Area
 - 3c. Interior Barn Area Courtyard
 4. Barn Dining Patio
 5. Barn Theater
 - 6a. Roundabout Transportation Hub
 - 6b. University Theater Loading Dock
 - 6c. Reconfigured Parking Lot 4 & 5

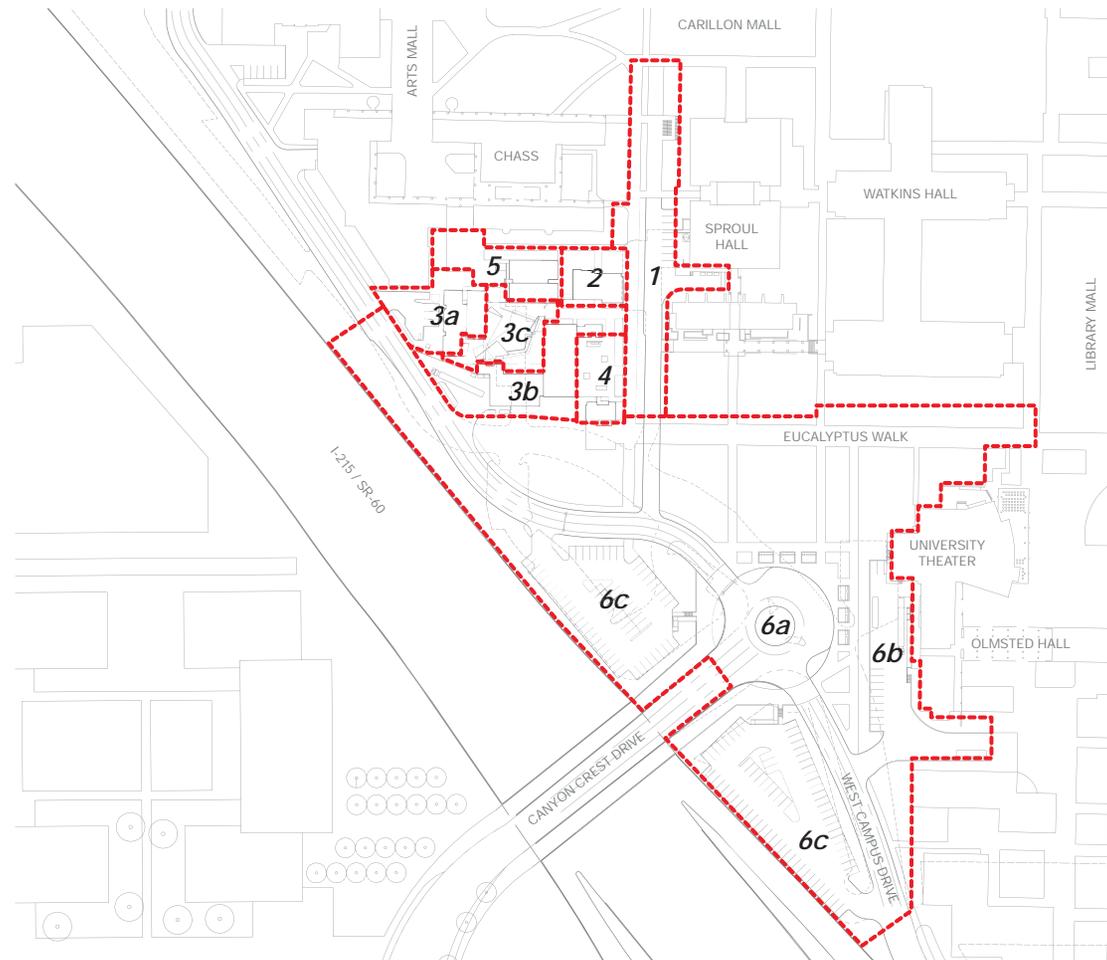


Figure 1.3 : Phasing Plan

1.6 Summary

The preferred plan concept illustrated on this page is the culmination of a series of studies examining, in detail, each of the criteria identified in Figure 1.4. The foundation of the plan is the sense of community and the creation of a unique place on campus which brings together the past and the present. The Barn Area concept plan will serve as an anchor in this part of campus, bringing together food, arts and entertainment in a multi-generational, multi-ethnic way.

The Barn Area Master Planning Study builds upon the concept of a gateway to define a new entrance to the campus. This crucial experience of arrival is defined by a new campus open space and transit hub which speaks to the history of the University as an agricultural campus. Framed views will highlight adjacent areas of interest and natural landscape features such as the Barn Group and the Box Spring Mountains. The transit drop-off area will serve as a focal point around which the open spaces and campus circulation modes will flow. Emphasis will be placed on the connection to the City of Riverside and the interaction between the campus and the community. A variety of spaces, with appropriate plantings and furnishings, will create areas for rest, activity and events. The new campus identity will also define UCR as a steward of environmental responsibility.

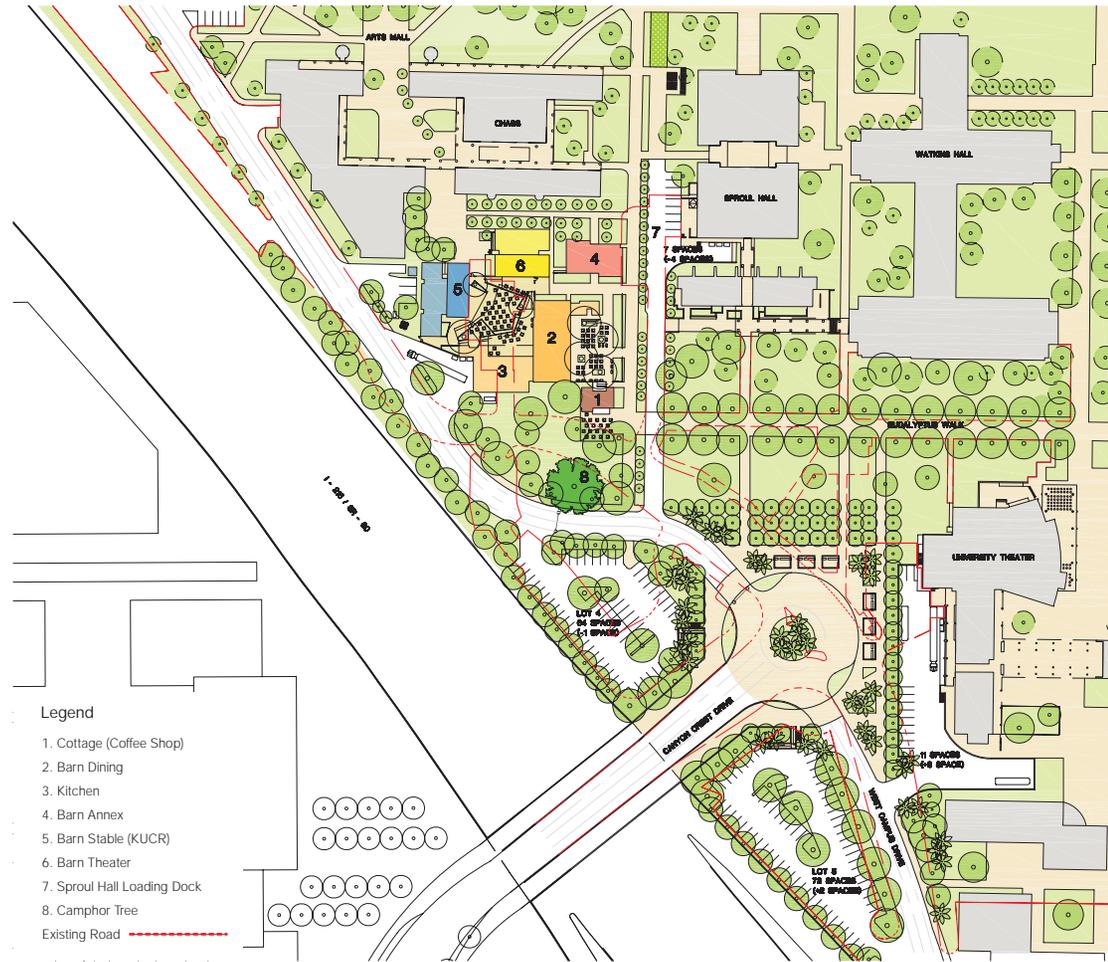


Figure 1.4 : Illustrative Site Plan



Barn Dining Delivery Area Entrance and Existing Signage

2.0 EXISTING CONDITIONS

2.1 History

2.1.1 Agriculture and The University of California, Riverside

The southern California "Citrus Belt" first emerged in the 1870's and within two decades stretched eastward



Artwork : California Citrus Heritage Recording Project

from Pasadena to Redlands beneath the foothills of the San Gabriel and San Bernardino mountains. The industry originated from experimental navel orange trees first planted in Riverside, from cuttings introduced from Brazil. John Henry Reed, a retired school superintendent and dry goods merchant from Ohio turned citrus grower, is credited with first proposing the establishment of a scientific experiment station specifically for citrus research in southern California.

Senator Justin Smith Morrill of Vermont authored federal legislation in 1862 to establish at least one college in each state by granting federally controlled land to the states for the purpose of establishing institutions of higher learning. The Land Grant colleges (or Agricultural Colleges as they were originally called) were founded on the ideal that a higher and broader education should be placed in every state within the reach of anyone who was qualified to attend, regardless of their social class or privilege. The US government provided the "land grants" and on-going federal funding to establish and operate these institutions provided that one of their primary missions was to foster research and teaching in agriculture, science and engineering.

Michigan State University was the first such institution chartered on February 12, 1855. These "agricultural colleges" numbering over 70 today have evolved into the nation's premier institutions of higher learning. The University of California Berkeley was established as the land grant institution for the State of California initially, with UC Davis and UC Riverside eventually taking on the primary role as research institutions.

The University of California Board of Regents, on February 14, 1907, established the University of California Citrus Experiment Station on 23 acres of land on the east slope of Mt. Rubidoux in Riverside County. The Citrus Experiment Station later moved to a site at the base of the Box Springs Mountains. The expansion and relocation of the Experiment Station was precipitated by a record killing freeze in southern California in 1913. Three acts of the California Legislature in 1913 provided funding for an enlarged Citrus Experiment Station to be located in one of eight southern California counties. The expanded station was awarded to the City of Riverside on its current site at the foot of the Box Springs Mountains, which at that time was comprised of 475 acres, almost half of the 1,121 acres that is UCR today.



The University of California, A Pictorial History (192)

The fourth campus of the University of California was approved in 1949 by the California Legislature and signed into law by Governor Earl Warren after an intense lobbying effort by the Citizens University Committee or CUC, which is still active today and has supported the campus in the recent request to the regents to approve a school of medicine on the UCR campus. The CUC consisted of University of California Berkeley alumni, citrus growers and Riverside civic leaders. The University of California Riverside opened in February of 1954. In 1959 the Regents designated UC Riverside, UC Santa Barbara, UC Davis and UC San Diego as general campuses of the UC System. UC Riverside's first Chancellor Herman Speith combined the College of Letters, and Science and the Citrus Research Center under a single academic and administrative program.

In the 1960's and 1970's UC Riverside's second Chancellor, Ivan Hinderaker, oversaw the growth of the University into a full-fledged research institution with a student population of 5,000. The University experienced a period of limited expansion during the 1980's as a result of the passage

of California Proposition 13, a property tax initiative that drastically limited funding for higher education. The rapid expansion of the University to its current size of 18,000 students began in 1998. In 2008 the Regents formally approved a medical school for UC Riverside that will be built on the west side of the I-215/SR-60 Freeway where the agricultural teaching and research fields are currently located. The UCR 2005 Long Range Development Plan (LRDP) anticipated student enrollment to grow to approximately 25,000 students by the year 2015-16. Due to the siting of the School of Medicine at the northeast corner of Martin Luther King Boulevard and Chicago Avenue, the campus is currently undergoing an amendment to the LRDP to include the School of Medicine (SOM) as a land use designation, taking a "Campus Reserve" parcel currently in agricultural fields and designation that 40 acres as the SOM. Concurrent to the land use change the campus is also extending the threshold date of 2015-16 to 2020-21 due to an expected tapering off of student enrollment and the state of the economy. With the amendment, UCR is anticipating reaching a student enrollment of 25,000 in the year 2020.

2.1.2 The Barn Buildings and the Cottage

The Barn Group buildings were built as part of The University of California Citrus Experiment Station established next to the Box Springs Mountains in California's Riverside County. The original administrative, research and laboratory buildings (now known as Anderson Hall), Anderson Hall South, a later third building, Chapman Hall and the nearby director's and superintendent's residences were sited on the southeastern slope of the Box Springs Mountains in the southeast area of the current campus. The farm (Barn Group) maintenance and operations buildings were constructed on the flat lands below. The buildings were designed in 1914 by architect Lester H. Hibbard.

Although some of the Barn Group structures have been relocated, four of the original structures remain in what is today known as the Barn Group. The Cottage is one of three of the original residential buildings built in support of the experiment station and stables. The other two buildings were relocated to the agricultural operations area on the west campus and are still in use as caretakers



1948 Campus Aerial



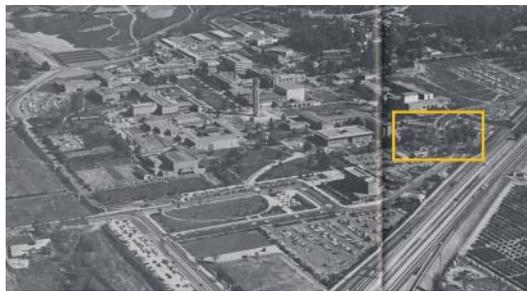
1950 Campus Aerial



1953 Campus Aerial

residences today. Shortly after the campus opened, the original horse barn was turned into a student dining hall. By the 1960s, the Barn became a prominent entertainment venue for the Riverside community. Many performers, such as Bob Dylan and Rage Against the Machine performed on the Barn Stage. This illustrious history has contributed to the current atmosphere of the Barn as a place for food, music and other entertainment. The other surrounding structures have also accommodated a variety of uses and are memorable structures for many people working and visiting the campus.

The Barn Group was designed as a vernacular version of the California Mission Revival Style. The Mission Revival Style was developed as a re-interpretation of the original Spanish Franciscan mission churches of the American southwest. It was first made popular by Arthur Page Brown's California State Building designed for The World Columbian Exposition commemorating the 400th anniversary of Columbus' discovery of America held in Chicago, Illinois in 1893.



1966 Campus Aerial



1955 Barn Dining



1955 Barn Dining

The influence of the Mission Revival Style gained popularity beginning around 1890 along with the growing influence of the Arts and Crafts movement which placed an emphasis on craftsmanship in architectural detailing. The style is quite simple (owing to the limited construction materials and craftsmanship available to the mission padres) with plain walls that mimic the smooth stucco surfaces of the original missions. Often, the only decorative elements were found around primary entrances. The style also incorporated sheltered arcaded courtyards, as seen in the Cottage, as a response to the hot dry climate of the region.

Significant examples of this style are evident throughout downtown Riverside, including the Mission Inn and the railroad depots of the Atchison Topeka and Santa Fe Railway and the Union Pacific. The style was used by civic boosters who sought to distinguish the southwestern region of the US as a unique destination for tourists.

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2.2 Site

2.2.1 Climate

The campus is approximately 60 miles inland from the Pacific Ocean south of the San Bernardino transverse mountain range. The region has a warm Mediterranean climate with hot dry summers and mild winters and belongs to the California chaparral eco-region. Summer daytime highs frequently exceed 90 degrees Fahrenheit, although extreme diurnal temperature variations result in nighttime temperatures up to 30 degrees below daytime temperatures. There are 277 days of sunshine on average. Most of the rainfall occurs between September and April, with January receiving the most rainfall. Average rainfall is approximately 12 inches per year compared to the national average of 37 inches per year. Prevailing winds are from the northwest and hot, dry Santa Ana winds, occurring primarily during the winter months, occasionally blow in from the desert areas located to the northeast. As can be seen in the architectural language of many buildings in the University, overhangs, courtyards, arcades and breezeways and landscape elements such as large, mature trees are critical for this climate.

2.2.2 Topography

The study area lies in the relatively flat part of the campus at the foot of the Box Springs Mountains. There is a natural climb eastward along Eucalyptus Walk and to the southeast on South Campus Drive towards Picnic Hill and the foothills of the Box Springs Mountains to the southeast. As a result, the general experience of the area is that the Barn Area is at a lower point and the University Theatre loading dock at a higher point: a difference of approximately

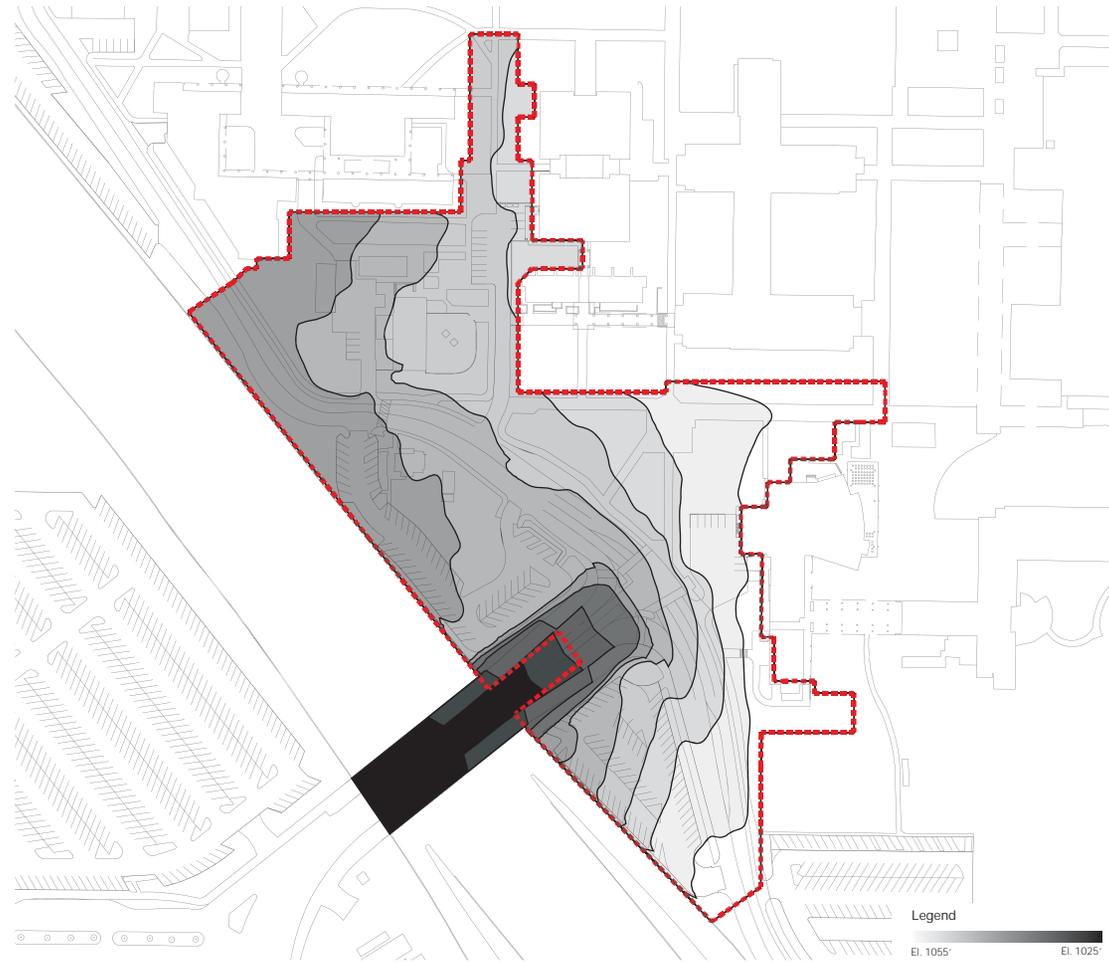


Figure 2.1 : Existing Topography

eight feet in elevation in a run of approximately seven hundred feet. In addition, a significant grade change was introduced when an underpass was created underneath the I-215/SR-60 Freeway (Figure 2.1). This is currently the defining experience traversing from the West to East Campus and vice versa. Since the conditions of the underpass cannot be modified, the existing geometry, views and accessibility issues defined by the grade change will have to be considered in any future design. Further, strategies shall be explored to address the impact of the overall grade change on the perception of existing building heights when seen from the gateway.

2.2.3 Open Space & Landscape Characteristics

The 2007 Campus Design Guidelines establish goals for an accessible, sustainable campus that enhances UCR’s image and identity. The Barn Area and West Campus Gateway are critical components of the campus landscape. The Gateway establishes a strong sense of the campus identity. The historic buildings and the mature trees within

the study area reinforce a sense of the campus origins as a Citrus Experiment Station dating from 1917 and serve as an interpretive function illustrating the agricultural origins of the campus.

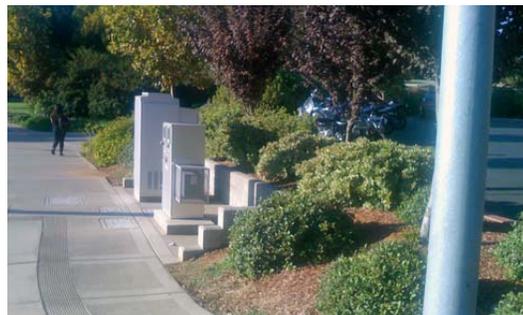
Campus Gateway Area

As pedestrians and bicyclists enter the East Campus from the Parking Lot 30, the entry experience is overwhelmed by the presence of the interstate freeway. The experience of travelling through the tunnel and up the walkways to reach the developed portion of the campus is compromised by the backdoors to buildings, the loading docks, and there is nothing to announce the arrival to the East Campus. The primary materials are cast-in-place concrete paving and walls with tubular steel railings separating the pedestrian or bicyclist from the adjacent traffic lanes or the landscape areas on the opposite sides of the walkways. Pedestrians and bicyclists are separated by flexible traffic markers. At the top of the slope, the view into the campus is focused on a small landscaped area, a sea of traffic signals and the service area of

the University Theater end of the Humanities building. Eucalyptus Walk is the major east/west landscape space and circulation path connecting the Barn Complex with the interior campus circulation system. The landscape spatial organization is typical of the East Campus with structural planting surrounding buildings, tree lined walkways and wide open lawns. Major tree species in this area of the campus include a variety of Eucalyptus, Oaks, Sycamores and miscellaneous species. Eucalyptus Walk currently turns into the sidewalk of West Campus Drive at the Barn. Prior to this transition, the Sproul Access Road intercepts Eucalyptus Walk in front of the Barn Outdoor Dining Patio. The asphalt paving dominates the Barn Walk and the planting lacks consistency or a cohesive theme south of the entrance to Carillion Mall.



View of Underpass from Lot 30



Landscape Area at University Theater



Eucalyptus Walk

Parking Lots 4 and 5 are located between the freeway and the campus loop road. They are asphalt paved lots with buffer planting along the freeway sound wall, perimeter trees and shrubs and limited planting in the parking lots to provide shade. In Lot 4, a large area with a grove of palm trees has been preserved. The grove is made up of a variety of species including Mexican fan palms, California fan palms and other varieties. The western portion of this palm grove is home to the historic Cottage and the mature Camphor Tree that has lifted the foundations of the structure. Both the mature tree and the historic Cottage are considered as campus treasures; one a botanic resource, the other a cultural resource. The Camphor Tree has been given a preliminary inspection by a certified arborist and guidelines have been developed for the preservation and protection of the tree during construction activities within the immediate area and/or the relocation of the structure. Additional arborist recommendations will be necessary once a final design has been completed for the Barn Area

that can define potential impacts on the tree and its root system in greater detail.

Barn Group

The Barn Dining facility, the Theater and the Stable buildings surround an asphalt paved service area shaded by a mature Jacaranda tree and some flowering pears and sycamores are on the perimeter. To the north of the Barn Theater, a grove of orange trees was planted as a part of the College of Humanities, Arts, and Social Sciences (CHASS) Humanities and Social Sciences Building (HSSB) project. These trees are sustainably planted in fields of decomposed granite providing a strong connection to the campus' agricultural past. They provide shade and sensory qualities with attractive and fragrant blossoms. The lighting in the area is limited and the branches are characteristically low and dense. To the west of the Stable, the landscape is naturalistic with a variety of randomly placed trees in a lawn area.

Irrigation Systems

Irrigation systems were not investigated in detail in this study. Traditional overhead sprinklers and sub surface tree bubblers were observed. The Campus Design Guidelines establish goals for water conserving plantings, computer controlled systems and use of sub surface drip systems. Computer controlled systems can be designed to use satellite weather data and soil characteristics to better define watering needs for each cycle. Turf areas will continue to be some of the most water intensive plantings on the campus and limiting their locations to high use areas will result in significant water savings. Previous guidelines did not discuss or propose the use of recycled water for irrigation purposes. Recycled and reclaimed water have been used extensively in the local area as a source for irrigation to reduce potable water use. Not all plants thrive with the higher concentrations of minerals and the increase in salinity delivered by treated water so plant material palettes must be designed when recycled or reclaimed water is used.



Citrus Grove at CHASS/Barn Theater



Terminus of Eucalyptus Walk at West Campus Drive



Barn Area Landscape



View of Parking Lot 5

Site Construction Materials

Sidewalks, walkways, site furnishings and site lighting lack the consistency and cohesion of more recently developed areas of the campus. The HSSB project has established an attractive vocabulary of integrated colored concrete paving, contemporary bicycle racks and simple full cut-off light fixtures for pedestrian routes on the east side of the Barn Complex. The use of decomposed granite and gravel should be expanded to increase the amount of permeable landscape that does not require irrigation. The existing wall surrounding the Barn Dining area should be removed and replaced with more open fencing or other barriers as required that allow for views into the dining area and out towards the campus.



I-215 Freeway From East

2.2.4 Sensory Characteristics

Two significant factors are immediately apparent on the site. The proximity of the freeway generates a noticeable amount of noise in the general area of the study. The freeway is approximately level with Parking Lots 4 and 5 and the existing separation consists of a concrete sound wall ranging from 10 to 12 feet tall. Once inside the buildings, the noise is barely audible (perhaps due to the ambient noise within the buildings themselves), but special consideration shall be given to the acoustic design criteria of both the indoor and outdoor spaces. The other unique quality to this site is the view of the Box Spring Mountains to the east. This is most evident as one

approaches the intersection from the south and east on Canyon Crest and from the west on West Campus Drive. It also forms the backdrop of the campus when heading east on Eucalyptus Walk. This is a more layered view with the campus in the foreground but is one which should be maximized and balanced out by the site planning around the Barn Group. While benefitting from the natural setting with the attractive views, the site is challenged by the view of the consistent barrier wall of the freeway to the south and west. Currently, this is evident from multiple viewpoints and must be addressed in any proposed design.

2.2.5 Utilities & Infrastructure

All basic service utilities are supplied to the Barn Group by a network of underground campus utilities. Water is supplied from an existing 12" diameter north/south main along Eucalyptus Walk that extends southward under the I-210/SR-60 Freeway. Natural gas is provided by an existing gas line connecting to the west end of the Barn and sanitary sewer service is provided by an 8" diameter sanitary sewer that runs within West Campus Drive and north along the Sproul Hall fire lane adjacent to the Barn Theater. Existing 18" storm drain lines flank the site along West Campus Drive and Eucalyptus Walk. The electrical service is supplied from the underground distribution line from the west side of the freeway. Telephone service is provided from underground lines north of the West Campus Drive (Figures 2.2 & 2.3).

As converted agricultural support buildings, the existing Barn Group buildings have limited or no Heating, Ventilation or Air-Conditioning systems (HVAC). The buildings are adjacent, but not connected to, the existing campus chilled water/steam system. The Barn Dining building and the Cottage have split systems with at-grade condenser units. The Barn Stable has no HVAC and the Barn Theater has only ceiling-hung space heaters.

Fire protection is limited to the Barn Theater and the Barn Dining with external fire sprinkler risers. The Cottage and Barn Stable lack fire sprinklers. The adjacent Sproul Hall service road/fire lane provides fire truck access with FDC (Fire Department Connection).

Reference the Utility Documentation Matrix in the Appendix for Sources of more detailed information.

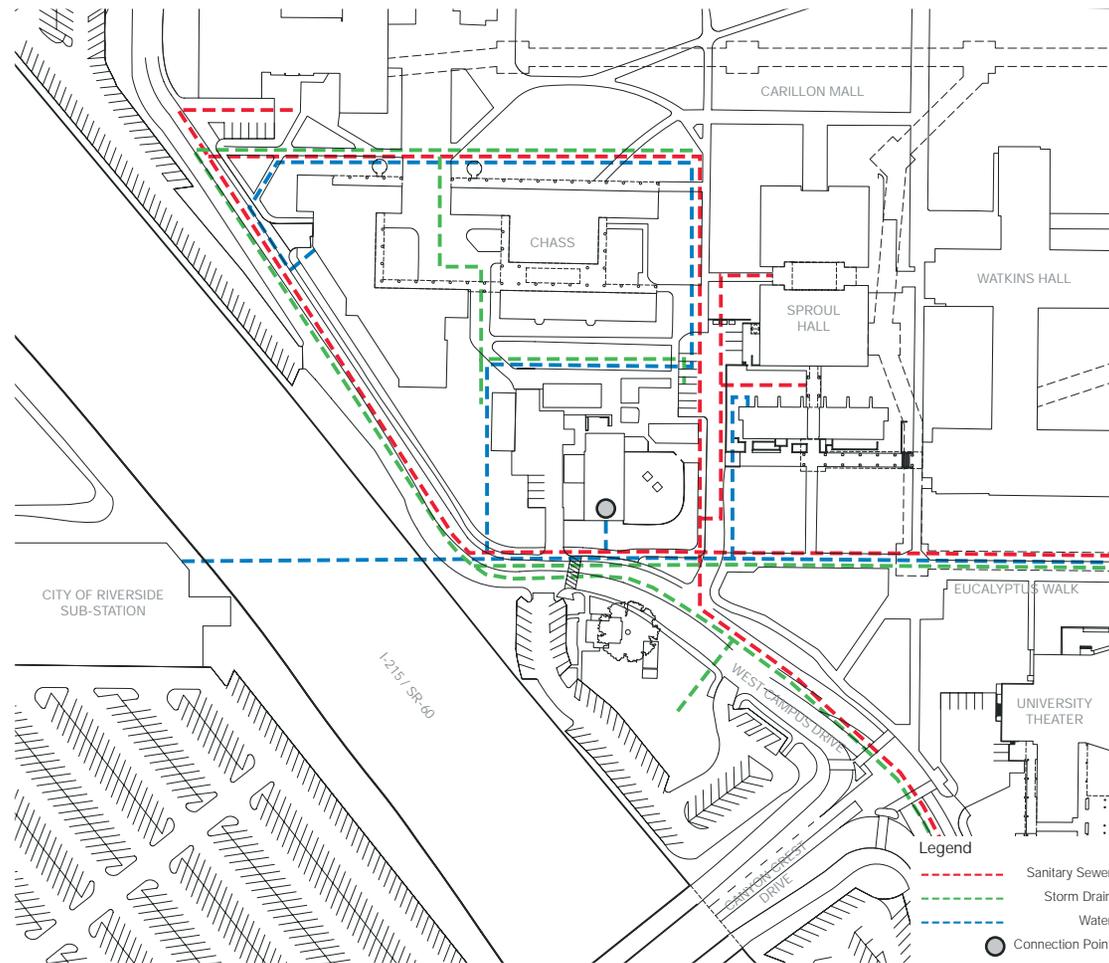


Figure 2.2 : Existing Site Utilities

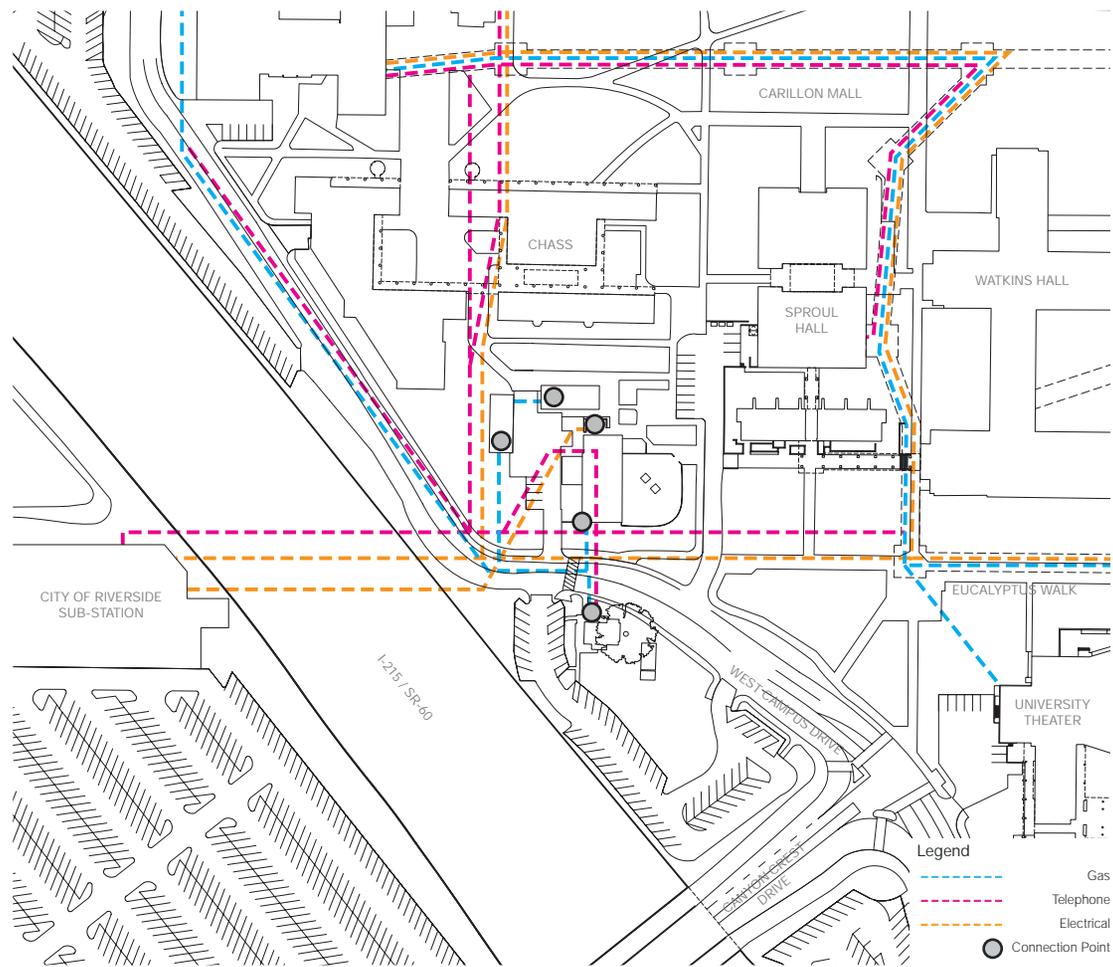


Figure 2.3 : Existing Site Utilities

2.2.6 Buildings

All of the buildings in the Barn Group, as well as the Cottage are Type V non-rated, wood frame structures, built in the early part of the 20th century (see History). None of the buildings appear to have been structurally updated to modern seismic design standards; although, almost all of the buildings have undergone various changes in use over the years. The buildings retain, to varying degrees, the significant character defining features which recall the Mission Revival style:

1. Horizontal lapped wood siding and/or vertical board and batten siding.
2. Siding is painted a light color to reflect the appearance of the natural adobe walls of colonial period buildings that influenced the Mission Revival Style.
3. Gabled roofs with eaves that have exposed rafter tails.
4. Wood trim detailing, sometimes of a contrasting color.

The Cottage

Although the date of the relocation is unknown, the Cottage was moved to its current location and is now being impacted by the roots of an existing camphor tree. Most recently, the Cottage was occupied by the Office of Conflict Resolution and it has been modified with a non-historic addition to the rear, finished in stucco. Additional modifications include ADA upgrades, such as the conversion of the original kitchen into an ADA compliant unisex bathroom and a ramp to the entry porch. The remainder of the Cottage interior retains much of its original character, including a fireplace in the main room.

The wood framed, double-hung, 3 over 1 wood sash windows are original and are single glazed. The original flooring has been covered by carpet and a lay-in acoustical tile ceiling with fluorescent lighting has been installed above the floor in the main space.

Other Building Features:

1. Porch with a shed roof supported by a wood column and a wood bracket. The wood column rests on the scored concrete deck.
2. Arcade entry at porch.
3. Roofing is non-historic asphalt composition shingles.

Aside from the Cottage, there are two shed structures from the same period located on the site. The two sheds are in poor condition and are currently used as storage spaces. The Cottage is in good condition to be relocated and rehabilitated for a new use.



The Cottage : Front Porch



Shed Structure in Lot 4



The Cottage Interior

The Barn Dining Facility & Outdoor Patio

The Barn Dining venue was converted into a dining facility in the 1950's and has maintained this use to this day. Since the 1950's, periodic renovations have occurred including the removal of the stable dividers, originally used as dining booths, and a kitchen upgrade in 1999. A non-historic room (the 'West Wing') was added to the west elevation circa 1980 and the room is currently occupied by the University Club. The interior of the building retains much of its original character, of which the main feature is an exposed wood truss ceiling supported by diagonal members extending to grade and terminating into concrete piers. The bottom chords of the trusses are utilized for lighting and the spiral ducting is exposed in the main dining space. The stage area, on the north end, and the kitchen area, to the south, have dropped ceilings and there is a fire sprinkler system that provides the building with the equivalent of a 1-hour fire rating.

Other Building Features

1. South facade has contrasting wood trim embellishments.
2. The original barn doors to the south have been filled in on the interior.
3. North façade, possibly damaged in a fire, is a simplified re-construction of the original wood detailing.
4. A slightly raised ventilation monitor at the upper third of the roof has been sealed.
5. Original windows in the east/west walls have been replaced with glass doors on the east side and removed on the west side to accommodate the West Wing.

The dining patio is enclosed by a CMU wall with a solid wood gate at the northeast corner, adjacent to the Sproul loading area. This gate is currently the main entrance to the dining facility. Another entrance occurs from the loading service yard at the northwest corner, but is used mainly as a secondary exist. The University Club Room has a separate entry from the loading area, and although the two are connected internally, it is not accessible or used by dining customers. The room may be reserved for special functions for a hourly charge. The exterior HVAC units are located at grade on the west and north sides of the building.



Barn Dining South Façade



Barn Dining Outdoor Kitchen



Barn Dining Outdoor Patio



Barn Dining Interior



Barn Dining Entry

Existing Program and Layout Observations (Figure 2.4)

1. Dining area at maximum capacity: Main Room 118 seats, University Club Room 50 seats, Exterior Patio 207 seats.
2. Chairs are non-stacking and the tables are 30"x48" and 30"x60".
3. Umbrellas are used for shading the patio tables in addition to the two trees in the center of the patio and a trellis covering at the entrance to the interior (Shown in pictures on previous page.)
4. Interior space is quite dark, day lighting should be enhanced.
5. The servery/register layout limits points-of-sale (POS) to 2 at a time.
6. No self-serve stations except for beverages.
7. During peak lunch hour, the line extends out through the patio.
8. The extensive queuing disrupts flow and seating areas along the queue.
9. Currently orders are taken at the counter and there is waiter service to the tables.
10. The food prep area and the kitchen are too small and operational flow is not optimized.
11. Storage capacity is limited and some is located outside under a shed roof at the south end of the patio.
12. The covered, outdoor kitchen extension is used as a servery during summer barbecues and happy hours.
13. Two accessible restrooms are shared by employees and customers.
14. The Barn hosts performances organized by the students and happy hours (beer and wine only), and the sound equipment is brought in every time.

15. The facility is rented out for special events, such as weddings and receptions.
16. The Barn kitchen also serves as the kitchen for the University Club.
17. The University Club organization holds a full liquor license.

The Barn Dining facility is the anchor for the Barn complex, both in terms of size and intensity of use. The building has somewhat of a presence on West Campus Drive but has limited visual and physical accessibility; and the relationships of the other buildings to each other are disrupted by the Sproul Hall as well as the Barn loading and the Cottage is on the other side of the street. In addition to addressing the programmatic concerns, any modifications should wholly reconsider the site circulation in order to create a unified complex.

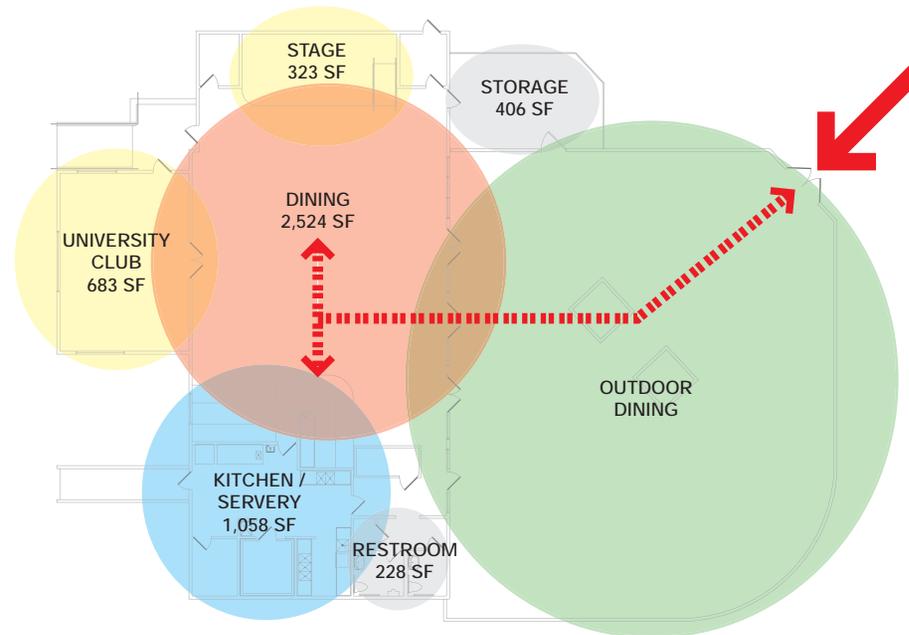


Figure 2.4 : Program - Existing Barn Dining

The Barn Theater

The building was moved to its current location in 1999 from a site just north of its present location to accommodate the construction of the HSSB. During this move, it was placed on a new concrete foundation. Aside from the same features seen on the other buildings, it retains several large sliding barn doors with diagonal bead board inset panels. The interior of the building retains most of its original character, as well. The east end of the space has several non-historic interior rooms which are used for storage and offices. The truss framing is exposed and additional members span the walls to support lighting, fans and other equipment. The building has a fire sprinkler system but has not been updated to modern fire protection standards. Programmatically, the Barn Theater is currently used by CHASS for classes such as Taiko (Japanese Drums) and Ballet Folklórico (Figure 2.5). An observation of the Ballet Folklórico class, and discussions with the department, revealed that the spatial configuration and lack of proper ventilation are the primary challenges. It was also noted that there is a general shortage of academic rehearsal space on campus and it would be desirable to retain this space for the same use with some improvements.



Barn Theater Entry



Ballet Folklórico Rehearsal

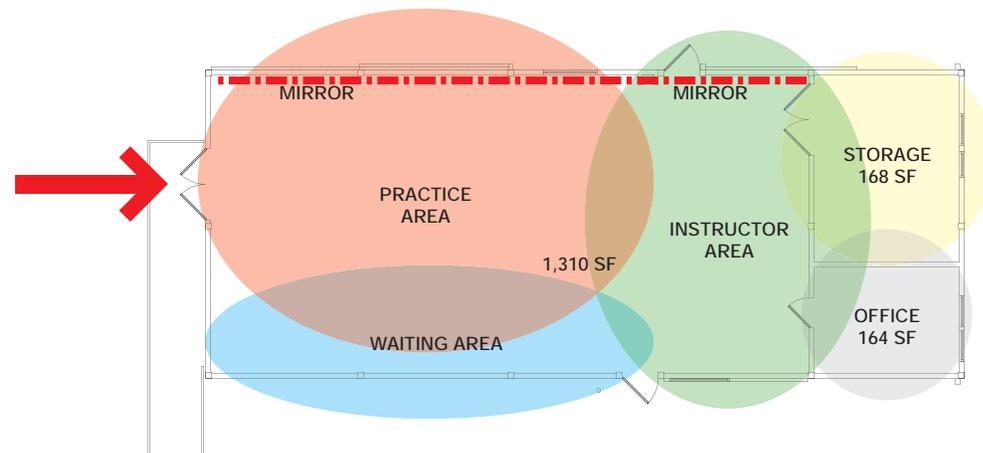


Figure 2.5 : Program - Existing Barn Theater



Barn Stable Shed Extension

The Barn Stable

The Barn Stable is almost identical to the Barn Theater in dimension and also retains several large sliding barn doors with diagonal bead board inset panels on the east facade. A small shed extension was added to the north façade below the windows. Unlike the other structures, the stable has a gable roof with corrugated metal roofing applied directly over the wood roof trusses. Also, the foundation of the building sits flush with existing grade subjecting the wood siding to a rising dam effect. Both of these will eventually contribute to gradual deterioration of the building and will need to be addressed if the building is to be retained. There are multi-paned single sash wood windows with single glazing on the north and west façades. Original windows on the south façade have been

in-filled with plywood panels. The interior of the building retains its original character with exposed wood stud walls and exposed wood rafters. The building has not seen significant remodeling and is currently utilized as storage space for such things as special event tables and chairs.



Barn Stable Sliding Door



West Side of Barn Stable



Barn Stable Interior

2.3 Circulation

2.3.1 Pedestrians and Bicycle Accesses

Both the 2005 Long Range Development Plan (LRDP) and the 2004 Multi-Modal Transportation Management Strategy (MMTMS) outline long-term strategies to achieve a “walkable campus” supported by a multi-modal, transit oriented mobility system. The study area contains some major arteries and walks which would contribute greatly to the future implementation of such systems.

West Campus Drive

As enrollment has grown on campus, pedestrian activity in certain areas has increased dramatically and the intersection of West Campus Drive and Canyon Crest is identified as one such area in the MMTMS and the more recent June 2008 Pedestrian Safety Study. With over 4,000 pedestrian crossings on a weekday, it is one of the busiest crosswalks on campus. This is primarily due to the large parking lot (Lot 30) on the west side of the freeway, but the level of pedestrian activity is assumed to be maintained

or increased in the future as the West Campus is further developed and parking structures are built at Martin Luther King Boulevard (MLK Boulevard). Both studies have identified some of the challenges visible at the intersection: crossings occurring outside of the designated crosswalk area; conflicts between automobiles, pedestrians and bicycles; the island configuration; and signal timing issues. Some of the current pedestrian patterns are attributed to the narrow width of the crosswalk and the desire to take the shortest route (Figure 2.6).

Approximately 370 feet west of the intersection, there is another pedestrian crossing documented in the Pedestrian Study, from the Barn Group service area to the Lot 4 driveway adjacent to the Cottage. This appears to be a preferred pathway from Lot 4 to the Arts Mall through the Barn Service Area and HSSB courtyard. Another reason attributed to the desire to cross at this location is a lack of clear direction from Lot 4 for pedestrians. While the relationship of Lot 4 to the Barn Group is a

desirable one, the location of the crossing in relation to the curvature of the road and the limited visibility for the drivers of vehicles travelling east creates for a hazardous situation which must be mitigated in future designs.

Campus Walks

The Barn Area site is located at the terminus of three major pedestrian and bicycle connectors: Eucalyptus Walk, the area adjacent to Sproul loading and the walk between Sproul and Watkins. CAMPS reconciles the various planning studies in terms of bicycle circulation with the designation of the West Campus Drive as the main “On-Road Bicycle Lane” and Eucalyptus Walk as a “Shared Path.” While this is tailored to the general concept of creating a bicycle safety zone in the core of campus, the only mandatory dismount zone currently proposed through the MMTMS is Carillon Mall. Many students are cycling north/south on the pathways between buildings as well as on the various pathways which connect Eucalyptus Walk to West Campus Drive. This adds to the conflicts between



West Campus Drive : Crossing to Lot 4



Eucalyptus Walk



West Campus Drive : Crossing to Underpass

pedestrians and bicycles on some of the narrower paths and requires further study to establish continuous and safe routes for bicycles in the area. In addition, the walkway between Sproul Hall and the Barn Group is compounded by vehicles accessing the loading and parking area, which in turn forces pedestrians onto a narrow sidewalk. Both pedestrians and bicyclists (Figure 2.7) are seen circulating through the loading area, behind the vehicles, rather than utilizing the narrow sidewalk. North of the loading dock, the sidewalk also acts as the service and emergency lane to Carillon Mall, hence the pedestrians and vehicles are sharing the path. There are also bicycle racks located north of the Barn Patio Entry which are not heavily utilized and may be reconsidered to better connect to a designated bicycle route.



Sproul Area Bicycle Racks

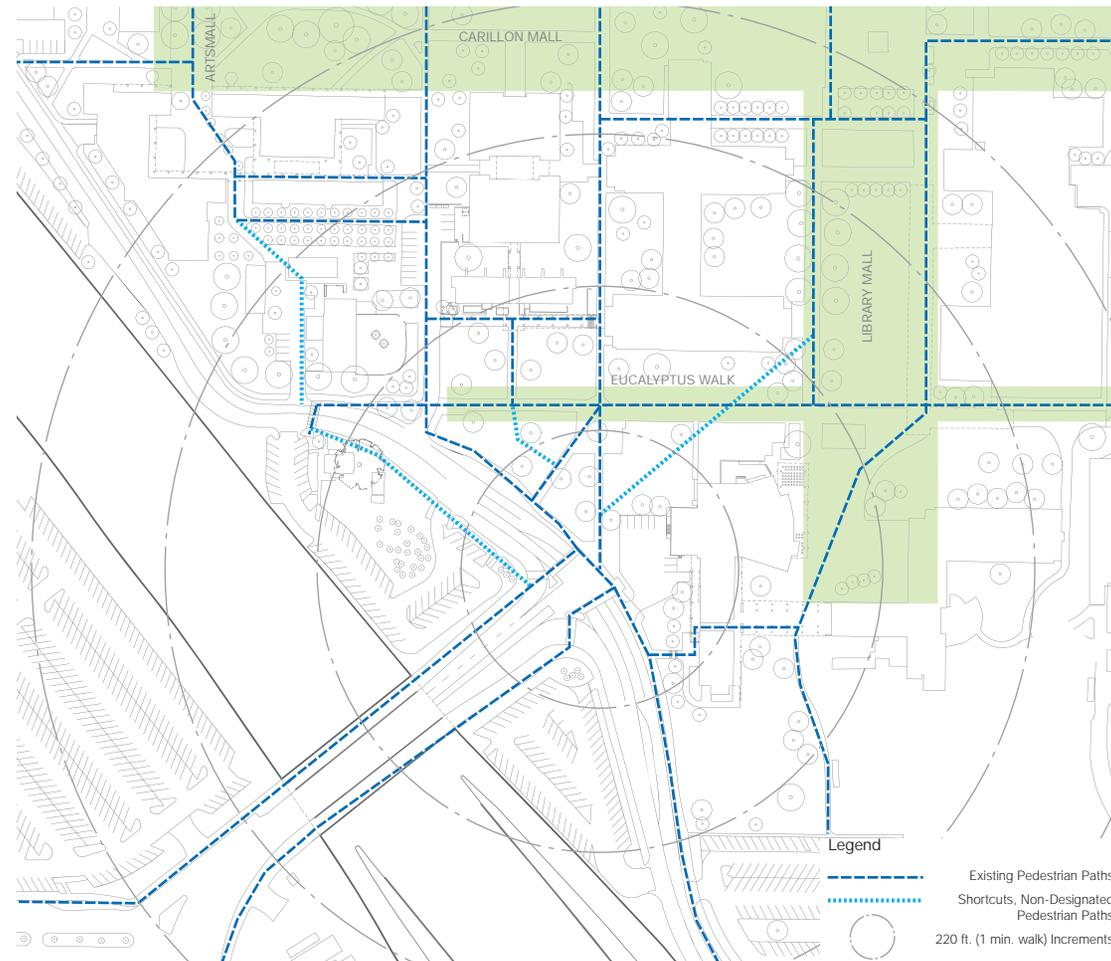


Figure 2.6 : Existing Pedestrian Movements

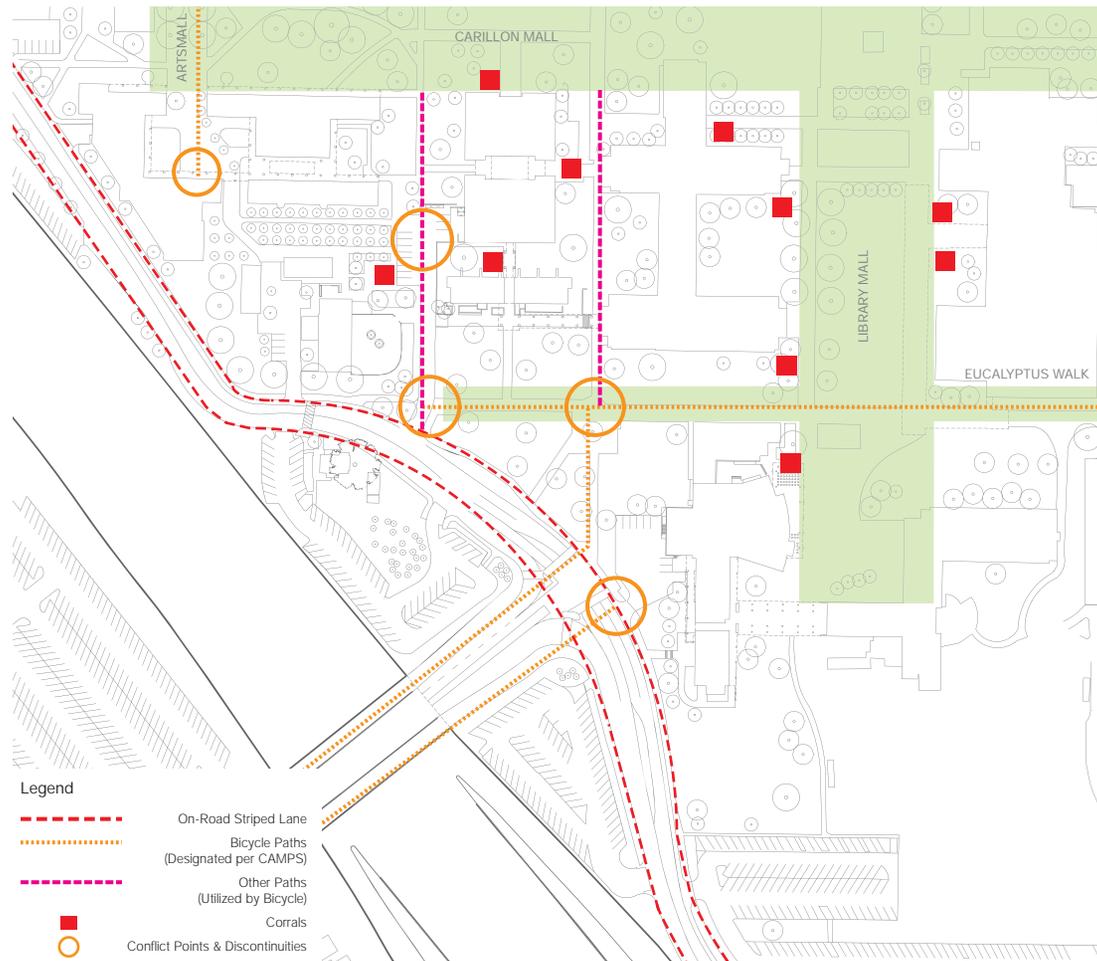


Figure 2.7 : Existing Bicycle Movements

2.3.2. Service and Emergency Vehicles

The Barn Group Service Area

The campus loop drive provides the main access throughout the campus with specific service drives branching off the loop. There are three loading docks and service designated drives within the study area. The Barn Group service area is shared between Physical Plant, which currently occupies the Stable and the Dining operations within the Barn. Access is directly off of West Campus Drive adjacent to the cross walk from Parking Lot 4 and there are no control measures preventing private vehicles from entering the space.

The Barn Group service area contains the following:

- Five Parking Spaces and Mechanical and Electrical Equipment
- Oil Container
- Two Large Trash Bins
- Standpipe
- Several Mature Trees
- 7,078 SF

The Sproul Loading Area

The Sproul Loading dock is accessed from a service road extending 190 feet north from Campus Drive. This roadway also serves as emergency access into the campus academic core and has been damaged by recent construction activities in the Highlander Union Building (formerly the Student Commons) area. The service drive passes through the loading and parking areas, and narrows into a paved walkway extending to Carillon Mall. The existing alignment and distribution of parking

creates an area of conflict for pedestrians, bicycles and vehicles at the entrance to the Barn Dining venue. This roadway is access controlled with a gate arm behind the West Campus Drive sidewalk, however, private vehicles tend to follow vehicles through the gate arm to access the parking and loading area, utilizing the space to turn around or to drop off people. Campus refuse trucks must back out onto West Campus Drive since there is no room to turn around in the area of the loading dock. This driveway is one of the fire lanes to access the Carillon Mall.

The Sproul Hall service area contains the following:

- Six Special Permit & Two Disabled Services Parking Stalls on the West side of the road
- Three standard loading spaces
- One electric cart/charging stall along the dock (Media Services would like to expand that to three spaces with a standard charging outlet)
- Raised Dock with Elevator Access to Basement
- Three Trash Bins



Barn Area Service

- Fire Hydrant
- 5,840 SF

The University Theater Loading Area

This area is located at the intersection of West Campus Drive and Canyon Crest and has a problematic drive access in close proximity to the pedestrian crossing area. It is also visually prominent as one arrives from West Campus due to the elevation of the loading area in relation to the surrounding pathways. Due to the configuration of the dock, the pedestrian pathway at the intersection is narrowed significantly adding to the congestion in the area during peak hours.

The University Theater service area contains the following:

- Seven Parking/Loading Spaces
- Motorcycle Parking
- Elevated Dock with Access to the Fly Loft/Backstage Area
- Two Trash Bins
- 7,678 SF



University Theater Loading



Sproul Loading



Sproul Area Parking

2.3.3 Transit

Transit is a major component in achieving the goals outlined in the LRDP. As the campus expands, a well-planned transit system will allow students to navigate the campus without the use of private vehicles. CAMPS has identified "Transit Available Streets" and recommends that transit be restricted to the loop road and major vehicular streets without encroaching on the pedestrian corridors such as Eucalyptus Walk. Currently a shuttle stop is located in the vicinity of the West Campus Drive and Canyon Crest intersection and the Riverside Transit Agency (RTA buses) operates a route through the area with a stop on the other side of the freeway (Figure 2.8). Future coordination of routes and types of transit may include more visually apparent transit stops that consolidate the different services at key intersections within the campus. Collecting and reducing the number of stops would also allow for increased headways and the ease of transfer between different modes of transportation.

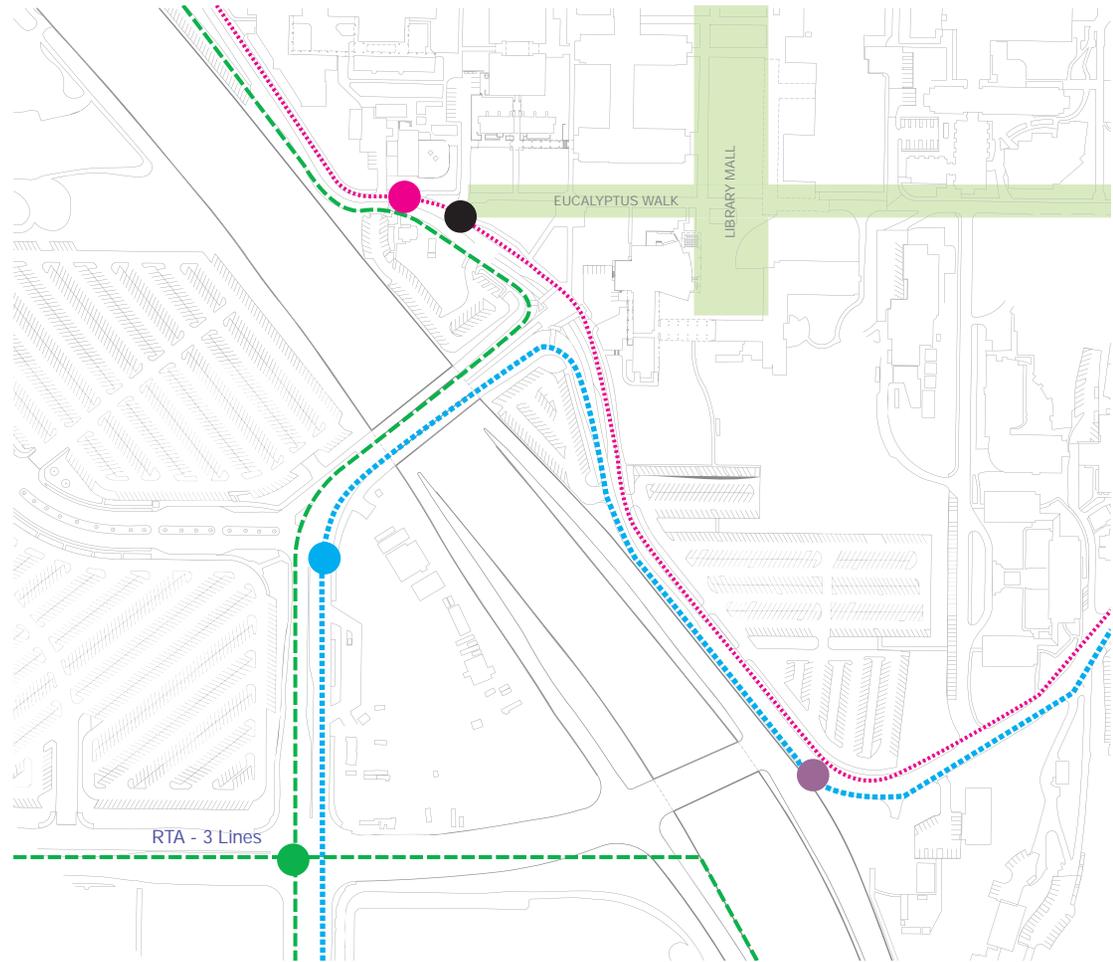


Figure 2.8 : Existing Transit Circulation

2.3.4. Private Automobiles and Parking

In order to promote transit and pedestrian movements, the restriction of private vehicular access to portions of the loop drive is recommended in the MMTMS, the LRDP and CAMPS. One such access-controlled segment is within the study area, and it extends from the Lot 1 kiosk to the intersection of West Campus Drive and Canyon Crest Drive (Figure 2.9). If this area is controlled during peak hours, pass through traffic should be reduced significantly and citywide vehicular circulation would be re-directed to University Avenue, the freeway and MLK Boulevard. In addition, parking structures are proposed around the perimeter of the East and West Campus academic cores to reduce or eliminate the necessity for vehicles to enter the interior of either campus core. However, since the parking structures are not in place, and most of the existing surface lots are distributed along the loop drive on the East Campus (Figure 2.10), any proposed improvements should be targeted at the broader, extended goals but also allow for current needs to be met.



Parking Lot 4

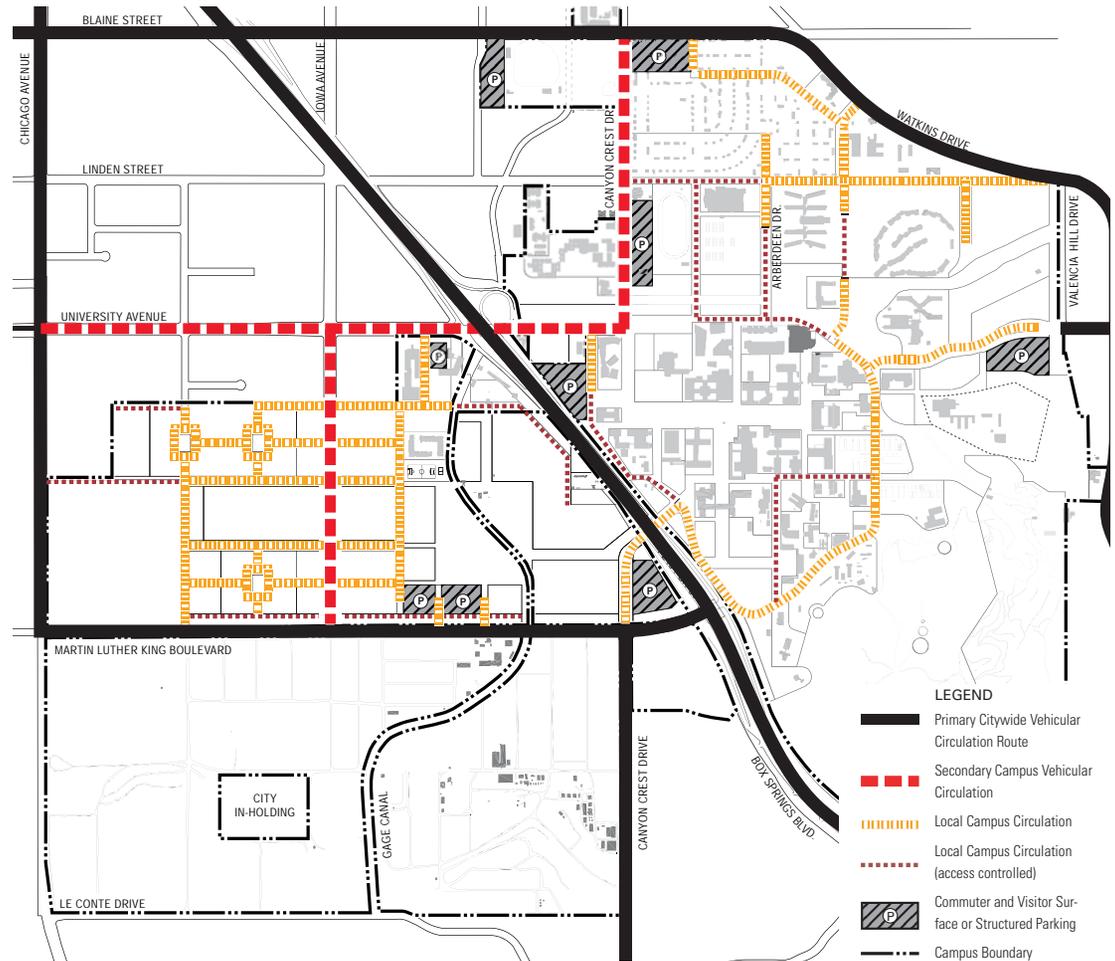


Figure 2.9 : LRDP 2005 Vehicular Circulation System (87)

Parking Lots 4 and 5, located within the study area, are two surface lots along the campus loop drive which currently require access by private vehicles. While the 2006 East Southeast Campus Area Study recommends the removal of these two lots in favor of a larger gateway statement, the lots are critical in meeting the parking needs in the area, especially with the Barn Complex renovation and expansion. Until the proposed parking structure at MLK Boulevard and Canyon Crest Drive is constructed and a customer parking strategy is solidified, it is recommended that the lots be retained but screened and modified to improve circulation and efficiency.

Parking Lot	Number	Permit Required
Lot 4	87 spaces	Red
Lot 5	110 spaces	Blue
Lot 30	2,092 spaces	Visitor & Gold



Parking Lot 30

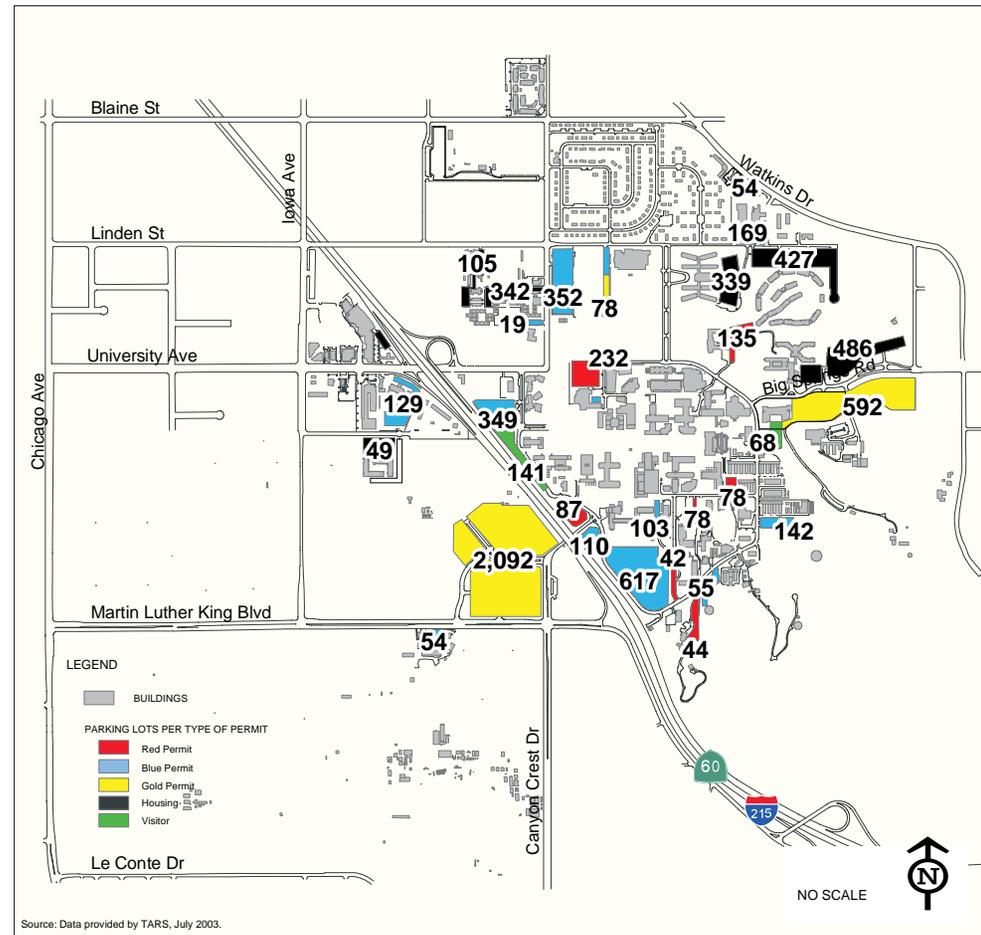


Figure 2.10 : UCR Multimodal Transportation Management Strategy, Final Report, Existing Parking (2-10)

2.3.5. Wayfinding

When a visitor arrives from University Avenue, there is a kiosk in close proximity to the campus entrance with information and campus maps available to allow a visitor to get their bearings and obtain information about parking and location of facilities and buildings. The current arrival experience in the southeast quadrant of campus from MLK Boulevard is lacking in both directional signage and a general sense of campus entry although there is also a

kiosk available for information. The entrance sequence is that of a restricted tight entrance on a curve; the entrance is confined to a T-intersection with little warning and no signage directing the visitor. The 2008 Campus Sign Program addresses these issues through: A) monument signs located at the intersection of MLK Boulevard and Canyon Crest and B) pedestrian oriented directional signs on either side of the underpass (Figure 2.11). The recommendations are based on the current spatial configurations and vehicular movements. However, the

specific placement of such signs is a challenge given the existing lack of spatial clarity at the intersection. Further, the existing vehicular approach from MLK Boulevard does not allow vehicles to turn around, forcing vehicles to continue circulating around the loop road or to find a loading area in which to turn around in. Wayfinding for vehicles should be considered in the design and analysis of roadways as well as signage to reduce congestion and potentially hazardous traffic movements and clearly articulate wayfinding.



Kiosk at University Avenue Entrance

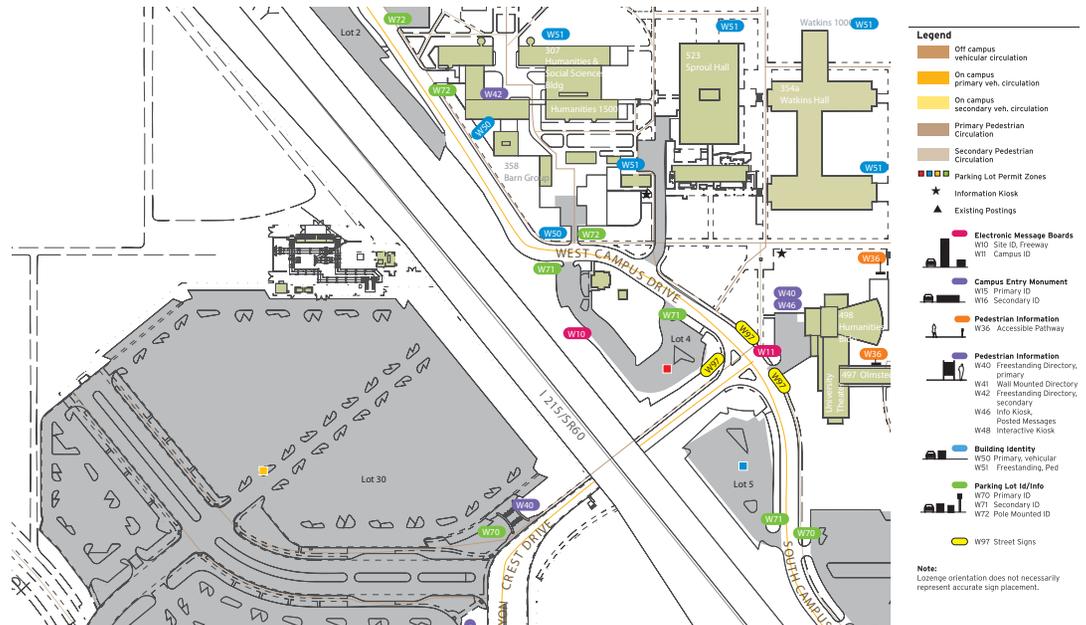


Figure 2.11 : 2008 Campus Sign Program, Sign Location Plan (2.14)

At a larger scale, the campus gateway opportunities begin to develop a pattern, arising from the interface with the freeway and major city entries. To the North, the University Avenue on and off-ramps demarcate a symbolic entry into campus grounds. Similarly the intersection of MLK Boulevard and Canyon Crest Drive is the primary interface with the city and the freeway. An initial sense of arrival at these intersections are critical but due to the scale of these intersections, they are not conducive to transit and pedestrian oriented features. Developing a series of gateways, as one moves further into campus will allow for separation of vehicles and enhanced opportunities for intuitive wayfinding (Figure 2.12).

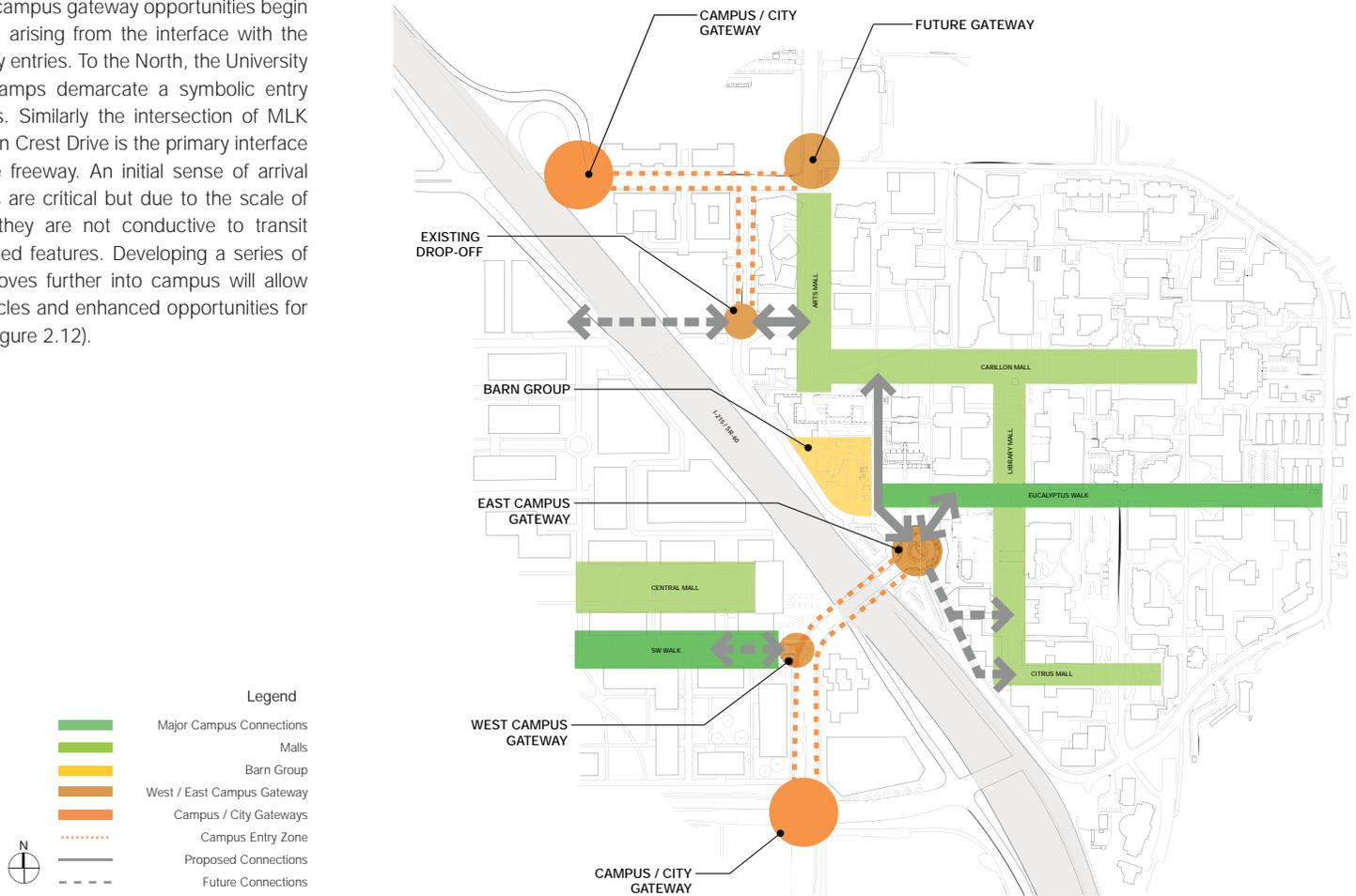


Figure 2.12 : Campus Gateway Opportunity Area

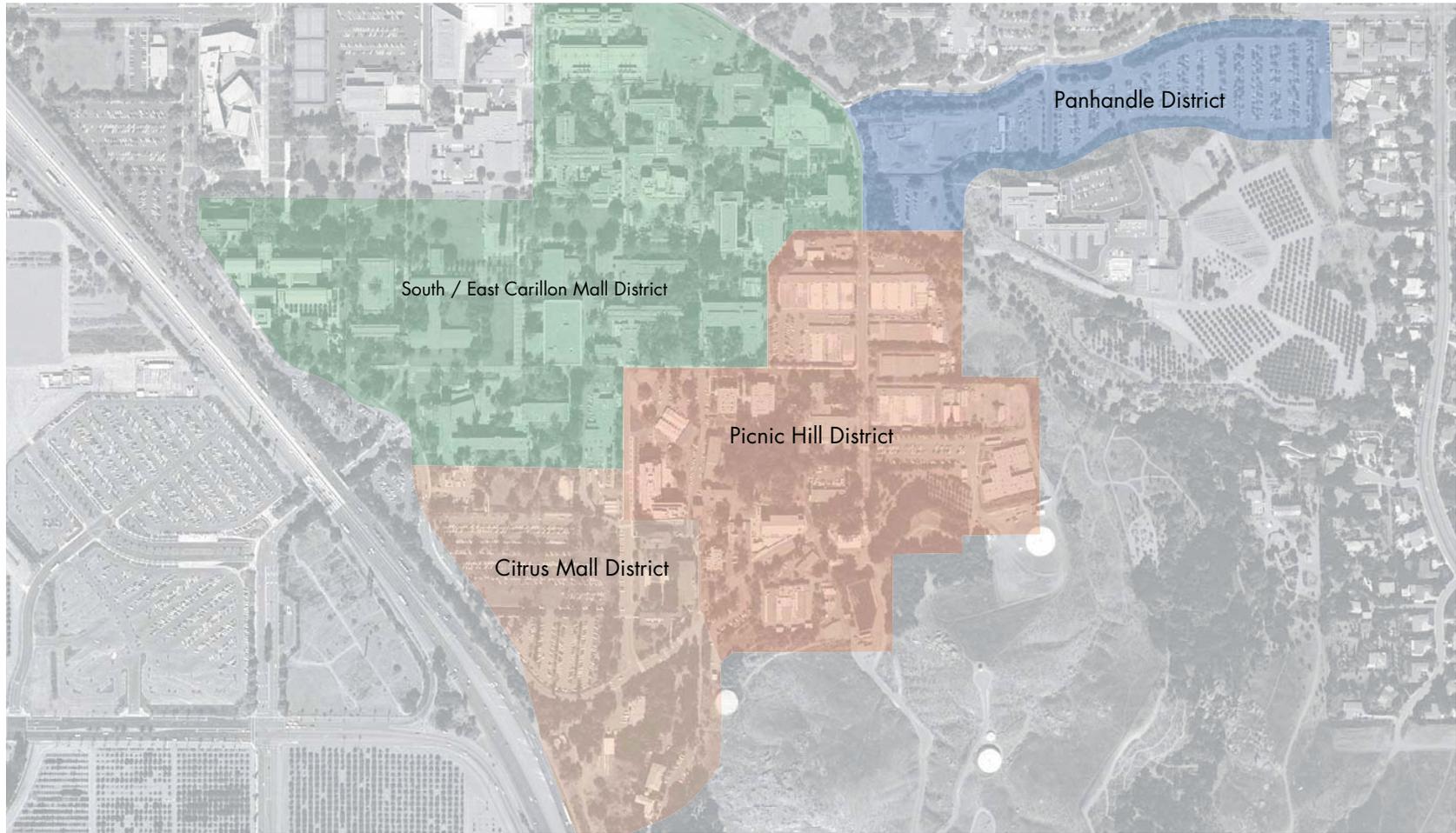


Figure 3.1 : ESCAS, Section 1-2, District Plan

3.0 ANALYSIS & ALTERNATIVE

3.1 Planning

Several planning studies have provided guidance for the future development of this area in recent years including the 2005 LRDP. The East Southeast Campus Area Study in particular referred to this area of the campus as the South/East Carillon Mall District (Figure 3.1). Rapid physical changes and expanding campus populations require that a more focused direction be provided for different sub-areas of this larger district, especially the area around the Barn. The overriding goal of the Barn Area Master Planning Study is to establish more specific guidelines for the area that may be implemented in the near future to address existing and potential issues. As such, the nine acre study area is subdivided further into defined project areas and the design approach is site specific to address each identified component. With the overall campus goals in mind, each area is examined: to meet particular functional needs and resolve issues related to sense of place at a main entrance into the East Campus from the Martin Luther King Boulevard interchange and views from the freeway; reference to the historic nature of the Barn building; creating a positive entrance experience for the campus community as well as visitors; as well as improve campus pedestrian, bicycle, transit, delivery/service and emergency circulation and access.

3.1.1 East Campus Gateway

The Campus Gateway concepts, first mentioned in the 2005 LRDP, have continued to evolve and have been reinforced in subsequent planning documents. However, the campus parking strategy, also outlined in the LRDP, eliminates the two parking lots which flank Canyon Crest at the intersection of West Campus Drive (Lot 4 on the

north and Lot 5 on the south). While this may be an ideal condition which would allow for a significant landscape experience upon passing under the freeway and entering the East Campus, implementation of this entrance considered removal of the parking while adding the land base to the landscaped entry statement. In retrospect, this strategy was dependent on the construction of long-term transportation improvements and the sacrifice of parking areas in close proximity to the Barn Area and the University Theater with the construction of nearby parking structures. Through the course of the study, the desire for a strong entry statement was expressed repeatedly by many stakeholders. Reasons ranged from a strong belief in the importance of the identity of the school to more practical reasons such as visitor wayfinding. It was evident that the study needed to develop the concept of an entry statement which could precede other improvements and yet maintain future flexibility. It was also agreed upon that the retention of existing parking at Lots 4 & 5, would provide proximate parking for the new Barn entertainment and dining venue as well as the University Theater; especially for off campus visitors and disabled access without compromising the entry statement.

At the outset, several criteria were established through a series of discussions with the Project Management Team, the consultant team (Nakada + Associates) and the Planning Committee:

- As the future transition point from the West Campus and a primary intersection for pedestrians passing into the East Campus academic core, the entrance statement should be significant, and of a scale able to accommodate the heavy foot traffic.

- Pedestrian movements are a priority over other modes of transportation.
- Pedestrian safety is currently a concern in the area, especially with the current locations of cross-walks, crossings of turn lanes, through lanes and vehicular sightlines.
- Connections to the major walks on campus should address bicycle movements, and mitigate conflicts with pedestrians.
- A transit stop is desired to consolidate the variety of shuttle, city bus and trolley drop-off locations in the vicinity which needs to be on the north side of the intersection to allow clockwise mobility of transit along the campus loop roads. Riders exit and enter on the academic core side at each stop without crossing in front of the transit vehicle.
- Provide for future implementation of access control measures for private vehicles, to reduce East Campus pass-through traffic. This would require a means for vehicles to turn around.
- Maintain Parking Lots 4 and 5.
- Create a landscape buffer area to screen the parking and the freeway from the entry and the Barn Complex. The screening of the parking should be such that safety and visual access are not compromised.
- Maintain the underpass elevations and configuration.
- Incorporate an icon visible from the freeway as well as indicating a destination and/or decision point for vehicles as vehicles and pedestrians approach West Campus Drive from the Canyon Crest underpass.
- The environment shall reflect the historic cultural resources that are the Barn buildings as the original

support facilities of the 1917 Citrus Experiment Station up the hill.

- Identify a sense of place and entry into the East Campus of UCR.
- Create a space which encourages interaction and provides for various activities and events.
- Take the back door setting of the loading docks and service areas of the major structures in the campus entry area and create a front door experience, or at least mitigate the impact of the service areas from West Campus Drive.

Pedestrian Movements and Siting:

The primary experience for the pedestrian is defined by the strong axial approach to the intersection from the Canyon Crest underpass. The physical alignment of the walkways on either side of the underpass direct pedestrians and bicyclists to a sloped intersection, widened by the addition of sweeping right-turn bypass lanes and islands. The dominant view is the backside and loading area of the University Theater, a structure of significant height and prominence given the wide expanses of lawn around it, with the Box Spring Mountains beyond. The loading dock and service area, including trash receptacles of Sproul Hall, and the Barn service area, trash receptacles and equipment including transformers are exposed to view. Redirecting all of these prominent views of back of house facilities from West Campus Drive was an important factor in achieving the appropriate sense of arrival from the future West Campus at the Canyon Crest undercrossing (Figure 3.2).

Two possible approaches were identified: A) shift the focal



Figure 3.2 : Existing Plan



Figure 3.3a : Drop-Off Layout Study



Aerial View of Canyon Crest Drop-Off Area



Figure 3.3b : Drop-Off Layout Study

point and the pedestrian experience off-axis (Figure 3.3a) or B) create a strong visual terminus on-axis which draws the eye away from the theater and other back-of-house areas (Figure 3.3b). In the first alternative (Figure 3.4), the main space is carved out of the lawn area to the west of the existing intersection. The space available is limited; therefore West Campus Drive is realigned and the parking lots are reconfigured to achieve this. The western walkway of the underpass along Lot 4 is given prominence, connecting directly into the transit drop-off plaza on the East Campus side. The area for the transit drop-off and vehicular turn-around would occupy the entire depth between the proposed roadway and Eucalyptus Walk, allowing Eucalyptus Walk to terminate in the drop-off area (Figure 3.4). From a vehicular perspective, this approach of realigning the roads and separating the drop-off area has the potential of reducing the size of the intersection and simplifying the traffic movements. The islands at the



Figure 3.4 : Drop-Off Layout Study Option 3a

pedestrian crossings are eliminated and the sight distance from the bend in the road to the crossing is increased, thus addressing some of the safety concerns in the area (Figure 3.5). The second strategy would be to minimize the modifications to West Campus Drive and maintain the current axial relationships (Figure 3.6). In order to create space for a drop off, the University Theater loading dock is modified as are the parking areas. The geometry of the drop-off is restricted to a shallow and wide configuration but is maintained on-axis with the underpass. With this approach, the intersection at West Campus Drive is elongated horizontally by the widely spaced entry and exit points to the drop-off zone. In order to control the vehicular movement patterns, a series of islands are introduced at both ends of the drop-off. In this scenario, the pedestrian circulation patterns would be similar to the current condition of crossing over the islands, unless completely diverted away from the drop-off area.

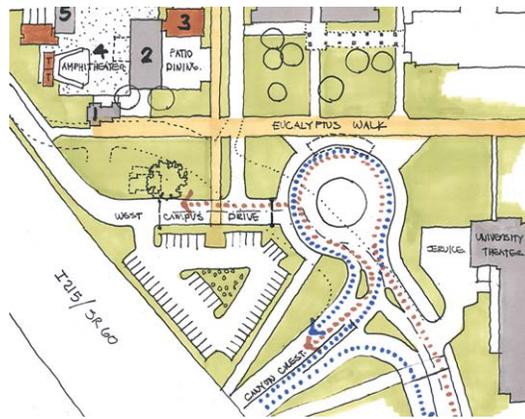


Figure 3.5 : On-Axis Drop-Off Option 1



Figure 3.6 : Drop-Off Layout Study

Traffic Considerations:

All of the studies highlighted the spatial restrictions on site and the necessity to obtain a better understanding of the traffic movements through the area. While the idea of a separate drop-off area simplifies the intersection and allows for a more flexible approach to the form and location of the drop-off, none of the initial studies provided for a true separation. A further investigation of the available land area and the required maneuvering space for buses and trucks revealed that a total separation of the two is not feasible in the space available. The hybrid approach illustrated in all of the initial studies is inherently challenged by confusing conditions for drivers with ill-defined turning lanes and, in some cases, restricted movements in certain



Figure 3.7 : Vehicular Movement Study with Half Circle

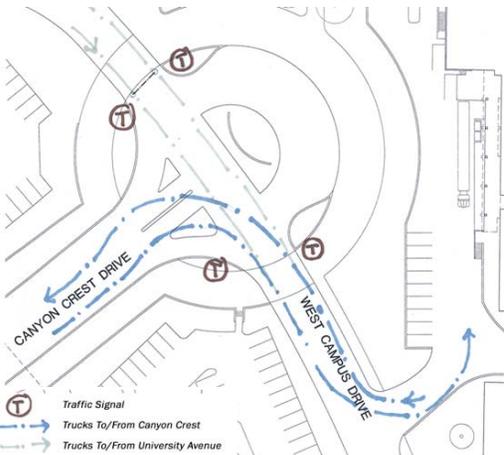


Figure 3.8 : Vehicular Movement Study with Half Circle

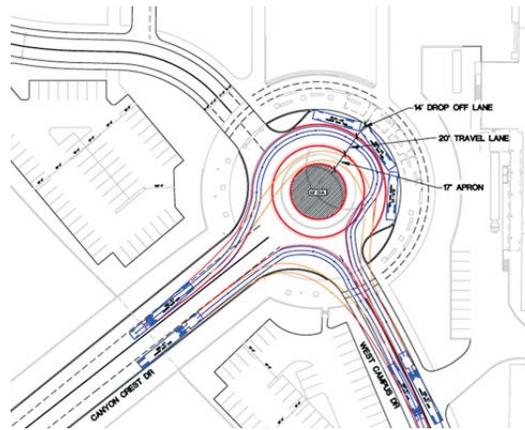


Figure 3.9 : Vehicular Movement Study with True Traffic Circle



Figure 3.10 : Vehicular Movement Study with True Traffic Circle

directions (Figures 3.7 & 3.8). The alternative solution to this is to fully integrate the traffic movements with the drop-off zone in the format of a traffic circle. The vehicular studies revealed that with a reduced island, the traffic circle could be designed to simultaneously accommodate the larger trucks accessing the loading areas as well as the city buses (Figures 3.9 & 3.10). Concerns regarding safety may be addressed via signalization or stop sign-controlled roundabout in lieu of a conventional circle.

Character and Experience:

While the traffic issues are addressed in this approach, the character of the space and the pedestrian experience required further study. The roundabout provides a central element which restores the focal point on axis with the experience of the underpass. The drop-off area is a unifying space which could be developed in later design phases to accommodate desired entry features, iconic elements, future signage and areas for people to rest in a shaded comfortable environment. However, the circular form of the roundabout forces movements in concentric rings around the circle for the different modes of transportation. The bypass lane for vehicles would be the most interior, then buses, then pedestrians in the drop-off zone and finally a bicycle path on the perimeter (Figure 3.11).



Shade Structures at Transit Drop-Off

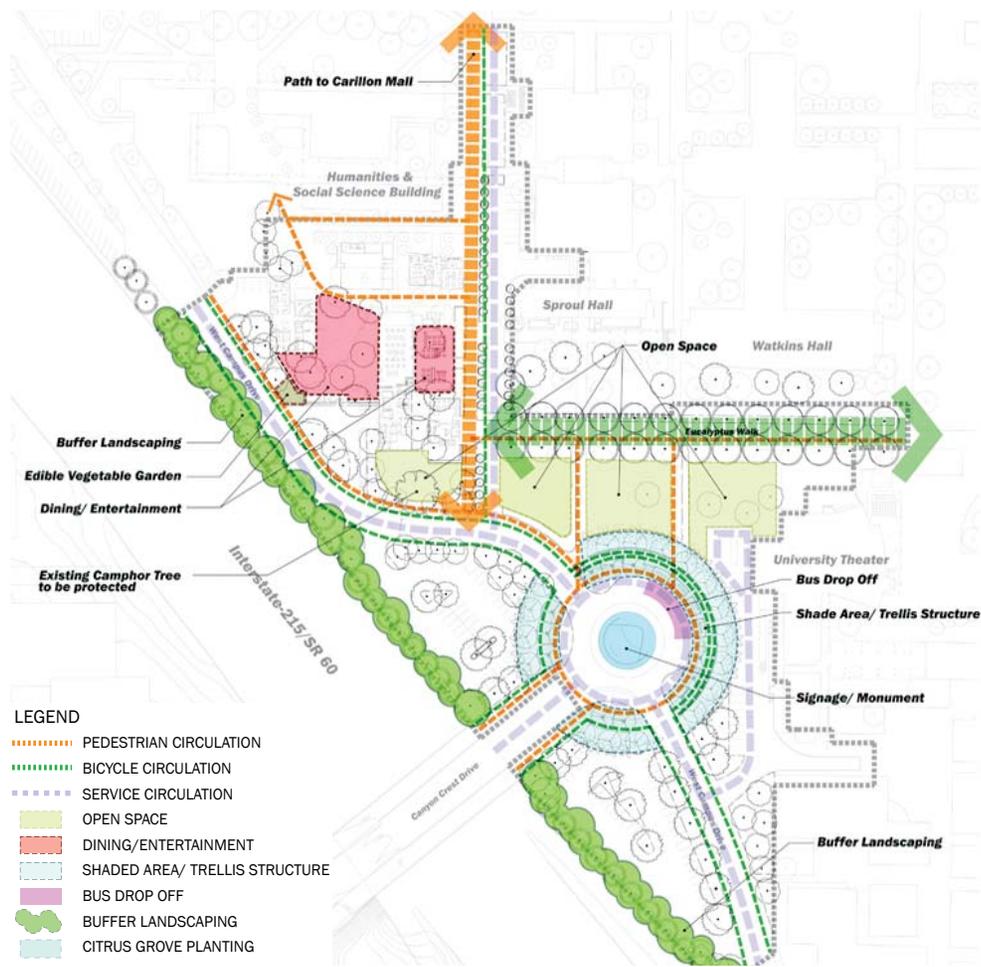


Figure 3.11 : Pedestrian / Bicycle Movements Circular Drop-Off



Preliminary Aerial Perspective of Gateway Area

While this approach is effective in moving people around the circle, the connections to other existing pathways on campus did not fully address the conflicts between pedestrians and bicycles. In addition, the Design Review Board recommended that the design team consider the following:

- Develop design guidelines which encourage the use of elements which reflect the unique character of Riverside. Specifically, the concentric ring of palms feels foreign and anonymous.
- Recommendations should include a sustainable approach in the development of the entrance statement and avoid sizable water features.
- Maximize the grid of the campus and downplay geometries superimposed by the freeway and vehicular demands.
- Create a drop-off space that is more consistent with the existing campus spatial sequences (Figure 3.12).

While the palm trees were consistent with the recommended street trees and provided the height needed for visibility from the freeway and the West Campus, the

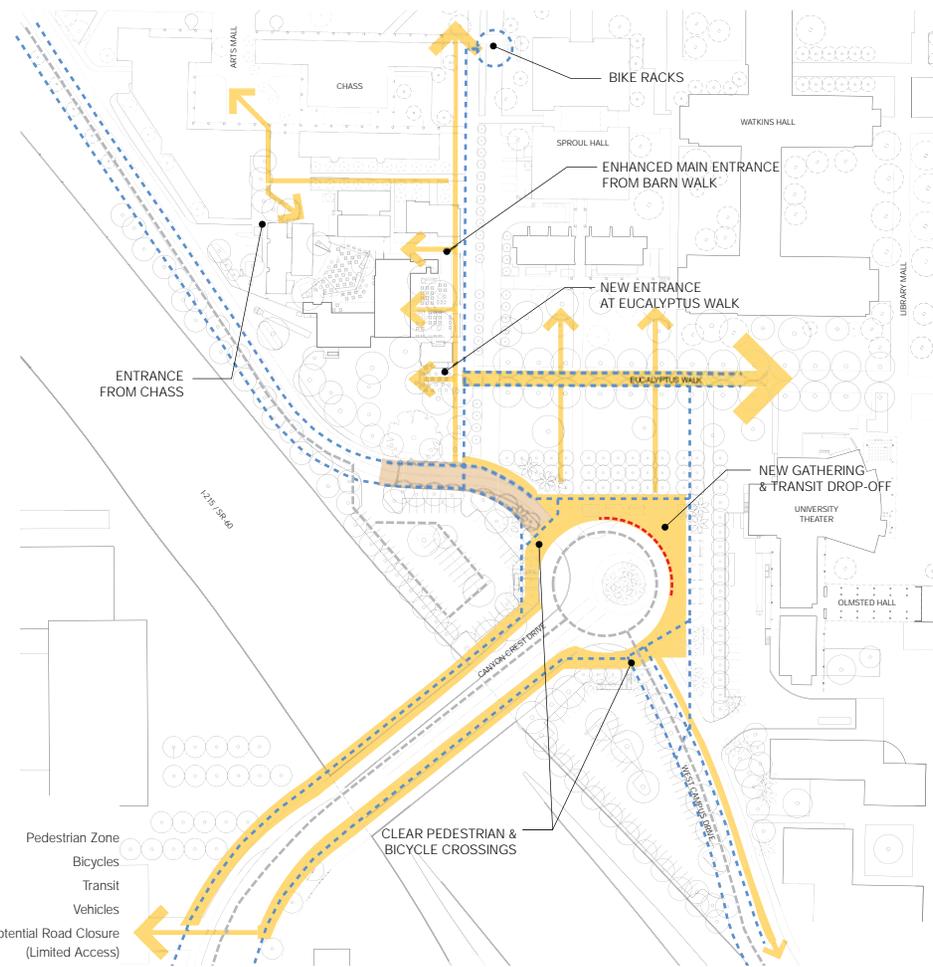


Figure 3.12 : Pedestrian / Bicycle Movements Rectilinear Drop-Off

geometry of the grove and the use of other landscape features were revisited. The campus cultural landscape underwent additional study and the exploration led to a concept of citrus groves occupying what is currently lawn area to better define the space and embrace the drop-off area (Figure 3.13). Existing palm trees on site would be collected and transplanted in a more informal grove as the central landscape feature. Canopy structures would provide shade and cooling for the plaza and transit customers. The grove with pathway seating would be an inviting space to read, relax and mingle. Creating flexible yet comfortable spaces for students to interact in this area of the campus will encourage more dialogue and exchange of ideas, necessary for a healthy campus atmosphere.



Figure 3.13 : Landscape / Grove Study

3.1.2 Eucalyptus Walk

Eucalyptus Walk is a significant connector stretching from the east end of campus to the west end. Campus Malls, such as the Library Mall and Science Mall intersect the walk and provide additional linkages to various parts of the campus. There is also an alignment to the future Southwest Mall in the West Campus which is considered in ESCAS, by way of placing taller elements (palms) visible from the freeway on both sides.

This particular section of Eucalyptus Walk is currently narrower than the eastern section which is a vehicular drive between Citrus Drive and East Campus Drive. The transition occurs at the Tomas Rivera Library arcade along Library Mall. In order to emphasize the walk as a pedestrian connector, ESCAS proposes that the vehicular roadway is replaced with a pathway suitable for pedestrians, bicycles

and service access. In order to accommodate these functions comfortably, the walkway west of Library Mall should also be widened and given the same treatment up to the terminus at East Campus Drive (Figures 3.14 & 3.15).

The view heading east is a layered view of the campus landscape in the foreground with the beautiful backdrop of the Box Spring Mountains. The view to the west is

the freeway wall. This is partially due to the alignment of the existing walk which merges with the sidewalk of West Campus Drive at the loading access area to the Barn. In order to address the view, several possibilities were considered. The realignment of West Campus Drive would create more space for landscaping in front of West Campus Drive. In addition, the Cottage should terminate the walk; in much the same way a building is proposed at the east end to terminate the walk.

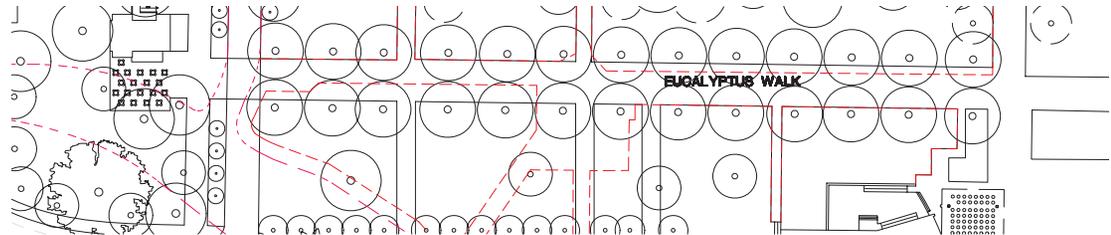


Figure 3.14 : Widening of Eucalyptus Walk



Figure 3.15 : Section through Eucalyptus Walk

3.1.3 Barn Walk/Carillon Mall Connection

Although the Barn Walk is not consistently featured as a major pedestrian walkway in recent planning studies, the LRDP did include it as one of the Malls and Linear Open Spaces in the framework plan for the overall campus (LRDP, Figure 23). It is the shortest route to Carillon Mall from West Campus, and as such, it is now and will be heavily used by pedestrians and bicyclists alike. It also serves to terminate Eucalyptus Walk, directing pedestrians either to the north or south, discouraging them from continuing onto West Campus Drive. The current condition of the walk however requires significant improvements to address the following issues in the area around the Sproul Hall Loading and Service area:

- Enhance safety for pedestrians for the length of the walk.
- Visually screen the loading area at Sproul Hall.
- Separate the pedestrians from bicycles and service vehicles.
- Maintain functionality of the existing loading dock and service area.
- Maintain (2) parking spaces for Special Student Services.
- Prevent private vehicles from entering the area and utilizing the parking area as a drop off/turn-around.
- Maintain (4) parking spaces and a charging stations for electric carts (Media Services).

In order to separate the pedestrians and vehicles, the current parking configuration was re-evaluated. The number of spaces was also seen as a condition which invited more vehicular activity, such as unauthorized

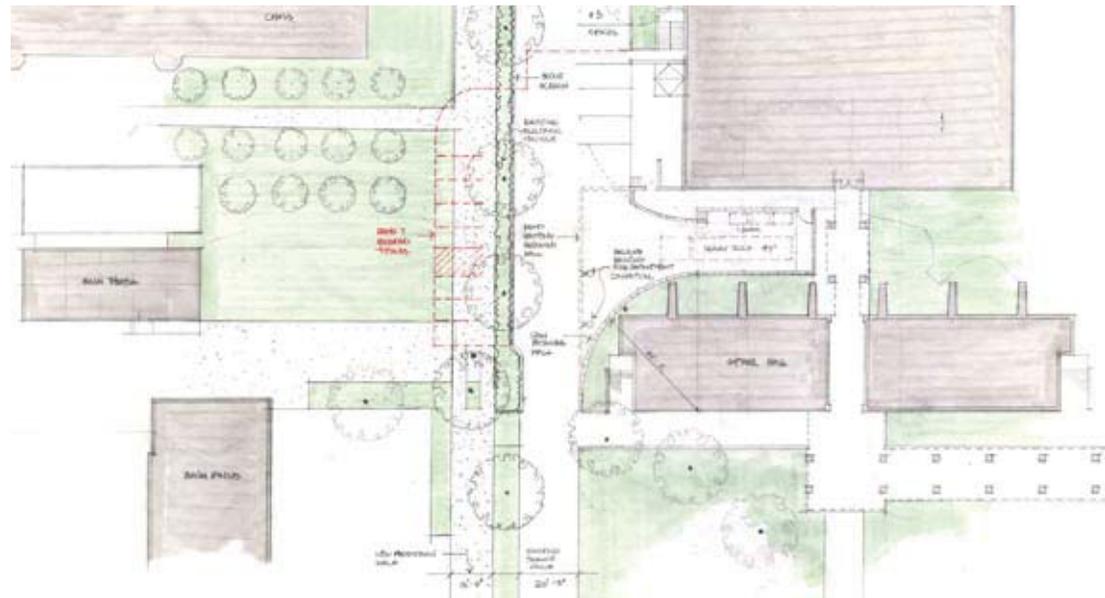


Figure 3.16 : Plan Study @ Sproul Loading

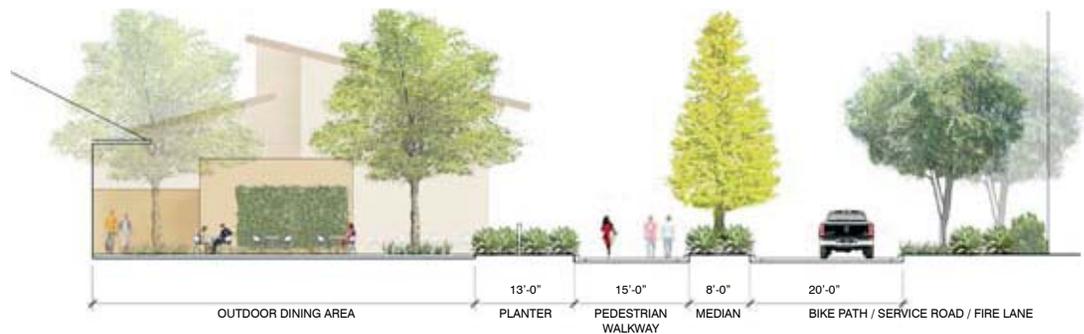


Figure 3.17 : Section through Barn Walk

drop-offs by private vehicles. While it is critical to maintain the spaces and convenient access for Special Student Services, this would be achievable by relocating only the required number of spaces to the east side of the walk, along the dock (Figure 3.16). The loading dock could be retained and accessed from a new specified loading area in the zone of the existing planter. This also provides the advantage of creating a turnaround for service and emergency vehicles; eliminating the need to back out onto West Campus Drive. By shifting all of the vehicular functions to the east side, a separate pedestrian walkway could be created on the west side, with a landscape buffer in between (Figure 3.17). The new drive on the loading side would be extended as a paved area for bicycles to Carillon Mall where a bike corral would be provided.

Strengthening the Barn Walk also has the advantage of creating a more defined and attractive entry experience to the Barn Complex. The existing pathway between the Humanities and Social Sciences Building and the Barn Theater would become part of an integrated network of paths, allowing multiple options and means of access to and from the Humanities and Social Sciences Building courtyard. When coupled with the flexible and open courtyard of the Barn the pedestrian flow in the area would be greatly improved.



Figure 3.18 : Road Alignment and Service

3.1.4 Other Considerations

A significant conclusion from the initial round of studies is that the realignment of West Campus Drive, and the reconfiguration of the University Theater loading dock are not only desirable but extremely helpful in resolving a number of issues (Figure 3.18). The increased site area on both sides of the gateway area creates flexibility in addressing a variety of site issues and provides sufficient space to accommodate the drop-off without removal of existing parking lots. On the West side, the Barn Area approach and views are improved and there is a perceived increase in the separation from the freeway, simply by creating more landscaped areas on the campus side of the loop drive instead of in the parking/freeway areas. To the east, a significant buffer zone is created, allowing for a significant landscaped separation of the pedestrian, bicycle and loading areas. The new configuration also allows for comfortable transitions between the significant grade changes in the area prompted by the desired new drop-off and the existing dock elevation in the University Theater building (Figure 3.19).

Another issue is the proposed new structures identified in CAMPS and ESCAS. Based on the campus-wide planning studies, the area around Eucalyptus Walk was identified as possible sites for a number of new academic buildings. The building masses are illustrated in such a way as to reinforce the section of Eucalyptus Walk and provide a consistent backdrop for the gateway statement. Some of this was achieved via a proposed demolition of the front of Sprout and Watkins Hall to increase building densities along the Carillon Mall. While the frontages of these buildings

on Eucalyptus Walk may also be renovated in the future, the open space surrounding the drop-off area is equally important in creating a unique entrance statement through landscape features. Therefore, the recommendation is to retain the open space as a gathering space and relocate the building density elsewhere on campus.

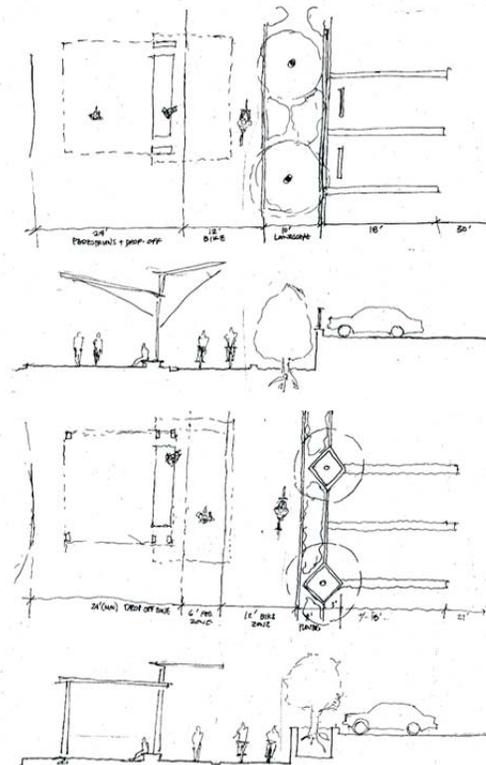


Figure 3.19 : Landscape Buffer Studies at University Theater Dock

3.2 Programming

At the outset of the study, the following program needs were identified through discussions with various existing stakeholders:

- Retain the dining facility and expand the kitchen
- Improve the functionality of the performance space within the Barn Dining
- Create more seating
- Open up the outdoor Barn Dining so it is more visible and inviting
- Build on the existing ability to lease the Barn for private functions
- Eliminate the “back door” conditions along pedestrian and vehicular corridors
- Improve the functionality of the rehearsal space for CHASS
- Incorporate the Cottage in the Barn Group

Additional possibilities and desirable qualities were identified as follows throughout the course of the study:

- Expand the Barn Group Complex as a performance venue to allow for larger gatherings
- Add a grab-n-go venue and/or coffee shop to the site
- Expand food service hours to include breakfast and dinner
- Dining venue to be unique and different from the Highlander Union Building (HUB) complex
- Retain the complex as a place where faculty, staff and students can meet informally
- Menu should reflect a healthier option, even vegetarian/vegan
- Facility to reflect/promote a sustainable lifestyle
- Expansion opportunities for the University Club

- Incorporate KUCR into the Barn Group
- Uses to be synergistic
- Spaces which could be used by student organizations for meetings and student sponsored events are in short supply
- A potential home for the University Pipe Band

At first, each building was studied independently to determine the best use and preliminary layouts were done to establish an understanding of circulation patterns and square footages. Subsequently, each use was tested out in combination with others in different siting conditions to examine the relationships. Ultimately, each of the complete options was consistently weighed against four basic criteria:

- Fits with the long-term planning goals and circulation concepts for this area of campus, outlined in the preceding section
- Reinforces the concept of a unique entertainment and dining venue on campus
- Contributes to the unique atmosphere and helps to unify the Complex
- Does not compromise the historic character of the complex and retains the possibility of compliance with the Secretary of Interiors Standards (see following section)

3.2.1 Dining and Food Service

Program:

Based on the programmatic needs of expansion and improved functionality, it was clear that the Barn building would require some new type of new addition. Retaining

the existing non-historic addition (the University Club room) was also determined to be of no value due to its configuration, character and location. Since the kitchen and servery requires significant expansion it could not be placed within the existing Barn structure without eliminating more seating. As a result, it was appropriate to dedicate a new building to the kitchen, storage and employee areas: it would provide more design flexibility in optimizing operational demands and meeting current health code requirements.

Since the sizes of the kitchen and dining area are directly related, the initial approach was to assume a seating capacity of 300 for the entire area, and size the kitchen based on the necessary functions and internal relationships. The volume could then be manipulated to assess the impacts of siting, and relationships within the building.

Additional considerations include the following:

- A servery and point-of-sales configuration which improves efficiency
- A bar for special events and happy hours
- Enhancement of the stage with permanent sound booth
- Ability to conceal the bar, sound booth and servery area

Several alternatives were studied to help determine the best configuration within the Barn Dining space (Figures 3.20 & 3.21). The relationship of the kitchen to the servery, circulation patterns, point-of-sales, service type and maximizing the seating area were all critical factors. Also, the importance of maintaining a different “feel” for the barn (not like the HUB) became a significant factor in balancing

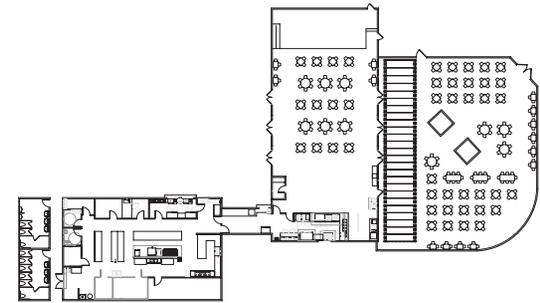


Figure 3.20 : Kitchen Seating Study Option 5

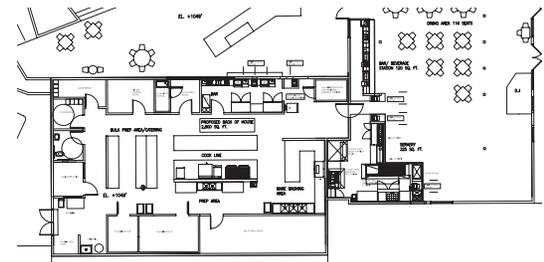


Figure 3.21 : Kitchen Seating Study Option 10

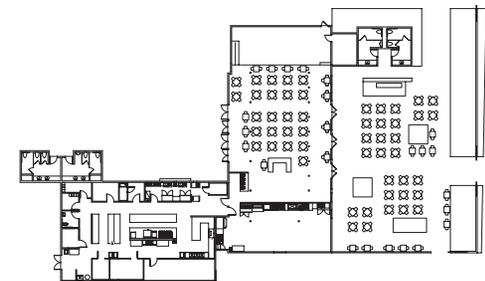


Figure 3.22 : Kitchen Seating Study Option 10

efficiency and experience. For example, eliminating the table service could be more efficient, but would create a food-court-like atmosphere and result in the need for large queuing areas. One alternative for the Barn may be to use digital displays which would allow seated customers to return to the servery to pick up their food, when it is ready. This may be accompanied with a system of multiple registers (three to four) located away from the servery, to improve flow.

A more detailed programmatic analysis would be required to determine the final capacity of the interior seating, the size of the kitchen and the servery/bar configuration. Initial layouts resulted in a total of 120 seats indoors and 140 seats in the front patio, with the additions of the kitchen and restroom wings (Figure 3.22). The overall capacity to accommodate larger crowds is achieved through the use of additional outdoor areas for dining with increased areas for landscape treatments and shade structures.

Site Relationships and Access:

In order to maintain the connection between the two outdoor seating areas (east and west of the Barn building) through the interior dining area, the kitchen addition is best located at the north or south end. Initially, a perpendicular configuration was recommended so as to retain the north and south facades of the building intact and exposed to view. At the southwest corner, the kitchen would enclose the courtyard (Figure 3.23), and at the southeast corner or the northeast corner, it would enclose the existing front seating patio (Figures 3.24 & 3.25). However, the east side of the building posed problematic in this option when the loading spaces are juxtaposed with the circulation patterns for the surrounding area. The primary view of the Dining

patio would be compromised from the Campus side, with the service and loading dock to the north, and the loading area would be further away from West Campus Drive creating the need for added visual screening and service drives facing the pedestrian areas.

The initial massing proposed a fifteen foot wide connector to the kitchen and a servery area located within the dining building. While this achieves the preservation goals of maximizing the separation between the addition and the existing primary façade, it operationally severed the relationship between the servery and the kitchen (Figure



Figure 3.23 : Kitchen Addition Option 5

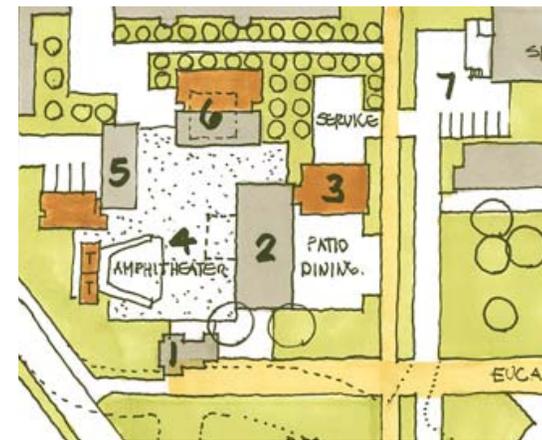


Figure 3.24 : Kitchen Addition Option 1

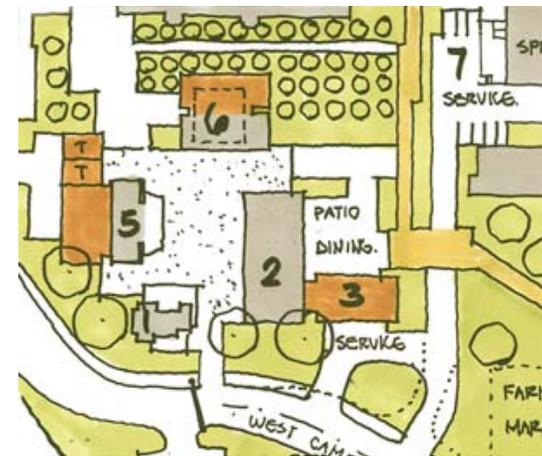


Figure 3.25 : Kitchen Addition Option 2



Figure 3.26 : Kitchen & Courtyard Layout Option 8



Figure 3.27 : Massing Model Option 8

3.20). Another concept was to remove the south façade and reposition it at the end of a new kitchen extension to the south (Figure 3.26). This configuration, however, resulted in an open-ended courtyard, when combined with the preferred location of the Cottage, and the massing greatly diminished the original character of the buildings (Figure 3.27). Ultimately the kitchen is sited to enclose the courtyard on the west between the Barn and the Barn Stable, with an option of a bar counter in the courtyard (Figure 3.28). It is within the bounds of the current site area defined by the existing location of West Campus Drive. This was a critical factor to allow for the Dining expansion to take place before the site improvements, which included

repositioning West Campus Drive in that area. As with all components of the Barn Study, further discussion will review and evaluate the programmatic requirements by each of the proposed components and further requirements will take place at the detailed project program and design stages for all of the components of the Barn Study. As with all components of the Barn Study, further discussion will review and evaluate the programmatic requirements of each of the proposed phases at the time they are identified as capital projects. Refinement of the components in each phase will take place at the Detailed Project Program (DPP) and will then be articulated in the schematic design and design development stages on the project.



Figure 3.28 : Kitchen & Courtyard Layout Option 10

3.2.2 Performance Venue

Program:

The Barn has been a performance venue since the 1960's and continues to host a variety of events, primarily organized by the students. The performances are no longer advertised to the general public, but may be ticketed in some cases. The events take place inside the Dining area on the stage (a slightly raised area at the north end) with equipment borrowed from other locations. To strengthen the Barn as a more permanent and functional performance venue, the following ideas were discussed and evaluated:

- Improve the stage/equipment within the Barn Dining
- Create a new building designed specifically for various performances
- Utilize the interior space of the Stable or the Theater as performance space
- Utilize the courtyard space as a flexible performance/seating area
- Create an outdoor venue dedicated to performances such as a bandshell (Figures 3.29 & 3.30)

Various layouts and options were explored. The Stable and the Theater were restrictive in height and area; they would require significant modifications to accommodate a performance venue (Figures 3.31 & 3.32). An entirely new building would provide the most flexibility with uncompromised acoustics, equipment and sightlines for a variety of acts (drama, theater, music, dance etc) (Figure 3.33). However, the massing of both of these concepts overpowers the existing buildings. In addition, it could separate the entertainment from the food, and take away

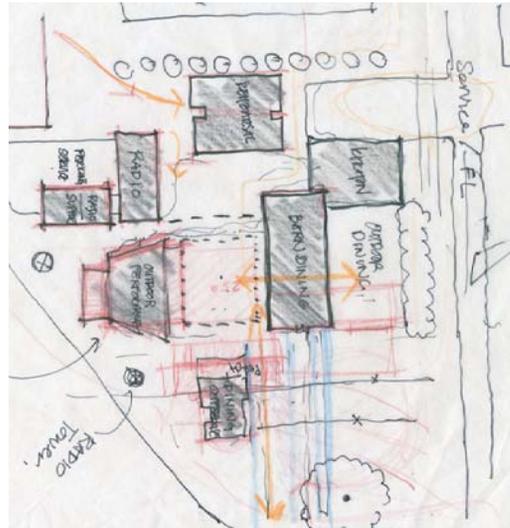


Figure 3.29 : Bandshell Concept Study Sketch

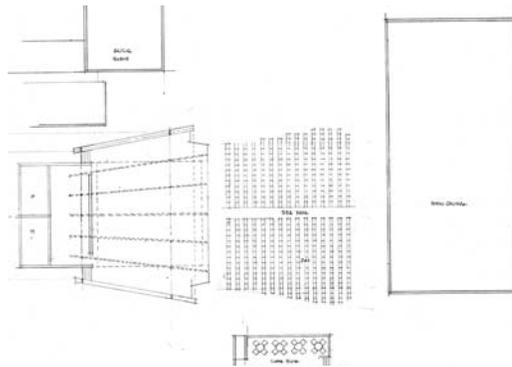


Figure 3.30 : Bandshell Study

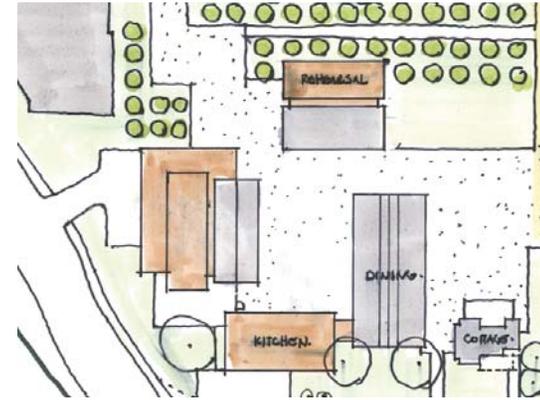


Figure 3.31 : Stable Study Option 3a

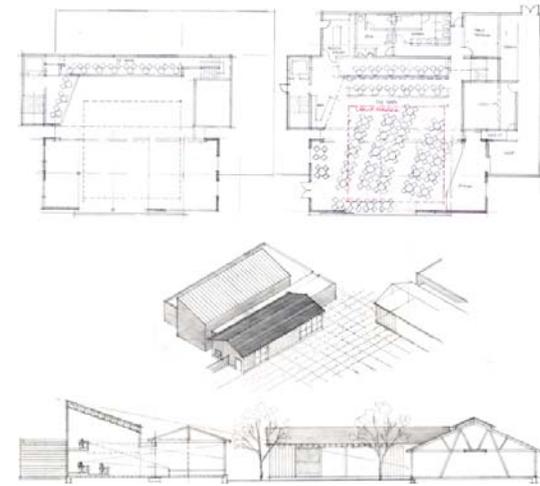


Figure 3.32 : Expanded Stable Option 3a, "House of Blues"

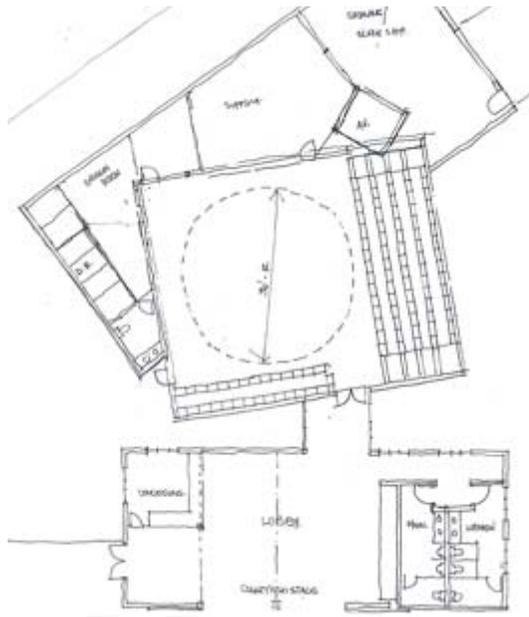


Figure 3.33 : New Performance Venue Study

from the casual, fun atmosphere of the Barn Dining as well as dilute the historic significance of the Barn Group.

As a complement to an improved Barn Dining performance space, the most appropriate solution is to use the courtyard space as a flexible outdoor area with opportunities to engage the Stable, Theater and Dining areas. The much needed flexible space for student organizations to meet, gather, and rehearse is easily accommodated inside the stable as well, without large additions. A small stage

extension may be added on the courtyard side of the Barn Stable, utilizing the existing barn doors as separation (Figure 3.34). This could also be accommodated in the Barn Theater. Depending on the performance, the area within either of the buildings could also function as support space. The improvements to the interior Barn Dining space would include the addition of a green room, a sound booth with line of sight and elevating the stage to the appropriate height. Permanent A/V equipment should also be installed.

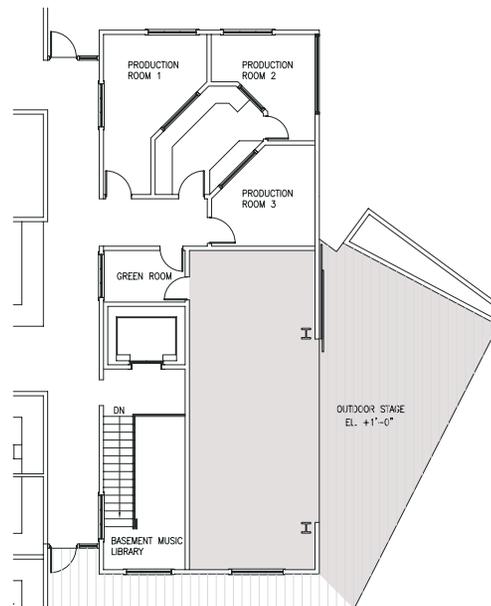


Figure 3.34 : Stage Extension at the Barn Stable

Site relationships and Access:

The ideal location/structure for the performance venue is one which enhances the atmosphere of the Courtyard and maintains a visual connection to the Dining facility. With the University Club room removed, the Barn Dining area is envisioned to have sweeping glass doors connecting the interior space to the courtyard. As such, utilizing the Barn Stable, instead of the Theater, would promote a much stronger visual and spatial connection within the complex (Figure 3.35). Furthermore, the Barn Stable, unlike the Theater, requires a new foundation, allowing for possible relocation to create the desired relationship. However, the Barn Theater would continue to be a venue for academic programs and would also have the ability to expand programs into the Courtyard in much the same manner as the Barn Stable would. Depending on the extent of remodel required the Barn Stable has the advantages of the available site area to the south and west for expansion and potential loading access from West Campus Drive whereas the Barn Theater can only expand to the north with consideration to retain circulation from the Humanities building and the Barn Walk to the north of the Theater as well as into the Barn Courtyard which could be secured to provide for an ticketed or private event.

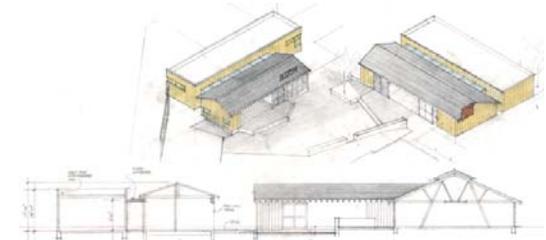


Figure 3.35 : Section through Stable and Dining



View from Director's Residence



Ortega Park



Facility at the Botanical Garden

3.2.3 The Barn Annex

Program:

Throughout the Dining Studies, it was evident that the University Club room needed to be removed, and the use relocated elsewhere, to accommodate the development of the interior Courtyard. Since the current space did not meet the needs of the Club, the opportunity to accommodate the Club on-site was explored. The discussions regarding the University Club was initially strategic. Past efforts for the Club to find a permanent home had been challenged by other campus expansion projects and the lack of available sites/funding. The original University Club was a 12,481 square foot facility complete with dining, banquet, entertainment and meeting areas. To recreate this would require the entire Barn Area. However, the discussions led to a different approach. In lieu of one large facility, the Club could have a presence at the Barn while utilizing satellite areas for larger events. Possible alternate sites include the Director's Residence, Picnic Hill, Botanical Garden and Ortega Park in the agricultural operations area of the West Campus, south of MLK Boulevard and eventually, a new facility may be constructed on a preferred site. With this strategy, the Barn Area could be home to a smaller, flexible building which meets the basic and immediate needs of the Club (Figure 3.36). The primary needs identified were:

- Informal gathering space
- Meeting room or lecture hall (for about 40)
- Privacy, with option to use outdoor spaces
- Ability to have warm foods catered during events

One other criteria, which is related to the Dining facility is the bar. The University Club holds A current liquor license.

While the application of the license to the complex and associated outdoor spaces would have to be explored further, one strategy was to maintain a physical connection between the Barn Dining and the University Club. With this strategy, both the kitchen and the bar were shared. However, this greatly compromised the area available for the dining kitchen and the courtyard. A separate structure in close proximity to the Barn Dining kitchen (for catering) allowed for more flexibility in the layout of both buildings. This separate "Annex" structure could accommodate a small catering kitchen with storage, refrigeration/re-heating capabilities, work surfaces and clean up areas. An option to add a range and hood was explored, which would expand the catering options and allow food to be finished on-site (Figure 3.37). It was also apparent that, the Annex would be a building and could not be housed comfortably in the Stable or the Cottage.

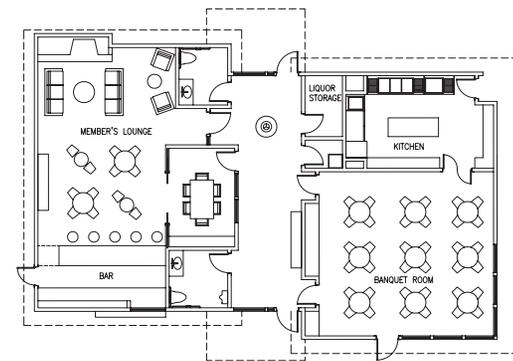


Figure 3.36 : Barn Annex Program Study

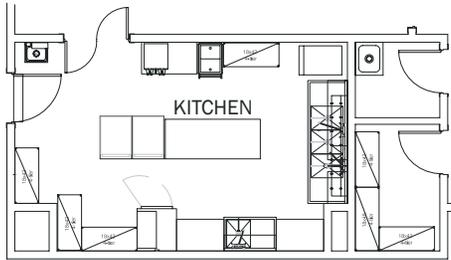
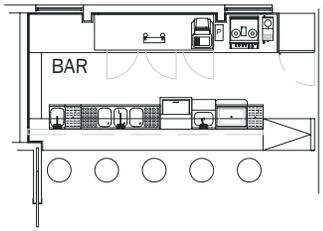


Figure 3.37 : Barn/Catering Kitchen Study

Site Relationships and Access:

The University Club, as a membership organization, hosts lunch events for professors and guests. This would require some parking in close proximity to its meeting room and would need to be easily found by visitors. While the Barn Group does not have on-site parking for the current Club room, the site is in close proximity to Lot 4 and consideration should be given to allow the lot to be used for the Club meetings as well as the Barn during special events. If the Club were to use the proposed Barn Annex on an interim basis until a permanent home could be developed and the Annex was to be physically connected

to the southwest corner of the Dining building, it would place the club in close proximity to the Lot (Figures 3.38 & 3.39). However, this scenario poses significant other challenges. The kitchen size would be reduced, the club would be centered on the main courtyard space, and there is limited privacy. By separating the structure as a new building in close proximity, the University Club would be able to operate in the Barn Annex independently of any events occurring at the Barn. Also, the independence from the Dining facility would contribute to the idea of reestablishing the identity of the University Club within the Annex.

Two site areas were available for the proposed new Barn Annex structure: the north and south sides of the front dining patio. Both locations provided opportunities for a connection to the outdoor seating area of the dining facility, while allowing for privacy and quietness, away from the activities of the courtyard. One is directly visible from West Campus drive, across from Parking Lot 4 (Figure 3.41). While this would meet the desire for easy access to parking and visitor visibility, it is also the visual terminus



Barn Annex Massing Study

of Eucalyptus Walk, and would be the front door to the Barn Group. In addition, due to the size of the building, it would significantly reduce the size of the front dining patio, unless the road realignment precedes the construction of the building and the available site area is expanded. The alternative location, on the north side of the patio seemed more appropriate (Figure 3.42). Although it is 300 feet further from Lot 4, it is set within the orange groves, in the heart of the academic core. It is somewhat separate from the complex, yet retains the ability to use the dining patio.



Rendering of Barn Annex



Figure 3.38 : Barn Annex & Coffee House Site Study

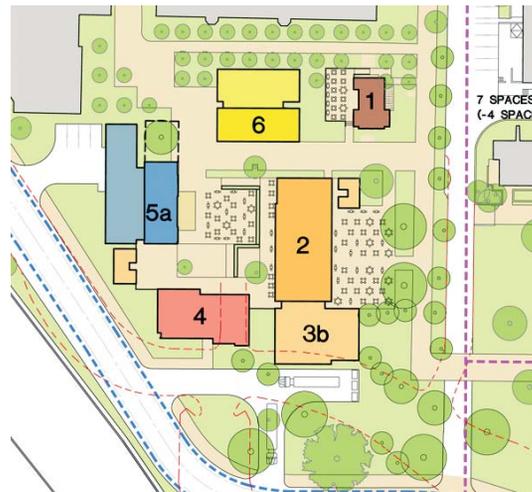


Figure 3.39 : Barn Annex at Courtyard, Option 6



Figure 3.40 : Barn Annex & Coffee House Site Study

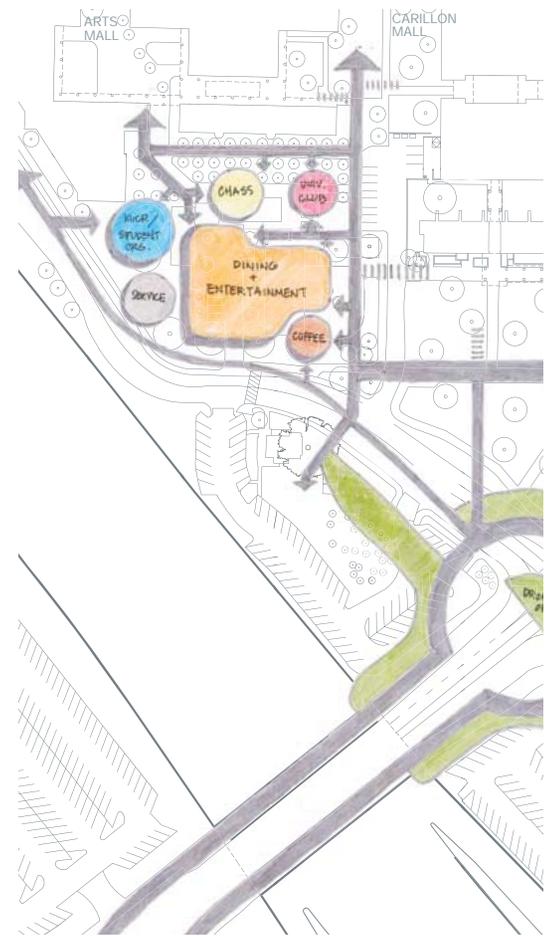


Figure 3.41 : Barn Annex & Coffee House Site Study

3.2.4 Coffee House

Program:

The Coffee House would provide an opportunity in the area to grab a quick bite, a pastry or some coffee. It may have extended hours, and a service window similar to Ivan's at Hinderaker Hall. The Cottage is ideally suited for this use (Figure 3.42). As a coffee shop, it would not have much interior seating but functions very well as a grab-n-go complementing the sit-down atmosphere of the Barn Dining. The small kitchen and necessary support spaces fit comfortably within the space, leaving some room for lounge-type seating by the existing fireplace. The majority of seating could be integrated in a new porch extension or be shared with the outdoor seating area of the Dining facility. With the expanded site area (after the road realignment) a new lawn area with 60-70 seats could also be added to the south.

Site Relationship:

In order to best integrate it into the Barn Group, it appeared logical, at first, to place the Cottage on the south end of the proposed Courtyard space between the Barn and the Stable (Figure 3.43). This had several advantages. The Cottage would compliment the composition of buildings on West Campus Drive, framing an entry to the Courtyard from the street and the parking lot. The back porch could overlook performances in the Courtyard, and it would physically terminate the Courtyard very effectively. The disadvantages of this siting however, were equally significant. It forced the kitchen expansion to the east of the Barn Dining, placing the new addition and its service dock in the most visually prominent location. In

addition, the location limited its functionality as a grab-n-go since it was less accessible from the main pedestrian thoroughfares. It would be better situated along the Barn Walk. If located on the south side of the front patio, the Cottage would be highly visible, at the intersection of the Barn Walk and Eucalyptus Walk (Figure 3.44). It would also be in close proximity to the drop-off area and encourage more activity on the front lawn.

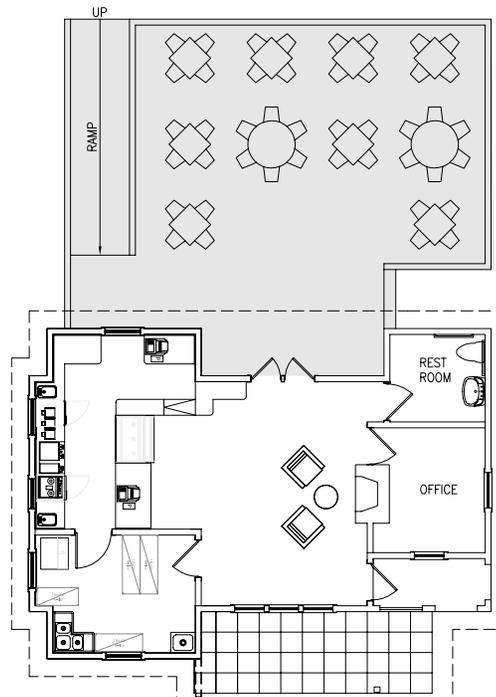


Figure 3.42 : Coffee House

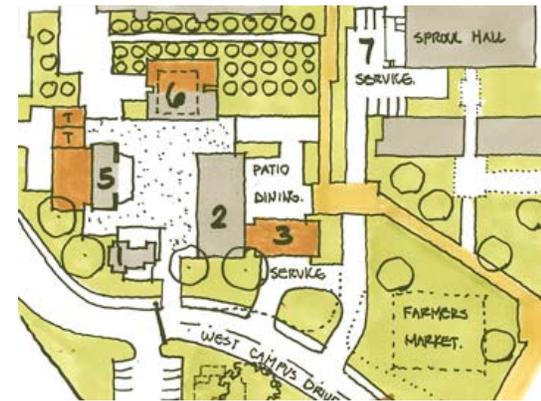


Figure 3.43 : Cottage Option 2

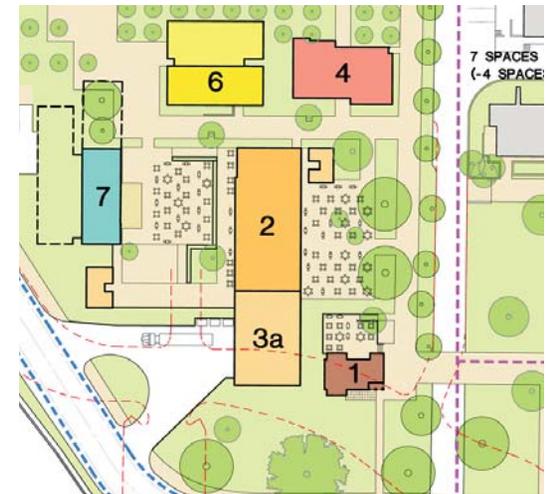


Figure 3.44 : Cottage Option 5a

3.2.5 Academic Rehearsal Space

Program:

The requirements for the rehearsal space for CHASS were driven by the Ballet Folklorico classes. This group dance is performed in a variety of formations, one being circular. The size of the circle which would accommodate the number of students is approximately 30 feet in diameter. Observations of the class indicated additional needs such as changing rooms, restrooms, offices for the instructors and adequate storage for costumes and other equipment. An additional criterion for this particular dance was the flooring. Special footwear is worn and the tapping sounds generated by the dancers are integral to the performance. Both the Barn Stable and the Barn Theater are able to accommodate the required space, with simple additions to the rear (Figure 3.45). The Japanese Taiko drum class and the UCR Pipe Band could easily share the space designed to those requirements, as rehearsal space.

A follow-up study, explored the possibility of combining a performance venue with the rehearsal space. Physically, this would require a significant area increase for the necessary support areas. Given the size of the buildings, the capacity as a performance venue would be limited to a few rows of perimeter seating unless significant modifications are made to the building. These modifications would only be feasible in the Barn Stable where there is more room to expand. Another concern is the operational aspects of shared facilities. With mixed operators, there would be conflicts in scheduling and management of the facility. The logistics of having to remove sets constantly, for example, would be impossible. It was clearly best to retain the Barn

Theater purely as academic rehearsal space and design it to best meet their specific program requirements.

Site Relationships and Access:

The siting of the Barn Theater is ideal for the proposed uses. The Barn Theater is less visually prominent from the Dining, but still allows for some engagement between the courtyard and the interior space, when desired. This may be achieved via the barn doors and a continuous floor elevation. The ability to have multiple access points from the Humanities and Social Sciences Building, and the courtyard also allows the facility to maintain privacy and functionality when events are taking place.

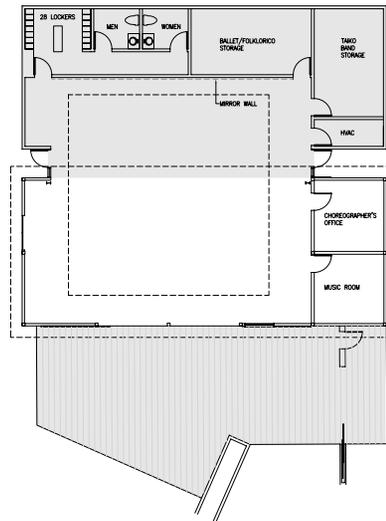


Figure 3.45 : CHASS Program Study

3.2.6 KUCR

Background:

KUCR, the campus radio station, is currently located on Linden Street at the north end of campus in two structures which are part of Canyon Crest Family Housing site. All of the buildings in Canyon Crest were originally transferred from the federal government to the university in the 50's. The housing was actually built in the 40's to house March Air Force Base personnel during World War II and in total comprise 268 units in duplex or triplex formats. KUCR has been in the same location since its inception, for 44 years. This is significant because the station is unique in character, and while an expansion and upgrade are desirable, the potential loss of identity through an expansion or remodel could be detrimental. As a building type, the technological demands of a radio station seemed at complete odds to the Barn Group. However, the character and history of the Barn provides an opportunity for the radio station to build on its identity in a manner not feasible with a new building. When combined with the other potential uses and the type of performances which may happen in the complex, the radio station seemed to be a surprisingly good fit for the complex. It was also noted that the need for relocation is imminent and prompted by the necessary expansion of campus housing at the current KUCR site which would require the demolition of it and approximately 100 existing Crest units to make way for new student residence halls at a greater density.

Program:

In the interest of the primary purpose of the study, which is to determine whether the Station would fit on the site, the



KUCR Radio Station

feasibility assessment was based on a preliminary program document provided by the Station Director. Square footages were assigned to each space based on current standards and code requirements. It was apparent that the desired program could be accommodated in either the Stable or the Theater building with a new addition in the back (Figure 3.46). One approach is to locate the most acoustically sensitive areas in the new addition with open offices in one of the existing buildings (Figure 3.47). This would also allow for the more characteristic features, such as the trusses, to be exposed and the space would retain the sense of openness unique to the other buildings in the Barn Group. Other pertinent needs identified were security and storage. The collection of archival material, rare vinyl, tapes and other media is currently stored throughout the station and in supplemental storage buildings acquired over the years. In the new facility, a dedicated library area with enhanced security would provide for opportunities to showcase the collection to visitors. Since the basic criteria could be met, the remaining studies focused on issues pertaining to how the facility related to the surrounding uses.



Figure 3.46 : KUCR Program Study

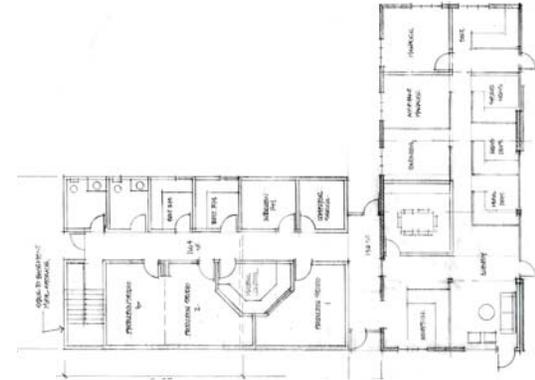


Figure 3.47 : Alternate KUCR Study



KUCR Library

Site Relationships and Access:

Both buildings, Stable and Theater, were initially evaluated for KUCR. However, the need for parking and the resolution of the CHASS rehearsal space led to the conclusion that KUCR would best be located in the Barn Stable (Figure 3.48). The site would allow the transmission tower to maintain line-of-site to the Box Springs Mountains, and the

tower would be a visible icon from the freeway. A dedicated parking and loading area, located directly off of West Campus Drive, would allow for easy guest and employee access as well as good access for stored equipment which would be transported by KUCR to remote locations for broadcasts off-campus since KUCR has many off-campus events. Further site analysis also prompted the concept

of integrating the performance venue for the Courtyard with KUCR. Although this required a larger addition in the back to accommodate all of the offices, it created a unique opportunity to have a stage (live performances) associated with the production areas of the station which would also be located on the Courtyard for visual access from the courtyard during broadcast sessions (Figure 3.49). This strategy also created a comfortable transition between the Station, the Courtyard and the Dining Venue.

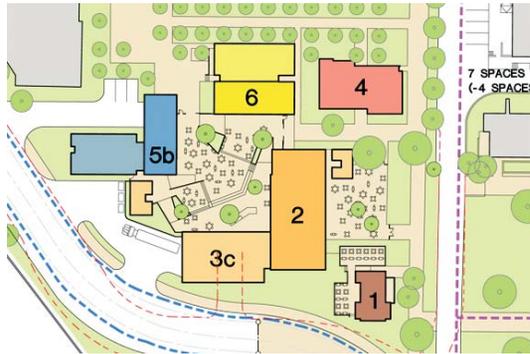


Figure 3.48 : KUCR at the Barn Stable

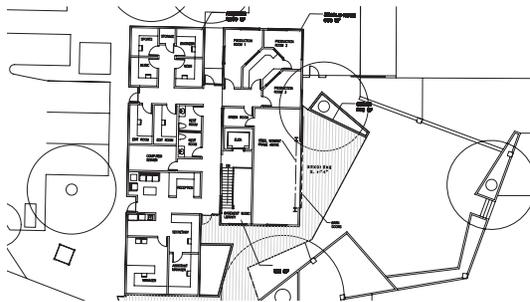


Figure 3.49 : KUCR & Performance Stage



KUCR Tower

3.2.7 The Courtyard

Program:

The Courtyard is the space which ties all of the uses together. It is simultaneously a dining space, a performance space, a gathering space and circulation space. While the ultimate configuration is dependent on the detailed planning of the surrounding buildings, two programmatic criteria were identified and evaluated. The first is the seating capacity of the Courtyard Area and the other is the viability of the outdoor performances. A simple flat area would be the most suitable for dining providing the most flexibility for seating layouts (Figure 3.50). Similarly, a sloped lawn panel with built-in amphitheater seating provided the best sight lines and is ideal as a performance venue (Figure 3.51). In addition, the change in elevation across the site and the existing buildings required some ramping (for universal accessibility) to take place within the Courtyard. The studies resulted in a concept of creating decks at various heights overlooking the main seating area in front of the stage (Figure 3.52). Each deck area would be associated with the floor level of the adjacent building and any area could be used as a stage. This configuration

allowed for approximately 208 seats in the Courtyard. When combined with the 260 seats of the Dining facility, the total capacity is 468 seats across all three spaces, significantly larger than the current facility. Other considerations and ideas for the courtyard include the following:

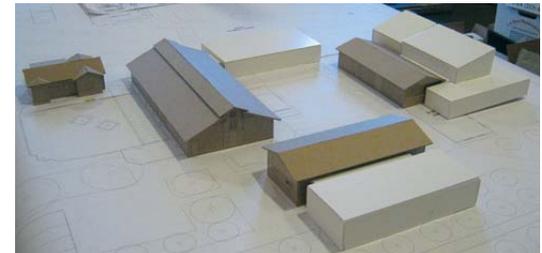
- Barbecue Facilities
- Edible Kitchen Gardens and Trees
- Shade Structures (possibly even to shield from rain and support stage lighting, sound equipment, etc.)
- Enclosures/Security Fencing and/or Gates (for private events and liquor service)

Site Relationships and Access:

As the unifying element, the form and feel of the Courtyard is primarily a function of the configuration of the buildings which surround it. Two alternatives were evaluated for scale, proportion, intimacy and flow. Initially, a larger courtyard

with a garden wall at the south end was proposed. A massing study revealed that the Courtyard lacked intimacy and appeared to extend towards West Campus Drive. The alternative was to enclose the Courtyard with the kitchen while this reduced the size of the Courtyard, it unified the complex and had the appropriate scale in relation to the buildings.

The preferred Courtyard space also benefits from the ease of access from all sides (Figure 53). Although it appears contained, it builds on the existing pedestrian flow generated by the pathways from Humanities and the Barn Walk. The facility and the Courtyard are porous enough to allow for circulation in all directions and the entry conditions are redefined. Areas which currently feel like back doors will be transformed into inviting entryways to the Courtyard. Furthermore, to encourage flow, the concept is to transition the different elevations via natural



Courtyard Spatial Studies



Figure 3.50 : Dining Courtyard Study Option 5



Figure 3.51 : Fixed Seating Lawn Study



Figure 3.52 : Stepped Deck Courtyard Studying



Final Courtyard & Front Patio



Open Courtyard with Garden Wall

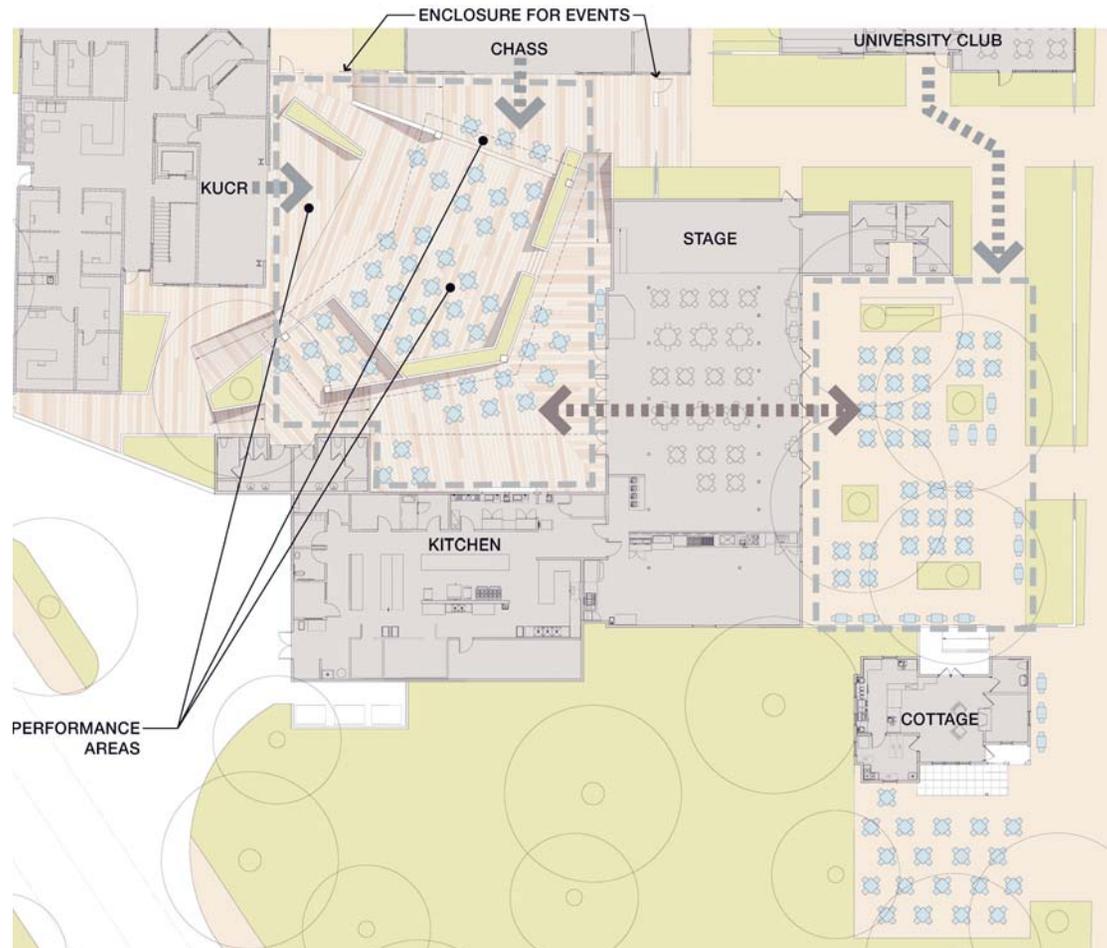


Figure 3.53 : Dining Courtyard Study, Option 10

3.3 Historic Significance

3.3.1 California Environmental Quality Act (CEQA)

CEQA requires that the University consider historic resources in its environmental review for development projects. For the Barn Group, the University should evaluate the buildings for historic significance and do one of the following:

Option A:

Follow the Secretary of the Interiors Standards for the adaptive re-use of the buildings. This would require that the design of the buildings incorporate modifications and additions which are done in a reversible manner that preserves important design features in place. See Appendix E. This strategy would be most consistent with the intent to register the buildings at a future date, if that is desired by the University.

Option B:

Make a finding that the buildings are significant, and also make a "Finding of Overriding Consideration." This finding will state that the proposed modifications are necessary to the University for the creation of a viable, functional, facility, and they are more important than following preservation standards. It should be noted that this type of finding could be challenged by someone in the local preservation community.

Option C:

Make a finding that the buildings are not significant. Based on the information available at the time of

this study, it is our opinion that the buildings are potentially significant, and that an individual or group within the local preservation community may legally challenge a finding that the buildings are not significant. If no one challenges the finding of non-significance than the University would be able to make any changes they wish to the buildings. However, it is understood that the Barn Dining building has had several fires and most of the original fabric of building has been replaced, this would support a finding of non-significance, however, it would be important to obtain documentation, such as fire reports, to support this.

Depending on the chosen approach, the process of design may require additional phases of work, such as a thorough building evaluation/documentation (historic structures report) and preservation programming.

3.3.2 National Register of Historic Places

The Barn Group buildings have potential historical significance based on The National Register of Historic Places criteria for evaluating properties for significance as follows:

1. They are associated with events that have made a significant contribution to the broad patterns of our history such as: The establishment of agricultural research for the southern California citrus industry.
2. They are associated with the lives of persons significant in our past such as: Lester B Hibbard, a prominent architect of California's Mission Revival Design Movement.

3. They embody the distinctive characteristics of a type, period, or method of construction such as: the vernacular of the Mission Revival Style.

Based on preliminary research the Barn Group buildings appear to be potentially eligible for listing on the National Register of Historic Places.

3.3.3 National Historic Preservation Act of 1966

This pertains to projects which are federally funded. Projects which are determined as eligible for listing on the National Register of Historic Places shall comply with federal standards (Section 106 Review) for rehabilitation of historic buildings.

3.3.4 Significant Character Defining Features of the Barn Group

The single most distinguishing feature of the Barn Group is found on the end walls of the Barn Dining structure surrounding the original entrance doors. This wood detailing on a façade that is otherwise unadorned makes it characteristically Mission Revival Style. Other significant character defining features include exposed rafter tails, horizontal lap siding, vertical board and batten siding and multi-paned wood framed windows. The structural roof truss framing system is a unique characteristic that should be retained in the adaptive re-use of these structures. Refer to the National Park Service Preservation Brief 17 Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.



Aerial View of Study Area

4.0 PREFERRED ALTERNATIVE

Throughout the course of the study, the alternatives were reviewed and discussed with the PMT and the Planning Committee to insure that all of the initial goals were met, and to obtain further clarification. A preferred master plan evolved out of a process of consensus-building on key issues, and was presented to the campus leadership through a C-3 (Campus Coordinating Committee) meeting (Figures 4.1, 4.2 & 4.3).



Campus Gateway



Barn Area

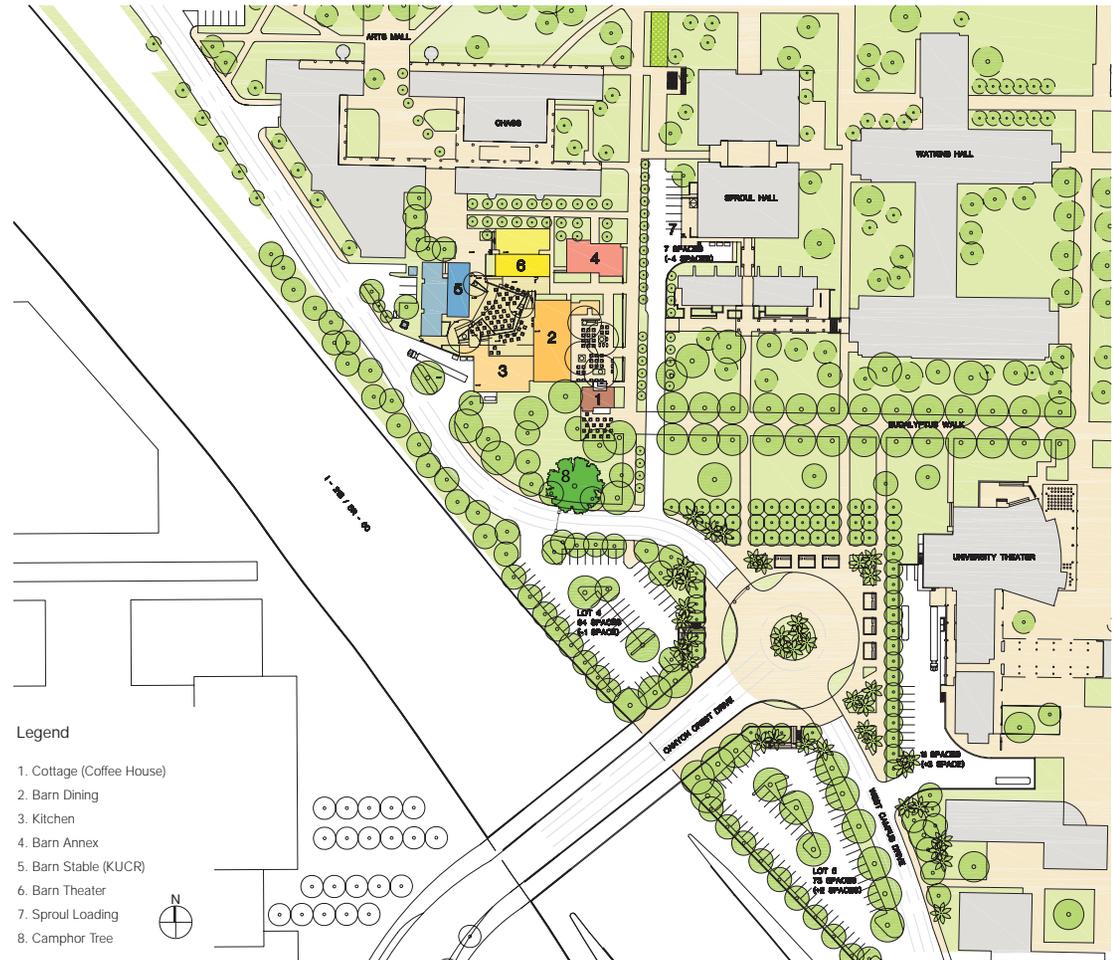


Figure 4.1 : Illustrative Site Plan



Barn Area Rendering Depicting Ballet Folklorico Performance

4.1 Key Determinants

The 2005 LRDP is a guiding document which identifies a series of objectives for all planning efforts, and delineates the criteria by which decisions should be made for individual projects. Particularly relevant to the final iteration of the Barn Area Master Plan Concept are the following themes from Vision 2010 and the LRDP.

4.1.1 Community

*"It is part of our vision that UCR will have a culture such that every member of the university community, as well as visitors to the campus, will embrace and feel welcome to participate in the intellectual life of the university."
- Culture of Inquiry, Vision 2010*

The physical development of the campus must also contribute to the sense of community by reinforcing the identity of the campus and building a welcoming environment. Creating a significant entrance statement speaks to the need for the University to define itself as a unique community both for visitors and for members of the community. The visibility of the gateway and the Barn, the ease of access to and from these new campus icons and maximizing the possibilities of interactive open spaces were decisive factors in the evolution of the final plan.

4.1.2 Diversity

*"Outside the formal curriculum, UCR has programs of academic, cultural, and recreational activities that are responsive to the needs and interests of specific cultural groups. Our challenge is to create an environment in which these are enjoyed by all of our university constituents. Only then will we reap the true benefits of a diverse university."
-Diversity and Excellence, Vision 2010*

The final program concept is one which brings together various uses otherwise located in isolated structures in different parts of the campus. A unified complex which includes food, performances, academic dance and music classes, a radio station and the University Club, will bring together a diverse group of people and increase opportunities for dialogue. This kind of multi-generational, multi-ethnic conversation is essential to the success of the University.

4.1.3 Flexibility

*"UCR, in response to statewide actual and projected enrollment growth, is planning to expand to accommodate 25,000 students, while providing adequate areas for an optimum future campus population of 30,000 to 40,000 as a mature campus which will take place some time in the future. However, the pace of change in higher education is high, and the campus must maintain flexibility to respond to currently unknown factors and opportunities that may arise besides enrollment, such as educational partnerships and new research initiatives."
-The Vision for UC Riverside, 2005 LRDP*

While a number of options may have been appropriate for any given condition, site or program, the decision for the overall concept was also driven by long term flexibility and adaptability. The inherent complexity of campus-building and the need to manage growth strategically requires careful consideration of phasing, funding and operational challenges. The proposed Barn Planning Study is a cohesive, whole however the implementation of any one area of the plan is not restricted by adjacent developments or dependent on particular campus wide improvements. This allows for smaller scale improvements to occur incrementally in a manner which will eventually contribute to the overall vision for the South/East Carillon Mall District and the East Campus Gateway from Martin Luther King Boulevard via Canyon Crest.



Dining Courtyard Rendering Depicting Concert on KUCR Stage

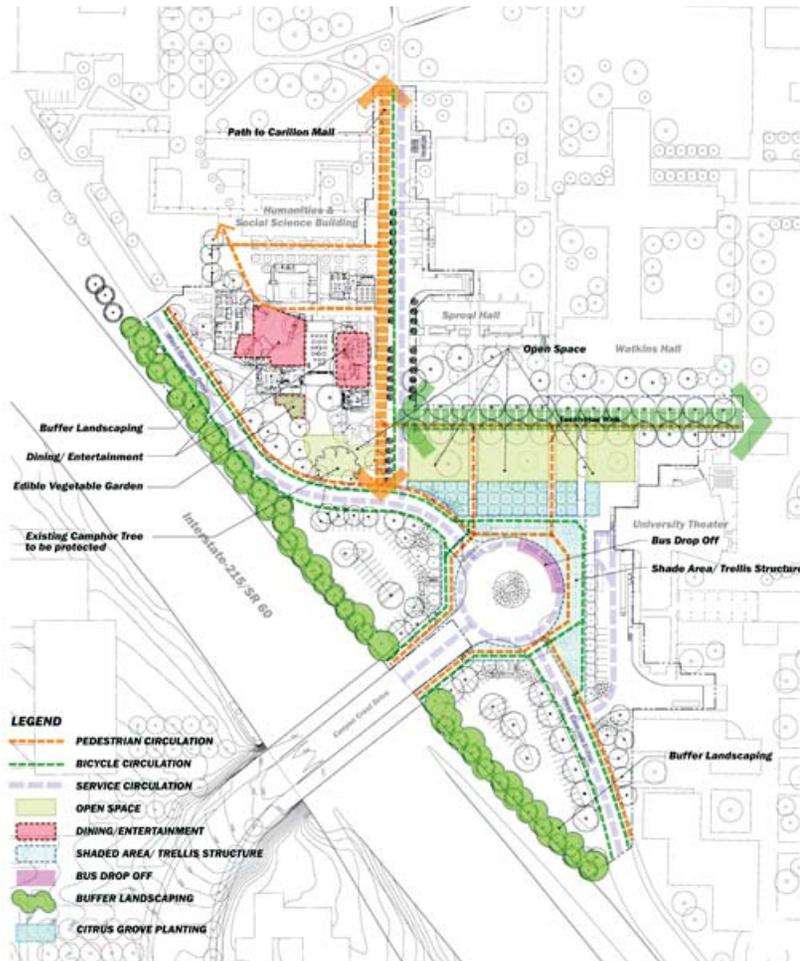


Figure 4.2 : Open Space & Circulation Concept

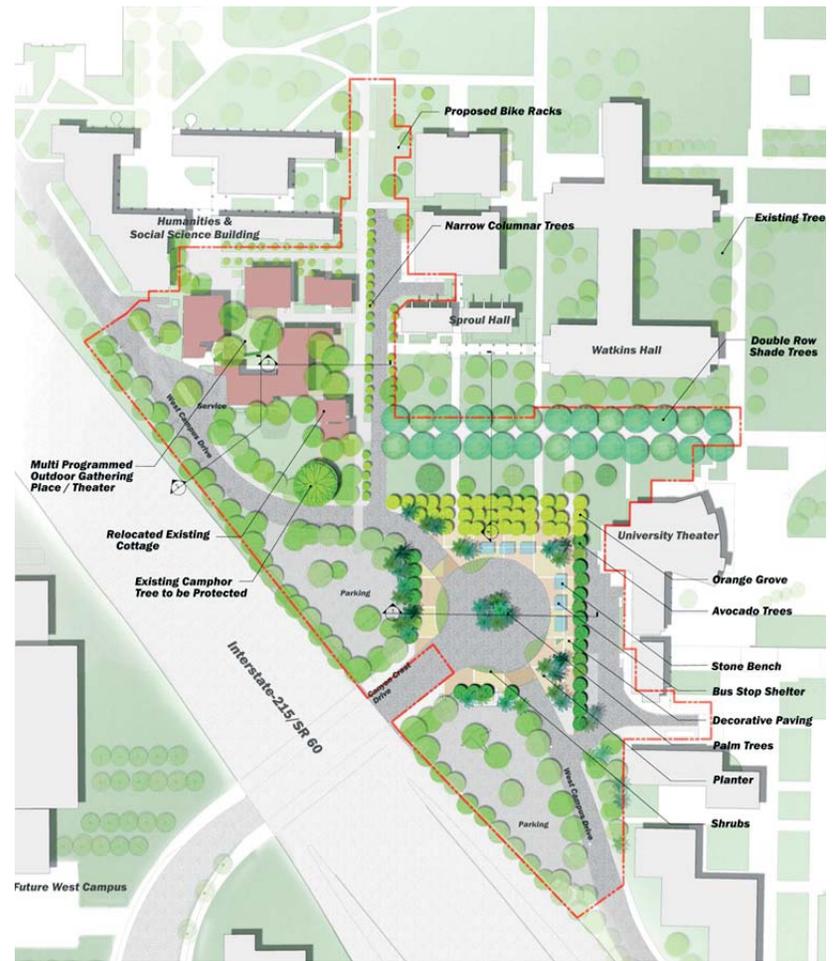


Figure 4.3 : Rendered Landscape Plan



1. Student Fair 2. Campus Event 3. Outdoor Class 4. Farmers Market 5. Continuous Paving 6. Bollards Replacing Curbs 7. Plaza with Vistas, Shade Trees and Seating 8. Transit Plaza
 9. Plaza with Continuous Paving, Urban Furnishings, Bollards & Shade 10. Transit Plaza Shade Structure

4.2 Design Guidelines

The Barn study area is a unique sub-district within the South/East Carillon Mall District, with three distinct features. It is located at the intersection of major roads, a freeway and pedestrian pathways; there is an existing pedestrian connection to the West Campus; and it includes a collection of humble agricultural buildings that serve as reminders of the agricultural experiment station that was the origin of this campus. Although the spatial characteristics of the Barn Complex are not contemporary with, or consistent with, the main campus, this area shall reinforce strong connections to the main campus, and maintain a strong sense of place based on its unique history. The aim of these guidelines is to encourage future development that maximizes the unique characteristics of this district to create a new, and harmonious, experience.

4.2.1 East Campus Gateway and Transit Drop-Off

Views

1. Preserve views of the Box Springs Mountains.
2. Enhance visibility of the activity within the Barn area from the transit drop-off area.
3. Create a visual focal point for pedestrians arriving from the underpass at the drop-off area.
4. Provide clear visual access to all pedestrian walkways and bicycle paths surrounding the drop-off area.
5. Conceal the loading areas (Sproul Hall and University Theater) from view from within the drop-off area.

Circulation

1. Minimize shared pathways and potential conflicts between service and delivery vehicles, pedestrians and bicycles.

2. Vehicular circulation patterns shall be intuitive and not require excessive signage, lane striping or complex signalization.
3. Define pedestrian street crossing locations at safe, visible locations with the fewest possible lane crossings.
4. Widen street crosswalks and utilize landscape planting areas to restrict crossing locations.
5. Connect all crossings to create clearly defined pedestrian/bicycle pathways.
6. Strengthen continuity of pedestrian areas with enhanced and continuous paving materials within street crossings and speed tables.
7. Incorporate traffic calming features which encourage motorists to intuitively reduce speeds.
8. Increase sight distance for larger vehicles on West Campus Drive, especially at intersections and driveways.
9. Provide for a separation of bicycles and pedestrians around the drop-off area.
10. All service parking and loading shall be eliminated from the drop-off area.

Open Space and Landscape Design

1. Open spaces shall be designed to accommodate a range of activities and events such as small-scale gatherings, outdoor classes, outdoor dining, performances, farmers market, art exhibits or other types of festivals. Maintain visual access, long range views, and transparency to enhance campus safety and to encourage interaction.
2. Provide convenient exterior access to power and technology (Wi-Fi) to allow for outdoor studying,

work and social activities.

3. Utilize a combination of architectural shade structures and large canopy trees to reduce ambient temperatures and provide shade for dining, seating, and along circulation paths.
4. Utilize long lasting materials that are consistent with adjacent buildings for site features such as paving, curbs, retaining walls, fences, gates, and railings.
5. Incorporate small, low maintenance, recirculating water features strategically in public spaces where the sound and site of water will be appreciated and will help mitigate freeway noise.
6. Minimize the use of lawn to achieve water conservation. Use only where gatherings are anticipated.
7. Use shrub and hedge plantings to define pathways and to reinforce the spatial quality of building setbacks where appropriate.
8. Incorporate productive plants and trees, and kitchen gardens, with kitchen and dining facilities as potential food sources.
9. Incorporate tree preservation and protection practices in construction documents and during construction to preserve existing trees, especially specimen and heritage trees.
10. Where trees are planted in paved areas, provide sufficient root area for healthy mature tree growth.
11. Within the historic district, incorporate cultural landscape elements such as hedgerows, citrus trees, palm trees and other materials utilized historically in the Riverside area and on this campus.
12. Utilize palm species to create landmarks and long-range legibility.



1. Grove of Shade Trees and Seating 2. Large Canopy Shade Tree 3. Pathway Seating 4. Allee of Trees 5. Sculpture in Open Space 6. Barn Walk Screening

13. Plant materials shall be climate appropriate and water conserving such as Mediterranean, native or other acclimatized species.

Urban Design Elements

(shade structures, planters, furnishings and lighting)

1. Structures and site furnishings shall be constructed of high quality materials which convey a sense of permanence and quality.
2. The design of shade structures shall reflect the architectural tradition of UCR through an "honest" use of materials and structural expression in form.
3. Shade structures shall be of a substantial scale and contribute to the iconic character of the Gateway.
4. Site furnishing shall be integrated into retaining walls and other site features where possible. They shall be constructed from materials compatible with adjacent buildings and site features.
5. Site lighting shall be used to illuminate pathways and define public spaces.
6. Accent lighting of landscape features shall be considered at the East Campus gateway to assist in campus way finding.
7. Provide seating along Eucalyptus Walk and in the drop-off area suitable for gathering of varying size.
8. Minimize curbs and utilize bollards to differentiate auto and pedestrian areas.

Parking and Loading Areas

1. Parking Lot layouts shall eliminate dead ends and have a single point of vehicular ingress/egress to West Campus Drive away from, as much as possible, the intersection with Canyon Crest Drive.

2. Loading areas shall provide for turn-around or back-up space and not require vehicles to back out onto West Campus Drive.
3. All loading areas shall incorporate lighting and be screened with vegetation or other elements in a manner which maintains safety and adequate visual access from public areas, but reduces the visual impact from trash receptacles, etc.
4. Surface parking lots shall incorporate canopy tree plantings on perimeters and interior islands to reduce heat island effects and increase permeable areas within the lot.
5. Maximize permeable areas for stormwater infiltration. In paved areas direct stormwater to vegetated bioswales or other filtration features.

Setbacks

1. While the north wings of Sproul Hall and Watkins Hall may be demolished and expanded as illustrated in CAMPS, it is recommended that no additional buildings are placed between Eucalyptus Walk and the Gateway/Drop-Off zone.
2. Maintain a minimum of forty-five feet between the vehicular area of the drop off and the loading area of University Theatre.

4.2.2 Campus Walks:

Barn Walk, Sproul Loading and Eucalyptus Walk

Views

1. The terminus of the westbound view from Eucalyptus Walk shall be the Cottage or its patio/garden.
2. The Cottage view shall be framed by an allee of taller trees.
3. The Cottage shall be slightly elevated so as to appear taller when seen from Eucalyptus Walk.
4. Provide clear visual access to all pedestrian walkways and building entrances along the walks.

Circulation

1. Separate vehicles and bicycles from pedestrians through the use of planted medians, hedges and/or trees where appropriate.
2. Utilize enhanced paving to define the pedestrian zones and to deter vehicles from entering.
3. Where appropriate, utilize retractable bollards or security arms/gates to prevent unauthorized vehicles from entering loading areas and emergency access roads.

Urban Design Elements (planters, furnishings and lighting)

Site furnishings shall be constructed of high quality materials which convey a sense of permanence and quality.

1. Integrate site furnishings with each building by utilizing a similar palette of materials and a formal language appropriate to the site.
2. Provide full cut off, pedestrian level overhead lighting along all walks.



1. Green Sound Barrier Wall 2. Louvered Shade Structure 3. Water Feature as White Noise 4. Fabric Shade Over Dining Area 5. Rigid Shade Structure 6. Flexible Canvas Shading

Parking and Loading Areas

1. Loading areas shall incorporate turn-around space and not require vehicles to back out onto West Campus Drive.
2. Screen all loading areas in a manner which does not compromise safety, and maintains some visual access from public areas.
3. Provide sufficient lighting to avoid dark corners.
4. Parking areas for disabled services shall be located as close as possible to building entries and shall be minimized and buffered from pedestrian views.
5. Incorporate bicycle parking in locations convenient to bicycle routes. Provide screening walls or hedges to reduce the lower visual impact of the bicycles while retaining views into area for security.

Setbacks

1. Maintain a minimum separation of eight feet between any service/loading area pavement and pedestrian areas.

4.2.3 Barn Area

Building Orientation

1. All buildings shall be oriented to primary open spaces and pedestrian walkways.
2. The front façade of the Barn Dining shall have a presence on West Campus Drive.

Setbacks

1. Maintain a minimum separation of eight feet between any service/loading areas and pedestrian areas, excluding West Campus Drive sidewalks.

Building Massing/Scale

1. Additions must be similar in scale and massing to maintain visual prominence of the historic Barn Group buildings.

Exterior Materials

1. Materials on new buildings and additions must be compatible yet differentiated from the historic buildings.
2. Glass shall be as transparent as possible.

Entrances

1. Provide main entrances along all open spaces and primary walkways to enhance pedestrian activity and connectivity through the buildings.
2. Provide multiple entries for daily use without compromising the ability to secure the facility for ticketed events.
3. Entrances to the complex shall be easy to find from the following approaches: Eucalyptus Walk and East Campus Gateway, Carillon Mall and Humanities and Social Sciences Courtyard.

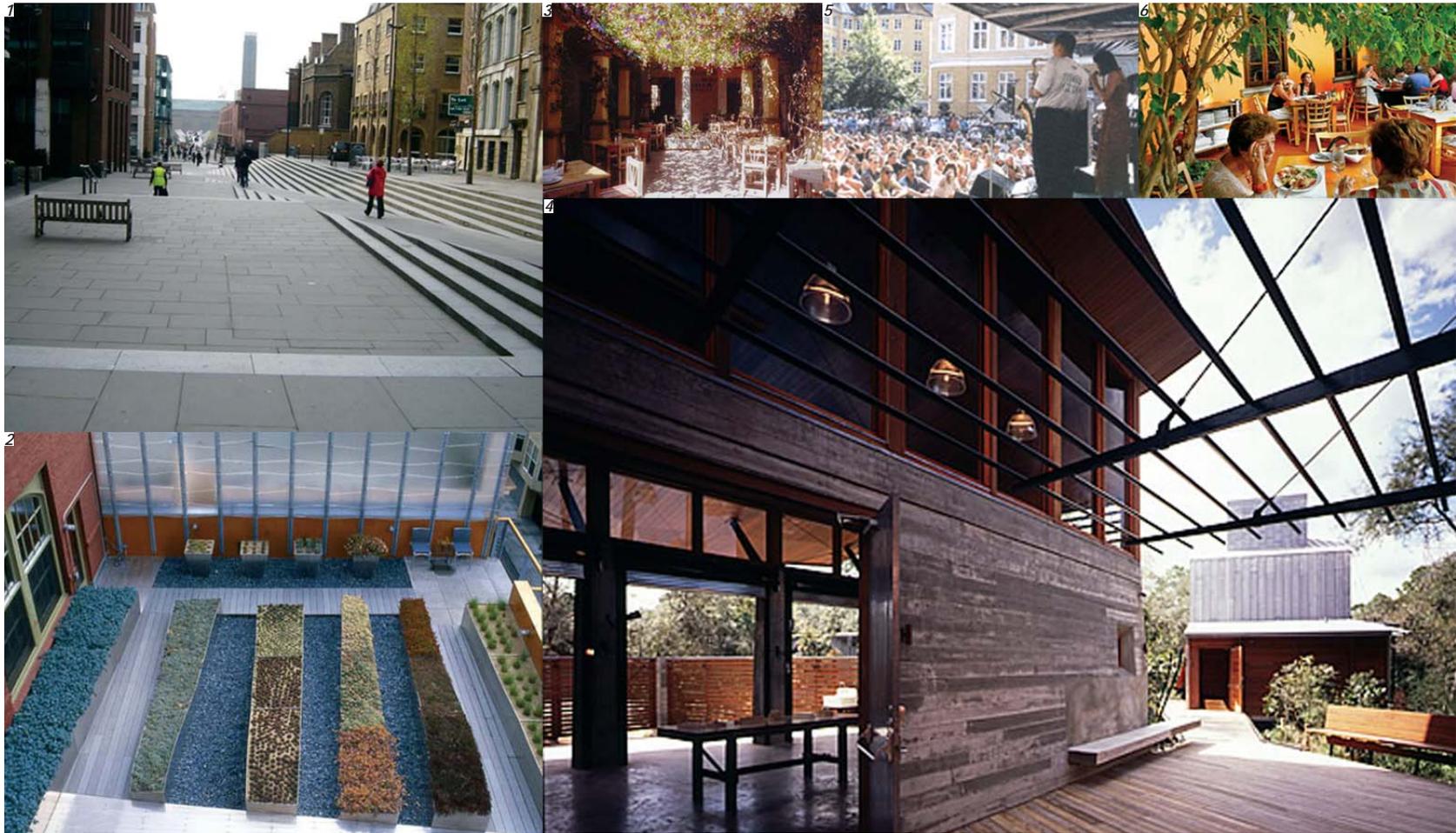
Equipment and Utilities

1. Provide landscape screening and acoustical enclosures for utilities and equipment placed on grade.
2. Screening elements shall be of sufficient height to conceal the equipment from pedestrian view.

3. Locate such equipment away from major pedestrian walkways, and gathering spaces.
4. Wherever possible, utilize rooftops for mechanical equipment, and provide sound control measures and screening.
5. Conceal electrical wiring and utility connections to the buildings.
6. Provide trash receptacle enclosures in view areas.

Acoustics

1. Acoustically separate each of the uses within the complex to the maximum extent feasible.
2. All facilities shall be able to function simultaneously (day-to-day functions).
3. The Radio Station must be functional at all times regardless of the performances, and events occurring in the dining venue or the courtyard are must have appropriate sound proofing to achieve no outside noise infiltration.
4. Where necessary, utilize sound rated glazing and doors with special seals in addition to insulating the walls.
5. Enclose the courtyard with buildings and sound attenuating walls to mitigate the freeway noise as much as possible.
6. Utilize water as a means of creating white noise.
7. The design of audio equipment for performances within the complex must be coordinated with the acoustical design of all of the buildings, and consider neighboring buildings and event taking place at the University Theater as well.



1. Plaza with Integrated Accessible Paths 2. Edible Garden 3. Trellised Dining Courtyard 4. Complex with Permeable Entryways 5. Outdoor Performance 6. Outdoor Dining

Dining Courtyards and Landscape Design

1. The east patio shall maintain views of the campus to the east and north, yet be visible by pedestrians on the Barn Walk. The courtyard shall maintain a sense of enclosure appropriate for events and functions with noise mitigation where possible for the freeway noise.
2. Maintain the ability to host multiple events in the courtyards and exterior spaces within the barn complex.
3. Provide convenient access to power and technology (Wi-Fi) in the open spaces to encourage educational and recreational uses throughout the day.
4. Utilize a combination of architectural shade structures and large canopy trees to provide sufficient shading in the outdoor dining areas. Provide adequate root zone area for mature trees.
5. Utilize solid masonry walls softened with vines or other planting to mitigate freeway noise on the west and south side of the complex.
6. Incorporate decorative iron work in gates, fences and railings to add a higher level of detail to the courtyards.
7. Incorporate small but strategic water features in the courtyard to mask adjacent freeway noise and to provide enhanced perceptions of cooling in this seasonally warm climate, including misters during hot, dry weather conditions.
8. The landscape features shall be compatible with the architectural vernacular of the agrarian buildings and the proposed structures within the Barn area. They shall be constructed of high quality, long life span materials.
9. The Barn Courtyard shall be designed to accommodate varying scales of events and activities. It shall be designed as one integrated space serving all of the uses and functions of the surrounding buildings and facilities.
10. Incorporate water conserving flowering shrubs, vines and perennials in courtyards and dining areas. Fruit trees, herbs and other edible plantings will reinforce the function and character of the dining areas.
11. The elevation change across the site and differences in finish floor elevations of the buildings surrounding the courtyard shall be integrated in the design of the dining terraces. Universal access shall be incorporated via terracing and sloping walkways (less than 5%) in lieu of ramps with handrails.
12. Design paved areas to drain towards bio swales or other vegetation to achieve stormwater filtration and infiltration as feasible. Maintenance of paved areas will need to avoid the use of harmful cleaning agents.

Urban Design Elements (Shade structures, planters, furnishings and lighting)

1. Site structures and furnishings shall be constructed of high quality materials in a vocabulary related to adjacent buildings, and which convey a sense of permanence and quality. Seating, planters and other features shall be built in to retaining walls, stairs and other elements.
2. The shade structure shall be flexible to respond to the needs of the occupants depending on function, season and time of day.
3. Site furnishings shall include moveable tables and chairs that can be configured for varying uses.

Opportunities for informal seating shall be provided on stairs, seat walls and built in benches.

4. Low level and accent lighting shall be used to identify circulation pathways along with general area lighting and stage lighting.
5. Utilize the vertical supports for the shade structures as an armature to support audio visual equipment, ambient and stage lighting for the outdoor performance areas.
6. Shade structures and their supports shall not obstruct sight lines of possible performance areas (deck areas in front of barn doors).

Parking and Loading Areas

1. Screen all parking/loading areas in a manner which does not compromise safety, and maintains some visual access from public areas
2. Provide enough lighting and avoid dark corners.

4.3 Historic Preservation Guidelines

The following are general guidelines for conformance with the Secretary of the Interiors Standards for the restoration, adaptive re-use, and new additions to the Barn Group Buildings. The National Park Service, author of the standards, has also published an interpretive guide to applying the standards which should be used as a reference. The Secretary of the Interior Standards are listed in the Appendix.

The National Park Service has developed a series of Preservation Briefs that are a resource for appropriate design solutions, methodologies and materials for rehabilitation work. Applicable briefs are listed below each section. Full copies of the briefs can be obtained at the National Park Service Web Site: www/2.cr.nps.gov/tps/brief/presbhom.htm

4.3.1 Building Restoration

Existing building fabric shall be retained and restored where possible. This shall include existing exterior wood siding, wood windows, wood doors, and the wood structural framing. The buildings shall be painted a light color to maintain the original design intent of recalling colonial adobe construction. A paint test shall be performed to determine original colors. Roofing material shall be a composition shingle such as GAF Timberline to recall wood shingles.

- BRIEF 9: The Repair of Historic Wood Windows
- BRIEF 10: Exterior Paint Problems on Historic Woodwork
- BRIEF 11: The Preservation of Historic Barns

4.3.2 New Additions

New additions to the Barn Group buildings should be subservient to the original buildings. Where possible, they should be separated by a visually transparent element that allows for the original building mass to be read, independent of the addition. The character of the additions should be compatible but distinct, with slight changes in detail and materials. New additions should be structurally independent and allow the building to be restored to its original state with the removal of the addition.

- BRIEF 14: New exterior additions to historic buildings: preservation concerns
- BRIEF 32: Making Historic Properties Accessible

4.3.3 Seismic Upgrades

Seismic design alternatives should be evaluated to determine the lateral system that will have the least impact on the character defining features of the building. External lateral systems should be avoided. Where existing exterior walls are to be incorporated as shear elements, the original exterior siding should be removed and reinstalled.

- BRIEF 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront

4.3.4 Americans with Disability Act Compliance

The Barn Group buildings shall be made accessible for persons with disabilities in a manner that minimizes the adverse effects on the historic character of the buildings.

- BRIEF 32: Making Historic Properties Accessible

4.3.5 Building Interiors

The existing interior character of the Barn Group buildings shall be retained as much as possible, such as existing wood windows and exposed wood rafters. It is recognized that to meet some of the program requirements for sound insulation that new walls will be need to be constructed inside the existing walls, and this should be done in a manner that is reversible at a later date.

4.3.6 HVAC Systems

The HVAC systems shall be placed on the roof of new additions and screened by parapet walls where possible. If units are required on the roof of the historic buildings they shall be placed on the rear elevations and screened. The HVAC unit for The Cottage shall be placed on the ground on the west side and screened. Duct distribution shall be spiral ducts exposed in the rafter space of the buildings.

- BRIEF 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches



British Museum Roof Addition

4.4 Sustainable Design Approach

A sustainable approach is one in which both current and future program needs are met with the minimum expenditure of resources throughout the facility's lifetime. Some key issues which will contribute greatly to the Barn Area projects are described below. Successfully addressing these issues will depend on an integrated team approach, allowing the design of architectural, engineering and technology systems to develop in sync. To achieve efficient use of resources, sustainable buildings involve a high degree of component and material integration. Key to this is the collective decision making process involving all stake holders – students, faculty, staff, design team, and the builder. It is recommended that all of the projects be designed to a minimum of Silver rating based on USGBC guidelines.

4.4.1 Energy

Energy is used both during construction and in ongoing operations. For a typical 35 year period of facility operation, from the time of construction to the first major refurbishment, the energy use in operation is by far the dominant use, representing about 75% of the facility's total energy consumption. Operational energy conservation should be viewed from a number of perspectives to achieve the minimum usage:

1. Energy Sources: evaluate all sources to meet the target performance criteria for the Barn Group in the context of the university and achieve a long-term solution.
2. Thermal Performance and Day Lighting: Comfort in the Barn buildings is crucial to the long-term viability of the venue. Improving the construction of the walls and

maximizing opportunities for daylight will significantly improve the performance of the historic structures.

3. Shading and Passive Design: The landscape and building envelope features may be utilized to further reduce energy consumption. Strategic location of trees on the south and west sides of buildings will reduce the need for interior cooling. Use of green roofs on the new additions can provide insulation. Shading of paved areas will reduce the heat island effect.
4. Controls for the electrical and lighting systems should be designed to maximize efficiency based on a thorough understanding of the operational needs of the proposed uses.

4.4.2 Water

Water use can vary greatly depending on facility function and site design strategies. Water quality and water resources in site design should be planned to achieve water quality goals as required by local regulation and to maximize groundwater infiltration recharge (Figure 4.4). The following criteria should be considered in the early stages of site and building planning:

1. Reduce Consumption: Landscape planting must be designed to conserve water and deep mulching can reduce water needs. Irrigation systems can achieve water savings through the use of sub-surface drip equipment, integration of weather data, integration of soil characteristics and programming to reduce runoff. Fixture and equipment designed to conserve water should be specified.
2. Stormwater Treatment and Collection: Permeable

paving or management of stormwater to achieve infiltration will improve water resources. Minimize large areas contributing to runoff in the site design. Bio filtration of stormwater runoff can improve water quality. Detention and infiltration will reduce needs for stormwater drainage infrastructure investment and maintenance.

3. Re-use: Reclaimed or recycled water can be used for irrigation purposes if planting is designed for the anticipated water quality and characteristics. With proper treatment water can be harvested from building roofs or paved areas and used as for irrigation.

4.4.3 Occupant Health & Productivity

Productivity is highly related to occupant health and comfort. Minimizing pollutants and creating a safe environment will insure the long term viability of the Barn Buildings. The following are some key considerations:

1. Indoor Air Quality: Of particular note is indoor air quality with its impact on the occurrence of respiratory diseases. Careful selection of non-toxic materials, finishes and furnishings with low potential to off-gas volatile organic compounds (VOC's), coupled with the provision of filtered outdoor air, can ensure the maintenance of high indoor air quality.
2. Lighting: Reduce light pollution through the use of full cut-off exterior fixtures. Develop strategies for interior lighting which are consistent with the tasks and integrated with day lighting approaches.
3. HVAC Systems: The selection and design of mechanical systems shall be integrated with the



1. Permeable Paving 2. Drought Tolerant Trees and Shrubs 3. Drought Tolerant Ground Cover 4. Passive Solar Strategies 5. Full Cut-Off Fixture 6. Bioswale 7. Building Orientation and Overhangs

design of the building envelope and address the specific operational needs of each building.

4. Chemical Exposure: Reduce or eliminate exposure to harmful chemicals in facility maintenance and operations. Eliminate the need for caustic or harmful chemicals used for cleaning. Reduce the use of chemical fertilizers in landscape maintenance through the use of organic composts, compost teas and mulches. Reduce the use of pesticides through the use of integrated pest management.

4.4.4 Materials

The use of materials in constructing and operating facilities is a major draw on the earth's resources. The principles outlined below are particularly pertinent to materials selection. Materials can also be evaluated based on their embodied energy or the energy required for their fabrication and transport. Using local materials will reduce energy needed to transport materials to the site and reduce air pollution. The adaptive re-use of existing structures are inherently sustainable in this regard.

1. Reduce: Wherever possible reduce the amount of material needed.
2. Reuse: Plan and design for re-use of space, materials, systems and components.
3. Recycle: Recycled materials; and use recyclable materials to start.

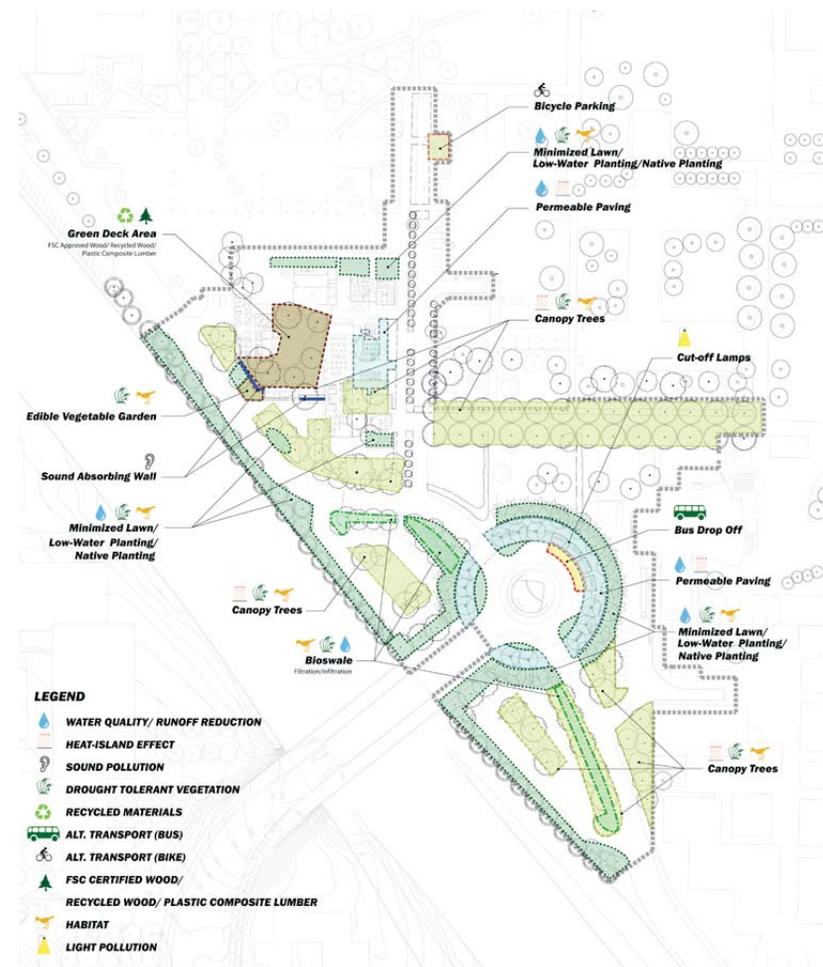


Figure 4.4 : Landscape Sustainability

4.5 Phasing

A variety of phasing options were explored during the course of the study to evaluate the consequences of certain planning decisions. From the perspective of meeting current campus demands, the Dining expansion is a top priority for the University as is the expansion of housing. While this particular project does not include any housing, the current site of KUCR is slated for a student residence hall development and needs to be vacated. As a result, the final phasing strategy is designed to get the two key projects underway as soon as possible.

In order to create the new dining experience, the master plan recommends the demolition of the non-historic addition, which is currently occupied by the University Club. The result is the following sequence of activities:

- Reconfigure Sproul loading and parking area to clear the site for the proposed Barn Annex (interim replacement facility for the University Club meeting room/facility).
- Construct Barn Annex, and relocate University Club to the new facility.
- Demo University Club wing, construct KUCR and Barn Dining extension.
- Complete courtyard and interim access to Barn Dining.
- Relocate Cottage and complete modifications to front dining patio.
- Road Realignment, East Campus Gateway, Eucalyptus Walk and University Theater loading area modifications.

The plans illustrate the work areas described above and the interface with existing conditions during each phase.

Some areas such as the existing CMU wall around the front patio will require detailed attention during preceding phases of design and construction to minimize closure periods for the dining facility.

Notes:
See Appendix B for Program Information.
See Appendix C for Cost Estimate.

I. Phase 1 & 2



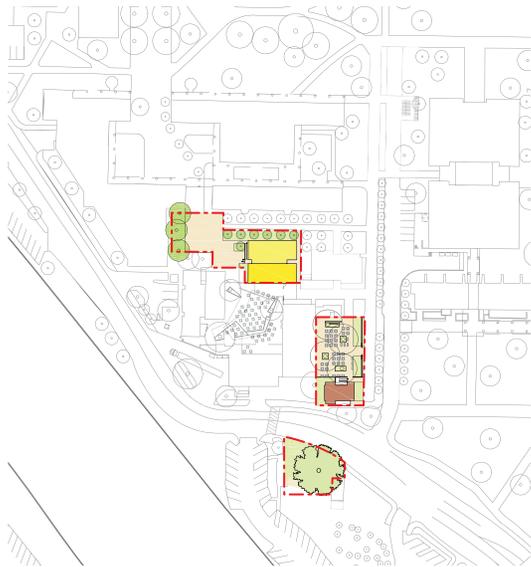
II. Phase 3a, 3b & 3c



Phase	1	2	3a	3b	3c
Site	31,559 sf	6,415 sf	10,911 sf	17,909 sf	9,322 sf
Facilities	-	Barn Annex 2,467 sf	KUCR 6,032 sf	Dining 7,919 sf	-

III. Phase 4 & 5

IV. Phase 6



4

5

6

7,300 sf

10,185 sf

292,594 sf

Cottage 1,235 sf

Chass 3,465 sf

-

Appendix A

Meeting Minutes

MEETING NOTES

date August 18, 2008 time 1:00pm

project UC Riverside Barn Area Study project no 01051.00

place Bannockburn Suite F101

attendees Nita Bullock *Campus Physical Planner, UCR Capital & Physical Planning (PM)*
 Don Caskey *Associate Vice Chancellor and Campus Architect, UCR Design & Construction*
 Karen Jordan *GIS Analyst, Capital & Physical Planning*
 Tim Ralston *Associate Vice Chancellor, UCR Capital & Physical Planning*
 Andy Plumley *Assistant Vice Chancellor, Service Enterprises (Dining)*
 Steve Nakada *Principal, Nakada+Associates, Architecture & Planning*
 Gordon Olschlager *Senior Associate, Nakada+ Associates, Historic Preservation & Architecture*
 Robert Ginsburg *Principal, Robert Ginsburg & Associates, Food Service*
 Esther Marguiles *Partner, Mia Lehrer + Associates, Landscape Architecture*
 Laura Hartzell *Designer, Mia Lehrer + Associates, Landscape Architecture*
 Fred Masino *President, Fred Masino Theatre Consultant, Performance Space Design*
 Mark Fellows *Vice President, Pankow Special Projects, Cost Estimating and Constructability*
 Misa Lund *Senior Associate, Nakada+Associates, Architecture & Planning (PM)*

distribution Attendees, J. Christoff, K. Glaser, E. Benitez, File

purpose PMT Start-up Meeting

ACTION

ITEMS

1. Following a team introduction, Nita Bullock provided an overview of the Planning Committee members and their respective areas of concern and input on this project (see agenda for listing). The next meeting is the Planning Committee meeting to be held sometime during week 6 on the attached schedule. This meeting will enable the team to gain programming insight from the various Committee members and better understand their particular needs, to clearly identify the specific goals of the master plan study.
2. Nita Bullock provided an overview of the project background and scope as follows:
 - a) Expected increase in the number of students = increase in need for dining and housing throughout the campus. Students and the rest of the campus community including visitors should have easy access to dining opportunities wherever they are on campus.
 - b) The location of the Barn Complex is a critical contributor to the entry experience due to the current heavy use of Parking Lot 30 and the future growth of the West Campus. Opportunities for gathering and dining are needed at this highly active intersection.
 - c) Relocate the cottage to allow the camphor tree to remain and grow.
 - d) The Sproul Hall loading area needs resolution as a part of this plan. Assistant Vice Chancellor Miller will provide specific insight into this area at the Planning Committee Meeting.

MEETING NOTES

- e) Identify the most suitable program for buildings such as the Barn Stable and the Cottage. Focus group discussions will be held to better evaluate the different alternatives.
 - f) Redefine the experience of West Campus Drive and the interface with the Freeway. Integrate landscape strategies with parking lots 4 & 5 to provide for both parking, as well as a Gateway experience.
 - g) Develop cost summaries and phasing strategies towards implementation of various components as funding becomes available. The need to relocate the cottage and the need for additional dining is imminent.
3. Additional issues discussed:
- a) The MMTMS (Multi-Modal Transportation Management Strategy) outlines the general plan for bicycle use on campus. Further development of this plan is currently underway by Transportation & Parking Services, and additional information may be obtained from them regarding the direction of future strategies to manage bicycles on campus.
 - b) The eventual closure of campus loop (to limited access) drive will be a factor in the master plan, however, the implementation of it is contingent on the resolution of extensive service and vehicle management issues throughout the campus.
 - c) The Barn has an illustrious history of performances prior to the conversion into the current dining facility. At the time, it was not a dining facility and the performances were ticketed, oriented toward the general public. While the main goal will be to expand dining capabilities and hours, the desire for more performances and campus events in the Barn is shared by the student body.
 - d) The stage in the Barn is still used: Wednesday night performances are organized by the students or KUCR, with outside performers; Thursday night is generally for student use (such as Karaoke nights). For these performances, A/V equipment is brought into the facility from a remote location.
 - e) The liquor license is held by the University Club. The University itself cannot hold a liquor license.
 - f) The University Club is a membership organization which previously had its own facility. A focus group discussion with the representatives of the Club will be held to obtain additional information regarding their needs and concerns.
 - g) Other dining opportunities include a "grab-n-go" type setup, especially due to its location adjacent to the campus entry. The current kitchen needs improvement as it is at maximum capacity.
 - h) During the modification process, the kitchen improvements will need to include addressing current health code criteria
 - i) The university has a legacy of Dance, Music and Theater programs. Focus group discussions with CHASS committee members will address their programmatic needs.
 - j) There is currently a black box theater and other small venues in the Arts Complex.
 - k) The campus radio station, KUCR is currently in a house in the north east area of campus. KUCR may be another program alternative suitable to the complex and a focus group meeting will be held to discuss this possibility with KUCR.
 - l) The barn buildings and the cottage are not identified as *historic* resources but are identified as *cultural* resources for the University in the LRDP. The Barn buildings are original "out-buildings" from the Citrus Experiment Station and are the only buildings of this character remaining on campus.
 - m) The buildings are currently not listed on the National Register of Historic Places or registered as a California Historical Landmark. Significant alterations to the character of the buildings will affect the possibility of future designation if desired.

MEETING NOTES

- n) The student body has shown an interest in sustainable issues, including previous suggestions for a "sustainability pavilion" on campus. Possibilities for alternative programming to promote academic discussion of sustainability may be explored with student representatives.
- o) The final master plan study will adopt sustainable design principles, such as storm-water quality management, for future implementation.
- 4. The schedule included in the team proposal was distributed. The schedule will be further refined after the Planning Committee meeting.
- 5. Information needed for the design team to commence research:
 - KJ a) AutoCAD Drawings of the Site illustrating topography, trees, buildings, streets, sidewalk, parking and lighting.
 - KJ b) DXF files (converted from Microstation) of Freeway realignment and utilities.
 - KJ c) AutoCAD Drawings of: Sproul Hall basement plan, ground floor plan and building sections; University Theater ground level plan and building section, CHASS building ground level plan and building sections.
 - ML d) Hard copy utility plans were received: N+A to review and if additional information is needed, a request will have to be made to Physical Plant.
 - GO e) CAD files of the barn buildings and cottage do not exist. N+A to field measure and generate background drawings
 - TR f) Soils reports from adjacent buildings recently constructed
 - NB/GO g) Photos and archival information on barn group, cottage and campus history. Get in touch with Chuck Wilson and Jim Brown.
 - h) Campus Sign Guidelines, CAMPS, MMTMS, Campus Design Guidelines are all available as downloads on the Capital and Physical Planning Website.
- 6. Next steps:
 - PMT/ML a) Leslie Rose will schedule a conference call to discuss agenda for Planning Committee Meeting.
 - TEAM b) The Planning Committee meeting will be in the second week of September. Team should be prepared to introduce ourselves and the project in a similar manner to the interview.
 - SN c) A focus group discussion may be scheduled, possibly on the same day following the Planning Committee meeting. N+A to arrange this with PMT.

This is Nakada+Associates' record of the items discussed at the meeting. If there are any corrections to this record, please notify me in writing within one week.

Recorded by:

Misa Lund
Senior Associate

Attachment: *Schedule, Draft Barn Area Master Plan Study Strategy Document, Team Roster*

Issued: 07 April 2009

MEETING NOTES

date 12 September, 2008 time 8:00am
project UC Riverside Barn Area Study project no 01051.00

place University Club at the Barn

attendees Don Caskey *Associate Vice Chancellor, Campus Architect, Facilities*
Tim Ralston *Associate Vice Chancellor Capital & Physical Planning*
Nita Bullock *Campus Physical Planner Capital & Physical Planning (PM)*
Andy Plumley *Assistant Vice Chancellor Auxiliary Services*
Danny Kim *Assistant Vice Chancellor Student Affairs*
Susan Allen-Ortega *Assistant Vice Chancellor and Dean of Students*
Sue Hancock *Assistant Dean, CHASS*
Walter Clark *Professor, Chair of the Music Department, CHASS*
Kambiz Vafai *Professor, Chair, Academic Senate Physical Resources*
Mike Delo *Director, Transportation & Parking Services*
Albert Esqueda *Assistant Director, Dining Services*
Patricia Daly *Director of Student Affairs Communications*
Roxanna Sanchez *President, ASUCR*
Gregory Gibson *President, GSA*
Steve Nakada *Principal, Nakada+Associates*
Misa Lund *Senior Associate, Nakada+Associates*
Gordon Olschlager *Senior Associate, Nakada+Associates*
Esther Marguiles *Partner, Mia Lehrer+ Associates*
Hong Joo Kim *Designer, Mia Lehrer+ Associates*
Robert Ginsberg *Principal, Robert Ginsberg & Associates*
Fred Masino *President, Fred Masino Theatre Consultant*
Josh Slayton *Project Manager, Pankow Special Projects*

distribution Attendees, J. Christoff, J. Gottfredson, K. Glaser, E. Benitez, file

purpose Planning Committee Meeting #1 (Kick-off meeting)

ACTION ITEMS

1. Following introductions, Steve Nakada presented the consultant teams' experience and collaborative work process to the Planning Committee members.
2. Misa Lund provided an overview (see attachment A) of the purpose of the study in the framework of:
 - a) Sense of place components.
 - b) Opportunities of the site, identified to date.

MEETING NOTES

3. The following **Dining** issues were discussed:

- | | | |
|-------------|----|--|
| RGA/N+A | a) | Expand the current capacity to maximize seating capacity within the complex. |
| N+A/MLA/RGA | b) | Outdoor seating fills up first; increasing the outdoor seating capacity, easily serviceable from a central kitchen, is a viable option. |
| RGA | c) | The kitchen needs expansion and upgrade. |
| | d) | Extended hours are desired: breakfast through late night (2AM). |
| | e) | Make this a unique food venue, different from the Commons and the Alumni Center. The campus currently has a menu different from the Commons and Alumni Center. There is a desire on the part of the campus to continue with a unique food venue. |
| N+A | f) | Create a day to evening synergy through flexibility and versatility in the design. Venue to be concept-driven. |
| RGA | g) | Vegan and organic menu would be of interest. |
| RGA | h) | A "restaurant" atmosphere is desired in lieu of a "food court" atmosphere. This venue should be more intimate with seating arrangements conducive to discussion groups and promote interaction between students and faculty. |
| N+A | i) | Venue should offer a choice of environments. |
| N+A | j) | The students have expressed strong interest in a farmers market. The University does not have a student operated farm. Dining Services has successfully partnered with local vendors to host a farmers market. |
| N+A | k) | Along with the healthy menu, the Barn may host educational programs, related to nutrition, healthy cooking and sustainable lifestyle. |
| N+A | l) | Another option is to introduce community gardens as part of the program. |
| | m) | The bar (University Club's beer and wine license) is a key component for this venue. |
| | n) | The new programming needs to provide a revenue stream for the facility through its food and beverage components and this should be considered in the facility/complex redesign. |

4. The following **Rehearsal, Performance and Entertainment** issues were discussed:

- | | | |
|--------|----|--|
| FM | a) | Currently both the Taiko classes and the Ballet Folklórico classes are held in the Barn Theater. However, there is insufficient storage space and the configuration is not ideal. The Ballet Folklórico needs a square or circular space (approximately 30 feet in diameter) to accommodate their dance group and the Mariachi band. |
| FM/N+A | b) | The Highlanders, an award-winning 40 person bagpipe troop, may be a good fit. They currently rehearse at the Physical Plant, but could benefit greatly from having a permanent "home" on campus which includes rehearsal space, storage for bagpipes, and an outdoor area for marching practice. They are a key component of Graduation Ceremonies and Convocation, (and other on- and off-campus events) and represent the identity and heritage of the University. |

MEETING NOTES

- | | | |
|---|----------------------|--|
| FM/N+A | c) | The Barn Theater and the Barn Stable are approximately the same configuration and size. The Barn Stable has the site area behind it to allow for expansion. If a seating area is annexed to the Stable, a truly functional indoor performance venue could be created. The Barn Theater is less suitable for expansion because of its proximity to the adjacent buildings (but could expand to the north). |
| FM/N+A/VA | d) | With outdoor performances, the noise from the freeway is a concern. While the noise may be acceptable for large informal gatherings with rock band-type performances, a jazz quartet, for example, could not be invited to perform in this outdoor area. |
| FM/N+A
MLA | e)
f) | e) Design to include a variety of performance areas: indoor and out.
f) A small-scale amphitheater, used for a variety of functions, may be explored. However, outside spaces should be multi-use and not appear as a vacant performance venue when not used. |
| N+A/VA | g) | Noises from the performances will be a concern for the academic buildings surrounding the complex. Currently there is a time period from 12pm to 1pm during which outdoor concerts are allowed, such as the ones held on the third floor patio of CHASS. Classes run till 10pm (barn activity limitations need further exploration to determine potential noise impacts, if any, to adjacent classrooms/offices, etc.). |
| N+A/VA | h)
i)
j)
k) | h) Venue will host outside performance groups and student organized events. The events may take advantage of both the dining areas and the performance areas so they should function cohesively. Consider the visibility of the events taking place so as not to "lose" the audience that spills out into accessory areas.
i) The venue should function as a club, with all the components of a restaurant, bar, and event being a cohesive program.
j) Explore the possibility of maximizing capacity up to 1,000 people when the entire facility is hosting one event (is this desirable and/or possible??).
k) Currently Barn Theatre is allocated as academic space. Ultimate design of complex must insure adequate time/space for needed academic program activities. |
| 5. The following Alternate Program options were discussed: | | |
| N+A/RGA/MLA | a)
b) | a) Venue to accommodate private events such as Quinceaneras and weddings. The venue is currently used as an event venue for non-campus catering which can be a significant revenue stream for the complex.
b) There are 300 student organizations on campus. Students need a cost-effective and easily programmed space to gather and have meetings. |
| VA | c)
d) | c) Student programming may include: Spoken Word, DJ events and film.
d) Live broadcast from the Barn may be considered, especially if KUCR is a component of the Barn complex. However, compliance with FCC regulations has been a concern in the past. |
| VA | e) | e) Venue to be fully equipped with the A/V equipment to meet these demands. |

MEETING NOTES

- f) The Cottage may be suitable for a “coffeehouse” type venue, currently hosted by the Associated Student Board elsewhere on campus. The “Nooner” is a popular campus event. The Cottage would be a great venue as a coffee house. The Associated Student Program Board type of events may be too large for the Cottage/Barn Complex.

6. The following **Visibility** issues were discussed:

- a) The signage design guidelines currently include a plan for a digital sign at the gateway to the East Campus.
- N+A b) The design team should consider additional signage specific to the Barn complex which promotes both the place and the event.
- c) Information regarding events on campus is obtained mainly through the website but is not promotional in nature.
- N+A d) The location adjacent to the freeway could be maximized with a marquee sign.
- N+A/MLA e) There is a lighting design guideline in development. Design should take into consideration lighting and security improvement.
- N+A/MLA f) The overall visibility of the complex from the Gateway should be enhanced, but the design should not compromise the intimate feel.

6. The following **Transportation and Parking** issues were discussed:

- N+A/MLA a) Desire to link Lot 4 and Lot 2 through a re-alignment of West Campus Drive behind the Barn Stable.
- N+A/MLA b) Limit access to Campus Loop Drive during the day in front of the Barn Complex with cul-de-sacs and gates at the south and north ends. Maintain access for emergency and service vehicles. This creates an opportunity to expand the Barn Complex Site and provides a pedestrian oriented environment.
- N+A c) Maintain the current number of cars in Lot 4 (65 including 8 for disabled). Explore structured parking with additional spaces at Lot 4 location if it benefits the overall master plan.
- MLA d) Ensure that there is adequate bike parking to provide for the expanded occupant load in the final design. Design to incorporate added or reconfigured/relocated bicycle parking.
- N+A/MLA e) Future plans include dedicated bicycle lanes on Campus Loop Drive.
- N+A/MLA f) The Media Services Unit located in the basement of Sproul Hall has a fleet of three or four electric cars which require adjacent parking.
- N+A/MLA g) The Disabled Access Parking relocation requires further review if pursued. If all of the parking currently located adjacent to Sproul is relocated to Lot 4, it may be possible to relocate the Disabled Parking as well. An accessible path of travel will need to be clearly identified.
- N+A h) Parking for the Barn patrons needs to be identified, especially for off-campus customers.

MEETING NOTES

7. The following **Landscape, Circulation and Service** issues were discussed:
- MLA a) The Gateway landscape statement should screen the parking and the freeway walls.
 - N+A/MLA b) Maintain fire lane access to Sproul Hall.
 - N+A/MLA c) While West Campus Drive is a “front door” to the complex, a majority of the students will approach it via CHASS courtyards and through the Sproul corridor. The complex must have front doors on all sides, while maintaining service access.
 - N+A/MLA d) The Sproul corridor is a major pedestrian access way on campus.
 - MLA e) The Citrus Grove between the Barn Theater and CHASS may be relocated, if necessary, but do fit with the historical and cultural significance of the Barn complex. They also provide a buffer zone between the two facilities.
 - N+A/MLA f) Further studies should identify whether it is most desirable to strengthen the circulation through the Citrus Grove area to direct the circulation around the Barn Courtyard; or to encourage people to circulate through the Courtyard.
 - MLA g) Explore a “productive” landscape (edible garden) concept.
 - MLA h) The Highlander Concept may be applied to the landscape through the planting of Scottish plant material, such as Thistle, if viable. (It was noted that Avocados are a variety of Thistle which would do very well in this climate).
 - N+A/MLA i) Provide strategic screening of trash areas. A campus-wide recycling program is in the implementation phase. Design team to obtain information regarding bins to allow for adequate space.
 - MLA j) Provide ample shading in the outdoor dining/seating areas.
9. The goal of the project is to create a cohesive master plan taking into consideration all of the aforementioned ideas. The final master plan will be driven by the long-term vision and needs of the Campus. See Attachment A.
10. The implementation schedule for all of the components of the master plan will be staggered based on funding availability. However, Dining has an immediate need for increased capacity and the Cottage relocation is critical to save the Camphor tree.
11. Next steps for the design team:
- NB a) Schedule meetings with focus groups:
 - PMT/N+A - KUCR (pre-scheduled, same day)
 - PMT/RGA/N+A - Dining
 - PMT/FM/N+A - CHASS groups; Taiko, Ballet Folklórico, and Pipe Band
 - PMT/N+A - Student and Facilities Programming
 - PMT/N+A/MLA - Media Services Unit regarding Sproul Hall
 - PMT/N+A - University Club
 - N+A b) Complete documentation of Barn Group buildings (the larger of the two sheds adjacent to the Cottage may also be considered for relocation).

MEETING NOTES

This is Nakada+Associates' record of the items discussed at the meeting. If there are any corrections to this record, please notify me in writing within one week.

Recorded by:

Misa Lund
Senior Associate

ML:cn

Attachment

Issued: 07 April 2009

ATTACHMENT A

"SENSE OF PLACE" COMPONENTS

- MEMORY: define a unique campus within a campus with the barn complex
- ICON: provide a distinct and memorable arrival experience into the east campus
- ACTIVITY: create a multi-functional entertainment and dining venue to energize this part of the campus
- HISTORY: tell the story of the social and cultural significance of barn (performances) and uc riverside (citrus experiment)
- COMMUNITY: foster dialogue and interaction

PROJECT GOALS

- provide clarity to circulation in the area: vehicles, transit, pedestrian and bicycle
- define active open spaces that strongly relate to potential and existing uses
- resolve adjacencies and loading / service / fire lane
- maintain visual connections, such as views of box spring mountains
- increase visibility and accessibility of the barn complex
- enhance the functionality of the barn dining facility to better position it as a premiere venue on campus
- develop programs suitable to the location, existing building configurations and existing uses

DESIGN OPPORTUNITY AREAS

- termination of eucalyptus walk
- gateway experience at canyon crest / i-215 and relationship to barn complex
- relocation of cottage
- resolution of area between barn complex and sproul hall
- tie-in to arts mall through chass courtyard
- expansion of barn theatre into multi-functional entertainment and rehearsal space
- improvements to barn dining kitchen
- possible programmatic additions such as the radio station, kucr
- character of barn buildings

MEETING NOTES

date 12 September, 2008 time 1:00pm

project UC Riverside Barn Area Study project no 01051.00

place University Club at the Barn

attendees Don Caskey *Associate Vice Chancellor, Campus Architect, Facilities*
 Tim Ralston *Associate Vice Chancellor Capital & Physical Planning*
 Nita Bullock *Campus Physical Planner Capital & Physical Planning (PM)*
 Louis Vandenberg *Director, KUCR*
 Danny Kim *Assistant Vice Chancellor Student Affairs*
 Steve Nakada *Principal, Nakada+Associates*
 Misa Lund *Senior Associate, Nakada+Associates*
 Gordon Olschlager *Senior Associate, Nakada+Associates*

distribution Attendees, J. Christoff, J. Gottfredson, K. Glaser, E. Benitez, file

purpose Focus Group Discussion: KUCR

ACTION

ITEMS

1. KUCR has been in the same location, at 691 Linden Street, since its inception in 1965.
2. KUCR currently occupies four structures, totaling 2,090sf:
 - a) 1,250sf main building
 - b) 625sf annex (rental)
 - c) 2 storage sheds of 100sf and 120sf
3. The main building and the annex were residential duplex buildings, acquired from March Air Force Base and placed at this location. The structure itself is not architecturally significant, and is currently slated for demolition for a future residential complex.
4. The current facility is a site rich in history and beloved by many alumni. Many dignitaries have visited the site including President Ronald Reagan. "A small bit of bohemia in Riverside."
5. The character of the radio station, acquired over the years, is unique among the many University radio stations in existence today and the desire is to preserve that creative atmosphere, energy and feel. It has been featured on television and also photographed by Ansel Adams.

MEETING NOTES

6. Modernization in many other Universities has led to sterile, corporate environments which lack interest. If the radio station is to be relocated into an entirely new facility, it is important that it is a creative environment and not institutional.
7. The current location, close to the student housing complexes is ideal because many students walk to the station. In addition, the facility currently has easy access and parking not only for visitors but for equipment loading. At the new location, this should also be incorporated into the design.
8. The history of the Barn is compelling, but placing the radio station in one of the historic buildings may create a false sense of history.
9. Main Building Program (existing):
 - a) 2 Production Rooms
 - b) Master Control Room
 - c) The "Hallway" Newsroom
 - d) AP Closet
 - e) Interview / Performance Room
 - f) Engineers Office
 - g) Music Department Office
 - h) Reception Area / Meeting Room
 - i) 1 Restroom
 - j) Storage and Vinyl Archives throughout
10. Annex Building Program (existing) :
 - a) Managers Office
 - b) Secretary Office
 - c) Server Room
 - d) Additional Archives and Storage
11. Functionally, the radio station is in need of equipment upgrades and more space (a total of 3,000sf minimum):
 - a) 3 Production Studios
 - b) 2 Editing Rooms
 - c) A secure, humidity controlled library for vinyl and magnetic tapes (approx. 50,000 records)
 - d) Larger interview and performance rooms
 - e) Larger, separate, offices (see attached, provided by Louis)
 - f) Larger computer / server rooms
 - g) Equipment for on-line live video stream
12. Transmission Issues:
 - a) There is a 100 foot transmission tower behind the main building which is physically connected to the equipment at the station via co-axial cable.

MEETING NOTES

- b) The tower needs to maintain line-of-sight to the transmitter located at the Box Spring Mountains to maintain the range of broadcast.
- c) There are numerous satellite dishes on the roof which will also need to be accommodated at the new location.
- d) The facility currently has an emergency generator: KUCR also transmits signals and communications in the event of an emergency.

13. Other:

- a) Staff ranges from 5 to 15 people.
- b) Early evening is the peak time for staff to be on site.
- c) Security is a major concern for both the facility and the students. This is a 24-hour facility and students are in and out at night.
- d) Digital archiving is in progress. The KUCR collection is the most extensive vinyl collection within a 50 mile radius and has many irreplaceable records. The KUCR library is independent: not tied in to the University Archives.
- e) KUCR is funded by Student Services and not by any academic division (such as the Music Department).

14. Next Steps:

- N+A
- a) Team will generate studies to evaluate whether the study area is an appropriate site for KUCR and review with the PMT.

This is Nakada+Associates' record of the items discussed at the meeting. If there are any corrections to this record, please notify me in writing within one week.

Recorded by:



Misa Lund
Senior Associate

ML:cn

Attachment

Issued: 08 April 2009

MEETING NOTES

date 7 October 2008 time 1:30pm

project UCR Barn Area Study project no 01051

place University Club

attendees Don Caskey *Associate Vice Chancellor, Campus Architect, Facilities*
 Nita Bullock *Campus Physical Planner Capital & Physical Planning (PM)*
 Susan Hancock *Assistant Dean, CHASS*
 Paul Richardson *Manager, Arts Facility Administration*
 Steve Nakada *Principal, Nakada+Associates*
 Misa Lund *Senior Associate, Nakada+Associates*
 Gordon Olschlager *Senior Associate, Nakada+Associates*

distribution Attendees, F. Masino, E. Marguiles, K. Glaser, E. Benitez, File

purpose Identify Rehearsal and Performance Space Needs for CHASS

ACTION ITEMS

1. Current uses of the Barn Theater are all academic:
 - a. Ballet Folklórico classes and rehearsal
 - b. Taiko classes
 - c. Dance, music and theater labs
2. There is a shortage of rehearsal space on campus.
3. The students' first choice rehearsal spaces are in the Arts Building. When that is full, the Barn Theater is reserved. (See attachment regarding Arts Building spaces.) Note: student rehearsal space refers to rehearsals required as part of students' academic program, not rehearsals for student club activities.
4. Space is available to students at all times of day and scheduled through Paul's office.
- N+A 5. Lack of air conditioning in the Barn Theater is a problem.
6. Rehearsal space demand increases at end of each quarter.
7. Meeting the space needs for academic, class-related functions should be priority.
8. University policy is not to share academic use spaces with non-academic groups.

MEETING NOTES

- N+A/
FMTC
9. Ballet Folklorico rehearsal space requirements were discussed:
- Classes range from 15 – 30 students
 - All of their equipment is stored in the Barn Theater building.
 - 30' x 30' may be sufficient. (Following the discussion, the team observed a 15 person class in session and spoke with the instructor. The instructor conveyed the idea of opening up one side and extending the floor area by 8'.)
 - The flooring is critical for the Folklorico group.
 - On occasion, a Mariachi Band also accompanies the dancers, and needs space in addition to the circle.
- N+A/
FMTC
10. Observation of the class and discussion with the instructor:
- 30' x 30' does not appear to be sufficient expansion. The 15 person class filled up the space along with the space needed for speakers, whiteboard, and other equipment (current area is 25' x 50').
 - Students rotated to take turns in front of the mirror.
 - Due to the fan noise, the instructor had to use a microphone.
 - Dust migration in the air is a problem because of the type of flooring and the kicking movement.
 - An unfinished hardwood floor or plywood floor is desired for both sound and traction. The current floor is too slippery. The flooring would have to be replaced periodically, because the shoes have embedded nails to generate tapping sound.
 - Rehearsal space should be contained indoors and may be opened up for performances.
11. The Taiko class currently has about 25 students and is growing.
12. Taiko students also store their equipment in the Barn Theater. Lab students bring their equipment with them.
- N+A
13. The base of the tower is more noise sensitive (library and seminar rooms). The two story bar across the Citrus Grove consists of offices and is less sensitive to noise.
14. The theater department has held performances in the Barn Theater with chairs located along the perimeter. Current configuration is not suitable for performances.
- FMTC
15. Classes are often required to attend performances so seats sell out regularly for the 100 – 139 seat venues.
- N+A/
FMTC
16. Taiko class has performed outside of Arts Building during lunch. More impromptu performance spaces for academic groups are needed.
- MLA
17. Outdoor performance spaces are desirable (example: Disney Concert Hall outdoor amphitheater).
- N+A/
FMTC
18. Creating an ambiance is key for performance space (example: Shakespeare Festival).

MEETING NOTES

- N+A/
FMTC
19. One strategy is to design for a particular group such as the Folklorico so it meets all their needs very well. Other groups can adapt to that space for rehearsals.
20. The Barn Stable is occupied by Physical Plant. Replacement space may be negotiated to relocate them.
21. The Pipe Band is an academic group consisting of student, faculty, alumni and members of the community.
- N+A/
FMTC
22. The Pipe Bank needs are as follows (including items discussed with Mike Terry):
- a. Parking proximity for non-student population.
 - b. Membership has increased from 40 – 100.
 - c. Outdoor and indoor space needed.
 - d. Members retain their equipment due to security concerns.
 - e. Current practice area is good because of lack of neighbors and adjacency issues.
 - f. It is a volunteer organization, self-funded through revenue from performances.

This is Nakada+Associates' record of the items discussed at the meeting. If there are any corrections to this record, please notify me in writing within one week.

Recorded by:



Misa Lund
Senior Associate

ML:cn

Attachment

Issued: 07 April 2009

MEETING NOTES

date 7 October 2008 time 2:30pm

project UCR Barn Area Study project no 01051

place University Club

attendees Don Caskey *Associate Vice Chancellor, Campus Architect, Facilities (PM)*
 Nita Bullock *Campus Physical Planner Capital & Physical Planning (PM)*
 Earl LeVoss *Superintendent, Physical Plant*
 Pat Simone *Assistant Director, Energy Use and Utility Services*
 Steve Nakada *Principal, Nakada+Associates*
 Misa Lund *Senior Associate, Nakada+Associates*
 Gordon Olschlager *Senior Associate, Nakada+Associates*
 Joshua Slayton *Project Manager, Pankow Special Projects*
 Mike Flynt *Superintendent, Pankow Special Projects*

distribution Attendees, E. Marguiles, R. Ginsberg, F. Masino, K. Glaser, E. Benitez, File

purpose Identify utilities in the area

ACTION ITEMS

1. Loop System:
 - a. New West Campus will have hot water loop (more efficient).
 - b. East campus has steam. There is no commitment to convert to hot water vs steam. It is something that Pat hopes can be included in a long term program at UCR.
 - c. Barn Buildings currently stand alone and are individually served.
 - d. Steam and chilled water is available in the area. The tunnel is located under Eucalyptus Walk. The utility tunnel turns north and goes between Sproul and Watkins.
 - e. The master plan may propose to tie into existing, remain stand alone or propose connections to future systems on West Campus. Additional discussions may be needed depending on strategy.
- RGA 2. Natural gas line is most likely located under Campus Drive. Existing connections to Barn at back of kitchen.
- N+A 3. Campus owns their transformers. There is one located in the yard outside the University Club.
- N+A/RGA 4. The Barn dining has an oil tank (for used cooking oil) in the service yard as well.

MEETING NOTES

5. Storm drains and sewer were upgraded in the area in the last 2 years, during Caltrans freeway improvements.
- N+A 6. Recent Sproul Hall seismic improvement at raised planter area also included some utility upgrades.
- NB/N+A 7. The following information is needed: (See attachment "A" for N+A inventory of drawings received to date. Pat Sandoval and George MacMullin to confirm if the drawings listed are the most up-to-date and provide missing information.)
- a. Steam water loop
 - b. Electrical; power to buildings, vehicle power stations, vaults, etc.
 - c. Domestic water, including p.o.c., flow meters, etc.
 - d. Storm water
 - e. Fire dept. water, including backflow preventers, hydrant location, set.
 - f. Telecommunication; cable TV, telephone
 - g. Sewer

This is Nakada+Associates' record of the items discussed at the meeting. If there are any corrections to this record, please notify me in writing within one week.

Recorded by:



Misa Lund
Senior Associate

ML:cn

Attachment

Issued: 07 April 2009

MEETING NOTES

date 7 October 2008 time 3:30pm

project UCR Barn Area Study project no 01051

place University Club

attendees Don Caskey *Associate Vice Chancellor, Campus Architect, Facilities*
 Nita Bullock *Campus Physical Planner Capital & Physical Planning (PM)*
 Mike Delo *Director, Transportation & Parking Services*
 Mike Terry *Assistant Director, Physical Plant*
 Steve Nakada *Principal, Nakada+Associates*
 Misa Lund *Senior Associate, Nakada+Associates*
 Gordon Olschlager *Senior Associate, Nakada+Associates*
 Esther Marguiles *Partner, Mia Lehrer + Associates*
 Joshua Slayton *Project Manager, Pankow Special Projects*
 Mike Flynt *Superintendent, Pankow Special Projects*

distribution Attendees, F. Masino, R. Ginsberg, K. Glaser, E. Benitez, File

purpose Review Sproul Loading and Parking Issues

ACTION ITEMS

- N+A/
MLA
1. Fire Lane:
 - a. Minimum 20 feet width required
 - b. Continues from West Campus Drive to middle of campus.
 - c. Beyond the loading dock, the lane consists of turf-block (currently bare dirt along the paved area due to construction traffic by the Student Services Building across the Carillon Mall).

 - N+A
 2. Trash Pick Up:
 - a. Maneuver requires backing out onto West Campus Drive, a turn around is desired.
 - b. 3 yard bins require trucks to drive up to bins. Bins cannot be wheeled to street.

 3. Traffic Control:
 - a. One gate arm was installed near West Campus Drive since students and general public utilizing Sproul dock area for pick-up and drop-off.
 - b. The gate arm may be opened remotely or by access cards.

 4. Loading Dock:
 - a. The freight elevator to the basement of Sproul is located adjacent to the loading dock so relocating the dock would require that the elevator remain operable and loading from it possible. Expansion or reconfiguration would have to consider that.

MEETING NOTES

- b. A larger loading area is desired by Physical Plant, occasionally area is congested.
- c. Heavy pedestrian circulation conflicts with dock use.
- N+A/MLA d. Design team proposes to separate the two so the path is not shared. The raised planter area by Sproul should be explored for loading area use.
- N+A e. Raised dock is built on soil (*this observation needs verification*). Configuration is flexible as long as elevator functionality is maintained.
- N+A f. Anticipate space so that a 40' truck may maneuver.

- N+A 5. Parking:
 - a. Media Services would like to park 4 electric cars in the area and requires a changing station. (Space was offered in parking lot 4 across the loop road from existing parking of carts.)
 - b. If any parking accommodation was made in the service area that the spaces first had to accommodate disabled parking.
 - c. It is desirable to include at least one space in the service area to accommodate the Student Disability Services minivan. The space for the SDS minivan should NOT be a disabled parking space.
 - d. The current service area is considered a desirable and convenient locale for accessible parking.

- N+A/ 6. Design team to evaluate options holistically. Consider that everything else might move except for the buildings. Specific location of parking is not sacred.

This is Nakada+Associates' record of the items discussed at the meeting. If there are any corrections to this record, please notify me in writing within one week.

Recorded by:



Misa Lund
Senior Associate

ML:cn

Issued: 07 April 2009

MEETING NOTES

date 24 October, 2008 time 8:00am

project UC Riverside Barn Area Study project no 01051.00

place Bannockburn F101

attendees Tim Ralston *Associate Vice Chancellor Capital & Physical Planning*
 Nita Bullock *Campus Physical Planner Capital & Physical Planning (PM)*
 Andy Plumley *Assistant Vice Chancellor Auxiliary Services*
 Bob Heath *Professor Emeritus, University Club Representative*
 Albert Esqueda *Assistant Director, Dining Services*
 Robert Ginsberg *Principal, Robert Ginsberg & Associates*
 Steve Nakada *Principal, Nakada+Associates*
 Misa Lund *Senior Associate, Nakada+Associates*
 Gordon Olschlager *Senior Associate, Nakada+Associates*
 Eli Benitez *Designer, Nakada+Associates*

distribution Attendees, F. Masino, E. Marguiles, K. Glaser, E. Benitez, file

purpose Focus Group Discussion: University Club

- | ACTION | ITEMS |
|--------|--|
| NB | <ol style="list-style-type: none"> 1. Background & General Information <ol style="list-style-type: none"> A. Currently, University Club has 125 members. B. The Club is the only holder of a liquor license on campus (full license). C. The Club is independent of the University and needs to fund itself. D. The original facility accommodated a variety of activities: lectures, symposiums, dining and pool, it also allowed for facility rentals on special occasions. Drawings of the previous facility to be forwarded to design team. E. The University Club is a non-profit organization: any revenue will be applied to operations and maintenance of the facility. F. A mission statement and plan was formulated previously describing the long-term goals of the Club. G. An income stream is needed for the Club and a clear vision is needed to proceed with fund-raising activity. H. In order to sustain itself, the Club ought to be a "Town & Gown" facility, open to a broader audience. I. Previous sources of income were as follows: 1/3 alcohol sales, 1/3 kitchen rentals, 1/3 facility rentals. J. The Club is not wedded to a particular site, provided the location meets the needs of the Club. |

MEETING NOTES

- NB
- K. It is not the desire of the Club to be in a secluded location, but rather to have the flexibility to manage the facility for its use. It is preferred that the location allow for lunch service on campus.
2. Other Locations Previously Identified as Potential Sites
- A. Picnic Hill: The site is currently empty but poses challenges for access and utilities. New roads and infrastructure would have to be built, which may be cost-prohibitive.
 - B. Director's Residence (College Building South): Though currently occupied, the site provides the benefit of a facility which, as it exists, already meets a lot of the needs of the Club. This site features the best views and has the potential to be a truly unique place on campus. Drawings of the facility to be forwarded to the design team. This location however is secluded from the rest of the campus.
 - C. Ortega Park: Agriculture Operations location south of Martin Luther King Jr. Blvd; site has been used for special events in the past. May need bathroom and kitchen improvements to function properly, however, it is currently in the 100 year flood plain (FEMA) and no permanent facilities, restrooms (especially with septic tanks) can be constructed under current standards unless storm drains to carry the 100 year flows are constructed and the flood map revised). In addition, access through the ag fields is problematic for non-campus community and the road would, most likely, need to be paved to avoid dust which is harmful to the citrus collection the road traverses through.
 - D. Botanical Gardens: Existing building located at the entrance to the garden has potential as a leasable facility; unique setting and proximity to parking.
3. The Barn Group and Club Program Needs
- A. The Club needs adequate parking in the vicinity.
 - B. A program should be put in place to maintain quality of food service in the Club Dining Facility.
 - C. A "walk-in" concept should be implemented where members can come to the facility at any time to gather and participate in activities.
 - D. Any potential new facility and associated parking needs to be easy to find.
 - E. A venue suitable for continuing education symposiums and small lectures (\pm 40 people) venue is desired. The venue should also allow for lunch/dinner service and drinks.
 - F. Existing location at the Barn is problematic since the Campus Drive road configuration adjacent to the Barn and crosswalk appears unsafe, for visibility reasons (crosswalk is on a curve with limited visibility in both directions and will be located per this Barn Area Study exercise) .
 - G. If the Club has a "home base," larger event venues may be remotely located.
 - H. An arrangement may be made with Dining Services as an interim means to provide the Club with an income source at the Barn Group.

MEETING NOTES

- | | | |
|---------|----|---|
| | 4. | Next Steps |
| N+A | A. | Team to study possibility of Barn Group Buildings to accommodate Club programs. |
| N+A/PMT | B. | Evaluate the compatibility of uses with other University program needs; e.g. CHASS. |
| N+A | C. | Team to review University Club Business Plan Feasibility Study for additional background. |

This is Nakada+Associates' record of the items discussed at the meeting. If there are any corrections to this record, please notify me in writing within one week.

Recorded by:



Misa Lund
Senior Associate

ML:cn

Issued: 07 April 2009

MEETING NOTES

date 27 October 2008 time 3:00pm

project UC Riverside Barn Area Study project no 01051.00

place Bannockburn Suite F101

attendees Don Caskey Associate Vice Chancellor, Campus Architect, Facilities (PM)
Nita Bullock Campus Physical Planner Capital & Physical Planning (PM)
Andy Pumley Assistant Vice Chancellor Auxiliary Services
Steve Nakada Principal, Nakada+Associates
Misa Lund Senior Associate, Nakada+Associates
Gordon Olschlager Senior Associate, Nakada+Associates
Eli Benitez Designer, Nakada+Associates
Hong Joo Kim Designer, Mia Lehrer + Associates
Fred Masino President, Fred Masino Theatre Consultant
Mark Fellows Vice President, Pankow Special Projects
Joshua Slayton Project Manager, Pankow Special Projects

distribution Attendees, R. Ginsberg, E. Marguiles, File

purpose PMT Work Session: Site Plan Alternates and Program Feasibility Studies

ACTION ITEMS

1. KUCR Program Studies (in Barn Theatre and in Barn Stable)
 - N+A A. Both program study alternates located all of the production type rooms in a new wing. Design team to study alternate layout with a production room in the existing building so activity is visible from courtyard.
 - B. KUCR, with the 24/7 usage, will bring some energy to the site. As a program element, general consensus is that, it is synergistic with the other uses on site.
 - N+A/NB C. Verify size of music library (media and record storage).
 - D. If they are on site, they should occupy the Barn Stable, possibly in conjunction with the performance venue, rather than the Barn Theatre. This location allows for some adjacent parking, delivery area and retains the Barn Theatre for rehearsal space.

2. Rehearsal Space (in Barn Theatre and in Barn Stable)
 - A. Dedicated rehearsal space in the Barn Theatre best meets the needs as identified by CHASS.
 - B. Combining the Academic Rehearsal Space with the performance venue poses logistical challenges.

MEETING NOTES

- C. The combined rehearsal/performance space as illustrated in Option 2 or Option 4 would be best suited for shared use by student organizations and dining. Restrooms for public use accessed from the courtyard are a plus.
- NB
 - D. The Barn Theatre Rehearsal Space designed around the needs of Ballet Folklórico appears to meet their program needs while allowing for other academic groups to use the space. Layout to be reviewed by CHASS for comments.
- N+A
 - E. Add entry to Rehearsal Space (Barn Theatre) on west side for additional access closer to CHASS. Study possible stage extension at Barn Door opening to be located facing the courtyard.
- 3. Performance/Entertainment Venue
 - A. A bandshell of that size and seating capacity would not fit the anticipated programming of the Barn Group (too large).
- N+A/FMA
 - B. A smaller outdoor stage allowing for more casual musical performances is best suited for the site. This may be integrated with the Barn Stable as shown in Option 4 or integrated with KUCR (new study).
- N+A/FMA
 - C. The "House of Blues" concept of an interior venue belongs in the Barn Dining. The Barn Dining should have a larger, more elevated stage and a dedicated sound booth, to facilitate regular events. Current transporting of equipment is one of the problems.
 - D. The performance on the Stable Stage would be of the type that would not require acoustical mitigation (freeway noise), and would be limited to musical acts (no dance, theater or lectures). In order to use the depth of the building as the stage, the roof would have to be removed (sightlines) which would compromise the character of the building.
- 4. Site Plan Studies
 - A. Eucalyptus Walk terminating at the Barn is good (Options 2 & 3A). There is not much need to connect Eucalyptus Walk to the Campus Drive pedestrian walk (Option 4).
 - B. Road realignment to south side of the Camphor tree is good: added lawn area is programmable (ref. Lothian Patio) and provides for better loading areas for the kitchen (Option 3A).
- N+A
 - C. Modifications to the kitchen (expansion and loading re-configuration) must be able to take place before the road re-alignment. Team to study phasing.
 - D. Provide adequate loading space for Cisco semi-trucks and enough trash areas.
 - E. The kitchen loading opposite Sproul loading creates too much traffic at an important pedestrian thoroughfare (Option 1). It also does not allow for a major campus side entry to the Barn Group.
- N+A/RGA
 - F. The kitchen appears to work well, forming the southern edge of the courtyard (Options 3A & 4). This activates the courtyard as a major dining area with an outdoor servery directly facing the courtyard.
- N+A/RGA
 - G. The cottage is best situated away from the courtyard along Sproul Corridor as a coffeehouse and/or grab-n-go.

MEETING NOTES

- | | | |
|-------------|----|--|
| | H. | The front dining space is seen as the "quiet" space while the courtyard dining space would be the more "active" space. |
| N+A/MLA | I. | Ability to contain the dining area, along with the courtyard and the performance space, is required during events (liquor service and ticketing). Provide for a kiosk at main entry point. |
| | J. | Transitioning from the underpass to the drop-off to Sproul Corridor is most successful in Option 3A. The vehicular drop-off areas should be located away from the pass-thru traffic. |
| MLA | K. | Design team to consider retaining as many existing trees as possible in the refinement of the alternatives. |
| | 5. | Next Steps |
| N+A/RGA | A. | Develop studies for the Barn Dining addressing kitchen/servery functionality, e.g. queuing space and service at different times of the day. Conference call to be scheduled to review studies with Andy Plumley and PMT. |
| N+A
Team | B. | Develop a study for the University Club to have a building on site. |
| | C. | Refine the alternatives for follow-up review with KUCR, Student Services, CHASS and University Club (prior to Planning Committee meeting and Design Review Board). |
| | D. | The Design Review Board presentation should consist of finalized alternatives and will most likely be in January 2009. |
| | E. | The necessity of Traffic and Signage Studies will be evaluated after the Committee and DRB comments are received and a preferred alternative is selected. |

This is Nakada+Associates' record of the items discussed at the meeting. If there are any corrections to this record, please notify me in writing within one week.

Recorded by:



Misa Lund
Senior Associate

ML:cn

Issued: 07 April 2009

Attachments: e-mail re: additional comments

MEETING NOTES

date 12 December, 2008 DRAFT time 8:00am

project UC Riverside Barn Area Study project no 01051

place Hinderaker Hall 3127

attendees Don Caskey Associate Vice Chancellor, Campus Architect, Facilities
 Tim Ralston Associate Vice Chancellor, Capital & Physical Planning
 Nita Bullock Campus Physical Planner Capital & Physical Planning (PM)
 Andy Plumley Assistant Vice Chancellor, Auxiliary Services
 Danny Kim Assistant Vice Chancellor, Student Affairs
 Richard Racicot Assistant Vice Chancellor, Office of Design & Construction
 Susan Allen-Ortega Dean of Students, Student Affairs
 Susan Hancock Assistant Dean, CHASS
 Walter Clark Professor & Chair of the Music Department, CHASS
 Kambiz Vafai Professor & Chair of Academic Senate Physical Resources
 Louis Vandenburg Director, KUCR
 Albert Esqueda Assistant Director, Dining Services
 Nona Janus General Manager, Dining Services
 Eileen Takata Sr. Physical Planner, Capital & Physical Planning
 Steve Nakada Principal, Nakada+Associates
 Misa Lund Senior Associate, Nakada+Associates
 Gordon Olschlager Senior Associate, Nakada+Associates
 Eli Benitez Designer, Nakada+Associates
 Esther Marguiles Partner, Mia Lehrer+ Associates
 Hong Joo Kim Designer, Mia Lehrer+ Associates
 Laura Hartzell Designer, Mia Lehree+Assocaites
 Fred Masino President, Fred Masino Theatre Consultant

distribution Attendees, R. Ginsberg, M. Fellows, J. Slayton, File

purpose Planning Committee Meeting #2

ACTION ITEMS

- N+A
1. Gateway Design Issues:
 - A. Option 7 drop-off and circle makes a statement, is more iconic and could be visible from the freeway (Nita votes for #7)
 - B. The palm trees reinforce the sense of arrival.
 - C. The design should concentrate on the drop-off area as a transit drop-off for van pools and trolley. Private vehicles will eventually be terminated on the West side of the freeway and at University Avenue to the north.
 - D. The realignment of West Campus Drive in Option 5 at the Barn Group Area is good as it enlarges the site area on the campus side.

MEETING NOTES

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|----------|----|---|
| N+A | E. | Previously a circle could not be made to work with the existing grading. Double-check. |
| N+A | F. | People want to be dropped off close to their destination. Recognize pathways to destinations and where students walk (e.g. toward library). |
| N+A | G. | Option 7 provides more parking than Option 5 in Lot 4. |
| N+A | H. | The flagpole drop-off is abysmal and Canyon Court is not functional. Verify traffic flow and functionality of circular drop off. |
| MLA | I. | Design possibility in Option 7 is to echo themes from downtown Riverside, such as the trellis at Mission Inn. |
| N+A/MLA | J. | Option 7 circle could be a showcase area for the arts. |
| N+A/PSPL | K. | Team to combine roadway of Option 5 with drop-off concept in Option & and re-assess parking counts for Lots 4 and 5. |
| N+A/PSPL | L. | Team to engage traffic consultant and begin cost estimate on the roadway realignment. |
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- | | | |
|-----|----|--|
| | 2. | Program Issues - KUCR (Barn Stable): |
| N+A | A. | KUCR will be retained as a program within the Barn Group in all options going forward. |
| N+A | B. | Visibility and connectivity to the courtyard for KUCR is important. A stage and flex space component for KUCR (Options 5, 5a, 6) would get a lot of use by the students. |
| | C. | Acoustical issues with the stable building will be addressed during building design to meet the needs of KUCR. |
| | D. | A raised floor should be installed in the KUCR building to meet the cabling/flexibility needs of the radio station. |
| | E. | A basement storage is ok as long as it is designed to be humidity controlled and flood proof. |
| | F. | Some of the rooms currently designed as open offices will also contain valuable materials and will require security. |
| | G. | Louis will continue to review the building plan alternatives for future discussion. |
| N+A | H. | The tower only requires line-of-site to Box Spring Mountains and should be located on site as a feature within the Barn Group. |
| | I. | Provide for cable connections between KUCR, Barn Dining, Barn Theatre and throughout the courtyard. |
| | J. | Allowance for separate parking/loading areas and back entrance is good. |
| N+A | K. | Relocate public restrooms in Option 6: away from KUCR building and closer to the dining building. |
| N+A | L. | Louis requested that the team study the possibility of relocating the current KUCR building to the Barn site. |
-
- | | | |
|--|----|---|
| | 3. | University Club, Dining and Courtyard: |
| | A. | University Club is better situated in the inner campus area between the Citrus Grove and the front dining area (Options 5, 5a and 7). This would allow them to have separation from events occurring in the |

MEETING NOTES

- courtyard, which may be a noise and privacy issue.
- AP B. The University Club liquor license is site specific so dining will be required to obtain a separate license for the Barn Building. Team was directed to proceed with the University Club as a separate building located per Option 5, 5a and 7 in all future options. The University will address the liquor license issue.
- C. Professor Vafai noted that the University Club could be larger, and there is a strong desire for a facility much like the previous Club building. It was noted that the location at the Barn site does not allow for a much larger facility but will give them a home base in the interim which will allow them to have satellite locations, or a future relocation to a bigger facility elsewhere.
- D. A previous study was done with the University Club located at the end of Eucalyptus Walk. This appeared too prominent a location and the location is best suited for the coffeehouse.
- E. The Cottage will be programmed as a coffeehouse/grab-n-go and will be situated at the intersection of the new "Barn Walk" and Eucalyptus Walk.
- F. The coffeehouse seating area will spill out to the new lawn area created by the road realignment to the south of the camphor tree.
- G. The new kitchen works best to the south (Options 5, 5a & 6). This allows the servery to be situated on the south wall, freeing up more space for cueing and extra seating.
- N+A/RGA H. Maximize indoor seating space without compromising the circulation and functions of the servery.
- I. The flexible strategy of Option 7 courtyard is preferred. It allows for a multiplicity of performance areas, barbeques and other functions.
- N+A J. Kitchen location/orientation in Option 5a seems to work best (maximizes loading area, courtyard area). It would also allow for the most significant façade to be relocated to the south end of the building fronting Campus Drive.
- RGA K. The bar/beverage station should be integrated in line with the servery.
- N+A/RGA/FM L. The servery/open kitchen area must be able to be closed off for events. The bar, sound booth and stage will still remain accessible.
- FMTC M. The stage and sound booth functionality is important.
- N+A/RGA N. The plans illustrate about 350 seats. Facility could have more seating especially if the kitchen is out of the way.
- RGA O. Provide for adequate table storage in an accessible location.
- N+A P. Combine the Option 7 courtyard with the Option 5a kitchen and Option 6 KUCR. Provide for a wall to enclose the courtyard on the south side, spatially, visually and acoustically.
- Q. Provide adequate lighting in the outdoor spaces. Enhance day lighting in the Barn Dining space with skylights.
- R. The front dining space will have a landscape edge in lieu of the current block wall. The height and enclosure level of the landscape edge will depend on whether or not there will be liquor service in the area. If the

MEETING NOTES

- liquor service could be contained in the courtyard and the Barn Dining building, the seating area in front would be more open.
3. Program Issues - CHASS (Barn Theatre):
- A. The general layout of the building expansion works well for the current uses.
 - N+A B. Instead of the choreographers' office, it would most likely be a shared office.
 - FMTC C. Modify the Music Room to accommodate a storage space for the Pipe Band. This could function as the home of the Pipe Band as well.
 - D. Parking would be the main challenge of this site for the Pipe Band.
 - E. The Option 7 courtyard design allows for CHASS to be integrated into the complex and for the activity to spill out through the barn doors.
 - F. The opportunity for the dance group to perform in the courtyard (Option 7) is good. A solution is needed to address the specific flooring needs of Ballet Folklorico. The decking will be damaged very quickly by their shoes. A possibility is to have a roll-out floor placed over the decking in the event of an outdoor performance.
 - N+A/FMTC G. If the Barn Theatre is moved, the relationship to the courtyard may be stronger; team to study impacts of Barn Theatre relocation with Option 7 courtyard concept.
4. Other/Site Issues:
- A. The separation of the loading area from the pedestrian pathway still allows for a few Disabled Access vehicles to park along the electric vehicles in the loading area.
 - N+A/MLA B. The diagram for Option 7 illustrating an enhancement of the existing circulation path through the Citrus Grove is preferred over the creation of a new parallel pathway on the south side of the Barn Theater and the University Club building.
 - C. The termination of Eucalyptus Walk on a service area (Option 6) is not desirable.
 - N+A/MLA D. Courtyard acoustics may be addressed by adding a water feature (white noise) in addition to the walls to mask the noise. Esther Marguiles noted that trees and foliage do not have any acoustical value and will not mask the freeway noise.
 - N+A/MLA E. Provide for adequate shading in outdoor dining areas (e.g. fabric structures, shade sails or trellises).
 - N+A/MLA F. The pedestrian pathway on the south side of Campus Drive along Lot 4 seems unnecessary and too wide. The intent is to allow people to cross over immediately and travel east – west on the campus side.
 - G. The final building design will be seismically sound and allow for adequate egress from all open spaces in the event of an emergency.
 - PMT H. The University will need to make a finding of historic significance to determine appropriate levels of modifications to the structures. See attached memo regarding CEQA. A paint analysis may be done to determine whether the south façade of the Barn Dining building is

MEETING NOTES

- I. original.
The new bike path along Sproul Corridor will terminate at Carrillon Mall in a proposed bike corral. The bike path will be shared with the fire lane/loading access.
- 5. Next Steps:
 - N+A A. The design team will create a revised option which addresses the comments made.
 - N+A B. The Design Review Board will be scheduled. The options leading up to the current design should be presented sequentially in the DRB so the process is clear.
 - N+A C. It was suggested that the presentation include additional reference images, especially of some of the historic buildings and spaces in downtown Riverside.

This is Nakada+Associates' record of the items discussed at the meeting. If there are any corrections to this record, please notify me in writing within one week.

Recorded by:



Misa Lund
Senior Associate

ML:cln

Attachment

Issued: 19 December 2008

**UC Riverside
Design Review Board
Meeting Minutes for February 3, 2009**

Board Members		
Professor Kambiz Vafai	Physical Resources Committee, Academic Senate	(A)
Professor John Ganim	English (CHASS)	(A)
Professor Jerome Schultz	Chemical Environmental Engineering (BCOE)	(N)
TBD	(CNAS)	
AVC Timothy Ralston	Capital & Physical Planning	(A)
Don Caskey, Campus Architect	Design & Construction	(A)
Charles "Duke" Oakley	Steven Ehrlich Architects	(A)
Rob Quigley	Robert Wellington Quigley, FAIA	(A)
Kathleen Garcia	Wallace, Roberts & Todd Architects	(A)
Presenter(s)		
Steven Nakada	NAKADA+Associates	(A)
Misa Lund	NAKADA+Associates	(A)
Esther Margulies	Mia Lehrer & Associates	(A)
Keith Fuchigami	Cannon Design	(A)
Other Attendees		
Rich Racicot	Asst. Vice Chancellor, Design & Construction	(A)
Mike Delo	Interim Director, Design & Construction	(A)
Mike Miller	AVC, Facilities	(N)
Jon Harvey	UCR Project Management Team	(A)
Eileen Takata	UCR Project Management Team	(A)
Tricia Thrasher	UCR Project Management Team	(A)
Nita Bullock	UCR Project Management Team	(A)
Andy Plumley	Housing Services	(A)
Lindy Fenex	Student Recreation Center	(A)
Kieron Brunelle	Director, Capital & Physical Planning	(A)
Sandi Evelyn-Veere	Office of Design & Construction	(A)

Attendance (A = Attendance, N = Not in Attendance)

- 1.0 Meeting Agenda. The agenda for the February 4th meeting of the Design Review Board (DRB) included:
 - a. Barn Area Master Planning Study and
 - b. Student Recreation Center Expansion DPP.

- 2.0 Observations and Recommendations -- Barn Area Master Planning Study.
The DRB provided the following comments:

1. Recommended the presentation be expanded to include a wider view of the area study.
2. Recommended a diagram be included to show the historical importance of the area, the historic relationships and its importance as a compound as criteria for site selection.
3. In site planning, it will also be important to maintain the relationship of buildings to each other and in the same orientation, i.e., south face remains south.
4. Although the University Club may seem to make more sense at Alumni & Visitors Center, Barn area does work and doesn't destroy the plan.
5. Recommended the large water feature not be part of the entry circle since it is not a good symbol of the campus' sustainable commitment. It would be purely symbolic and is more indicative of a resort or shopping center than a campus oasis. Instead, a large, symbolic tree or grove of trees could be more appropriate for the campus image.
6. If a water feature/fountain was desired in this district, it would be more appropriate to be used in a courtyard area where the benefit of evaporative cooling and noise attenuation would be effective for users. Any water feature should be very low flow, similar to those used in a Moorish garden.
7. PVC shade structure and sustainability; water conservation attitudes should be prevalent as we move forward.
8. The traffic circle has efficiency but creates an entry that is "auto" dominated and doesn't speak to pedestrians. Pedestrians would cut across the circle or be forced to walk further. Likewise, reinforcing the traffic circle with Palm tree(s) reinforces "auto" domination and calls attention to the circle. If the entry was to be formulated by a landscape, it would be better to be carved out from a grove of trees rather than positioned to ring the road. Explore more options for the entry that address the appropriate solution for a sustainable campus as well as work with all forms of mobility.
9. Recommended studying phased construction of the traffic circle which could result in a different design.
10. In this location, there are two campus grids (east and west campus) bisected on an angle by the 215 Fwy. It is important for site planning to NOT align buildings or paths to match with the fwy, but to correspond with the campus grid. This area will be main connection from east to west so site planning and alignments that reinforce that grid will be helpful to make the connection and downplay the freeway.

11. Need to set attitude for future designers. Need to add a chapter on identity; doesn't feel unique to the campus yet, the rural and architectural heritage isn't reflected. Feels the plan is overdesigned. Need to set rules and attitude now in the master plan study.
12. Define what it is that makes this campus unique and create a plan and guidelines to implement those qualities over time.

3.0 Observations and Recommendations -- Student Recreation Center Expansion.

The DRB provided the following comments:

1. Building currently has an architectural weak point on the north façade. It was recommended that the north be enlivened, thereby, allowing it to be a better neighbor. Landscape changes on the north might also help accomplish this.
2. Location allows for pool expansion to the south, which is positive in light of future expansion.
3. When relocating tennis courts, investigate the potential for using east slope for seating. Consider berms around tennis courts or lowered courts for perimeter seating.
4. Consider keeping six tennis courts in their current location and adding a green area south of the pool. Potentially three courts could be kept in current location and expand additional courts required to the east. There are many options for developing the remaining recreation space that could be explored during design.
5. Recommend crating a visual dialogue with Linden Street.
6. Look at clerestory lighting opportunities on the north side.
7. Celebrate a climbing wall by making it a visual connection to Linden Street.
8. Enliven the lobby space.
9. Existing walkway is now a prefunction area for events and should be designed as a prefunction space
10. Opening up the north wall will allow students indoors to view the outdoors as well as people looking into the Recreation Center. This will help enliven the otherwise blank façade and create a safer environment around the building. Locations where these window walls can be expanded can offset the bulk of the gym.

The presentation was well received by the board.

4.0 Follow Up and Next Steps.

DRB's next meeting is scheduled for March 3, 2009.

Attachments: Presentations by NAKADA+Associates and Cannon Design, available by request.

The following constitutes a summary of topics presented to or discussed by the DRB on February 3, 2008. Recipients of these minutes are encouraged to apprise Sandi Evelyn-Veere of any errors or omissions.

Capital Coordinating Committee (C3)
Meeting Minutes
February 19, 2009

Attending:

Executive Vice Chancellor & Provost Rabenstein
Vice Chancellor Sandoval
Vice Chancellor Bolar
Vice Chancellor Diaz
Associate Vice Chancellor Ralston
Associate Vice Chancellor/Campus Architect Caskey
Assistant Vice Chancellor Miller
Dean Abbaschian, Bourns College of Engineering
Dean Cullenberg, College of Humanities, Arts & Social Sciences
Dean Baldwin, College of Natural & Agricultural Sciences
Academic Senate Chair Norman
Assistant Vice Chancellor Racicot
Interim Director, Delo
Director Brunelle
Campus Counsel Michele Coyle
Associate to the Vice Chancellor for Research Luben

Not Attending:

Interim Vice Chancellor Aldrich
Dean Byus, Biomedical Sciences
Dean Stewart, Anderson Graduate School of Management
Dean Bossert, Graduate School of Education
Vice Provost Fairris, UG Education

Guests:

Dean Childers, Graduate Division
Director Fenex, Recreation Center
Assistant Vice Chancellor Plumley, Housing Services
Associate Director Marshburn, Housing Services
Tricia Thrasher, Principal Environmental Project Manager
Sandi Evelyn-Veere, Office of Design & Construction
Nita Bullock, Campus Physical Planner
Jon Harvey, Capital & Physical Planning
Eileen Takata, Capital & Physical Planning
Steven Nakada, NAKADA+Associates
Misa Lund, NAKADA+Associates
Keith Fuchigami, Cannon Design

Vice Chancellor Diaz introduced the meeting process to EVC Rabenstein. Due to a “full” agenda, VC Diaz informed members that the capital project update presentation would be delayed until the March 19th meeting.

Barn Area Master Planning Study.

The Barn Area Master Planning Study was presented by Steve Nakada from NAKADA+ Associates. NAKADA+ Associates developed and analyzed eight options to create a front door experience at the Canyon Crest Drive entrance to the campus while also emphasizing the cultural and historic presence of this area. The presentation included the context, site issues, road realignment and circulation concept. Buildings included in the study include: Barn Theatre, Barn Dining/University Club, Dining Courtyards and the Barn Stable.

EVC Rabenstein asked if the project included new construction for the University Club. The Barn Area Master Planning Study is not project designed but does provide a framework for the University Club to be in a modest building at the site. The project would be self funded and includes phased construction of the area, project by project. Dr. Norman inquired if University Club leadership was aware of the study and was informed that the group had been consulted.

Student Recreation Center Expansion (SRCE).

Keith Fuchigami from Cannon Design presented the Student Recreation Center Expansion Detailed Project Program (DPP). Cannon Design reviewed five options for the SRCE. The presentation included the five concept studies, the project goals of the Recreation Governing Board, site analysis and the comparative program area process summary for three models. The expansion also includes a satellite facility on the West Campus.

Dean Abbaschian asked if the SRCE would extend south into the lower intramural fields and was informed that the SRCE would not impact the EBU 3 site currently planned for the north side of the intramural fields and north of the current Materials Science & Engineering Building.

Dr. Norman asked what the referendum would cost per student for the initiative. The existing recreation center referendum fee for all students is \$59.00/quarter and this expansion, as detailed in the DPP, would be an additional approximately \$150.00/quarter for all students. The new total fee, if the referendum passes, would be \$209.00/quarter.

EVC Rabenstein asked if the current facility has been paid for and was informed that it has not been paid off yet. The referendum for the expansion is expected to take place next fall. Students are currently working on implementation and a campaign for April 2010. A referendum survey showed 53% student support; Cannon would like to see support of 60%.

Dundee Residence Hall and Glen Mor 2 Apartments.

Vice Chancellor Bolar informed participants that the master plan for the campus includes apartment-style housing (Glen Mor 2) and freshman housing (Dundee). Glen Mor 2 needs to conform to parking requirements that are fiscally challenging and a large

number of freshman students are driving the need for residential housing; therefore, the recommendation is to move forward first with the Dundee Residence Hall project.

KUCR will need to be relocated and Falkirk will be used to accommodate married family housing residence who may be displaced.

EVC Rabenstein expressed concern about the financial impact to graduate students and asked that every effort be made to minimize the financial impact to these students. EVC Rabenstein suggested reengaging planning efforts and put something forward to C3 similar to the Barn Area Master Planning Study presented at today's meeting.

AVC/Campus Architect Don Caskey gave an overview of the projects on hold due to the Pooled Money Investment Board's suspension of funds. Work on the following projects has been suspended:

- Genomics (99% complete)
- Student Services (security systems and equipment purchases)
- Geology Renovations Phase 2 (60% complete)
- Boyce Webber Hall Renovations (pending Notice to Proceed)
- Psychology (equipment purchases)

Two projects, Materials Science & Engineering and Culver Center for the Arts, have a hybrid of funds that includes State funds. Culver Center might be suspended; contractor is putting together plans to suspend or slow down construction and Materials Science & Engineering has been suspended.

Dean Abbaschian asked the cost for suspending MS&E. AVC/Campus Architect Don Caskey reported that the cost to terminate is immense and there are too many variables which makes it difficult to give an actual figure at this time.

The next C3 meeting is scheduled for **March 19, 2008**.

The following constitutes a summary of topics presented to or discussed by C3 on February 19th. Recipients of these minutes are encouraged to apprise Sandi Evelyn-Veere of any errors or omissions.

MEETING NOTES

date 02 March 2009 time 1:00 PM

project UC Riverside Barn Area Study project no 01051.00

place Capital and Physical Planning Offices

attendees Don Caskey Associate Vice Chancellor, Campus Architect, Facilities (PM)
Tim Ralston Associate Vice Chancellor, UCR Capital & Physical Planning
Nita Bullock Campus Physical Planner Capital & Physical Planning (PM)
Eileen Takata Senior Planner, Capital & Physical Planning
Chris Gray Associate, Fehr & Peers
Robert Ginsberg Principal, Robert Ginsberg & Associates, Food Service
Steve Nakada Principal, Nakada+Associates
Misa Lund Senior Associate, Nakada+Associates

distribution Attendees, E. Marguiles, H.J. Kim, G. Olschlager, E. Benitez, File

purpose PMT Meeting No. 4

ACTION ITEMS

1. Drop-off/Gateway Area Studies
 - A. Option 9 (attached) was evaluated by Fehr & Peers based on the following criteria:
 1. **Safety:** As vehicles approach the intersection, the sight distance is compromised by the cresting of the new overpass. (Especially for larger vehicles which require a greater distance to come to a stop.) Given the required access to various loading area and fire lanes, intersections cannot be eliminated.
 2. **Pedestrian Environment:** Straightening West Campus Drive promotes pass thru traffic at higher speeds. This is an auto-centric solution and will discourage pedestrian activity. Lengthening the underpass experience elongates the undesirable experience of being underneath the road for pedestrians and bicycles, which is also a "perceived safety" issue.
 3. **Consistency with LRDP:** The LRDP outlines a long-term goal of limiting pass-thru traffic of private vehicles on West Campus Drive. An overpass just for cars, would not be necessary in the long-term.
 4. **Parking:** Lots 4 and 5 are lost. Availability of parking is very complimentary to the future uses proposed in the Barn Area.

MEETING NOTES

- 5. **Constructability & Cost:** The overpass will have to be constructed in a manner which meets clearance criteria for Canyon Crest, similar to the freeway. This would be significantly more costly than the road realignment.
 - 6. **Wayfinding:** An intuitive design requiring the least amount of signage is the most preferable solution. It would be challenging for someone coming up from Canyon Crest to figure out how to access West Campus Drive, due to the lack of visibility of all options at one location.
- B. Option 8 & Option 7 traffic movements were discussed:
- 1. Option 8 is designed based on the long-term goal of limited access on West Campus Drive and functions as a traffic-calming feature. Option 7 allows for more thru-traffic movements but access to the drop-off area is less intuitive.
 - 2. In Option 8, the truck maneuver is currently counter to the typical flow around the circle. This could be potentially confusing especially without traffic lights. Team to study possibility of routing service vehicles around the circle as well. The geometry of the pure circle may be modified to accommodate this.
 - 3. Team to verify if buses can pull in easily into the drop-off zone, and illustrate the maneuvers graphically for the Committee presentation. The buses, when parked, should still allow for trucks to pass by the drop-off zone.
- C. Alternates & DRB Comments:
- 1. An alternate concept is to separate the drop-off entirely from the road and create a 4-way intersection (Option 9B attached). Based on the available site area and the location of the University Theater dock, the transit drop-off would shift and occupy the pedestrian zone. This is less desirable and will not be pursued as it does not create the sense of arrival.
 - 2. Out of all the options evaluated, the Option 8 concept addresses the priorities of improving pedestrian activity, creating a defined sense of arrival and is the most consistent with the goals outlined in the LRDP. The final study will address the DRB comments regarding identity, water features and landscape design strategy, based on the Option 8 concept.
2. Barn Dining & Kitchen Configuration:
- A. The kitchen, when rotated to the side, provided for a better courtyard enclosure and enhanced relationship to the outdoor area from the kitchen. It also had the potential for implementation prior to the road realignment (Option 7).

MEETING NOTES

- RGA/N+A/PMT B. Team to meet with the Dining Director and PMT prior to the Committee Meeting to discuss concepts: operations, functionality and Barn Complex planning goals (scheduled for 10 March).
- N+A 3. KUCR:
 A. Due to the development of housing, the relocation of KUCR may be accelerated. Team to evaluate the differences in square footages between existing and proposed for further discussion with Louis Vandeburg and Andy Plumley.
- PMT 4. Sproul Corridor:
 A. The fire lane access at the north end of the sproul corridor may be implemented as part of the reconstruction of the damaged walkways.
5. Next Steps:
 A. Team to study maneuvers described in Section 1B and impacts to current plan.
- B. Team to evaluate and confirm kitchen massing prior to Committee Meeting (13 March).
- C. Following the Committee Meeting, team will finalize the study for DRB & C-3 review.

This is Nakada+Associates' record of the items discussed at the meeting. If there are any corrections to this record, please notify me in writing within one week.

Recorded by:



Misa Lund
Senior Associate

Attachment

Issued: 07 April 2009

MEETING NOTES

date 13 March 2009 time 9:00 AM – 12:00 PM

project UC Riverside Barn Area Study project no 01051.00

place University Club Room at Barn Area

attendees Don Caskey Associate Vice Chancellor, Campus Architect, Facilities (PMT)
 Tim Ralston Associate Vice Chancellor, Capital & Physical Planning (PMT)
 Nita Bullock Campus Physical Planner Capital & Physical Planning (PMT)
 Eileen Takata Senior Planner, Capital & Physical Planning
 Andy Plumley Assistant Vice Chancellor, Housing & Dining
 Danny Kim Assistant Vice Chancellor, Student Affairs
 Susan Allen-Ortega Dean of Students, Student Affairs
 Walter Clark Professor, Chair of the Music Department, CHASS
 Kambiz Vafai Professor, Chair, Academic Senate Physical Resources
 Mike Delo Director, TAPS
 Louis Vandenberg Broadcasting Director & General Manager, KUCR
 Ross Grayson Director, Environmental Health & Safety
 Scott Corrin Campus Fire Marshal
 David Kellstrand Director, Theatre Facilities
 Robert Heath University Club President
 Jacqueline Norman Project Manager, Office of Design & Construction
 Tracey Scholtemeyer Management Services Officer, Performing Arts Administration
 Israel Fletes C&C Multimedia, UCR
 Esther Margulies Principal, Mia Lehrer & Associates
 Steve Nakada Principal, Nakada+Associates
 Misa Lund Senior Associate, Nakada+Associates

distribution Attendees, H.J. Kim, B. Ginsberg, F. Masino, P. Meek, C. Gray, G. Olschlager, E. Benitez, File

purpose Final Planning Committee meeting to review preferred option of Barn Area Study.

ACTION ITEMS

1. Material Presented: Eighteen (19) 30" x 40" presentation boards and wood 1" – 100' 34" x 38" massing model all prepared by N+A and Mia Lehrer & Associates.
2. Introduction: N. Bullock noted that Design Review Board (DRB) and C-3 had reviewed this project and this was the final Planning Committee review. She gave a brief project history and the following reasons that initiated the project for:
 - Specimen camphor tree impacted by 1914 cottage.
 - Relocated cottage as part of the Barn Complex
 - Kitchen deficiencies @ Barn dining

MEETING NOTES

- PMT 3. Cottage, Barn Dining & Barn Annex:
- A. Robert Heath noted that the University Club is reviewing this concept of smaller venues throughout the campus, but generally is in agreement with the concept presented. He also requested clarification on phasing and a separate presentation to the University Club members regarding the overall project.
4. Barn Stable & Courtyard:
- A. Louis Vandenberg approves of the master plan concept presented and had the following comments
- N+A i. Needs a secure storage room (10' x 10') adjacent to loading and production to store portable, outreach equipment which will get heavy use on and off-site.
- ii. Maximize the space for the facility: the current facility on Linden was the same size when the university has 1,200 students, but the station has not been able to expand.
- iii. The building will have some architectural challenges of converting the stable into a radio station. N+A noted that a "building within-a-building" approach will be taken to retain the barn feel, and meet the technical demands of KUCR.
- iv. Acoustic issues will need to be addressed; internally as well as with adjacent buildings.
- v. The concept of the stage is very exciting, but acoustic concerns will have to be mitigated or the stage/performance could cause the station to shut down. Operationally, KUCR should have control of the events which takes place on the stable stage.
- vi. The stage will also require easy access to loading area.
- vii. While the concept of the tower as a signifier, visible from the freeway, is good the team will need to evaluate: costs, to bury the cable, and distance, to make sure there is no line loss.
- N+A viii. An emergency generator is needed. Andy Plumley noted that the dining will require one as well and Scott Corrin suggested that a shared generator concept be explored (possibly even with CHASS). The generator has access and maintenance requirements, which will need to be addressed.
- B. David Kellstrand recommended that an Operations Plan be developed to avoid conflicts between the multiple venues within the Barn Group. Since the different performance areas are under different departments, the management of when events can take place will be critical to its success. Robert Heath and Andy Plumley agreed that a central authority will need to be created to perform this task. Acoustic or noise management will also be a critical component of the operational plan so all departments can coexist. Also, functionality of the final complex will depend on early programming and making sure all of the support systems (such as electrical and lighting) are designed with operations in mind.

MEETING NOTES

- N+A/PMT
5. CHASS & Barn Theatre:
 - A. Walter Clark reinforced the idea of designing the expansion of the theatre as a space which met all of the criteria for Ballet Folklórico, while maintaining flexibility to accommodate the Taiko classes and the Pipe Band. It may be called the “Barn Studio of World Music” reflecting the diversity of the student body.
 - B. Tracey Scholtemeyer had some concerns regarding access, use and functionality for the dance and theatre departments. Previously the facility was used by Dance but was not functional for their needs. It was noted by Nita Bullock that, as each of the separate buildings go forward, there will be a DPP process in which further involvement will be requested from each of these departments. The main focus of the current programming effort was to establish general sizes and site planning guidelines to confirm that future development could take place.

 6. Road Realignment & Loading:
 - A. The road realignment creates added area on the campus side for the gateway statement and minimizes the blind spot by easing the curve of the road as it passes Lot 2.
 - B. The Sproul loading concept was described and plans will be forwarded to Israel Fletes for further review and comment. Nita noted that some of the Sproul improvements may be completed sooner and she will coordinate with Israel.
 - C. The University Theatre loading dock has been reconfigured to accommodate the gateway/drop-off area without disrupting the location or elevation of the current dock. David Kellstrand requested that the safety issues are taken into consideration as the design is developed. Adequate lighting and visual access should be provided for all parts of the dock. The heavy landscape screening is a concern.
 - D. Scott Corrin suggested that the team consider allowing fire truck access through the University Theatre loading dock to Eucalyptus as an alternate means of getting onto campus from the south side without having to go through the circle.

 7. Overall Site Circulation Strategy/Traffic Management:
 - A. Concern was expressed by Susan Allen-Ortega regarding limited access creating commuter frustration. Nita Bullock mentioned that this is a long-term plan based on the goals identified in the LRDP to create a pedestrian-oriented campus and to limit private vehicles from cutting across the campus to get from the north side of town to MLK.
 - B. Robert Heath suggested that the triangular site further south along South Campus Drive may be more suitable for private vehicle drop-off. This area would become too congested with cars to truly function as a campus drop-off. It was agreed that the drop-off area illustrated in this master plan is transit-oriented and not for private vehicles. A separate study will need to

MEETING NOTES

- identify appropriate private vehicle drop-off areas as a campus wide strategy.
- C. Parking Lot 4 would only have access from University Avenue. Robert Heath indicated that this would be a challenge since many people wanting to access the Barn Complex may arrive from MLK then be forced to return and park at Lot 30 or drive around to University Avenue. Lot 5 may also be available but it is farther from the Barn. Over the years, visitors to the campus have been increasingly challenged by lack of clear wayfinding, cost-effective and easy parking and the time lost in driving around (especially at lunch time events, etc.). Andy Plumley agreed that a customer parking strategy had never been developed and needs to be addressed campus-wide to support venues such as the Barn and University Theatre.
 - D. Ross Grayson indicated that if this is a long-term plan; the pedestrian crossing short-term improvements, currently in progress, should be evaluated with this study in mind, so improvements would not be wasted. There is heavy pedestrian flow in the area and this plan seems to scatter them everywhere. It is much more desirable to control the path of the pedestrians as they cross Campus Drive. Misa Lund noted that until the limited access gates are installed, the plan is to have designated crosswalks at either side of the circle and that the approach into the circle for cars will be signalized. This would create a shorter and safer controlled crossing for pedestrians. Ross Grayson suggested some low non-obtrusive control measures be installed along the walkways parallel to West Campus Drive to make sure that pedestrians cross only at the crossings.
 - E. The general concept of the "gateway" with a strong landscape statement is appropriate although details regarding drop-off function and parking need to be developed in the next phase.
8. Landscape Strategy:
- A. Esther Margulies described an evolution of the presented concept which places the palm trees in the island (in lieu of the water feature) and surrounds the drop-off with citrus groves. The DRB had suggested to the team to consider an approach unique to UC Riverside.
 - B. It was noted that the citrus trees must be pruned if utilized in this area, since their natural form blocks visual transparency. Robert Heath suggested that avocado trees may be an alternative to explore and that the design team should consult the agriculture department and involve them in the process.
 - C. Robert Heath also requested that plenty of seating and shade be provided on the lawn area between Eucalyptus Walk and the drop-off. It was agreed that maximizing amenities such as Wi-Fi would make this area highly active and a great gathering space. Louis Vandenberg suggested placing sculptures in the area to create an "Arts" park.
- MLA

MEETING NOTES

9. Phasing Plan:
- N+A A. Although the actual phasing will be affected by the availability of funding, the plan illustrates the conceptual separation of work areas.
- B. Andy Plumley requested that dining be moved up in the phasing since the kitchen will be necessary to support any expanded seating area and will provide income to support the other facilities.

This is Nakada+Associates' record of the items discussed at the meeting. If there are any corrections to this record, please notify me in writing within one week.

Recorded by:



Misa Lund
Senior Associate

Attachment

Issued: 07 April 2009

MEETING NOTES

date 19 March 2009 time 12:00 PM – 2:00 PM

project UC Riverside Barn Area Study project no 01051.00

place Capital and Physical Planning Offices

attendees Don Caskey Associate Vice Chancellor, Campus Architect, Facilities (PMT)
Tim Ralston Associate Vice Chancellor, UCR Capital & Physical Planning (PMT)
Nita Bullock Campus Physical Planner Capital & Physical Planning (PMT)
Eileen Takata Senior Planner, Capital & Physical Planning
Andy Plumley Assistant Vice Chancellor, Housing & Dining
Cheryl Garner Director, Dining Services
Steve Nakada Principal, Nakada+Associates
Misa Lund Senior Associate, Nakada+Associates

distribution Attendees, E. Margulies, H.J. Kim, R. Ginsberg, P. Meek, C. Gray, G. Olschlager, E. Benitez, File

purpose PMT Meeting No. 5: Follow-up to Committee Meeting/Next Steps

ACTION

ITEMS

1. Don Caskey expressed concern over the diameter of the circle. MBA clarified the dimension provided (90') is a radius (the actual diameter of the drivable area was verified at ±160' upon returning to the office). Fehr & Peers have verified that the current length of the drop-off area could accommodate 3 (45') buses and it would be unlikely that 3 buses would be parked at the same time. There is also 57' of room (total diameter is 217') for the pedestrians, bikes and landscape buffer which would allow for future refinements to take place.
- N+A/Pankow 2. The team is working on a first draft of the cost estimate and this will be reviewed with PMT in the next few weeks.
 - A. A more specific breakdown/comparison is needed of KUCR existing facilities vs. proposed. Nita requested N+A to provide field measurements of their existing facilities and perform this analysis.
 - B. Equipment costs are excluded from estimate
 - C. Housing will have to cover equivalent area and any necessary code upgrades for the move to the new location. KUCR/Student Affairs will carry the expansion components.
 - D. Assume separate generators for KUCR and dining.
 - E. Relocation/demo costs of existing facility are excluded from estimate.
3. Cheryl Garner felt that more parking would be needed in the area to support the Barn. Lot 4 has 64 spaces.

MEETING NOTES

4. Misa Lund reviewed the expanded kitchen area in the Barn with Cheryl: this reduced the available interior seating to 100, even though the overall capacity had increased to 420. Cheryl suggested a hard surface overhead structure be installed in the courtyard for weather protection.
- N+A 5. There will be no further C-3 meetings. DRB review will be focused on the Administrative Draft Study. This will be scheduled for the second week of May. N+A will begin the draft document and forward executive summary, format and table of contents to Nita for review. An interim conference call/meeting may be needed to review estimate.

This is Nakada+Associates' record of the items discussed at the meeting. If there are any corrections to this record, please notify me in writing within one week.

Recorded by:



Misa Lund
Senior Associate

Attachment

Issued: 07 April 2009

Appendix B

*Program Assumption
Matrix*

COTTAGE

<i>EXISTING BUILDING</i>	<i>DEMOLITION AREA</i>	<i>ADAPTIVE RE-USE</i>	<i>NEW CONSTRUCTION</i>	<i>TOTAL</i>
Bldg : 1,035 sf Entrance Porch : 45 sf Front Porch : 137 sf	Bldg : 155 sf Front Porch : 137 sf	Lobby : 332 sf Serving : 203 sf Storage : 149 sf Office : 116 sf Restroom : 79 sf Entrance Arcade : 45 sf	Front Porch : 137 sf Back Porch : 174 sf Terrace *	
1,217 sf	292 sf	924 sf	311 sf	1,235 sf

Type of Construction : Type V-B, Sprinklered

Occupancy Group : M (Retail)

Occupant Load Factor (CBC 2001, Table A-29A) : 200

$$1,235 \text{ sf} / 200 = 7$$

Plumbing Fixtures

One unisex restroom is provided per Plumbing Code 413.3 Exception 3.

Notes:

* To be constructed in Phase 6.

1. Restroom requirements integrated with dining facilities.



BARN DINING / KITCHEN ADDITION

<i>EXISTING BUILDING</i>	<i>DEMOLITION AREA</i>	<i>ADAPTIVE RE-USE</i>	<i>NEW CONSTRUCTION</i>	<i>TOTAL</i>
Stage : 323 sf Dining/Queuing : 2,241 sf Servery/Kitchen : 1,056 sf Restroom : 357 sf West Wing(Univ. Club): 683 sf Supprot : 156 sf	West Wing(Univ. Club): 683 sf	Stage : 701 sf Dining/Queuing : 2,397 sf Servery/Kitchen : 1,034 sf	<p><i>Barn Dining Addition</i></p> Green Room : 151 sf Restroom (4) : 764 sf Total : 879 sf	
			Kitchen : 2,144 sf Support : 728 sf Total : 2,872 sf	
4,816 sf	683 sf	4,132 sf	3,787 sf	7,919 sf

Type of Construction : Type V-A, Sprinklered

Occupancy Group : A-2 (Restaurant/Dining Room)

Occupant Load Factor (CBC 2001, Table A-29A) : 30

$7,919 \text{ sf} / 30 = 263$

Plumbing Fixtures Requirement

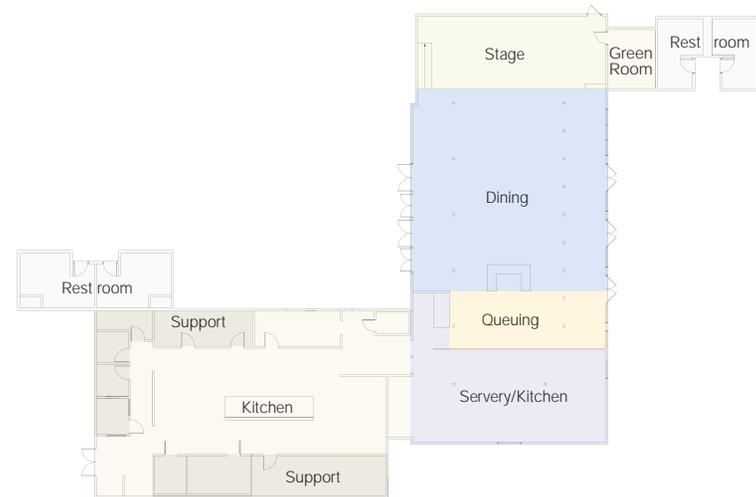
(2007 California Plumbing Code, Table 4-1: Restaurant, Pubs, and Lounges)

Male (132) - Water Closet (2), Urinal (1), Lavatory (1)

Female (132) - Water Closet (3), Lavatory (1)

Notes:

1. Fixture count is sufficient for 300-600 seats.
2. Per seating study, the 1,954 sf Dining Area accomodates 120 people (16.28 sf/person).



BARN STABLE / KUCR ADDITION

<i>EXISTING BUILDING</i>	<i>DEMOLITION AREA</i>	<i>ADAPTIVE RE-USE</i>	<i>NEW CONSTRUCTION</i>	<i>TOTAL</i>
Storage : 1,621 sf		KUCR Production : 573 sf Lobby 01 : 77 sf BackStage/FlexSpace:649sf Elev/Stair : 322 sf	Exterior Stage * Basement KUCR Library : 1,289 sf Total : 1,289 sf KUCR Addition Office : 1,130 sf Lobby 02 : 1,027 sf Restroom (2) : 133 sf Total : 2,290 sf	
1,621 sf		1,621 sf	3,589 sf	5,210 sf

Type of Construction : Type V-B, Sprinklered

Occupancy Group : B (Office)

Occupant Load Factor (CBC 2001, Table A-29A) : 200

$$5,210 \text{ sf} / 200 = 27$$

Plumbing Fixtures Requirement

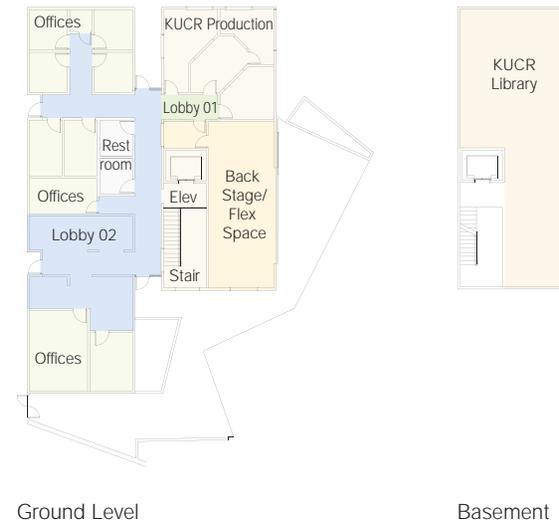
(2007 California Plumbing Code, Table 4-1: Public or Professional Office)

Male (14) - Water Closet (1), Lavatory (1)

Female (14) - Water Closet (1), Lavatory (1)

Notes:

* To be constructed in Phase 3c.



BARN THEATER

<i>EXISTING BUILDING</i>	<i>DEMOLITION AREA</i>	<i>ADAPTIVE RE-USE</i>	<i>NEW CONSTRUCTION</i>	<i>TOTAL</i>
		Rehearsal 01 : 1,311 sf Office : 331 sf	Rehearsal 02 : 880 sf Locker/Restroom : 360 sf Storage : 583 sf Exterior Stage *	
1,642 sf		1,642 sf	1,823 sf	3,465 sf

Type of Construction : Type V-B, Sprinklered

Occupancy Group : E (Education Facilities other than Group E; Colleges, Universities, Adult Centers, etc.)

Occupant Load Factor (CBC 2001, Table A-29A) : 50

$$3,465 \text{ sf} / 50 = 70$$

Plumbing Fixtures Requirement

(2007 California Plumbing Code, Table 4-1: Colleges, Universities, Adult Centers, etc)

Male (35) - Water Closet (1), Urinal (1), Lavatory (1)

Female (35) - Water Closet (2), Lavatory (1)

Notes:

* To be constructed in Phase 3C.

1. Restroom quantity can be increased.

2. Additional restroom facilities are provided in Barn Dining facility.



BARN ANNEX

<i>EXISTING BUILDING</i>	<i>DEMOLITION AREA</i>	<i>ADAPTIVE RE-USE</i>	<i>NEW CONSTRUCTION</i>	<i>TOTAL</i>
			Member's Lounge/Bar : 924 sf Lobby : 377 sf Banquet Room : 647 sf Kitchen : 292 sf Restroom (2) : 146 sf Storage : 81 sf	
			2,467 sf	2,467 sf

Type of Construction : Type V-B, Sprinklered

Occupancy Group : A-2 *

Occupant Load Factor (CBC 2001, Table A-29A) : 30
 $2,467 \text{ sf} / 30 = 83$

Plumbing Fixtures Requirement

(2007 California Plumbing Code, Table 4-1: Colleges, Universities, Adult Centers, etc)

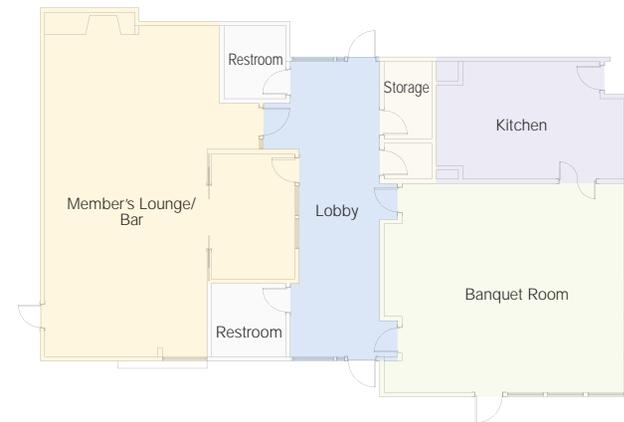
Male (42) - Water Closet (1), Urinal (1), Lavatory (1)

Female (42) - Water Closet (2), Lavatory (1)

Notes:

* Program verification needed for occupancy.

1. Additional restroom facilities are provided in Barn Dining facility



Appendix C

Cost Analysis

1. Conceptual Estimate Summary

BUILDING TYPE	GROSS ENCLOSED AREA EXCLUDING BALCONIES	GROSS BUILDING AREA INCLUDING BALCONIES	SITE AREA	TOTAL PRICE
<u>Phase 1 - Sitework & Loading Dock</u>				
	31,559	31,559	31,559	\$1,134,000
	\$35.93 /gsf	\$35.93 /gsf	\$35.93 /sf	
<u>Phase 2 - Barn Annex</u>				
New Core & Shell Building	2,467	2,467	6,415	\$1,780,000
	\$721.52 /gsf	\$721.52 /gsf	\$277.47 /sf	
<u>Phase 3a - Barn Stable (KUCR)</u>				
Relocation of (E) bldg. over (N) basement. w/ addition of (N) building	5,210	5,210	10,991	\$2,675,000
	\$513.44 /gsf	\$513.44 /gsf	\$243.38 /sf	
<u>Phase 3b & 3c - Barn Dining</u>				
Partital Demo of existing & addition of new bathrooms. Includes Courtyard	7,919	17,241	27,231	\$5,349,000
	\$675.46 /gsf	\$310.25 /gsf	\$196.43 /sf	
<u>Phase 4 - The Cottage & Dining Patio</u>				
Partital Demo w/ (N) Exterior Deck	924	1,235	7,300	\$1,011,000
	\$1,094.16 /gsf	\$818.62 /gsf	\$138.49 /sf	
<u>Phase 5 - Barn Theater</u>				
Partital Demo w/ Addition of (E) theater	3,465	3,465	10,185	\$1,543,000
	\$445.31 /gsf	\$445.31 /gsf	\$151.50 /sf	
<u>Phase 6 - East Campus Gateway</u>				
Utilities, Demo, Earthwork, & Site Improvements	N/A	N/A	292,594	\$5,333,000
			\$18.23 /sf	
TOTAL PROJECT				
	51,544	61,177	386,275	\$18,825,000
	\$365.22 /gsf	\$307.71 /gsf	\$48.73 /sf	

2. Conceptual Estimate Detail - Phase 1

Phase 1 - Sitework & Loading Dock		Site Area	31,559	GA	Total Duration	2 mo
DIV	DESCRIPTION	QUANTITY	UN	UNIT PRICE	PRICE	COMMENTS
2	Demo (E) Parking/Drive	9,280	SF	\$5.00	\$46,400	Demo & remove (E) parking lot
2	Demo (E) Retaining Wall	110	LF	\$60.00	\$6,600	Demo (E) retaining wall
2	Demo (E) Landscaping	8,430	SF	\$1.00	\$8,430	Clear & grub (E) landscaped areas
2	Grade walkway	8,340	SF	\$2.00	\$16,680	Rough & finish grade for new walkways
2	Grade Landscaping	10,533	SF	\$1.50	\$15,800	Rough & finish grade for landscape areas
2	Landscaping & Trees	10,533	SF	\$13.00	\$136,929	Includes modifications to irrigation
2	Site Utilities	1	LS	\$10,000.00	\$10,000	Relocate Fire Sprinkler
2	Shoring	1	LS	\$10,000.00	\$10,000	Shoring for adjoining buildings
2	Structural Excavation	86	CY	\$35.00	\$3,022	Structural Excavation
2	Export	351	CY	\$20.00	\$7,018	Export to meet grade requirements.
2	New Concrete Drive & Parking Lot	17,260	SF	\$22.00	\$379,720	Form, place & finish 8" thick conc over 4" base rock, 2" sand and vapor retarder, rebar
2	Site Lighting	31,559	SF	\$1.50	\$47,339	Allowance for site lighting.
3	Site Walkway	8,340	SF	\$6.00	\$50,040	New Pedestrian Walk
3	Site Curbs	1,138	LF	\$20.00	\$22,760	Waterproofing and mechanical concrete curbs/pads, site curbs
4	New Retaining Wall	259	LF	\$436.67	\$113,097	New CMU retaining walls
7	Waterproof back of wall	259	LF	\$92.00	\$23,828	Bituthane waterproofing and drainage system
1	General Conditions	898	\$M	\$160.00	\$143,626	Supervision, job office construction, office equipment and supplies
1	GC Bond	898	\$M	\$15.00	\$13,465	General Contractor Bond
1	Supplemental Conditions--Insurance, Taxes, Bonds	1,041	\$M	\$32.00	\$33,321	Liability insurance, taxes, subcontractor bonds
1	General Contractor Fee	1,088	\$M	\$42.00	\$45,699	4% Overhead and Fee
TOTAL BUILDING		31,559	GA	\$35.93	\$1,133,772	

3. Conceptual Estimate Detail - Phase 2

Phase 2 - Barn Annex		Gross Area	2,467 GA	Total Duration	6 mo	
New Core & Shell Building		Suspended	0 SF	Site Area	6,415 SF	
		Balcony Area	0 SF			
		Floors	1 EA			
		Bldg Height	10 LF	2,200	Exterior Skin Area (SF)	
		Perimeter	220 LF			
		Footprint	2,467 SF			
DIV	DESCRIPTION	QUANTITY	UN	UNIT PRICE	PRICE	COMMENTS
2	Earthwork/Clear & Grub	6,285	SF	\$4.00	\$25,140	Clear & Grubb, Rough & Finish Grade
2	Landscaping & Trees	3,740	SF	\$13.00	\$48,620	Includes modifications to irrigation
2	Site Utilities	1	LS	\$30,000.00	\$30,000	Allowance. Connect to Existing
2	Grease Trap	1	LS	\$10,000.00	\$10,000	Allowance.
3	Foundations	53	CY	\$650.00	\$34,667	Form, rebar and place concrete perimeter foundations
3	Slab on Grade	2,467	SF	\$11.50	\$28,371	Form, place & finish 5" thick conc over 4" base rock, 2" sand and vapor retarder, rebar
3	Building Curbs, Pads & Pits	220	LF	\$20.00	\$4,400	Waterproofing and mechanical concrete curbs/pads, elevator pits
3	Site Walkway	415	SF	\$6.00	\$2,490	Form, place & finish 4" thick grey concrete w/ broom finish
6	Rough Carpentry	2,467	GA	\$35.00	\$86,345	New wood framed building
6	Wood Siding	2,200	SF	\$12.00	\$26,400	New exterior siding
7	Misc Thermal & Moisture Protection	2,467	GA	\$4.31	\$10,633	Insulation, caulking, building louvers, misc waterproofing
7	Roofing & GSM Flashings	2,837	SF	\$8.00	\$22,696	Asphalt Shingle roofing system and associated galv sheet metal copings and flashings/gutters
8	Exterior Glass Storefront & Skylight System	1,560	SF	\$300.00	\$468,000	Dual glazed, low E, storefront system
9	Exterior Paint	2,200	SF	\$0.75	\$1,650	Paint new siding
9	Interior Finishes, Specialties	2,467	GA	\$54.80	\$135,192	Interior floor, wall and ceiling finishes, gypboard systems, DFH, specialties
9	Tenant Finishes Allowance--FFE	1	LS	\$53,000.00	\$53,000	Allowance
10	Fireplace	1	LS	\$20,000.00	\$20,000	Allowance for gas fireplace
11	Kitchen Equipment	1	LS	\$90,000.00	\$90,000	Allowance. Kitchen Equipment
11	Kitchen Equipment	1	LS	\$70,000.00	\$70,000	Allowance. Hood, Exhaust and Ansel System
15-16	Mech (heat/cool) Elec, Plumbing, Fire Sprinkler	2,467	GA	\$53.16	\$131,146	Complete new MEP Systems
1	General Conditions	1,299	\$M	\$260.00	\$337,675	Supervision, job office construction, office equipment and supplies
1	GC Bond	1,305	\$M	\$15.00	\$19,578	General Contractor Bond
1	Supplemental Conditions--Insurance, Taxes, Bonds	1,636	\$M	\$32.00	\$52,366	Liability insurance, taxes, subcontractor bonds
1	General Contractor Fee	1,708	\$M	\$42.00	\$71,751	4% Overhead and Fee
TOTAL BUILDING		2,467	GA	\$721.57	\$1,780,118	

4. Conceptual Estimate Detail - Phase 3a

Phase 3a - Barn Stable (KUCR)		Gross Area	5,210 GA	Total Duration	12 mo	
Relocation of (E) bldg. over (N) basemnt. w/ addition of (N) building		Suspended	1,543 SF	Site Area	10,991 SF	
		Balcony Area	0 SF			
		Basement Area	1,621 SF			
		Floors	1 EA			
		Bldg Height	10 LF	2,900	Exterior Skin Area (SF)	
		Perimeter	290 LF			
		Footprint	3,910 SF			
DIV	DESCRIPTION	QUANTITY	UN	UNIT PRICE	PRICE	COMMENTS
2	Asphalt Parking Lot	2,500	SF	\$18.00	\$45,000	3" AC paving over 4" compacted base, includes lighting & striping
2	Earthwork/Clear & Grub	12,000	SF	\$4.00	\$48,000	Clear & Grubbing
2	Interior Bldg Demo	1,543	SF	\$3.00	\$4,629	Demo existing interior finishes of stable
2	Landscaping & Trees	4,800	SF	\$13.00	\$62,400	Includes modifications to irrigation
2	Temp Move & Relocate Stable	1	LS	\$30,000.00	\$30,000	Steel beams, hydraulic jacks to relocate.
2	Relocate Radio Tower	1	LS	\$40,000.00	\$40,000	Allowance for foundation and relocation
2	Site Utilities	1	LS	\$25,000.00	\$25,000	Allowance. Connect to Existing
3	Foundations & Suspended Slab	1,621	SF	\$159.00	\$257,739	Form, rebar and place concrete foundations for basement. Includes perimeter waterproofing
3	Foundations - Addition	38	CY	\$650.00	\$24,700	New building foundations
3	Slab on Grade - Addition	2,543	SF	\$11.50	\$29,245	Form, place & finish 5" thick conc over 4" base rock, 2" sand and vapor retarder, rebar
3	Building Curbs, Site Curbs	750	LF	\$20.00	\$15,000	Waterproofing and mechanical concrete curbs/pads, site curbs
3	Site Walkway	600	SF	\$6.00	\$3,600	Sidewalks & Patios
5	Structural/Misc./Ornamental Metals	3	Tn	\$5,000.00	\$15,000	Structural Steel, misc support iron for equipment, elevator and exterior systems
5	Exit Stairs	1	FT	\$10,500.00	\$10,500	Pre-engineered, concrete pan filled metal exit stairs & rails
6	Rough Carpentry	3,910	GA	\$35.00	\$136,850	New building structure and seismic upgrades to old, new roof sheathing, etc.
6	Wood Siding	2,900	GA	\$12.00	\$34,800	New and repairs to old exterior siding
6	Barn Door	1	LS	\$20,000.00	\$20,000	Allowance.
7	Soundproofing	1	LS	\$40,000.00	\$40,000	Allowance for soundproofing broadcast booths
7	Misc Thermal & Moisture Protection	5,210	GA	\$4.31	\$22,455	Insulation, caulking, building louvers, misc waterproofing
7	Roofing & GSM Flashings - New Building	2,543	SF	\$20.00	\$50,860	Built-up roofing system and associated insulation, galv sheet metal copings and flashings
7	Roofing & GSM Flashings - Stable	1,840	SF	\$8.00	\$14,723	Asphalt Shingle roofing system and associated galv sheet metal copings and flashings/gutters
8	Exterior Glass & Storefronts	1,825	SF	\$39.90	\$72,818	Dual glazed, low E, horizontal sliding windows
8	Custom Skylight/Atrium	840	SF	\$300.00	\$252,000	Dual glazed, low E, laminated glass, aluminum framing
9	Exterior Paint	4,000	SF	\$0.75	\$3,000	New & refurbishing of old exterior siding
9	Interior Finishes, Specialties	5,210	GA	\$46.40	\$241,744	Interior floor, wall and ceiling finishes, gypboard systems, DFH, specialties
9	Tenant Finishes Allowance--FFE	1	LS	\$0.00	\$0	Not included: Furnishings, Broadcast Equipment, etc.
14	Elevators	1	EA	\$75,000.00	\$75,000	2 stop elevator
15-16	Mech (heat & cool) Elec, Plumbing, Fire Sprinkler	5,210	GA	\$47.00	\$244,870	Complete. Includes dry fire suppression system for record storage
16	Generator	1	LS	\$30,000.00	\$30,000	Allowance for a 70KW Generator
1	General Conditions	1,850	\$M	\$330.00	\$610,478	Supervision, job office construction, office equipment and supplies
1	GC Bond	1,850	\$M	\$15.00	\$27,749	General Contractor Bond
1	Supplemental Conditions--Insurance, Taxes, Bonds	2,460	\$M	\$32.00	\$78,733	Liability insurance, taxes, subcontractor bonds
1	General Contractor Fee	2,567	\$M	\$42.00	\$107,809	4% Overhead and Fee
TOTAL BUILDING		5,210	GA	\$513.38	\$2,674,702	

5. Conceptual Estimate Detail - Phase 3b & 3c

Phase 3b & 3c - Barn Dining		Gross Area	7,919	GA	Total Duration	16	mo
Partial Demo of existing & addition of new bathrooms. Includes Courtyard		Suspended	0	SF	Site Area	27,231	SF
		Patio Area	9,322	SF			
		Floors	1	EA			
		Bldg Height	10	LF	2,740	Exterior Skin Area (SF)	
		Perimeter	274	LF			
		Footprint	7,159	SF			
DIV	DESCRIPTION	QUANTITY	UN	UNIT PRICE	PRICE	COMMENTS	
2	Demo (E) Addition	683	SF	\$15.00	\$10,245	Demo existing addition	
2	Demo (E) Interiors	4,156	SF	\$2.00	\$8,312	Demo existing interior finishes, kitchen, bathrooms and stage	
2	Clear & Grub	26,800	SF	\$4.00	\$107,200	Site Demo, Clear & Grubb, Rough & Finish Grade	
2	Earthwork	3,658	SF	\$4.00	\$14,632	Earthwork and Pad	
2	Landscaping & Trees	7,000	SF	\$13.00	\$91,000	Includes modifications to irrigation	
2	Site Utilities	1	LS	\$75,000.00	\$75,000	Allowance. Connect to Existing	
2	Site Curbs and Gutters	100	LF	\$40.00	\$4,000	Curb & Gutter	
2	Asphalt Drive/Loading Area	4,200	SF	\$18.00	\$75,600	3" AC paving over 4" compacted base, includes lighting & striping	
2	Site Lighting	14,700	SF	\$10.00	\$147,000	Site Lighting	
3	Foundations at (N) Bathrooms	64	CY	\$700.00	\$44,800	Form, rebar and place concrete foundations--shallow spread footings	
3	Slab on Grade at (N) Bathrooms & Kitchen	3,658	SF	\$13.50	\$49,383	Form, place & finish 5" thick conc over 4" base rock, 2" sand and vapor retarder, rebar	
3	Building Curbs, Pads & Pits	208	LF	\$20.00	\$4,160	Waterproofing and mechanical concrete curbs/pads, elevator pits	
3	Screen walls	60	LF	\$776.67	\$46,600	8'H Concrete Sound/Screen Walls	
3	Planter walls	400	LF	\$496.67	\$198,667	4'H Concrete Planters, waterproofing and plaster finish coat	
6	Outdoor Stage at KUCR	330	GA	\$30.00	\$9,900	Custom wood deck with rat slab	
6	Wood Deck and Railings	9,700	SF	\$30.00	\$291,000	Custom wood deck with rat slab	
6	Railings	120	LF	\$150.00	\$18,000	Custom wood railing	
6	Wood Trellis	3,300	SF	\$105.00	\$346,500	Space Frame Trellis system with 4 concrete columns	
6	Rough Carpentry - (E) Barn	4,156	GA	\$35.00	\$145,460	Seismic upgrades and misc. rough carpentry	
6	Rough Carpentry - (N) Bathrooms	862	GA	\$42.00	\$36,204	New wood framed bathroom buildings	
6	Rough Carpentry - (N) Kitchen	2,797	GA	\$35.00	\$97,895	New wood framed kitchen addition	
6	Exterior Building Restoration	4,390	SF	\$12.00	\$52,680	New and repairs to old exterior siding	
6	North Feature Wall	480	SF	\$60.00	\$28,800	North feature wall	
6	New Stage	665	SF	\$30.00	\$19,950	New wood framed stage at dining room	
7	Misc Thermal & Moisture Protection	7,919	GA	\$4.31	\$34,131	Insulation, caulking, building louvers, misc waterproofing	
7	Roofing & GSM Flashings - (E) Barn	4,779	SF	\$9.00	\$43,015	Remove and install new asphalt shingle roofing system and associated galv sheet metal copings and flashin	
7	Roofing & GSM Flashings - (N) Buildings	4,355	SF	\$20.00	\$87,101	Built-up roofing system and associated galv sheet metal copings and flashings	
8	New windows	80	SF	\$60.00	\$4,800	New sidelights	
8	New Skylights	8	EA	\$3,500.00	\$28,000	New aluminum skylight	
9	Exterior Paint	4,940	SF	\$0.75	\$3,705	New & refurbishing of old exterior siding & windows	
9	Interior Finishes, Specialties - (E) Barn	4,156	GA	\$35.29	\$146,665	Interior floor, wall and ceiling finishes, gypboard systems, DFH, specialties	
9	Interior Finishes, Specialties - (N) Kitchen & Bathrooms	3,658	GA	\$45.34	\$165,854	Interior floor, wall and ceiling finishes, gypboard systems, DFH, specialties	
9	Tenant Finishes Allowance--FFE	1	LS	\$100,000.00	\$100,000	Tables & Chairs	
10	Water Feature	1	LS	\$35,000.00	\$35,000	Allowance for feature structure, finishes, & equipment.	
11	Kitchen Equipment	1	LS	\$583,000.00	\$583,000	Allowance, excludes POS system	
15-16	Mech (heat/cool) Elec, Plumbing, Fire Sprinkler	7,919	GA	\$55.35	\$438,317	Complete new MEP Systems	
16	Generator	1	LS	\$50,000.00	\$50,000	Allowance for a 300KW Generator	
16	Sound & Lighting for Stable & Theater Stages	1	LS	\$175,000.00	\$175,000	Allowance	
16	DJ Booth & Equipment	1	LS	\$35,000.00	\$35,000	Allowance	
16	Security--Allowance	1	LS	\$50,000.00	\$50,000	Allowance	
1	General Conditions	3,903	SM	\$260.00	\$1,014,669	Supervision, job office construction, office equipment and supplies	
1	GC Bond	3,903	SM	\$15.00	\$58,539	General Contractor Bond	
1	Supplemental Conditions--Insurance, Taxes, Bonds	4,917	SM	\$32.00	\$157,352	Liability insurance, taxes, subcontractor bonds	
1	General Contractor Fee	5,133	SM	\$42.00	\$215,592	4% Overhead and Fee	
TOTAL BUILDING		7,919	GA	\$675.43	\$5,348,726		

6. Conceptual Estimate Detail - Phase 4

Phase 4 - The Cottage & Dining Patio		Gross Area	924 GA	Total Duration	4 mo	
Partital Demo w/ (N) Exterior Deck		Suspended	0 SF	Site Area	7,300 SF	
		Balcony Area	311 SF			
		Floors	1 EA			
		Bldg Height	10 LF	1,400	Exterior Skin Area (SF)	
		Perimeter	140 LF			
		Footprint	924 SF			
DIV	DESCRIPTION	QUANTITY	UN	UNIT PRICE	PRICE	COMMENTS
2	Demo (E) Addition	155 SF		\$15.00	\$2,325	Demo existing addition
2	Demo (E) Finishes	924 GA		\$3.00	\$2,772	Demo existing interior finishes
2	Earthwork/Clear & Grub	3,900 SF		\$4.00	\$15,600	Clear & Grubb, Rough & Finish Grade
2	Landscaping & Trees	500 SF		\$13.00	\$6,500	Includes modifications to irrigation
2	Tree Preservation	1 LS		\$15,000.00	\$15,000	Includes inspections and reports
2	Arborist Services	1 LS		\$10,000.00	\$10,000	Includes inspections and reports
2	Site Utilities	1 LS		\$45,000.00	\$45,000	Allowance. Connect to Existing
2	Patio Area Brick Pavers	5,250 SF		\$13.00	\$68,250	Brick pavers with 4" base & 2" sand bed.
3	Foundations	23 CY		\$700.00	\$16,333	Form, rebar and place concrete perimeter foundations
3	Building Foundations	924 SF		\$18.50	\$17,094	Form, place & finish perimeter "T" and pier foundations , rebar
3	Building Curbs, Site Curbs, Deck Curbs, Pads & Piers	260 LF		\$20.00	\$5,200	Waterproofing and mechanical concrete curbs/pads, site curbs
3	Relocate Cottage	1 LS		\$30,000.00	\$30,000	Steel beams, hydraulic jacks to relocate.
5	Site Fencing & Gates	160 LF		\$110.00	\$17,600	Misc support iron for equipment, elevator and exterior systems
6	Wood Deck and Railings	311 SF		\$25.00	\$7,775	Custom wood deck and railing system with wood siding
6	Rough Carpentry	924 GA		\$35.00	\$32,340	Seismic upgrades and misc. rough carpentry
6	Wood Siding	1,400 SF		\$12.00	\$16,800	Repair/Replace/Add New Siding
7	Misc Thermal & Moisture Protection	924 GA		\$4.31	\$3,982	Insulation, caulking, building louvers, misc waterproofing
7	Roofing & GSM Flashings	1,063 SF		\$8.00	\$8,501	Asphalt Shingle roofing system and associated galv sheet metal copings and flashings/gutters
8	Repair/Replace Glass Allowance	1 LS		\$2,500.00	\$2,500	Allowance
9	Recondition Fireplace	1 LS		\$1,500.00	\$1,500	Allowance
9	Exterior Paint	1,400 SF		\$0.75	\$1,050	New & refurbishing of old exterior siding & windows
9	Interior Finishes, Specialties	924 GA		\$46.20	\$42,689	Interior floor, wall and ceiling finishes, gyboard systems, DFH, specialties
9	Tenant Finishes Allowance--FFE	1 LS		\$60,000.00	\$60,000	Tables & Chairs
11	Kitchen Equipment	1 LS		\$150,000.00	\$150,000	Allowance, excludes POS system
15-16	Mech (heat/cool) Elec, Plumbing, Fire Sprinkler	924 GA		\$68.50	\$63,294	Complete new MEP Systems
1	General Conditions	642 \$M		\$450.00	\$288,947	Supervision, job office construction, office equipment and supplies
1	GC Bond	649 \$M		\$15.00	\$9,741	General Contractor Bond
1	Supplemental Conditions--Insurance, Taxes, Bonds	931 \$M		\$32.00	\$29,794	Liability insurance, taxes, subcontractor bonds
1	General Contractor Fee	971 \$M		\$42.00	\$40,765	4% Overhead and Fee
TOTAL BUILDING		924 GA		\$1,094.54	\$1,011,352	

7. Conceptual Estimate Detail - Phase 5

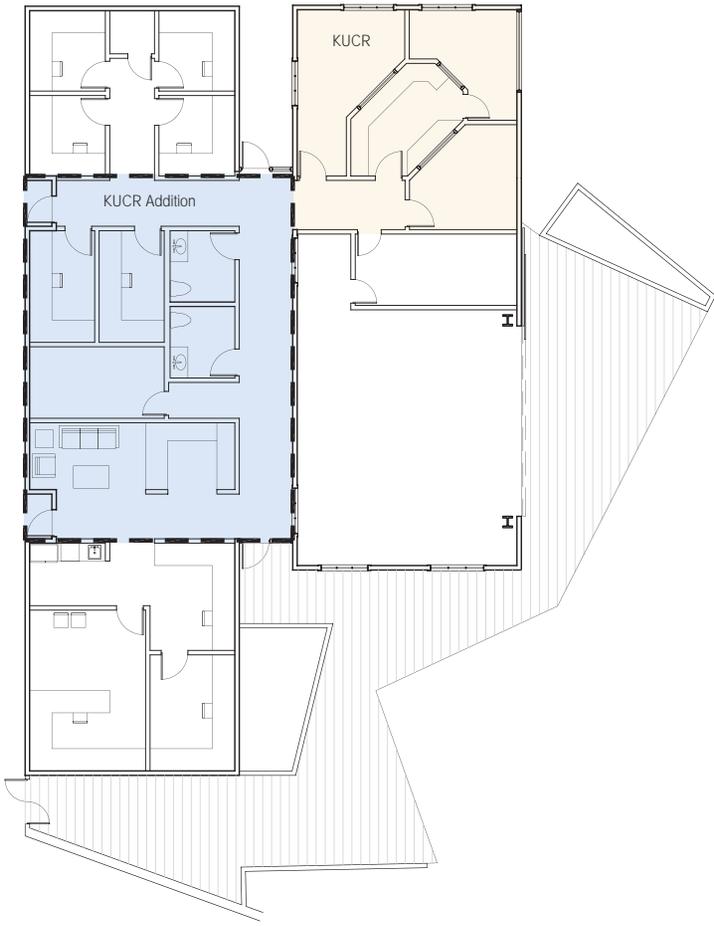
Phase 5 - Barn Theater		Gross Area	3,465	GA	Total Duration	8 mo
Partital Demo w/ Addition of (E) theater		Suspended	0	SF	Site Area	10,185 SF
		Balcony Area	0	SF		
		No. of Units				
		Floors	1	EA		
		Bldg Height	10	LF	2,400	Exterior Skin Area (SF)
		Perimeter	240	LF		
		Footprint	3,465	SF		
DIV	DESCRIPTION	QUANTITY	UN	UNIT PRICE	PRICE	COMMENTS
2	Demo (E) Wall	450	SF	\$30.00	\$13,500	Demo existing wall opening for addition
2	Demo (E) Finishes	1,643	GA	\$3.00	\$4,929	Demo existing interior finishes
2	Earthwork/Clear & Grub	4,900	SF	\$4.00	\$19,600	Clear & Grubb, Rough & Finish Grade
2	Landscaping & Trees	2,300	SF	\$13.00	\$29,900	Includes modifications to irrigation
2	Site Utilities	1	LS	\$45,000.00	\$45,000	Allowance. Connect to Existing
3	Foundations - New Addition	35	CY	\$650.00	\$22,750	New building foundations
3	Slab on Grade - New Addition	1,822	SF	\$11.50	\$20,953	Form, place & finish 5" thick conc over 4" base rock, 2" sand and vapor retarder, rebar
3	Site Walkway/Ramps	3,600	SF	\$6.00	\$21,600	Form, place & finish 4" thick grey concrete w/ broom finish
3	Building Curbs, Pads & Pits	210	LF	\$20.00	\$4,200	Waterproofing and mechanical concrete curbs/pads, elevator pits
5	Structural Steel	7	TN	\$5,000.00	\$35,000	Structural Steel
6	Rough Carpentry	3,465	GA	\$35.00	\$121,275	New building structure and seismic upgrades to old, new roof sheathing, etc.
6	Wood Siding	2,400	GA	\$12.00	\$28,800	New and repairs to old exterior siding
6	Barn Door	1	LS	\$20,000.00	\$20,000	Allowance.
7	Soundproofing	1	LS	\$100,000.00	\$100,000	Allowance for soundproofing rehearsal stage
7	Misc Thermal & Moisture Protection	3,465	GA	\$4.31	\$14,934	Insulation, caulking, building louvers, misc waterproofing
7	Roofing & GSM Flashings - New Building	1,822	SF	\$20.00	\$36,440	Built-up roofing system and associated insulation, galv sheet metal copings and flashings
7	Roofing & GSM Flashings - Barn	1,889	SF	\$8.00	\$15,116	Asphalt Shingle roofing system and associated galv sheet metal copings and flashings/gutters
8	Exterior Glass Storefront & Skylight System	396	SF	\$300.00	\$118,800	Dual glazed, low E, storefront system
8	Exterior Glass Windows	200	SF	\$40.00	\$8,000	Dual glazed, low E
9	Exterior Paint	2,400	SF	\$0.75	\$1,800	New & refurbishing of old exterior siding
9	Interior Finishes, Specialties	3,465	GA	\$33.16	\$114,899	Interior floors, wall and ceiling finishes, gypboard systems, DFH, mirrors, specialties
10	Tenant Finishes Allowance--FFE	1	LS	\$0.00	\$0	Furnishings not included
15-16	Mech (heat/cool) Elec, Plumbing, Fire Sprinkler	3,465	GA	\$47.93	\$166,077	Complete new MEP Systems
1	General Conditions	964	\$M	\$475.00	\$457,697	Supervision, job office construction, office equipment and supplies
1	GC Bond	964	\$M	\$15.00	\$14,454	General Contractor Bond
1	Supplemental Conditions--Insurance, Taxes, Bonds	1,421	\$M	\$32.00	\$45,481	Liability insurance, taxes, subcontractor bonds
1	General Contractor Fee	1,481	\$M	\$42.00	\$62,211	4% Overhead and Fee
TOTAL BUILDING		3,465	GA	\$445.43	\$1,543,416	

8. Conceptual Estimate Detail - Phase 6

Phase 6 - East Campus Gateway		Improvement Area		292,594 SF		
Utilities, Demo, Earthwork, & Site Improvements						
DIV	DESCRIPTION	QUANTITY	UN	UNIT PRICE	PRICE	COMMENTS
2	Mobilization	1	LS	\$40,000.00	\$40,000	Mobilization of heavy equipment, etc.
2	Traffic Control & Equipment	1	LS	\$105,000.00	\$105,000	Traffic control, parking, and lane closures.
2	Temporary Site Utilities	1	LS	\$15,000.00	\$15,000	Develop construction water & temp. power.
2	Survey	8	MO	\$6,000.00	\$48,000	Survey of grades, utilities, AC, & PCC.
2	Demolition	1	LS	\$249,479.00	\$249,479	Demo of AC & PCC, retaining walls, buildings/sheds, traffic signals/light poles, & clear site.
2	Mass Excavation	1	LS	\$81,370.00	\$81,370	Excavation, benching/sloping at retaining walls. Over excavation of 4' at footings.
2	Import/Export Soil	1,000	CY	\$25.00	\$25,000	Import/Export to meet grade requirements.
2	Site Utilities	1	LS	\$350,000.00	\$350,000	Allowance to modify & re-route utilities (electrical, gas, water, storm water, & sewer).
2	Backfill Walls	1,862	CY	\$30.00	\$55,860	Machine backfill and compact soil at retaining walls & footings.
2	Retaining Walls & Footings	7,125	SF	\$60.00	\$427,500	Retaining walls at Canyon Crest & West Campus Dr. and University Theater Docking Area.
2	Entrance Wall/Sign	1	LS	\$0.00	\$0	Excluded
2	Retaining Wall Waterproofing & Drainage	7,125	SF	\$7.00	\$49,875	Waterproofing system including protection board.
2	Rough & Finish Grading	1	LS	\$210,276.00	\$210,276	AC, PCC, and landscaped areas.
2	Stairs	2	EA	\$5,000.00	\$10,000	Form, place, finish, rebar.
2	Aggregate Base	4,600	CY	\$45.00	\$207,000	12" base at AC and PCC paving.
2	Curb & Gutter	2,400	LF	\$24.00	\$57,600	Curb & gutter per City standards.
2	Concrete (PCC) Paving	19,450	SF	\$4.00	\$77,800	4" PCC paving/sidewalk.
2	Patio Slab on Grade at Cottage	1,300	SF	\$9.50	\$12,350	Form, place & finish 4" thick grey concrete w/ broom finish
2	Asphalt Concrete (AC) Paving	4,370	TN	\$85.00	\$371,450	6" AC parking & roadway paving.
2	Brick Pavers	22,000	SF	\$25.00	\$550,000	Brick pavers over concrete sub-slab
2	Bus Turn-out	1	LS	\$9,000.00	\$9,000	Turn-out concrete pad for bus lines.
2	Signage & Striping	1	LS	\$25,000.00	\$25,000	Signage and striping at parking and roadway areas.
2	Canopy	3,500	SF	\$85.00	\$297,500	Steel & glass canopy, footings, and electrical.
2	Railings	40	LF	\$85.00	\$3,400	Metal railing system.
2	Miscellaneous Specialties	1	LS	\$50,000.00	\$50,000	Bollards, bike racks, benches, etc.
2	Fountain	1	EA	\$0.00	\$0	Excluded
2	Landscaping & Irrigation	88,755	SF	\$5.00	\$443,775	Allowance for topsoil, ground cover, and irrigation.
2	Trees	1	LS	\$210,000.00	\$210,000	Relocate existing trees, proposed Palms, 36" box, & 48" box.
2	Power & Lighting	1	LS	\$200,000.00	\$200,000	Allowance for power, street lights, & site lighting.
2	Crosswalk & Signalization	1	LS	\$150,000.00	\$150,000	Allowance for signals and crosswalk lights
9	Tenant Finishes Allowance--FFE	1	LS	\$50,000.00	\$50,000	Tables & Chairs
1	General Conditions	4,382	\$M	\$120.00	\$525,868	Supervision, job office construction, office equipment and supplies
1	GC Bond	4,382	\$M	\$12.00	\$52,587	General Contractor Bond
1	Supplemental Conditions--Insurance, Taxes, Bonds	4,908	\$M	\$32.00	\$157,059	Liability insurance, taxes, subcontractor bonds
1	General Contractor Fee	5,118	\$M	\$42.00	\$214,945	4% Overhead and Fee
TOTAL		292,594	SF	\$18.23	\$5,332,695	

Appendix D

*KUCR Existing
Facilities Analysis*



Barn Stable (KUCR)		Gross Area	1,875	GA	Total Duration	12 mo
Relocation of (E) bldg. over (N) basement. w/ addition of (N) building		Suspended	0	SF	Site Area	12,126 SF
		Balcony Area	0	SF		
		Basement Area	0	SF		
		Floors	1	EA		
		Bldg Height	10	LF	2,500	Exterior Skin Area (SF)
		Perimeter	250	LF		
		Footprint	1,875	SF		
DIV	DESCRIPTION	QUANTITY	UN	UNIT PRICE	PRICE	COMMENTS
2	Asphalt Parking Lot	2,500	SF	\$18.00	\$45,000	3" AC paving over 4" compacted base, includes lighting & striping
2	Earthwork/Clear & Grub	12,000	SF	\$4.00	\$48,000	Clear & Grubbing
2	Interior Bldg Demo	650	SF	\$3.00	\$1,950	Demo existing interior finishes of stable
2	Landscaping & Trees	5,865	SF	\$13.00	\$76,245	Includes modifications to irrigation
2	Temp Move & Relocate Stable	1	LS	\$30,000.00	\$30,000	Steel beams, hydraulic jacks to relocate.
2	Relocate Radio Tower	1	LS	\$40,000.00	\$40,000	Allowance for foundation and relocation
2	Site Utilities	1	LS	\$25,000.00	\$25,000	Allowance. Connect to Existing
3	Foundations - Addition	17	CY	\$650.00	\$11,050	New building foundations
3	Slab on Grade - Addition	1,225	SF	\$11.50	\$14,088	Form, place & finish 5" thick conc over 4" base rock, 2" sand and vapor retarder, rebar
3	Building Curbs, Site Curbs	250	LF	\$20.00	\$5,000	Waterproofing and mechanical concrete curbs/pads, site curbs
3	Site Walkway	600	SF	\$6.00	\$3,600	Sidewalks & Patios
6	Rough Carpentry	1,875	GA	\$35.00	\$65,625	New building structure and seismic upgrades to old, new roof sheathing, etc.
6	Wood Siding	2,500	GA	\$12.00	\$30,000	New and repairs to old exterior siding
7	Soundproofing	1	LS	\$40,000.00	\$40,000	Allowance for soundproofing broadcast booths
7	Misc Thermal & Moisture Protection	1,875	GA	\$4.31	\$8,081	Insulation, caulking, building louvers, misc waterproofing
7	Roofing & GSM Flashings - New Building	1,225	SF	\$20.00	\$24,500	Built-up roofing system and associated insulation, galv sheet metal copings and flashings
7	Roofing & GSM Flashings - Stable	650	SF	\$8.00	\$5,200	Asphalt Shingle roofing system and associated galv sheet metal copings and flashings/gutters
8	Exterior Glass & Storefronts	1,825	SF	\$39.90	\$72,818	Dual glazed, low E, horizontal sliding windows
8	Custom Skylight/Atrium	840	SF	\$300.00	\$252,000	Dual glazed, low E, laminated glass, aluminum framing
9	Exterior Paint	2,500	SF	\$0.75	\$1,875	New & refurbishing of old exterior siding
9	Interior Finishes, Specialties	1,875	GA	\$46.40	\$87,000	Interior floor, wall and ceiling finishes, gypboard systems, DFH, specialties
9	Tenant Finishes Allowance--FFE	1	LS	\$0.00	\$0	Not included: Furnishings, Broadcast Equipment, etc.
15-16	Mech (heat & cool) Elec, Plumbing, Fire Sprinkler	1,875	GA	\$47.00	\$88,125	Complete. Includes dry fire suppression system for record storage
16	Generator	1	LS	\$30,000.00	\$30,000	Allowance for a 70KW Generator
1	General Conditions	1,005	\$M	\$550.00	\$552,836	Supervision, job office construction, office equipment and supplies
1	GC Bond	1,005	\$M	\$15.00	\$15,077	General Contractor Bond
1	Supplemental Conditions--Insurance, Taxes, Bonds	1,558	\$M	\$32.00	\$49,856	Liability insurance, taxes, subcontractor bonds
1	General Contractor Fee	1,623	\$M	\$42.00	\$68,163	4% Overhead and Fee
TOTAL BUILDING		1,875	GA	\$901.91	\$1,691,088	

Appendix E

*Secretary of
Interior Standards*

It would be appropriate to comply with the federal standards for rehabilitation of the Barn Group Buildings, The Standards are listed below:

The Secretary of the Interior advises federal agencies on the preservation of historic properties eligible for or listed on the National Register of Historic Places and has developed "Standards for Rehabilitation" as a guide to work performed on historic properties. Rehabilitation as defined by the Standards is "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." Many state and local municipalities use the Standards for reviewing preservation projects.

Standard One:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the buildings and its site and environments.

Standard Two:

The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

Standard Three:

Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural

features or architectural elements from other buildings, shall not be undertaken.

Standard Four:

Most properties change over time, however, those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard Five:

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard Six:

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Standard Seven:

Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriated, shall be undertaken using the gentlest means possible.

Standard Eight:

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard Nine:

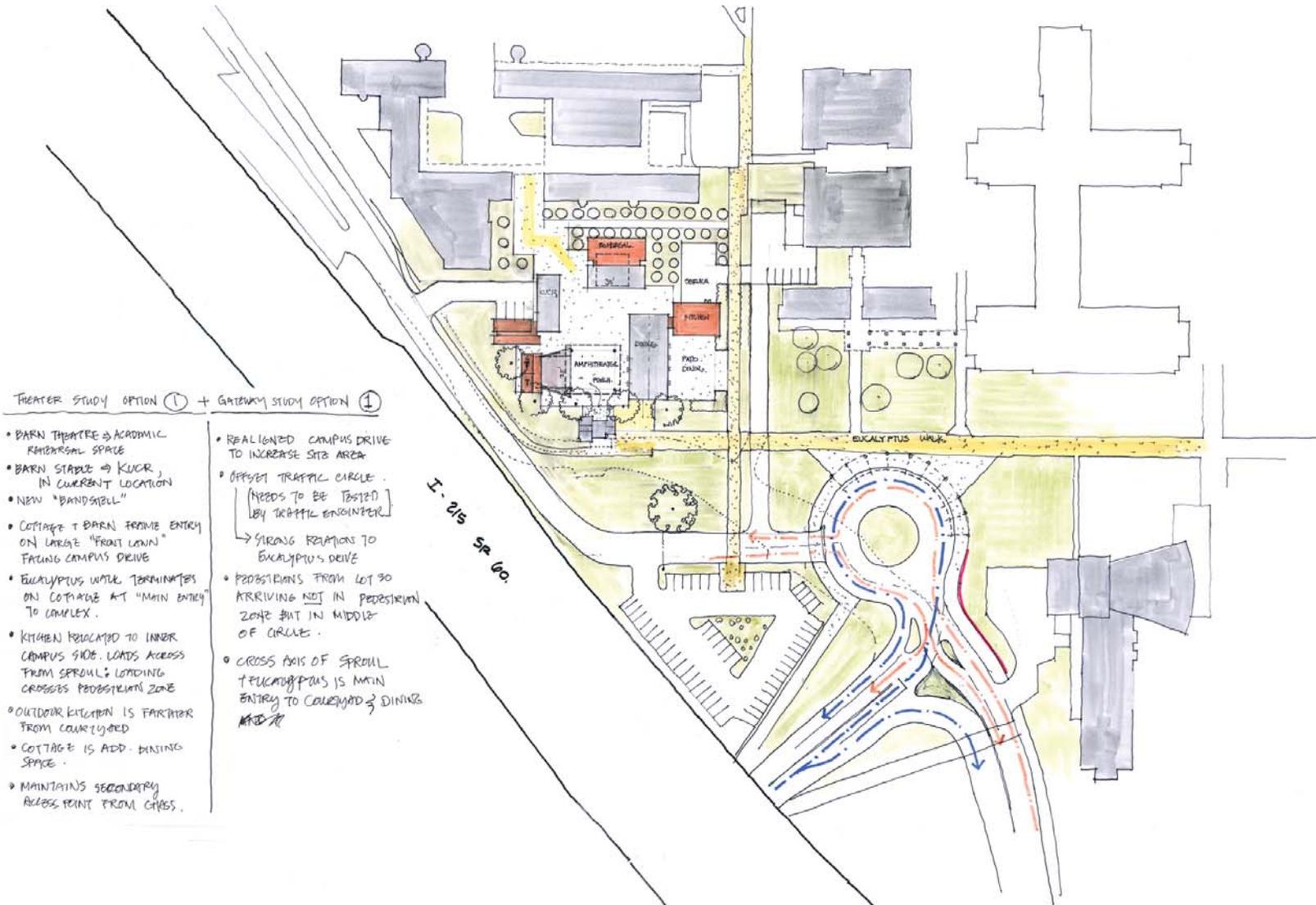
New additions, exterior alternations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size and architectural features to protect the historic integrity of the property and its environment.

Standard Ten:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Appendix F
Options

Option 1



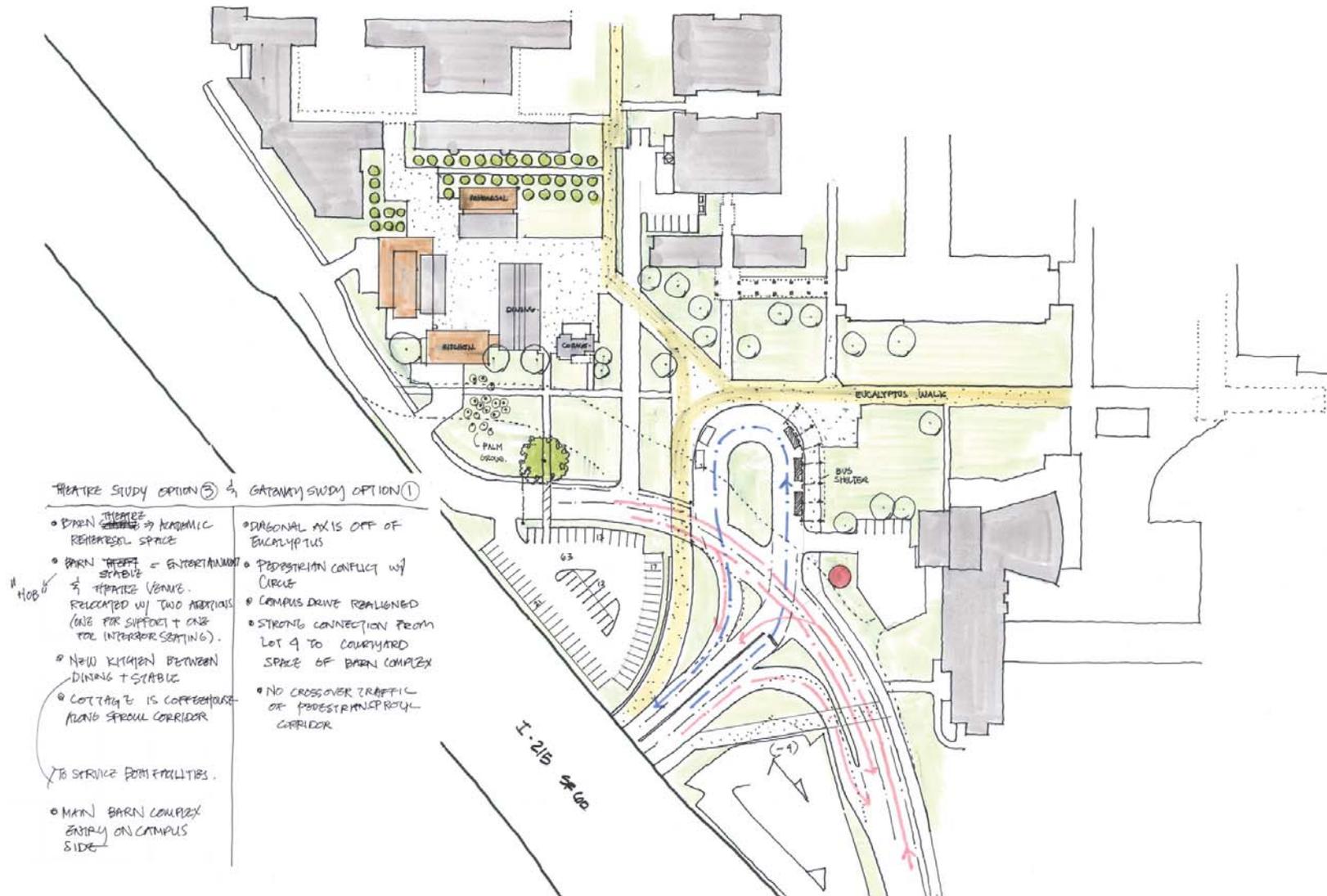
Option 2



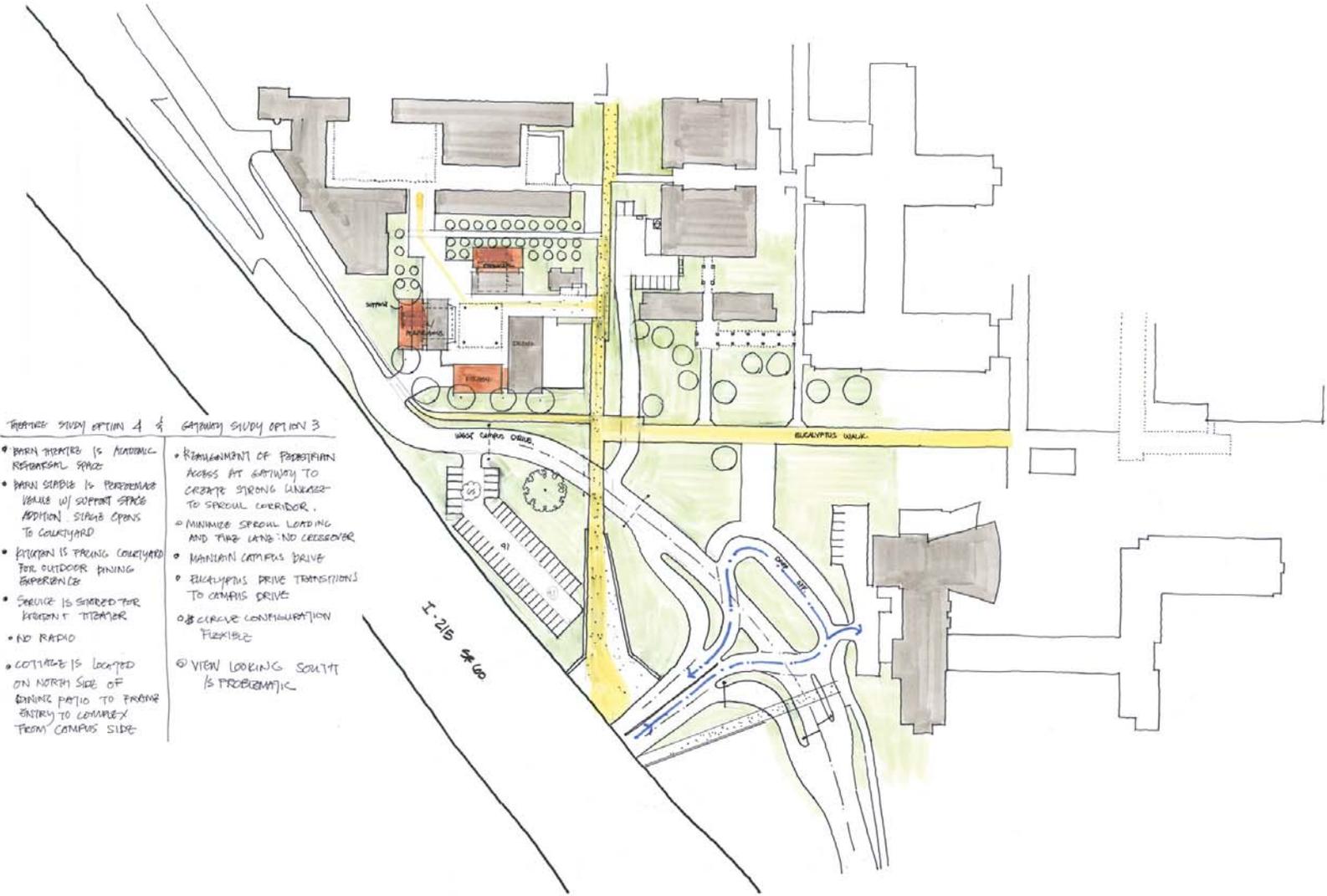
TRAMPER STUDY OPTION ② + GATEWAY STUDY OPTION ②

- BARN TRAMPER → KUCR (NO IMMEDIATE ADJACENT PARKING) ^{LOBBY}
 - BARN STABLE → REHEARSAL ↑ PERFORMANCE (SHARED PERFORMANCE OUTDOOR ORIENTATION → RELOCATED)
 - COTTAGE IS PART OF DINING WITH PORCH ADDITION
 - NEW KITCHEN ON CAMPUS DRIVE WITH SERVICE OFF OF CAMPUS DRIVE
 - COURTYARD IS SEATING FOR TRAMPER + NEEDS OVERHEAD STRUCTURE FOR EQUIPMENT
 - STAND-ALONE STRUCTURE FOR RESTROOMS DURING AN EVENT
 - DIAGONAL AXIS SHIFT FOR EUCALYPTUS
 - PEDESTRIAN ZONE STRIPS TOWARD DROP-OFF CIRCLE (AWAY FROM BARN)
 - PEDESTRIAN CROSSING IS IN PEDESTRIAN ZONE
 - UNIVERSITY TRAFFIC LEADING RECONFIGURATION NEEDED
 - CAMPUS DRIVE IS NOT REALIGNED
 - ALL BARN GROUP LOADING IS OFF OF CAMPUS DRIVE
- * FARMERS MARKET REQUIRES FLAT W/ CLEARANCE SURFACE.

Option 3



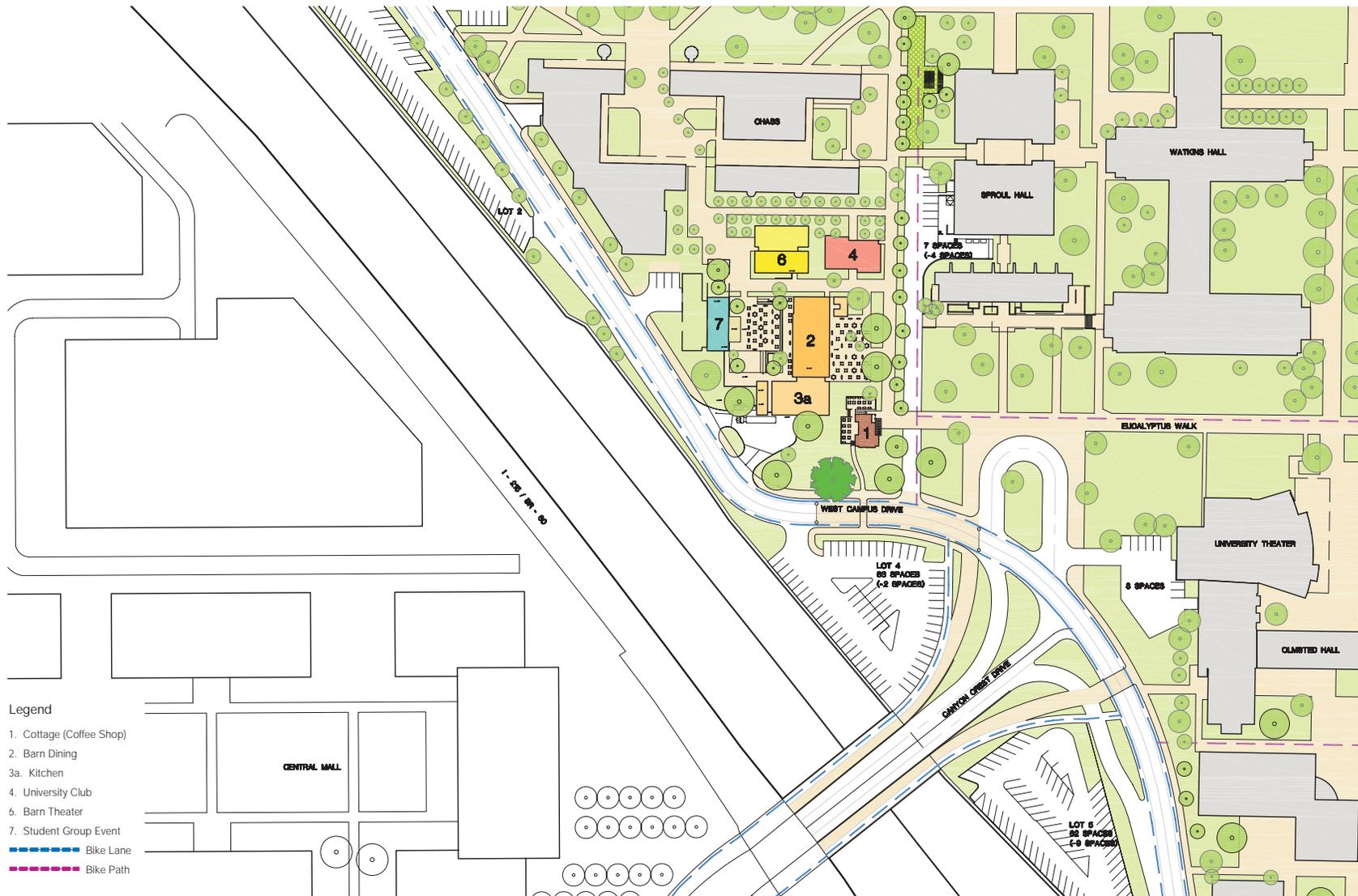
Option 4



TERRACE STUDY OPTION 4 & GATEWAY STUDY OPTION 3

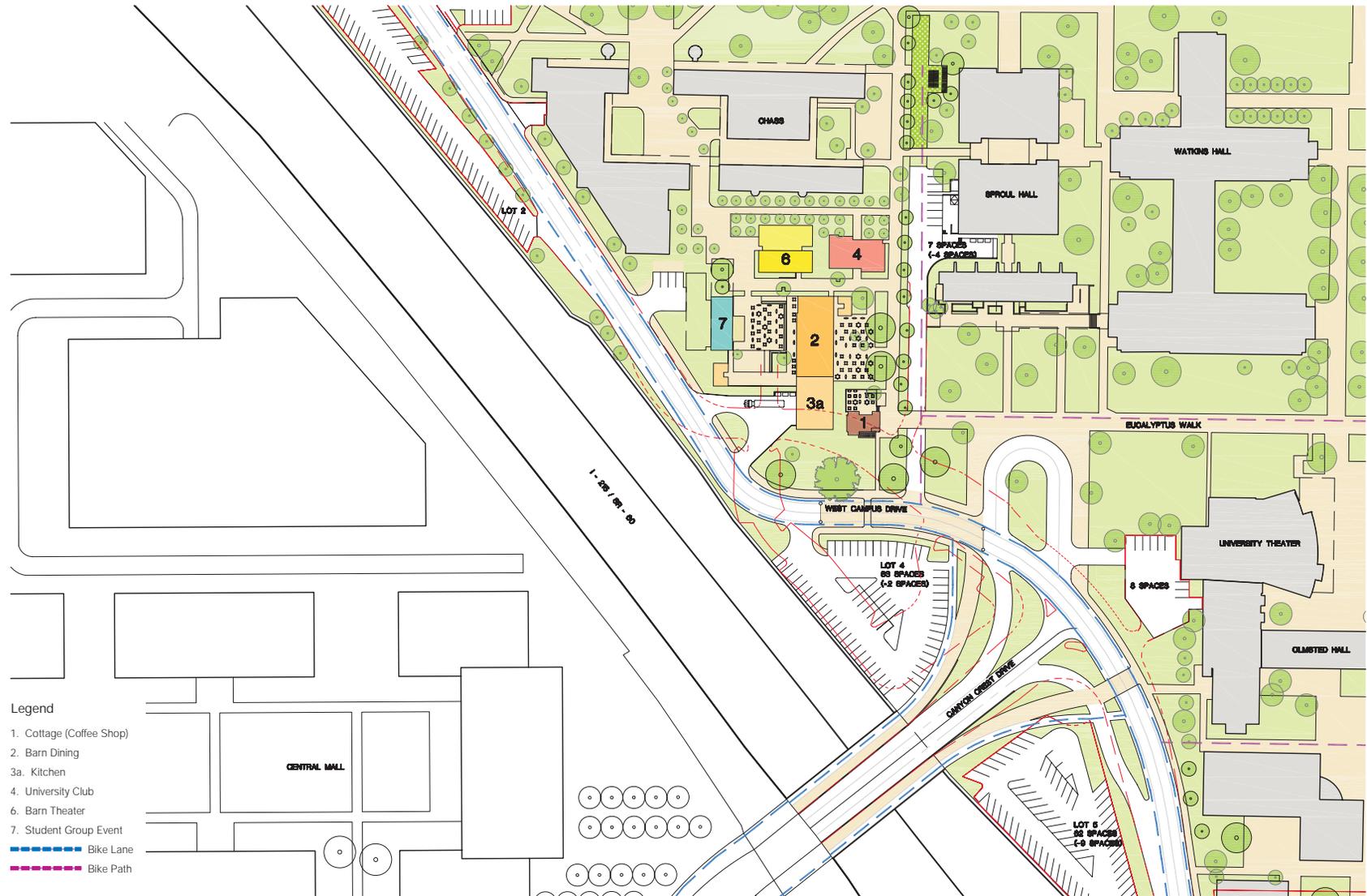
- BARN THEATRE IS AN IDEAL RESTORATION SPACE
- BARN STABLES IS PERENNIAL VALUE w/ SUPPORT SPACE ADDITION. STABLES OPENS TO COURTYARD
- PATIO IS PRIME COURTYARD FOR OUTDOOR DINING EXPERIENCE
- SERVICE IS SHARED FOR KITCHEN + THEATER
- NO RADIO
- COTTAGE IS LOCATED ON NORTH SIDE OF DINING PATIO TO PROMOTE ENTRY TO COMPLEX FROM CAMPUS SIDE
- REORGANIZATION OF PEDESTRIAN ACCESS AT GATEWAY TO CREATE STRONG LINKAGE TO SPACUL CORRIDOR.
- MINIMIZE SPECIAL LOADING AND PARK LANE - NO CELESTOR
- MAINTAIN CAMPUS DRIVE
- EUCALYPTUS DRIVE TRANSITIONS TO CAMPUS DRIVE
- CURVE CONTINUATION FLEXIBLE
- VIEW LOOKING SOUTH IS PROBLEMATIC

Option 5

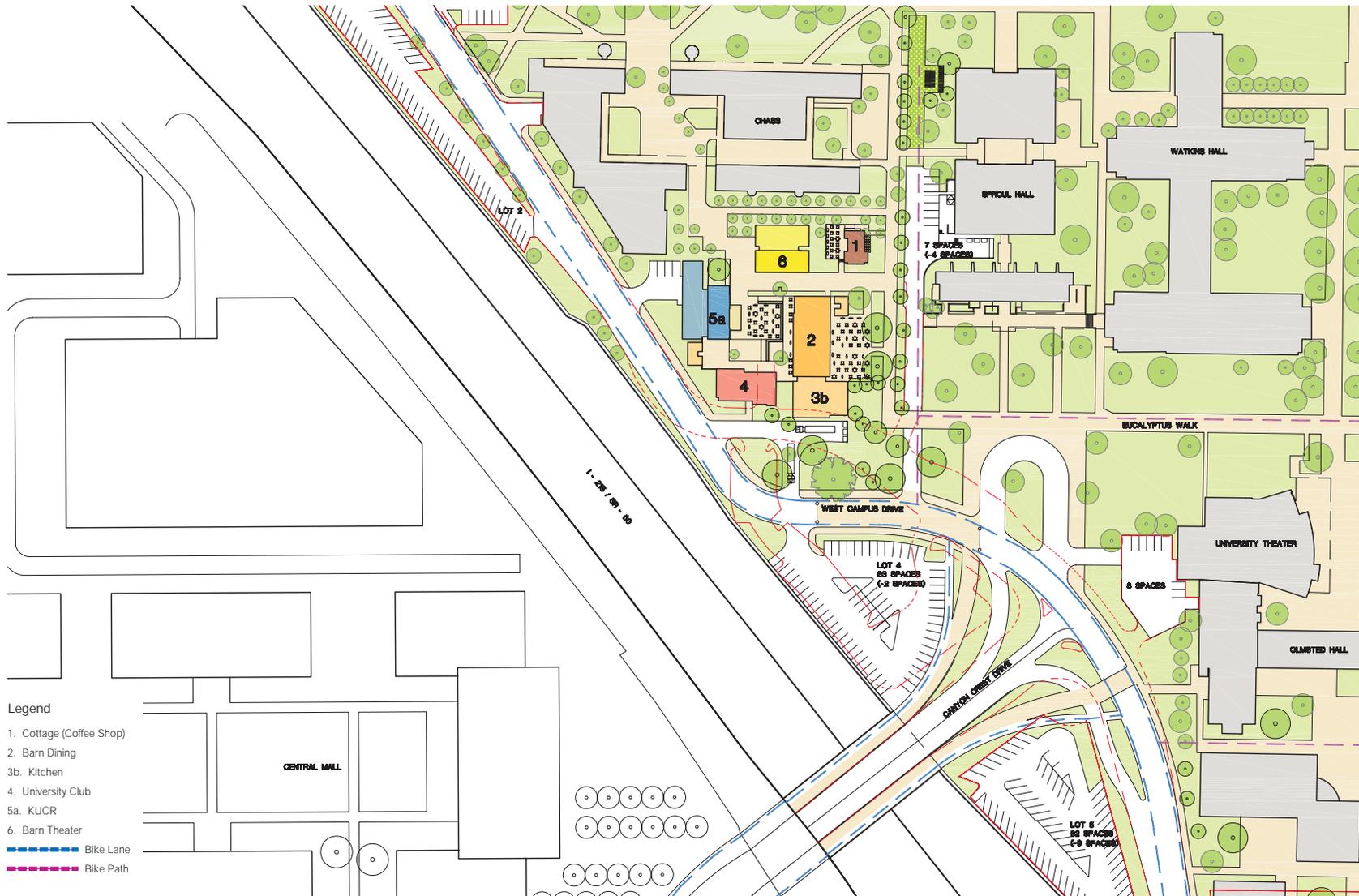


- Legend
- 1. Cottage (Coffee Shop)
 - 2. Barn Dining
 - 3a. Kitchen
 - 4. University Club
 - 5. Barn Theater
 - 7. Student Group Event
 - Bike Lane
 - Bike Path

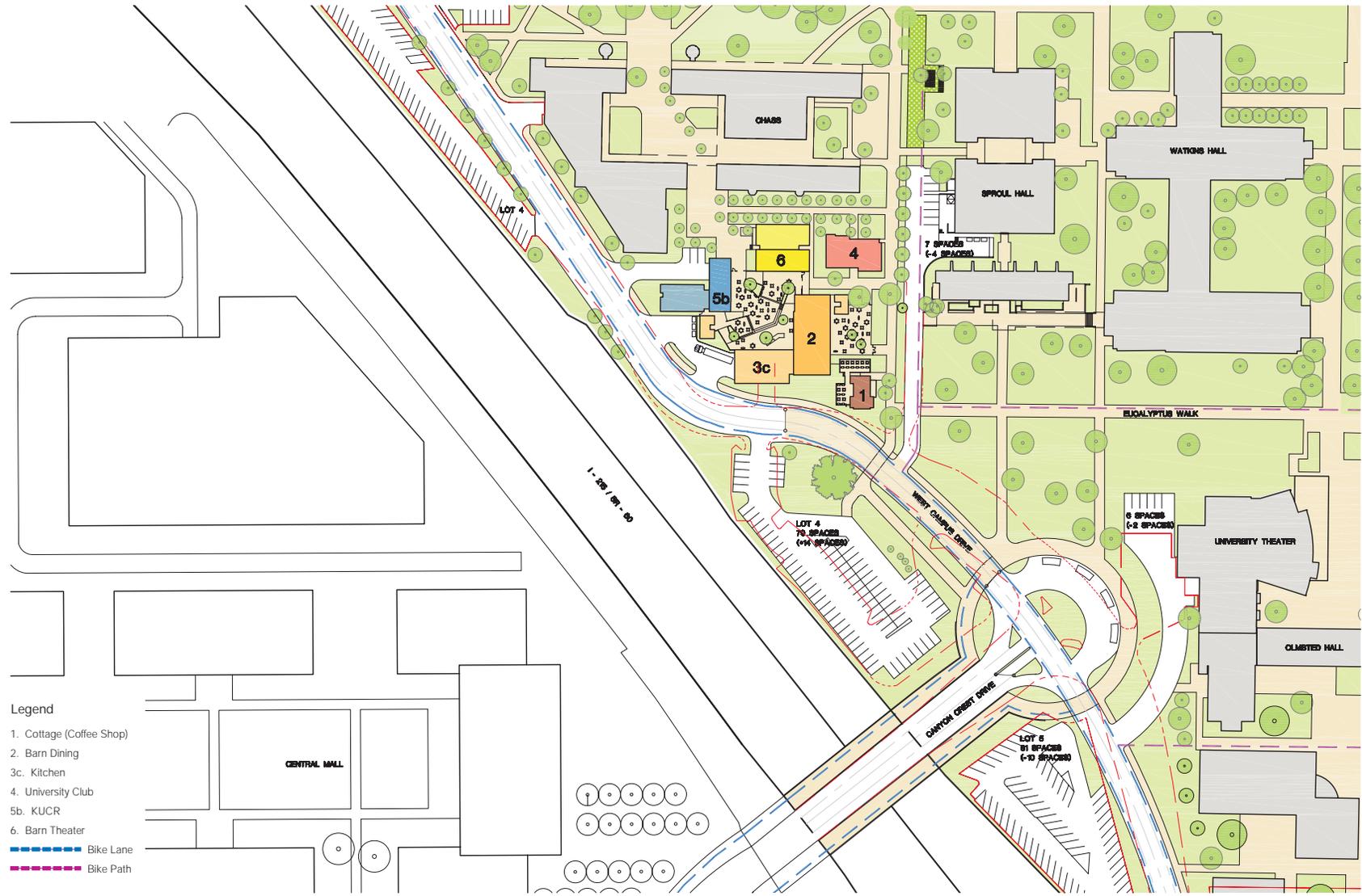
Option 5a



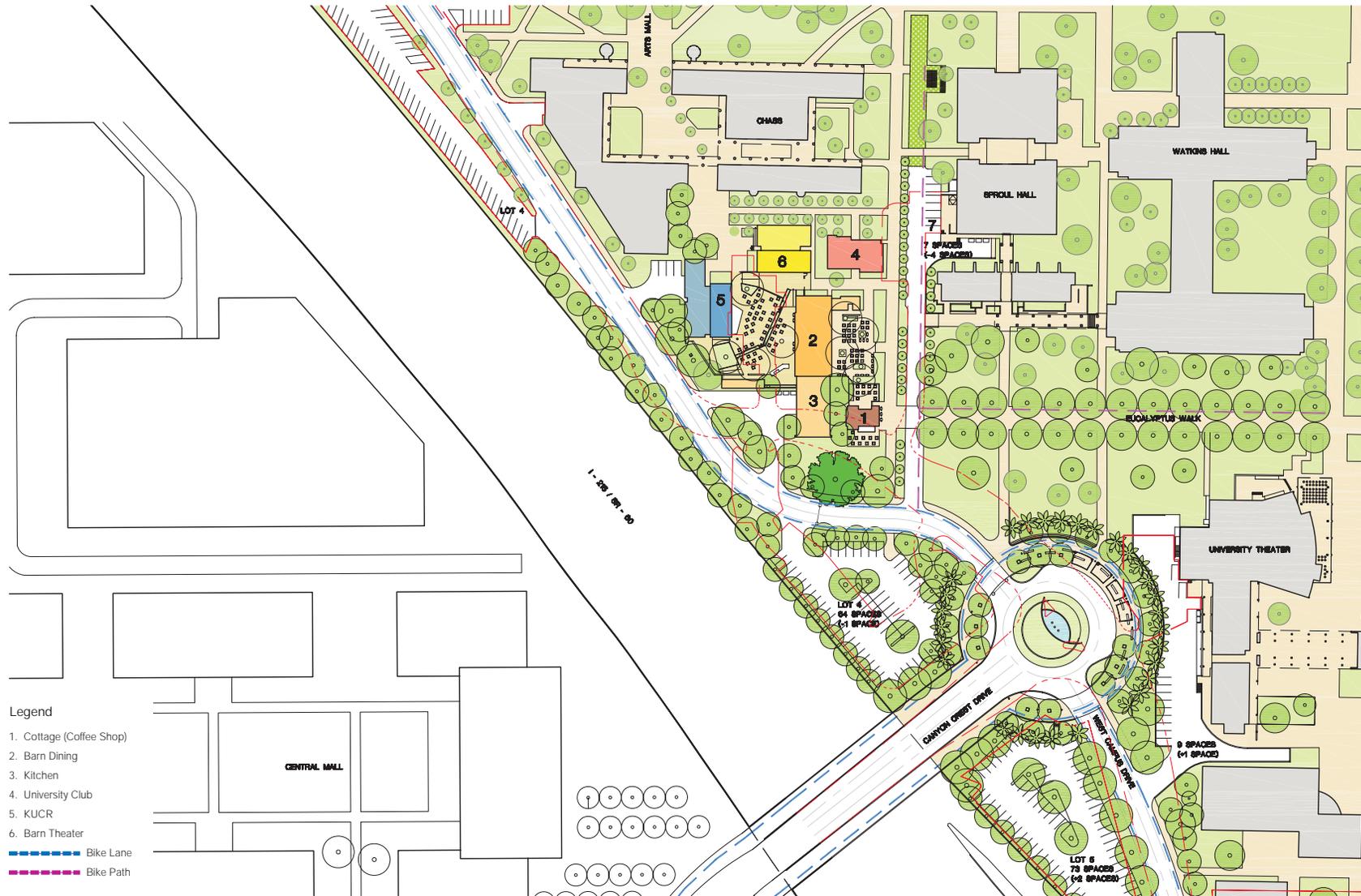
Option 6



Option 7



Option 8



- Legend
- 1. Cottage (Coffee Shop)
 - 2. Barn Dining
 - 3. Kitchen
 - 4. University Club
 - 5. KUCR
 - 6. Barn Theater
 - Bike Lane
 - Bike Path

Option 10

