

## Area Plan Districts

The East Campus Entrance Area Plan can be considered as four distinct yet interwoven districts, each with its own unique attributes and requirements, building on the key concepts articulated in previous sections of this document. For purposes of the study, these areas will be referred to as the:

- University Arroyo District,
- Arts Plaza District,
- East University Arroyo District and
- Carillon Mall District

As a long-range planning document, the Area Plan seeks to illustrate the character of each district and provide generalized guidelines to assist in directing continued growth.

While the unique characteristics of each district generate a set of specific guiding principles, the Area Plan process also identified several guidelines applicable to the development of the entire area at-large:

- Infill new facilities to work as a whole while preserving the individual building/user needs such as adjacencies, circulation and service
- Promote development scenarios that represent the most efficient use over time of the UCR land-base
- Integrate proposed open space and public plazas seamlessly with existing and proposed facilities

### University Arroyo District

Extending from Iowa Avenue to the roundabout junction at Canyon Crest Drive, the University Arroyo District embraces both sides of University Avenue in a vibrant and dynamic mixed-use pattern. Boasting an active streetscape, this District could combine conferencing facilities at the University's Extension Center with the continued infill of mixed-use development between Iowa Avenue, I-215/SR-60 and the roundabout. Colorful banners, University District signage and an enhanced streetscape lead to the landmark murals at the I-215/SR-60 underpass (Figure 5.2).

Passing by the murals, visitors are greeted by formal monument signage denoting the arrival to the main UC Riverside campus. Mixed-use development south of University Avenue replaces the elevated reservoir site and could incorporate the existing Church of Latter Day Saints facility (Figure 5.8 and 5.9), creating a contiguous and dynamic pedestrian experience linking West and East Campuses. This development could accommodate a variety of uses including restaurants, retail, commercial, and housing components geared to serve both the resident student population and visitors taking advantage of the Continuing Education conference facilities or attracted by performances in the nearby Arts complex.



Figure 5.2: Murals and the I-215/SR-60 underpass



Figure 5.3: University Village - looking North from University Ave. to UNEX



Figure 5.4: University Village - looking East towards UCR from UNEX Driveway



Figure 5.5: Looking East down University Ave towards the UCR entrance sign



Figure 5.6: UCR entrance sign on University Ave.

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Enhanced pedestrian crossings slow traffic and facilitate access to additional mixed-use along the northern edge of University Avenue (Figure 5.7). Here the buildings take advantage of both the active streetscape of University Avenue to the south and the green respite of the arroyo to the north. Outdoor terraces and decks take advantage of unique views into the arroyo basin while a pedestrian bridge moves students through the canopy toward new student housing to the north. Situated along Canyon Crest Drive, the Alumni Visitors Center also capitalizes on the unique nature of the arroyo, benefiting from easy access and proximity to the perceived campus “front door.”

The following guidelines are suggested for development within the University Arroyo District:

- Use the formal entry of the campus as a gateway to the campus core
- Retain the roundabout as the “front door”, terminating the campus approach and calming traffic
- Develop primary campus approach enhancements beginning at Iowa and University to the west

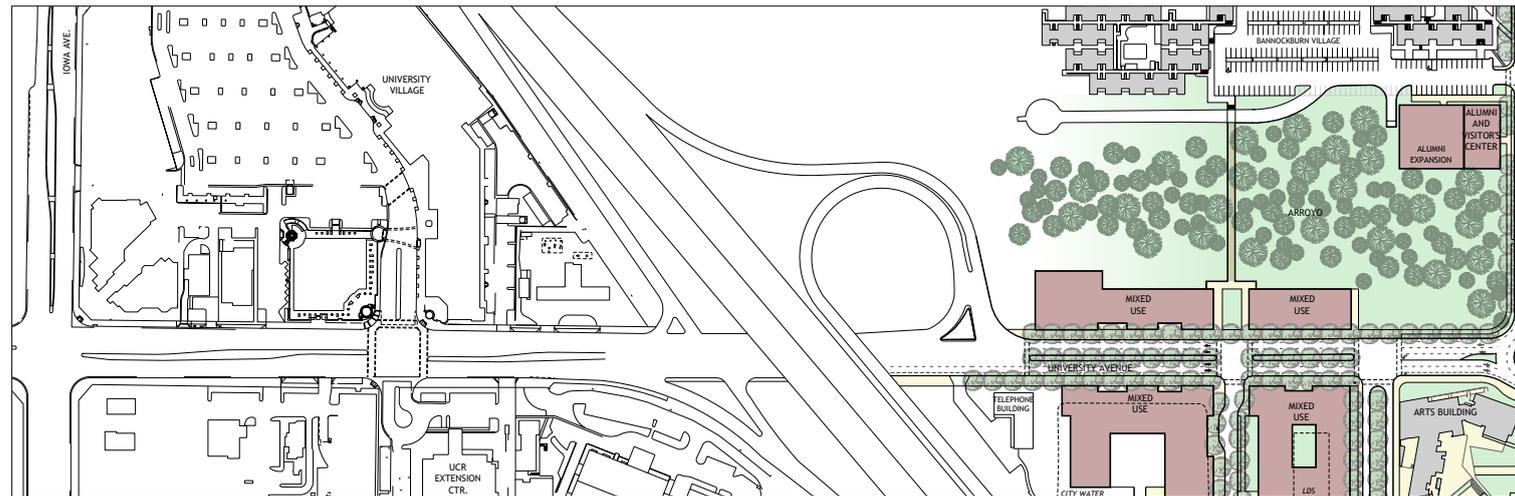


Figure 5.7: University Arroyo District

- Develop secondary campus approach enhancements beginning at Blaine and Canyon Crest to the north
- Establish mixed-use development both north and south of University Avenue to create a University District supporting an active vibrant streetscape
- Develop a dynamic mix of uses including academic, restaurant, retail, commercial and housing to attract both student and community populations
- Consider utilizing a variety of parking strategies including on-street, underground and/or structured parking at Lot 1 to meet the parking requirements of the mixed-use area
- Pursue relocation of the City water reservoir south of University Avenue to enliven the streetscape
- Encourage integration of the existing Church of Latter Day Saints (LDS) facility south of University Avenue within a new mixed-use complex
- Provide views of the Box Springs Mountains from University Avenue
- Develop facilities along the University Arroyo to capitalize on the unique character and views of the arroyo

- Enhance interaction with, and appreciation of, the University Arroyo through the use of canopy bridges, overlook terraces, and preservation of filtered views
- Ensure that development adjacent to the University Arroyo does not impact the overall flood capacity of the Gage Basin
- Control invasive species and enhance native vegetation to strengthen the quality of habitat and the natural aesthetic character of the University Arroyo and Gage Basin



Figure 5.8: Looking Northeast towards University Ave, from reservoir



Figure 5.9: Looking East towards the Arts Building and the LDS facility

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### Arts Plaza District

Serving as the heart of the East Campus Entrance Area Plan, the Arts Plaza District (*Figure 5.10*) pulls together a collection of campus programs that bring with them a heightened level of public interface: the Performing Arts Center, Recital Hall and Campus Museum/Art Gallery. Located at the University's "front door", these programs fronting their associated plaza are designed to welcome visitors and activate one of the least developed, yet most visually important, areas on campus.

Each of the buildings within this district is sited with careful consideration for facilitating access, maintaining critical view corridors and activating the adjacent central plaza. Located along the eastern edge of the plaza, the Recital Hall and Museum/Art Gallery share an open glass lobby that, in the evening hours, serves as a "lantern" element at the terminus of University Avenue. The Performing Arts Center is located north of the plaza to take advantage of immediately adjacent parking, while also providing a drop-off zone along Canyon Crest Drive. A transparent lobby at this building allows visitors to view the arroyo reflected to both the east and the west.

At the heart of these programs is the Arts Plaza, a flexible multi-use space large enough to accommodate large-scale gatherings while also providing secondary spaces that respond specifically to the adjacent building programs. As the design of the plaza evolves, attention should be paid to providing a hierarchy of diverse spaces. Lush plantings and canopy trees may be utilized to soften the edges of buildings fronting the plaza, providing shaded gathering spaces to support informal outdoor lectures and study groups. Raised planters, seatwalls, or benches may be incorporated to allow visitors moving to and from performances to pause and mingle, while an open central plaza of specialty paving or open lawn could provide a central congregating space for students and visitors alike.

Fronting the Arts Plaza is the ceremonial roundabout. In addition to providing a ceremonial terminus for the enhanced campus approach, the roundabout also serves to slow traffic through the Arts Plaza District and allows visitors that have missed their desired venue to correct their route as they entered the campus proper. Given the roundabout's position adjacent to the Arts Plaza, it retains the potential to become a convenient campus identifier and memorable UCR landmark.

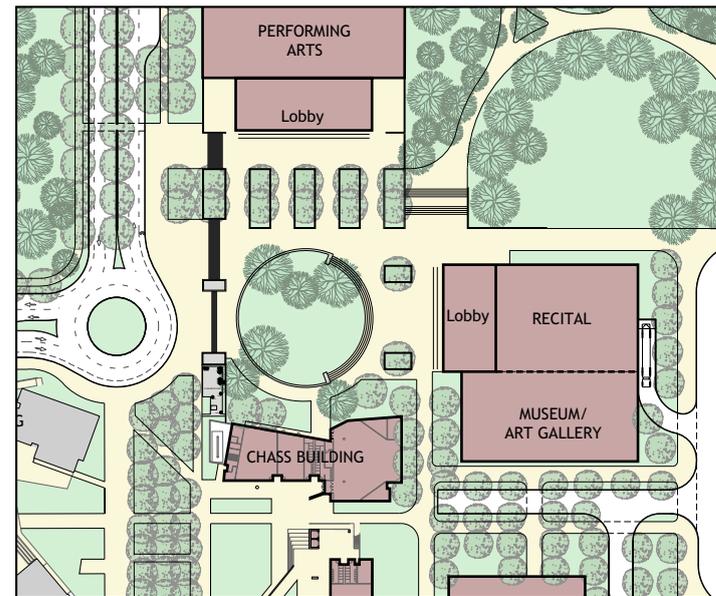


Figure 5.10: Arts Plaza District

The following guidelines are suggested for development within the Arts Plaza District:

- Maintain views toward the Box Springs Mountains and the University Arroyo through careful consideration of building placement, building height and plaza vegetation
- Utilize plaza vegetation to reference the connection of the East Campus and University Arroyo features
- Retain adequate open space within the plaza to accommodate large scale public and University gatherings
- Locate buildings to ensure a clear flow of space and views from the University Arroyo, through the Arts Plaza, and south along the Arts Mall
- Create a hierarchy of spaces to accommodate activities such as informal classroom gatherings adjacent to the CHASS I&R facility
- Align buildings to maintain a clear extension of the Arts Mall north along the east side of Canyon Crest Drive
- Provide logical campus vehicular drop-off points for visitors as well as for campus and public transit on University Avenue, if possible, and Canyon Crest Drive

## Area Plan Districts

### East University Arroyo District

Located on the current UCR Athletic Fields, the East University Arroyo District (*Figure 5.11*) draws strongly from its adjacency to both the naturalized arroyo form east of Aberdeen Drive and the science facilities located to the south.

Within this district, views both east and west reveal the canopy of the arroyo system as it flows down from the Box Springs Mountains to the Gage Basin. While implementation of the University Arroyo Infrastructure Project will remove this area from the 100 year floodplain, and protect development from the flood hazards of the arroyo, the East University Arroyo District will respond to and reflect this powerful natural system in the placement of buildings, treatment of grades, and use of a more naturalized planting scheme inspired by the natural arroyo's character.

This district will retain a “basin” quality, reflecting the historic drainage of the arroyo. Buildings will be located on the north and south edges of the basin, preserving an open flow of space and visual connection with the arroyo to the east and west. These buildings will have both a public face activating a pedestrian streetscape on North Campus Drive and the additional new northern access drive, and a private face fronting on the central open space.

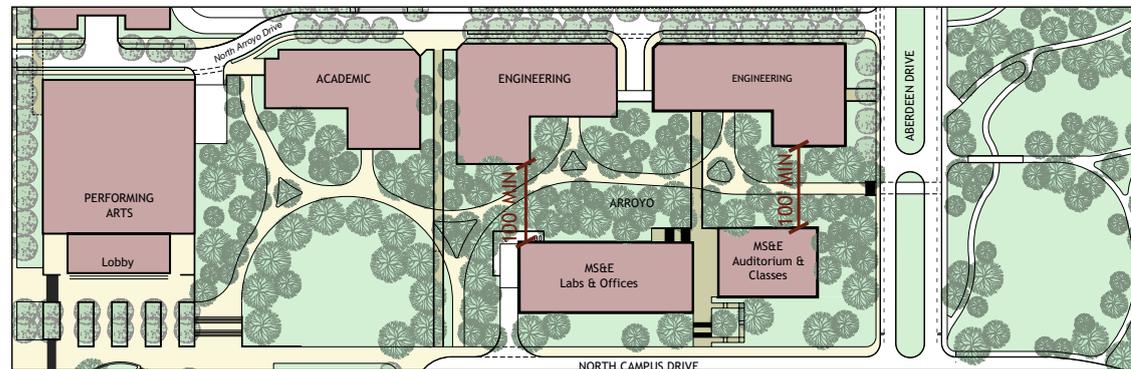


Figure 5.11: East University Arroyo District

The creation of a new Engineering/Science Quad within the East University Arroyo District reflects the University's commitment to growth within these disciplines. Proximity to the existing facilities at Bourns Engineering, the Surge Building and the University Lecture Hall, south of North Campus Drive, will promote pedestrian activity and provide numerous opportunities for enhanced collaboration.

Pedestrian bridges spanning the open space will continue to strengthen north-south pedestrian connections with the Recreation Mall and the Commons Mall and to ultimately accommodate an increased flow of students from housing to the north and northeast. A network of pathways will provide access to a hierarchy of gathering spaces within the central open space basin, including an open green suitable for outdoor performances and celebrations.

Forming the northern edge of the East University Arroyo District, a new combined pedestrian/service corridor, North Arroyo Drive, will provide front door access to the buildings along the district's northern edge. This pedestrian oriented corridor will facilitate the movement of students from housing east of Aberdeen Drive to services along Canyon Crest, as well as providing easy access from the parking structure at Lot 24 into the academic buildings in the East University

Arroyo District. This drive will also provide direct contiguous service access between Canyon Crest and Aberdeen Drive. In addition to pedestrians, bicycles, and service, this access drive will enhance emergency access throughout the East University Arroyo District.

The following criteria for development should be maintained within the East University Arroyo District:

- Provide views of the arroyo from Canyon Crest Drive looking east through to The Glade
- Position buildings to allow central open space to expand and constrict, but never be blocked from east to west
- A minimum distance of 100 feet between building faces fronting the central open space is to be maintained, with buildings along North Campus Drive positioned as far south as allowed by utility constraints, and those along North Arroyo Drive positioned as far North as allowed by the alignment of the pedestrian/service corridor
- Allow for a naturalized expression of the University Arroyo to be reflected in the development of the Athletic Fields
- Design the University Arroyo to allow for innovative treatment strategies for local building runoff
- Develop “North Arroyo Drive” a continuous service/pedestrian and bicycle drive along northern edge, for service access and building entry
- Offset buildings from North Campus Drive to accommodate existing utilities
- Develop diversity and hierarchy of spaces to ensure that students, staff, and visitors can access and use central open space.
- Provide screening of MS&E loading dock

## Area Plan Districts

### Carillon Mall District

Shaping the southern most extent of the East Campus Entrance Area Plan is the placement of the Student Academic Support Services (SASS) Building and Arts growth programs along the existing Carillon Mall (Figure 5.12). Drawing on strong program adjacencies, the placement of these two buildings also works to strengthen and clarify the northern edge of the formal Carillon Mall, the main campus green space.

Immediately south of the existing Arts Building, a location for academic Arts growth has been reserved. This site provides opportunities to spatially clarify both the Carillon and Arts Malls, enhance student activity and complement programming and activities currently found within the Arts Building.

Located immediately adjacent to Costo Hall, the SASS Building benefits from adjacencies to the student activity found at the Commons as well as student organizations located within Costo Hall. Visitors to the SASS Building will find convenient

access from Parking Lot 1, including an enhanced pedestrian walkway and clear sitelines leading from the drop-off area at West Campus Drive, east to the SASS Building and the Commons beyond. Student tours beginning at the SASS Building will also be able to take advantage of nearby facilities such as the Commons, Bookstore, and University Lecture Hall.

The following guidelines are suggested for development within the Carillon Mall District:

- Position Arts Expansion to maintain clear site lines from Lot 1 to the SASS Building, Costo Hall and Student Commons area
- Develop a shared service access point for the SASS Building, Costo Hall, and Student Commons sites
- Develop the SASS Building to strengthen the Carillon Mall and address Costo Hall
- Enhance pedestrian walkways leading from the SASS Building west to parking at Lot 1 to accommodate pedestrian traffic at peak hours and provide a secondary small vehicle service route during off hours.



Figure 5.13: Open space in Carillon Mall



Figure 5.14: Carillon Tower

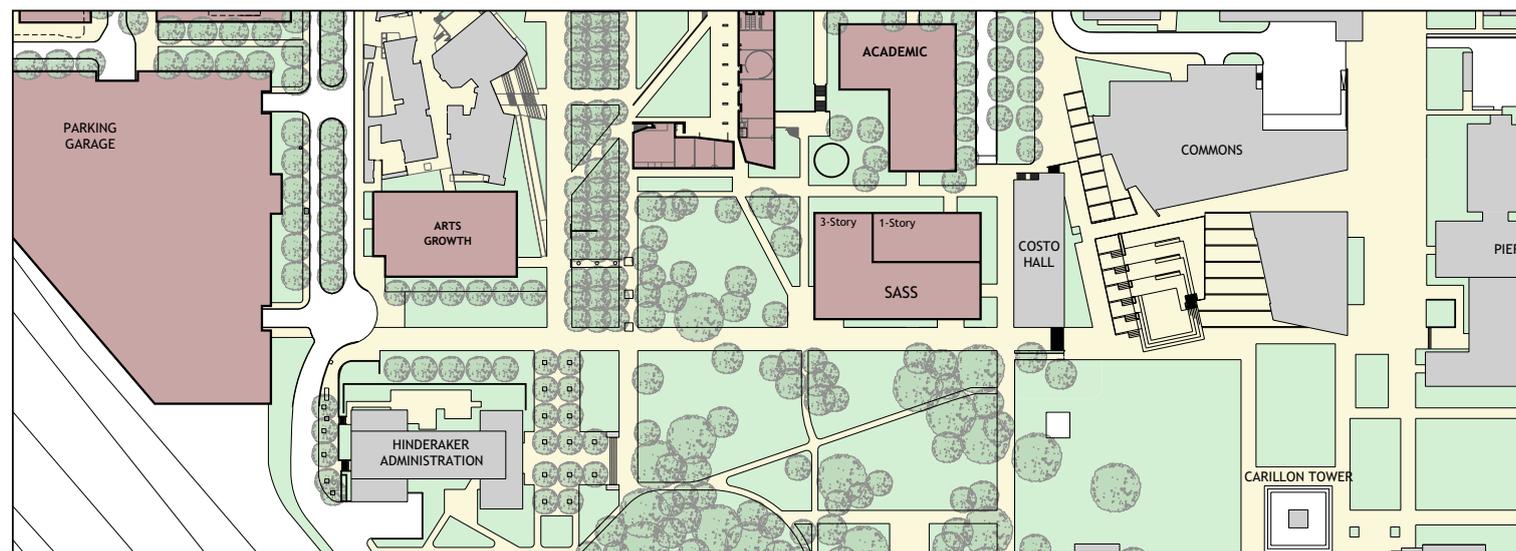


Figure 5.12: Carillon Mall District

## Connectivity

Key to the success of the East Campus Entrance Area Study are the circulation systems, both vehicular and non-vehicular, that provide access to each of the districts and weave them together into one clear and cohesive entity.

### Vehicular

University Avenue remains the primary public entry to the East Campus, with Canyon Crest Drive serving as a secondary entry. As recommended in the draft 2003 LRDP, parking is held outside of the campus core and supported within parking structures to maximize the efficient use of the UCR land-base. Prominent directional signage along University Avenue and Canyon Crest Drive directs visitors to new parking structures at Lots 1 and 24.

Both parking structures include dual access points to minimize congestion particularly as related to campus events. A visitors' information kiosk greets visitors entering the Lot 1 structure, while a vehicular drop-off zone near Lot 24 offers additional access opportunities and facilitates the continued flow of traffic. Development of the parking structure at Lot 24 includes lush streetscape planting, a carefully modulated building facade and the inclusion of retail venues to mitigate impacts on the pedestrian environment along Canyon Crest Avenue. In addition, a fire access road is retained along the structure's east face to ensure adequate emergency access routing.

The Area Plan provides a comprehensive service and emergency access system (Figure 5.16). A shared pedestrian/service road links Canyon Crest and Aberdeen Drive, allowing for primary service access to the East University Arroyo District from Canyon Crest Avenue. This routing ensures adequate service and emergency access to the East University Arroyo District and allows for convenient semi-trailer access to the Performing Arts back-of-house docks. Facilities to the south, including the MS&E building, Recital Hall/Museum,

CHASS I&R facility, and the SASS Building, gain service access from the existing North Campus Drive route and rely on the creation of shared loading docks to ensure the efficient use of the campus core land-base.

The Area Plan also provides for continuation of mass transit services, public and university, with primary routes traversing University Avenue and Canyon Crest Drive. A pull out at the Performing Art Building on Canyon Crest may serve as a primary access point for these services. As the campus continues to evolve increased service will be required to facilitate universal access to the campus and to help alleviate parking needs created by single occupant auto usage. The Multi-Modal Transportation Management Strategy, initiated in 2003, considers an integrated network of both vehicular and non-vehicular circulation opportunities throughout the campus which will in turn benefit the East Campus Entrance Area Study.

### Non-vehicular

To promote a pedestrian oriented campus, UCR must facilitate the movement of students, staff, visitors, goods and services onto the campus from surrounding communities, as well as ensure safe and convenient routes within the campus core. The Area Plan includes pedestrian enhancements targeted at linking the East and West Campuses, attracting visitors from the University Village area and encouraging the flow of students from housing on the west into the campus core (Figure 5.15). These improvements include widened sidewalks, street trees and signalized pedestrian crossings along University Avenue. The introduction of mixed use within this University District further animates the streetscape, creating an enjoyable and dynamic pedestrian experience as visitors move toward the campus core, eliminating a large expanse of mostly vacant land between the freeway and the Arts Mall, which can be intimidating, especially at night.

Along Canyon Crest Drive, street utilities are consolidated, walks widened and street trees added to create a safe and pleasant pedestrian experience. In addition, the plan recognizes established pedestrian routes from student housing to the north, and positions bridges and walkways to facilitate this increased movement into campus.

As student populations increase so will the number of bicycles entering the campus core. The Area Plan accommodates bicycle routing on the primary perimeter roads, retaining bike lanes on University Avenue, Canyon Crest Drive, and Aberdeen Drive. Within the campus proper, shared pedestrian/bicycle walks provide connections both north-south and east-west. The width of these shared walks should be at least twelve feet to ensure safety and be accompanied by bike-only ramps to avoid hazardous conflicts at stairways.

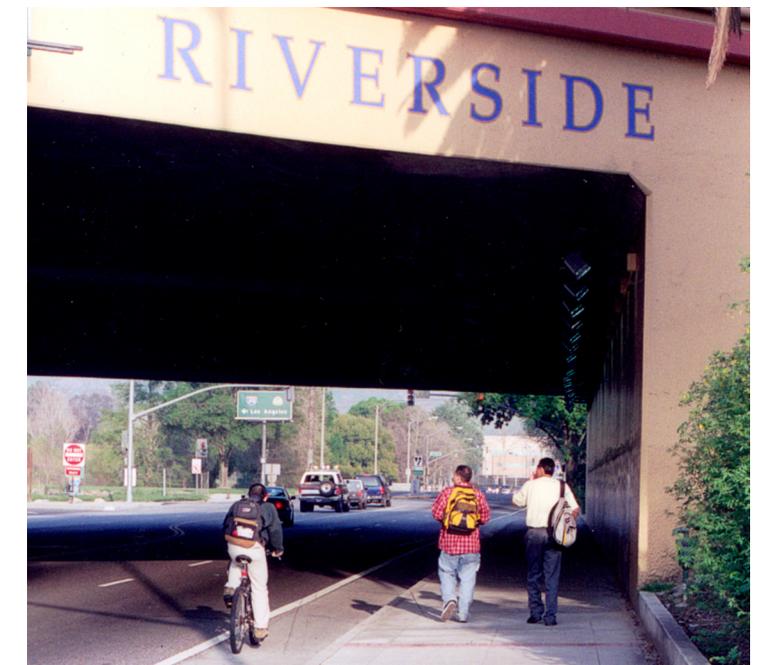


Figure 5.15: Students in the I-215/SR 60 underpass walking towards UCR

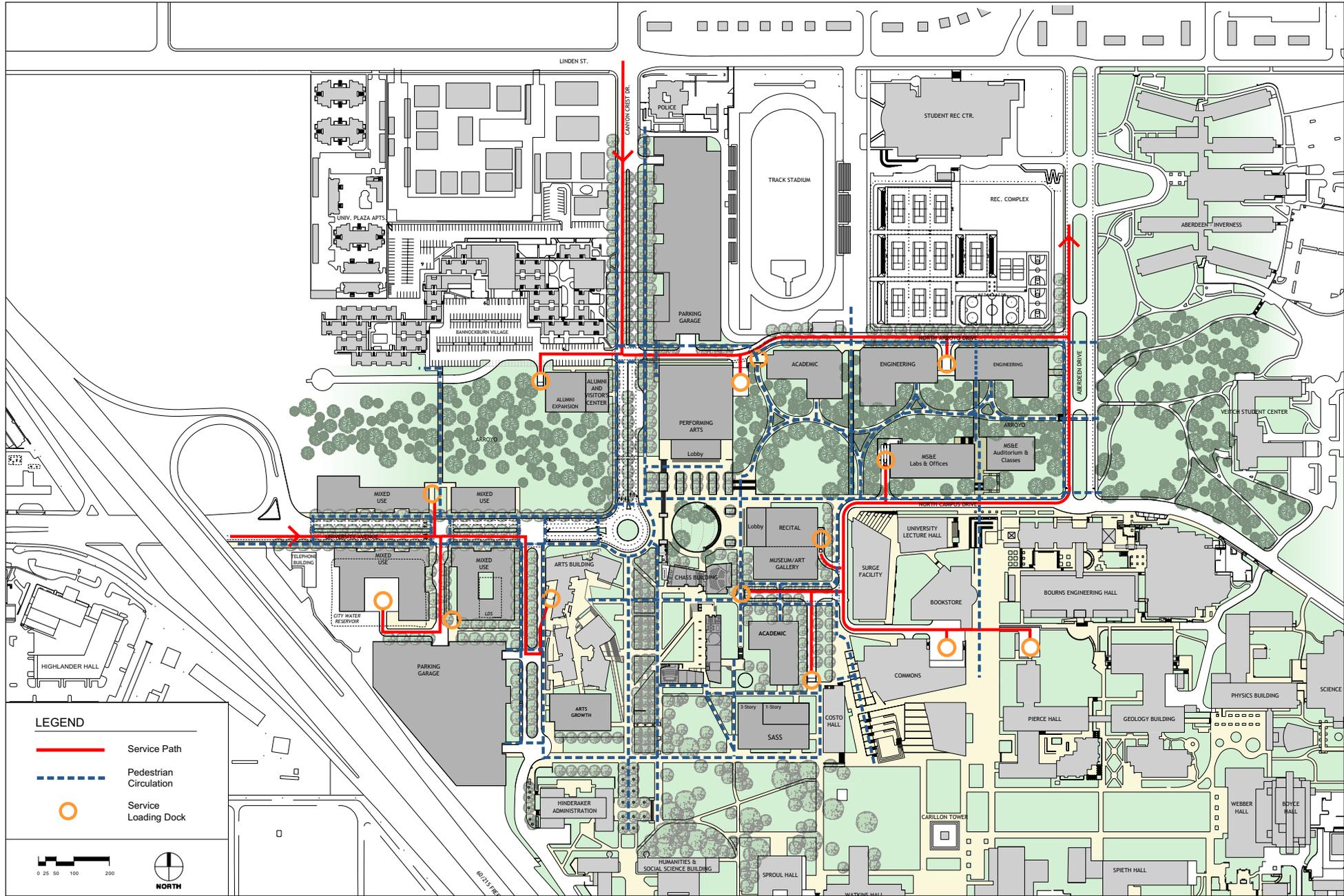


Figure 5.16: Future Plan Connectivity

## Campus Approach

The East Campus Entrance Area Study examines the potential land uses and transportation options for a key piece of UCR. Critical to the successful accommodation of future growth on the East Campus, will be the improvement of University Avenue, from Iowa Avenue to the “elbow” with Canyon Crest Drive, and the upgrading of Canyon Crest Drive northwards to Blaine Avenue.

The University Avenue axis will continue to serve as the primary “gateway” to UCR, as the simplest route to campus from downtown Riverside and from the I-215/SR-60 freeway, and also as the easiest and most direct link from UCR’s burgeoning West Campus to the core East Campus. Canyon Crest Drive will continue to serve as a favored route from student housing in neighborhoods north of campus, and may become a more heavily-used automobile route to future facilities on the East Campus such as a parking structure on Lot 24, and a Performing Arts Center.

With the above functions, and with campus enrollment growth, University Avenue along with Canyon Crest Drive will become increasingly busy corridors to campus and will see increasing development and redevelopment along their frontages. Currently, however, these corridors suffer from substandard pedestrian amenities, irregular street tree plantings, unnecessary roadway width and uncoordinated development.

To address these conditions, and to consider the importance of these corridors in establishing UCR’s identity, a strategy for the creation of a distinct campus approach was created. This strategy focused on physical improvements to the ‘streetscape’ of these two corridors, suggesting enhancements such as signage, public art, sidewalk widths and materials, street trees and lighting and pedestrian crosswalks. (Figure 5.17)

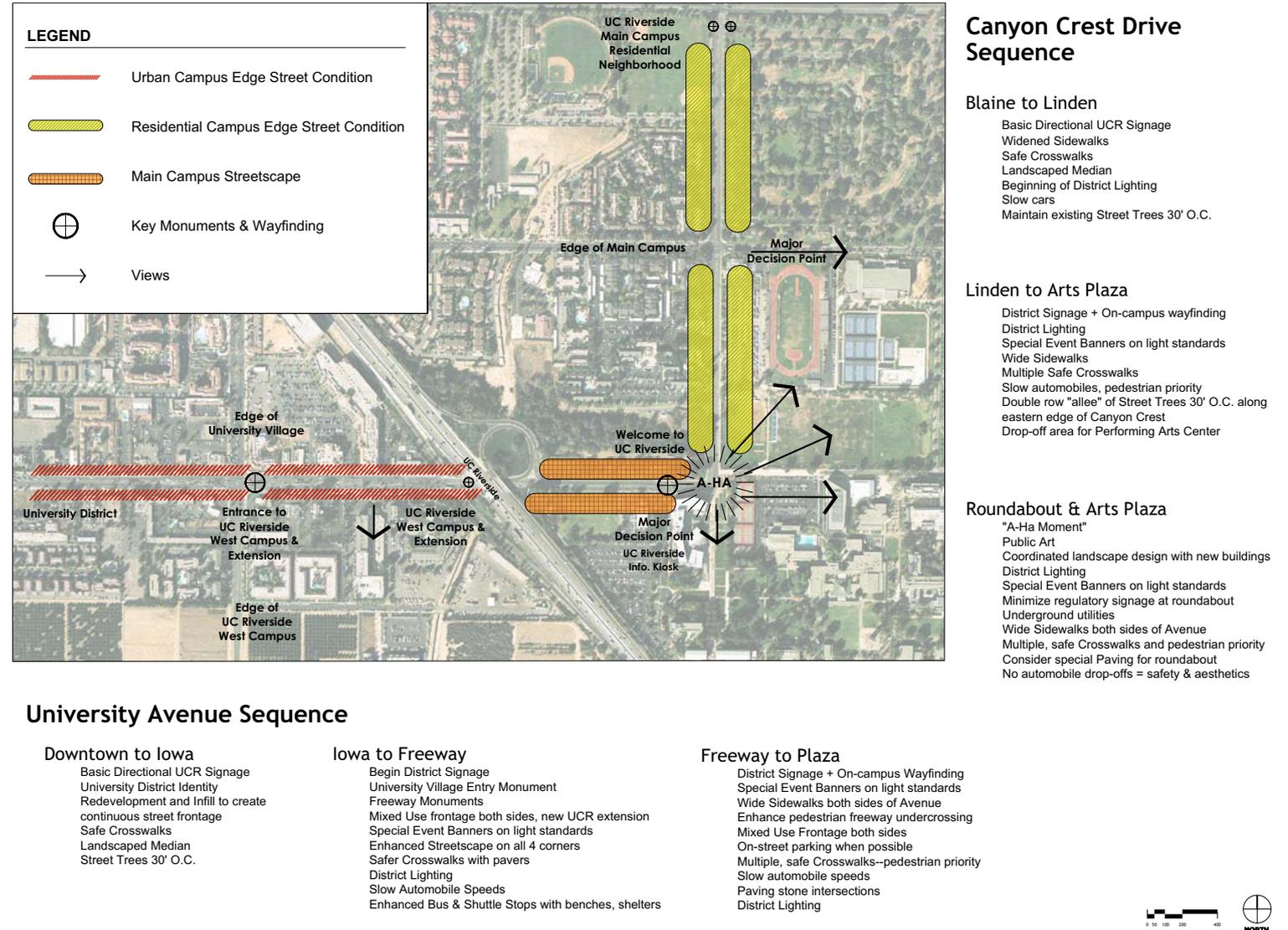


Figure 5.17: Future Plan Connectivity

## Campus Approach

The two key corridors of Canyon Crest Drive and University Avenue have the potential for three conditions upon the full build-out of the ECEAS:

- Residential Campus Street Edge
- Urban Campus Street Edge
- Main Campus Streetscape

It is important to note that streetscape improvements will be easiest where UCR owns land on either side of the Right-Of-Way. Elsewhere, City-UCR coordination will be required. The ROW throughout campus for these two streets is owned and maintained by the City of Riverside.

### Residential Campus Street Edge

This condition is proposed for the length of Canyon Crest Drive from the Arts Mall north to Blaine Avenue. (Figures 5.18 through 5.21 show the existing conditions for this corridor. Figures 5.22 and 5.23 show a typical streetscape replacement for Canyon Crest Drive) There are, however, three distinct stretches of Canyon Crest Drive, which should be considered for subtly different streetscape treatments:

### Blaine to Linden

This stretch of Canyon Crest Drive should be upgraded to include:

- Basic Directional UCR Signage
- Widened Sidewalks (6-8')
- Safe Crosswalks
- District Lighting
- Traffic calming techniques such as curb bulbouts.
- Street Trees every 30'

### Linden to Arts Plaza

This stretch of Canyon Crest Drive should be upgraded to include:

- District Signage and on-campus wayfinding
- Clear wayfinding for bicycles travelling south on Canyon Crest Drive to the Main Campus.
- District Lighting
- Special Event Banners on light standards
- Wide Sidewalks (8'-10')
- Multiple 'Raised' Crosswalks (creating "bumps" for cars)
- Slow automobiles with pedestrian priority
- No service/delivery trucks in the Athletic Fields area
- Double row "allee" of Street Trees every 30' along eastern edge of Canyon Crest
- Drop-off/Turn-out area

### Roundabout & Arts Plaza

This stretch of Canyon Crest Drive should be upgraded to include:

- Recognition of the "A-Ha Moment" (the moment of "realizing" you have arrived at the UCR campus proper)
- Public Art
- A landscaped traffic circle, or roundabout
- Coordinated landscape design with new buildings
- District Lighting
- Special Event Banners on light standards
- Minimal regulatory signage at roundabout to city standards
- Wide Sidewalks (8'-12') on both sides of street
- Multiple, safe Crosswalks and pedestrian priority
- Potential special paving for roundabout
- No automobile drop-offs to prioritize safety & aesthetics



Figure 5.18: Existing Canyon Crest Drive looking North



Figure 5.19: Existing Canyon Crest Drive looking south

## Campus Approach



Figure 5.20: Existing Canyon Crest Drive



Fig. 5.22 Proposed Canyon Crest Drive at Bannockburn Village

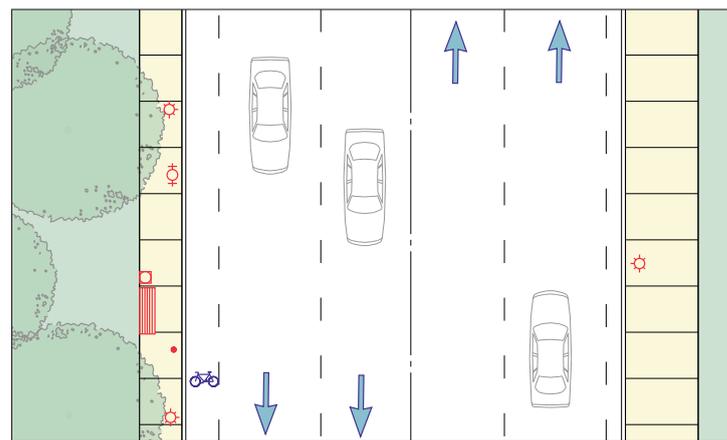


Figure 5.21: Existing Canyon Crest Drive Plan Diagram

### LEGEND

-  Sidewalk/Paved Area
-  Lawn/Planting Area
-  Street Trees
-  Bike Lane
-  Bench
-  Trash Receptacle
-  Bus Stop Post
-  Street Light Post
-  Fire Hydrant

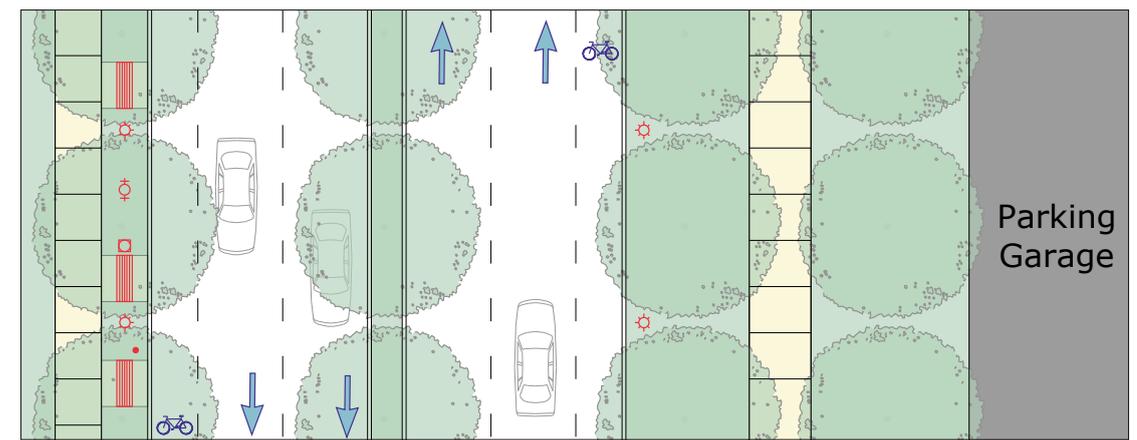


Figure 5.23: Proposed Canyon Crest Drive at Bannockburn Village Plan Diagram

## Campus Approach

### Urban Campus Street Edge

This condition is proposed for the length of University Avenue from downtown Riverside to Iowa Avenue and then at a more intensified level, from Iowa to the I-215/SR-60 freeway. Recognizing that University Avenue is one of the primary routes to the UCR campus from downtown, several city and neighborhood planning documents have already addressed the need to enhance this corridor with basic streetscape treatments and signage:

### Downtown to Iowa

This stretch of University Avenue should be upgraded to include:

- Basic Directional UCR Signage
- University Avenue District Identity
- Redevelopment and Infill to create a continuous street frontage
- Safe Crosswalks
- Landscaped Median
- Street Trees every 30'

### Iowa to Freeway

This portion of University Avenue traverses a rapidly-changing edge to the UCR campus. The University has partnered with the City of Riverside and private developers to create an innovative mixed-use retail, residential and office complex called University Village, and the streetscape has been correspondingly upgraded with impressive street trees, wide sidewalks, a landscaped median, and specially-paved crosswalks. As the West Campus develops, this section will become even more vital to the establishment of the University's identity, so there are further upgrades that could occur to make this even more distinct.

This stretch of University Avenue should be upgraded to include:

- District Signage
- A University Village Entry Monument
- Freeway Offramp Monuments
- Mixed Use 'infill' buildings
- New UCR facilities located close to street frontage with pedestrian orientation (Ex. UNEX, Human Resources, Conference Center, etc.)
- Special Event Banners on light standards (*Figure 5.24*)
- Safer Crosswalks, raised or textured with pavers (creating a "bump" for cars, *see Figures 5.25 and 5.26*)
- District Lighting expanded to all adjacent streets
- Traffic calming and curb bulb-outs (*Figure 5.27*)
- Enhanced Bus & Shuttle Stops with benches, shelters, digital arrival time displays



Figure 5.24: Example of Special Event Banners



Figure 5.25: Example of a Raised Crosswalk



Figure 5.26: Example of a Textured Crosswalk



Figure 5.27: Example of a Curb Bulb-Out

## Campus Approach

### Main Campus Streetscape

This condition is proposed for the length of University Avenue from the 1-215/SR-60 freeway to the roundabout at the Arts Plaza where the Avenue meets Canyon Crest Drive. After the urban bustle of University Avenue west of the freeway, this stretch will assume an appearance that is much more closely integrated with the core campus landscape. Where there are currently vacant lots, and a lack of pedestrian amenities or a roadway that is wider than necessary (Figures 5.28 through 5.32), infill mixed-use development, wide sidewalks and enhanced landscaping will transform this into a true gateway to campus. Along with clear, concise signage that is integrated with a larger campus signage system, this stretch of University Avenue will act as the final welcome to UCR, embracing visitors arriving by foot, bike, auto or bus and moving them efficiently on to their final campus destination (Figures 5.33 and 5.34).



Figure 5.28: Existing University Avenue east of I-215/SR-60 looking west

### Freeway to Plaza

This stretch of University Avenue should be upgraded to include:

- District Signage and On-campus Wayfinding
- Special Event Banners on light standards
- Wide Sidewalks (10'-16') on both sides of University Avenue
- Enhanced pedestrian freeway undercrossing (widen undercrossing). Murals replaced after freeway reconstruction
- Mixed-Use frontage both sides, with buildings close to the street, parking behind or underneath and pedestrian-scaled shop fronts. Academic uses, student dwelling units or UCR offices atop retail will ensure that the streetscape has active uses and “eyes-on-the-street” throughout the day
- Multiple, safe Crosswalks with priority for pedestrians
- Traffic calming
- Special paving at intersections, potential logo pattern imprinted on intersection
- District Lighting
- Enhanced landscaping, with street trees in wells within sidewalks, and a planted, raised median separating traffic lanes and replacing the current “turn-lane-to nowhere”.



Figure 5.29: Existing University Avenue east of I-215/SR-60 looking east



Figure 5.30: Existing University Avenue east of I-215/SR-60 looking southeast

Campus Approach



Figure 5.31: Existing University Avenue east of I-215/SR-60



Figure 5.33: Proposed University Avenue east of I-215/SR-60

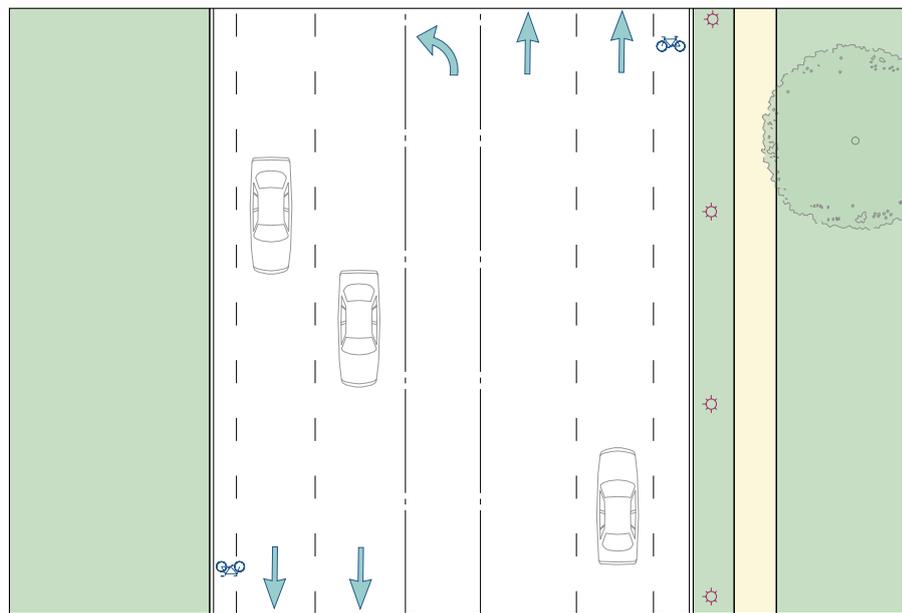


Figure 5.32: Existing University Avenue east of I-215/SR-60 plan diagram

- LEGEND**
- Sidewalk/Paved Area
  - Lawn/Planting Area
  - Street Trees
  - Bike Lane
  - Bench
  - Cafe Table and Chairs
  - Trash Receptacle
  - Bus Stop Post
  - Street Light Post
  - Fire Hydrant

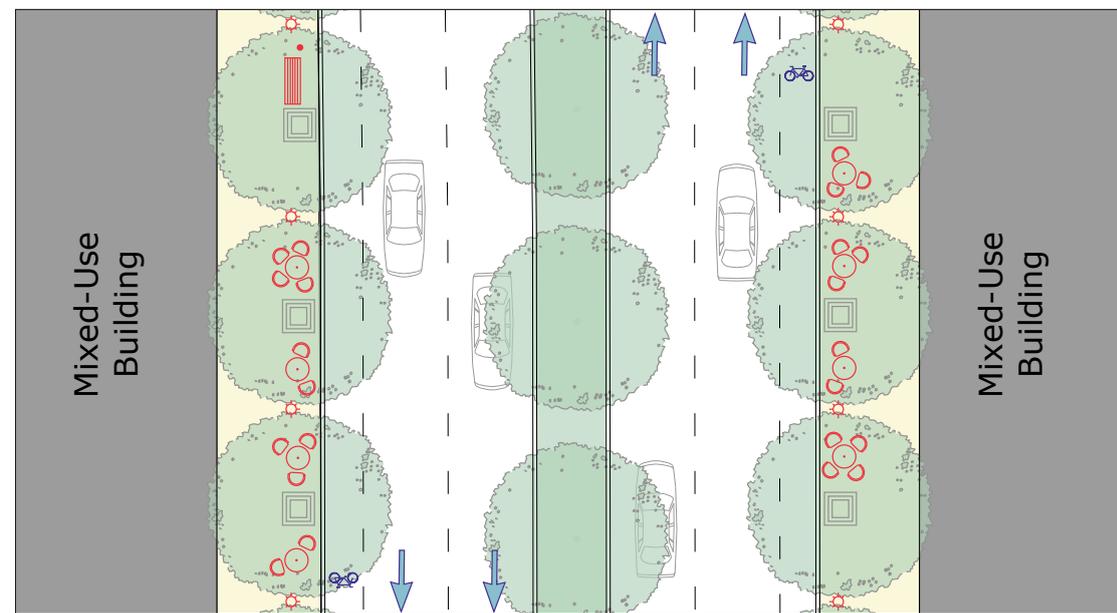


Figure 5.34: Proposed University Avenue east of I-215/SR-60

# Area Plan



## Section Six: Phasing



## Phasing

As a long-range planning tool, the East Campus Entrance Area Study is designed to accommodate a number of phased development scenarios. While select elements of growth are projected for completion in the near future, many of the components of the Area Plan may not be realized for many years to come. With this in mind, the Area Plan is flexibly configured to accommodate a number of possible growth scenarios over time including anticipated improvements to I-215/SR-60, continued growth in student housing both north and west of the study area, the possible relocation of the City reservoir south of University Avenue, and the potential integration of the Church of Latter Day Saints facility within continued campus growth.

Despite these many fluid variables, from a master-planning standpoint there are certain development scenarios that appear most appropriate and probable at this time, taking into account the current focus of funding and planning efforts.

### Phase I

The CHASS Instruction and Research facility represents Phase I development of the East Campus Entrance Area Study (Figure 6.1). This building will take the place of existing tennis courts along the Arts Mall, strengthening and activating the Mall's east edge. Considerations during the development of this phase include special attention to the articulation of the building's north facade to ensure a strong and interactive relationship with the future Arts Plaza. In addition, the design of service functions within the building should address the future development of a shared service drive from the east. Walkways and openspace related to the new CHASS Instruction and Research facility should be developed in a manner that will reinforce the long-term planning vision for this area.

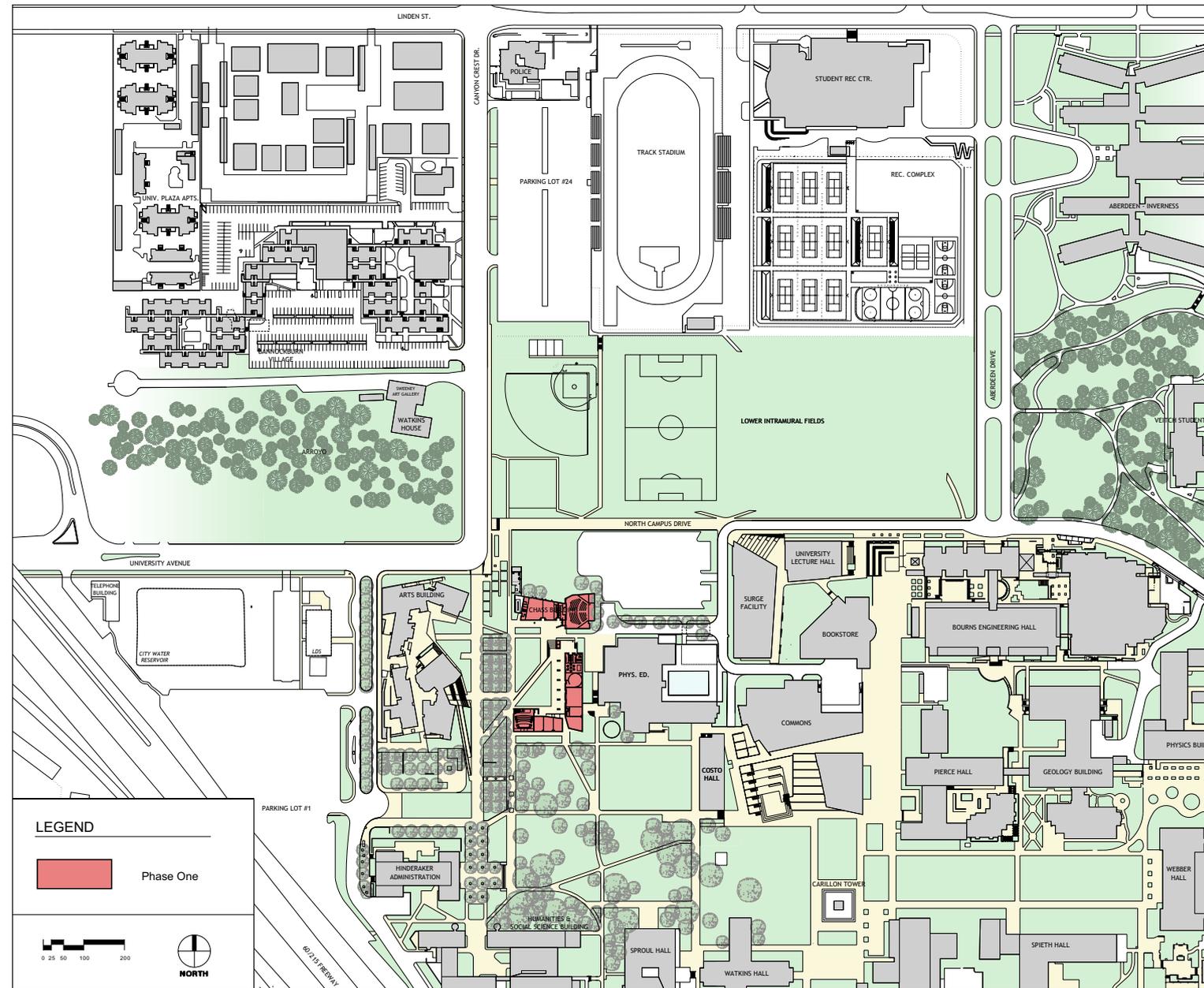


Figure 6.1: Phase One

# Phasing

## Phase II

Phase II of the Area Study is the construction of the MS&E Building, marking the first building in the development of the future East University Arroyo District (Figure 5.16). Located in the southeast corner of the current Athletic Fields, this building will reinforce pedestrian activity along North Campus Drive and set the tone for site development as growth within this district continues. Considerations during development of this phase include careful screening of the MS&E service area from both North Campus Drive and Canyon Crest Drive and from a future north-south pedestrian bridge that will cross the central open space basin to the west. Building siting will need to consider both the existing utilities running parallel to University Drive and the need to hold the building to the south in order to maintain a clear flow of open space through the central basin as the East University Arroyo District develops. Facilities must maintain a required setback from the underground storm drains on the south.

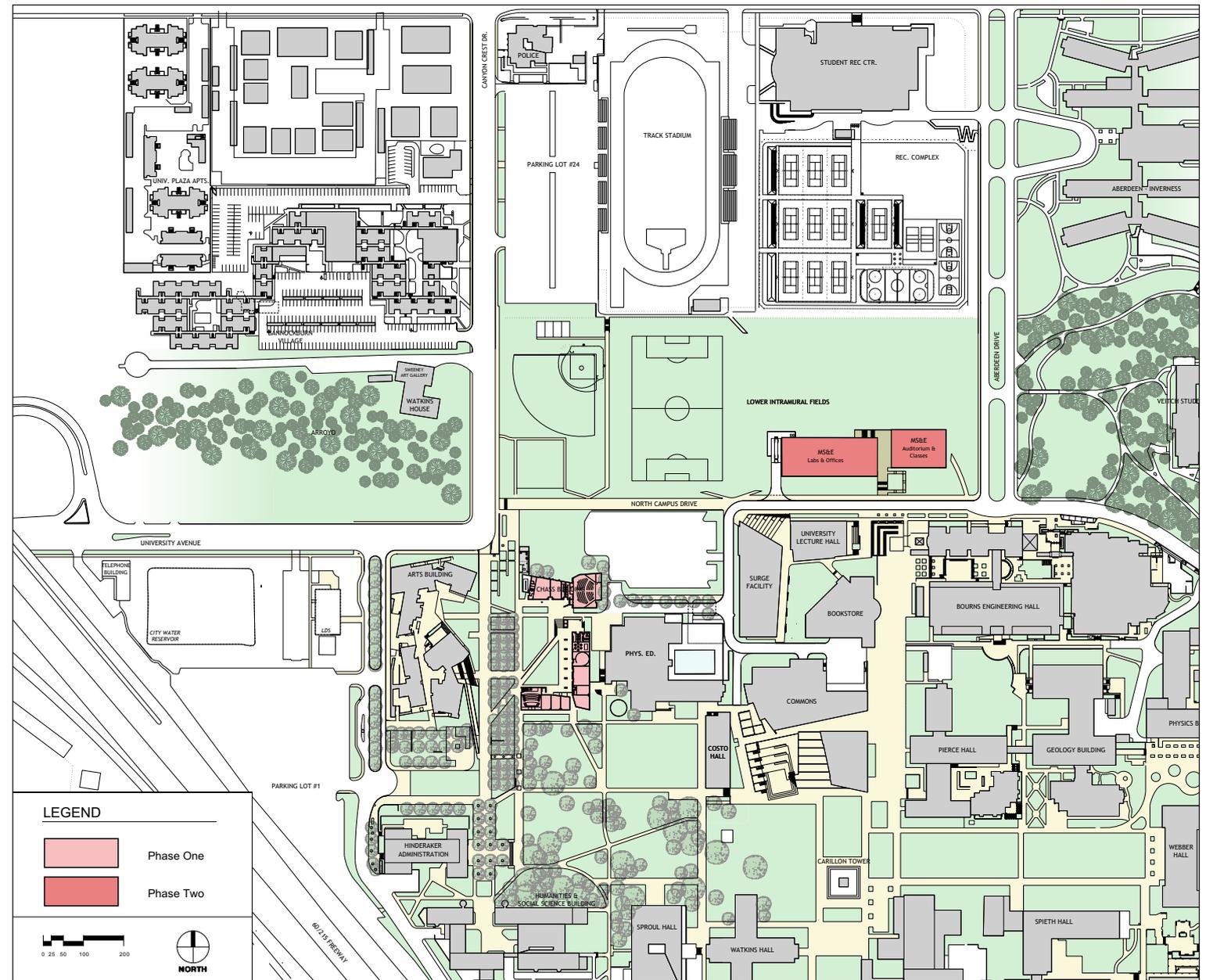


Figure 6.2: Phase Two

### Phase III

The completion of the SASS Building at the Carillon Mall and the Alumni and Visitors Center along Canyon Crest Drive represents Phase III of the ECEAS (Figure 6.3). With the introduction of the SASS Building at the open space currently adjacent to Costo Hall, the north edge of the Carillon Mall is strengthened and activated. Primary considerations in the development of the SASS Building include: reinforcing connections with the complimentary uses found at both Costo Hall and the Student Commons; enhancing and capitalizing on adjacent greenspaces; and development of an efficient shared service access point for the SASS Building, Costo Hall, and the future Academic Building (Figure 5.14: Future Plan Connectivity). The development of the SASS Building should anticipate coordination with the existing Physical Education Building, while not precluding the development of a future Academic Building in its place.

Completion of the Alumni and Visitors Center at the site currently occupied by the Watkins House will create a truly unique venue within the context of the University Arroyo. Development at this site will eliminate the current service drive at Watkins, coordinating a single entry to parking and the Alumni and Visitors Center from the existing signal on Canyon Crest Drive. Careful siting of the new center will reduce possible impacts on the University Arroyo drainage system while ensuring that the building takes advantage of the unique natural setting. Additional considerations include relocation of the programs currently housed in the Watkins House and satisfying specific deed restrictions that may remain on the property.

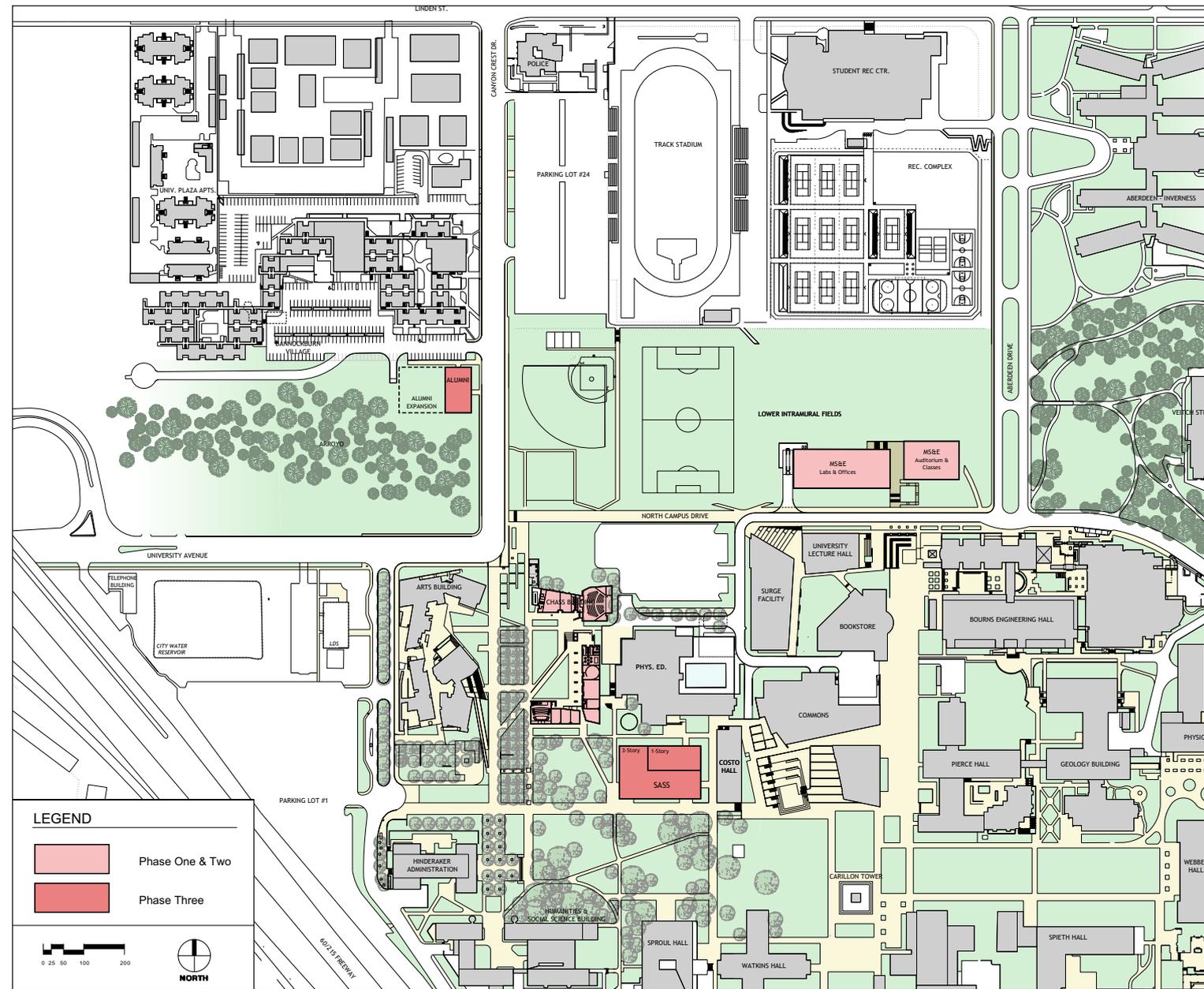


Figure 6.3: Phase Three

# Phasing

## Future Growth

All remaining buildings and sitework are currently considered under future growth as the projected pattern of acquisition, funding, and development is unclear at this time (Figure 6.5). As the East Campus Entrance Area Plan is achieved over time, major considerations for the University will include road improvements in conjunction with the City along University Avenue and Canyon Crest Drive, as well as those roads supporting chiefly the University's infrastructure such as the "North Arroyo Drive", the service and pedestrian/bicycle route connecting Canyon Crest Drive and Aberdeen Drive. In addition, the few remaining non-University-owned properties East of the freeway, including the City water reservoir site and the Latter Day Saints property, will play a pivotal role in shaping future development scenarios. The progressive adaptation of these land uses will be critical in securing the land use necessary for completion of the Area Plan vision.

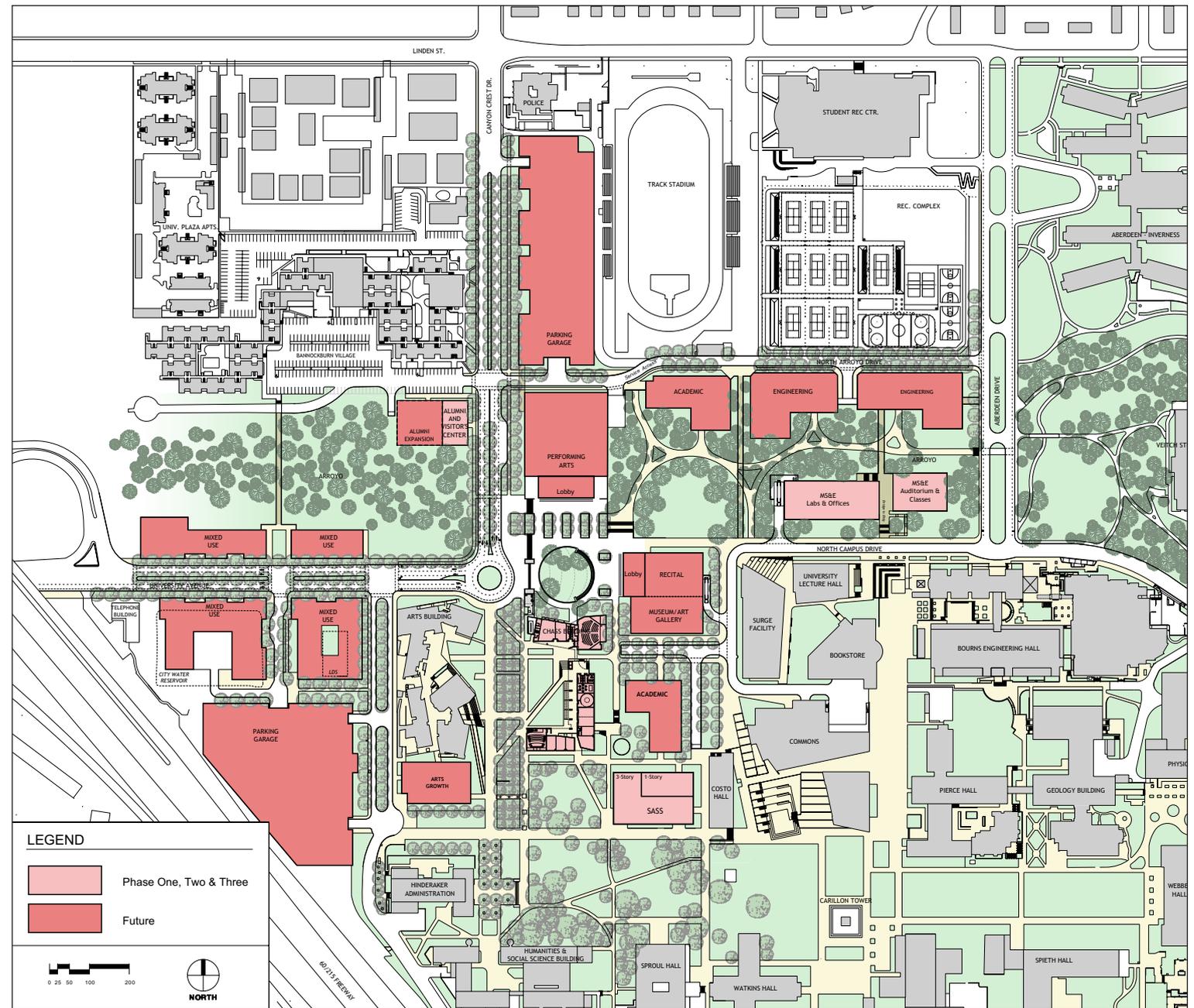


Figure 6.5: Final Phase