# 3 NEW PLANNING FRAMEWORK

# 3 NEW PLANNING FRAMEWORK

Future growth of the UC Riverside campus must support the University in creating and sustaining a vibrant, healthy community for living and learning. This new planning framework comprises a series of strategic priorities to guide growth while embodying the intent of the Master Plan Study's four essential elements. The broad goal of the priorities is simple: to preserve and enhance the successful aspects of the physical campus – its connection to the natural setting, its legacy buildings and open spaces, and its rich supply of agricultural research land – while re-envisioning the campus components that will not meet future needs.

## Glossary of Terms

**Critical Alignments** - guiding alignments from one building to another, to frame open spaces and views.

**Floor Area Ratio (FAR)** - the total built space on a given site, divided by the area of the site itself. It is an absolute measure of the built density of an area of land.

**Gateways** - points of arrival on campus that identify the institution.

**Mobility Hub** - the multi-modal transportation center proposed as part of the future gateway on University Avenue.

**North District** - northern portion of campus projected for new student residential, retail and recreation and the Campus Events Center.

**Opportunity Site** - a discrete area found to be underserving the campus relative to its potential.

**Planning Framework** - guidance regarding the future growth of the campus, intended to be adaptable and flexible over time.

**Strategic Priorities** - high-level recommendations which support achievement of the study's Essential Elements.

## STRATEGIC PRIORITIES

- Articulate campus gateways to strengthen campus identity.
- Address common interests of campus and community by creating a safe environment for pedestrians and bicycle riders at the campus perimeter with managed service and vehicular access.
- Shape buildings, open spaces, and interstitial environments to promote collaboration and interaction.
- Frame views towards the heart of campus and the Belltower, and outwards to the Box Springs Mountains through the careful configuration of future buildings in the Core Campus.
- Foster a sense of campus community by enhancing campus districts and linking them through pedestrian promenades.
- Infill strategically located "Opportunity Sites" on East Campus to increase density and accommodate future growth.
- Manage university land and research resources on West Campus as strategic assets to sustain UC Riverside's excellence long into the future.
- Continue to build on the current planning theme of "simple buildings in a dramatic landscape" to celebrate the campus's unique setting at the base of the Box Springs Mountains.

Figure 3.1 PHYSICAL MASTER PLAN STUDY ILLUSTRATIVE


LEGEND — UC Riverside Property Line | Conceptual Building Placement | (P) Future Parking Structure | (T) Mobility Hub | (EC) Event Center

## 3.1

# Flexible Framework for Growth

The new planning framework is intended inform and guide UC Riverside's future decisions relative to campus growth, its interface with its immediate neighbors, and its relationship to the larger community it serves and functions within. Flexibility is key to leveraging existing assets and protecting future opportunities, as economic realities, environmental aspirations and programmatic requirements of the campus are ever-changing. This framework is thus meant to be adaptable, rather than prescriptive. Fig. 3.2 shows the framework's basic elements.

For the purposes of assessment and recommendations, the Master Plan Study focuses on individual campus components and systems and addresses them chapter-by-chapter. Because these systems are intertwined within both the physical and operational fabric of the campus, there is inherent overlap of their analysis and related recommendations. The Master Plan Study is deliberate in its integration of these considerations.

**This chapter specifically focuses on the following aspects of campus organization and projected campus growth:**

- Campus Gateways, Circulation and Community Interface
- Open Space Framework
- Program Adjacency
- Future Expansion Opportunities

Subsequent chapters focus on open space, transportation, utilities and infrastructure, environmental and fiscal stewardship.

Figure 3.2 PROPOSED PLANNING FRAMEWORK

## CAMPUS GATEWAYS, CIRCULATION & COMMUNITY/EDGE INTERFACE

The campus circulation and open space components highlighted in figure 3.2 form the organizing structure for future development. The primary features of this structure are roadways, major malls and walks, and the surrounding natural landscape. From the freeway, University Avenue is the main route into the campus. Campus Drive – also referred to as the "loop road" – is presently the primary circulation corridor that defines the Core Campus.

The first type of circulation improvements the Master Plan Study advocates for are campus gateways. A newly defined primary gateway at the intersection of University Avenue and Canyon Crest Drive – the "University Avenue Gateway" – will strengthen campus identity as one of two major entry points to campus. Two additional secondary entrances will be defined on the northern and southern sides of East Campus – Blaine Street at Canyon Crest Drive to the north and Campus Drive at Canyon Crest Drive to the south.

The second type of circulation improvements are pedestrian pathways. Canyon Crest Drive and Aberdeen Drive run northward from University Avenue and North Campus Drive, respectively, connecting the Core Campus to the North District. Between these two traditional roadways, a new parallel pedestrian pathway – Recreation Mall – will be created.

A separate segment of Canyon Crest Drive serves as the primary connector from the Core Campus to the West Campus and surrounding neighborhoods on the west side of the freeway. Though these roadways will remain in their existing configuration, their character, usability and pedestrian-accessibility will be enhanced with the addition of lighting, landscaping, wayfinding signage, and improved sidewalks.

## VIEWS AND OPEN SPACE

Connecting the campus's users to the region by providing views to the surrounding landscape is a primary goal of the new planning framework. Proposed development sites are located to preserve and enhance views to these iconic natural features. The theme "simple buildings in a dramatic landscape" guides the new planning framework as it seeks to bring the natural and built environment into balance.

**The rugged profile of the Box Springs Mountains just east of campus is a reminder of UC Riverside's place in Inland Southern California.**

Open spaces, both formal and natural, are key to the campus's memorability, and improvements to them are a vital component of the Master Plan Study. Within the Core Campus, the east-west Carillon Mall is the signature open space. Eucalyptus Walk, Citrus Walk, Science Walk, Barn Walk, Library Mall, Arts Mall, Commons Mall, and Picnic Hill are secondary and tertiary open spaces that complete the open space network, and will be enhanced in the future. Where open spaces can be extended, new development will increase opportunities for academic, social and recreational use.

The Master Plan Study often suggests "defining" or "strengthening" the edges of these spaces. This means aligning building facades to shape spaces that are more recognizable, so that open space is not simply the amorphous zone between buildings, but a distinct place for people to gather. "Activating" the edges of open spaces means surrounding them with ground-floor building programs that attract high volumes of diverse users throughout the day. These strategies improve their functionality as formal and informal gathering spaces, resulting in a more memorable institutional experience.

Physics 2000 courtyard

Botanic Gardens

The Carillon Mall

# FUTURE EXPANSION

The Master Plan Study demonstrates how up to 1.5 million additional square feet of built space and at least 3,700 additional beds (approximately 2.8 million GSF aggregated and used for modeling purposed in the energy model referenced in Chapter 6 and 7) can be accommodated on campus. The overarching planning principle guiding this study is the consolidation of growth on East Campus, and the retention of West Campus for future uses.

## West Campus

The Master Plan Study maintains all of the lands south of Martin Luther King Boulevard for long-term land-based research (approximately 290 acres.) Most of the remainder of West Campus land will be retained for short-term land-based research.

Though previous planning initiatives identified West Campus as a significant future development zone, current assessments show that focusing new construction on West Campus would be prohibitively expensive, by several measures. First, it would diminish the value of an important university resource – its agricultural research land. Second, it would impose high infrastructure costs on new projects. Third, its isolation from Core Campus would weaken the intellectual synergies desired.

## East Campus

Conversely, East Campus development provides prime opportunities to preserve land, leverage existing infrastructure, and strengthen interaction across disciplines. Proposed development sites in the Core Campus are mainly reserved for research and academic functions, while those in the North District are better suited to housing, retail, recreation, and culture.

## Opportunity Sites

An Opportunity Site is a discrete area found to be underserving the campus relative to its potential, either because it is underutilized or impairs preferred alignments between buildings and open spaces. These high-value development areas enable campus expansion at greater densities while maintaining the desired balance between buildings and open spaces.

Opportunity Sites are divided into two major types: buildings and public realm. “Building Opportunity Sites” identify locations for traditional building development, while “Public Realm Opportunity Sites” include broader improvements to campus circulation, open space systems, and associated infrastructure, while specifically focusing on these components:

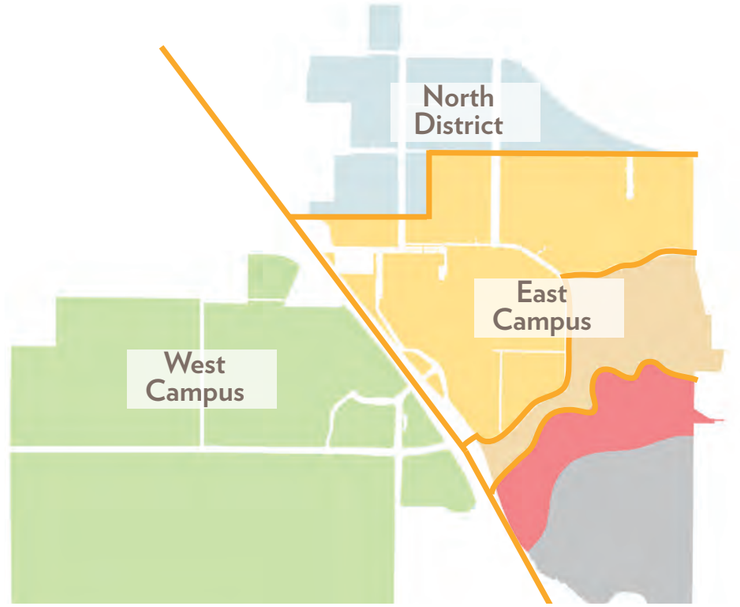
- Circulation – vehicular, pedestrian, bicycle riders, transit and service
- Landscape and stormwater management
- Identity and Wayfinding

Detailed descriptions of these Opportunity Sites (which follow in Section 3.5) illustrate how the values embedded in the Master Plan Study can be applied to site planning by suggesting approximate locations, capacities and critical alignments for future construction. These concepts take advantage of the varied topography of the sites and aim to increase the visibility of new buildings from both the campus heart and perimeter. The Master Plan Study does not define any particular style of architecture for these sites, beyond the current planning theme of “simple buildings in a dramatic landscape.”

The Opportunity Sites vary in their size, program, orientation, topography, and character, so each offers unique opportunities. Recommendations for development of the sites vary, including the construction of new buildings, the adaptive reuse of existing buildings, the specification of desirable building heights, and the development of well-defined site features like courtyards and pathways.

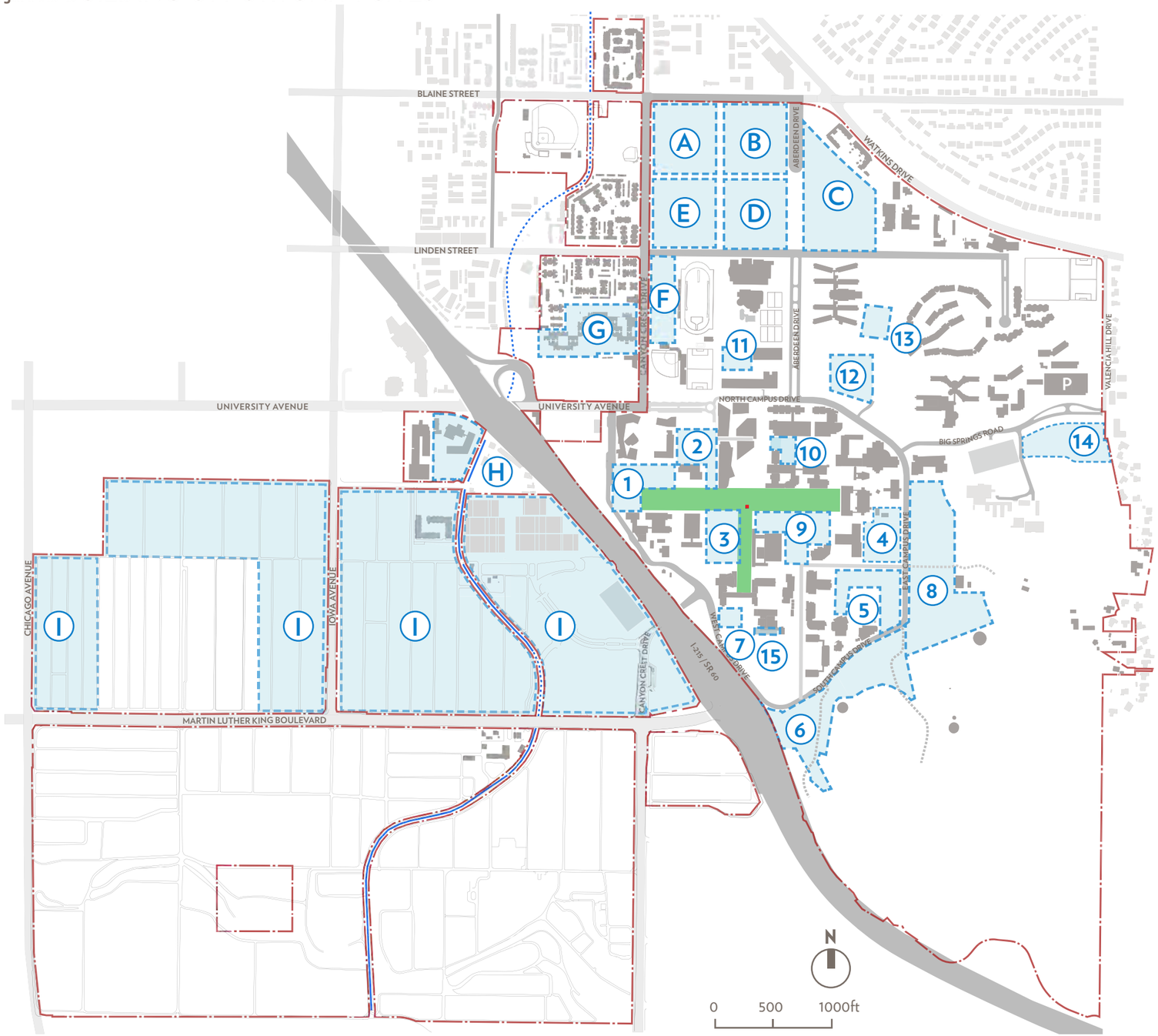
### Opportunity Sites fall into one or more of the following categories:

- Undeveloped sites or those only requiring minor demolition
- Sites with high potential to advance the University’s vision for its open space framework
- Low-density buildings
- Low-performing buildings (based on energy use assessments detailed in Chapter 7)
- Buildings not contributing to the campus’s desired legacy
- Programmatically inflexible buildings




UC Riverside Campus Areas

Figure 3.3 BUILDING OPPORTUNITY SITES




## BUILDING OPPORTUNITY SITES

### CORE CAMPUS

**1. Carillon Mall West**
Shape the intersection of Arts Mall and the Carillon Mall on the site of Hinderaker Hall.

**2. Gateway Link**
Modifications on the Athletics and Dance Building site to create a connection between the Mobility Hub and Carillon Mall.

**3. Core Campus Nexus**
Create new lines of sight into the heart of campus from the perimeter.

**4. Eucalyptus Walk Science Area**
Transform a "back door" into a "front door" at the perimeter of East Campus.

**5. Picnic Hill Science Area**
Reframe a popular outdoor gathering space.

**6. Core Campus South Extension**
Enhance institutional identity on the southern hillside.

**7. Citrus Walk Portal**
Create a portal to Citrus Walk from Carillon Mall to frame views to the south.

**8. Science Area Greenhouses**
Consolidate the greenhouse program on a contiguous site adjacent to plant based research.

**Sites 9 to 15**
Additional sites on East Campus for future buildings

### NORTH DISTRICT

**Sites A to G**
Future student housing, recreation, retail, and Campus Events Center

### WEST CAMPUS

**Sites H**
Outpatient Pavillion

**Site I**
Areas on West Campus to prioritize future development

## PUBLIC REALM OPPORTUNITY SITES*

### P-1. University Avenue Gateway
Create a primary campus gateway experience at the intersection of University Avenue and Canyon Crest Drive. Integrate the proposed Mobility Hub and its associated program elements, as well as upgraded amenities for pedestrians and bicycle riders.

In Section 3.6, this initiative has been expanded to include a detailed development scenario.

### P-2. Connection to Existing Student Housing
Reconcile vehicular, service, and pedestrian flow from the residence halls into the heart of campus.

### P-3. Canyon Crest Drive Streetscape
Create a safe and pedestrian-friendly mixed-use street.

### P-4. Recreation Mall
Link the Core Campus to the North District.

### P-5. Aberdeen Axis
Visually extend the Aberdeen Drive axis into the North District as a pedestrian pathway with limited vehicular and service access.

### P-6. Citrus Mall
Restore the Citrus Mall axis by reconfiguring the adjacent open spaces and the surface parking around Anderson Hall.

### P-7. Canyon Crest—South Streetscape
Define arrival into campus through enhancements to the pedestrian experience, including upgraded landscape, lighting and paving.

* Chapter 4 describes these initiatives in more detail.

Figure 3.4 PUBLIC REALM OPPORTUNITY SITES

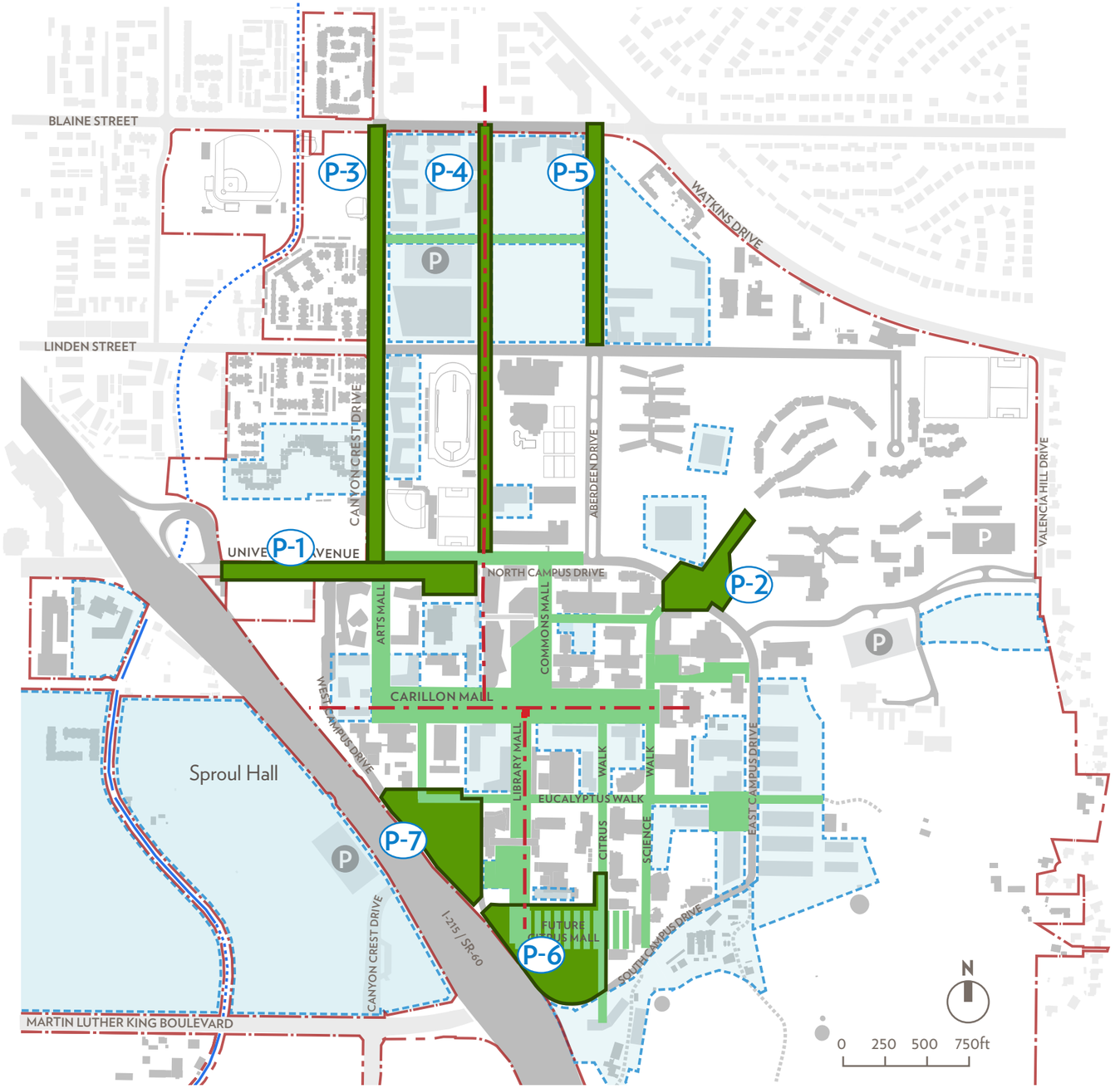
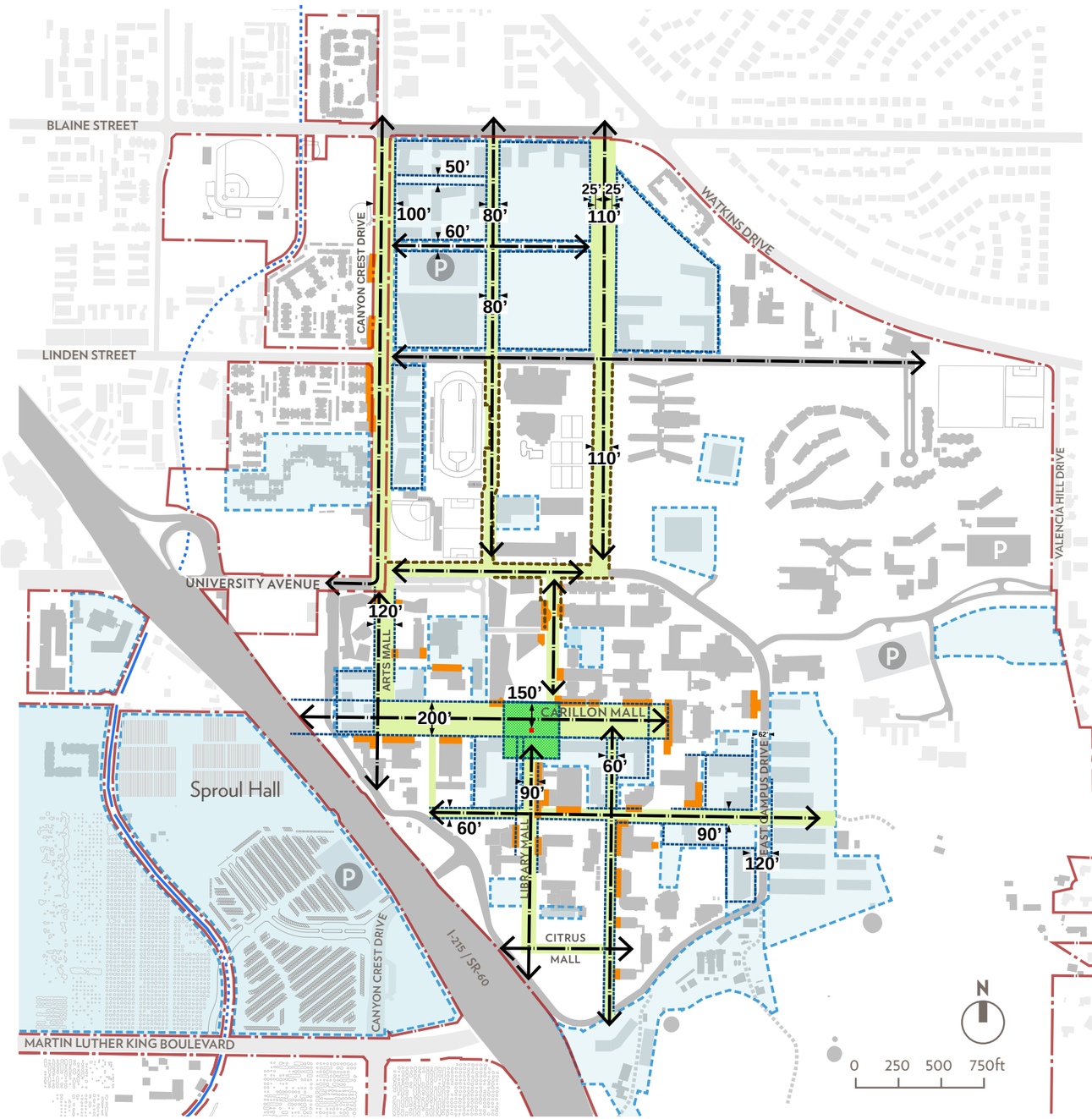


Figure 3.5 CRITICAL ALIGNMENTS AND REGULATING DIAGRAM




LEGEND
UC Riverside Property Line
Opportunity Site
Gage Canal
Center Line/ Axis
Built-To Line
Open Space Network
Existing Building Alignment
Control Line—Pedestrian Edge

## CRITICAL ALIGNMENTS

Some of the Opportunity Sites are defined by the University's desire to achieve preferred alignments from one building to another, as well as to the immediate campus district and broader open space network, including the Carillon Mall, Library Mall, and Eucalyptus Walk. These alignments are illustrated for each Opportunity Site in Section 3.5 and more comprehensively in the attached appendix.

### The following principles determine critical alignments

- Preservation and enhancement of views from the heart of the campus to the perimeter.
- Preservation and reinforcement of key open spaces and pathways to create connections across campus and to the community.
- Integration of transitional zones between buildings and open spaces, including arcades, terraces, and landscape elements.

3.2

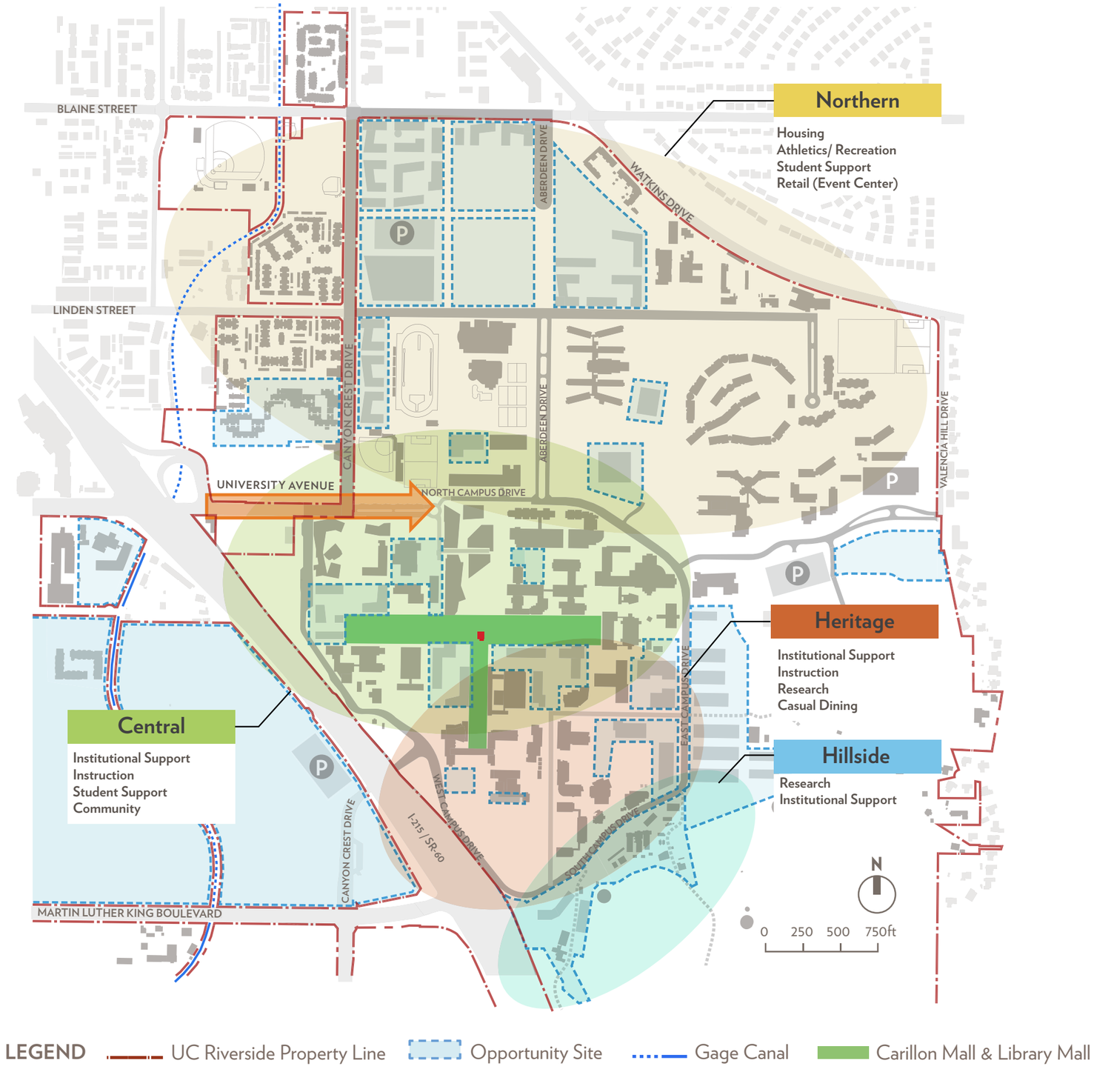
# Foster a Sense of Campus Community

## PROMOTE CONNECTIVITY

The concentration of new development on East Campus will strengthen the campus community. Presently, buildings and open spaces are often separated from one another by both distance and topography, and lack clear connections to their surroundings. Proposed development on the Opportunity Sites will create a more active and connected community by bringing a diverse range of academic, research, and student life programs together in close physical proximity. Centrally located shared spaces will improve the physical and intellectual links between campus districts and colleges.

Initiatives which promote connectivity through pathways and open space are discussed more in Chapters 4 and 5. These include improving roads and paths for vehicles, pedestrians, and bicycle riders, as well as the expansion of pedestrian connections. Also discussed are improved access to transit and the strengthening of the ground-level interface between buildings and adjacent open spaces with permeable edges that encourage pedestrian activity.

Figure 3.6 PROPOSED CAMPUS COMMUNITIES



## NURTURE A LIVING AND LEARNING ENVIRONMENT

*UCR 2020: The Path to Preeminence* ties the future growth of the campus student body to UC Riverside's inclusive values and outstanding educational opportunities. It is a campus that provides a transformative experience in a living-learning environment that is engaged with, and responsive to, the needs of the larger community.

The aspiration for this living-learning community is one that extends beyond the boundaries of the campus. It encompasses the success of students, staff, and faculty in achieving their own goals and serving as leaders to amplify the University's impact on the social, cultural, and economic growth and well-being of the region.

This vision goes even further to convey a global dimension in the definition of its community, with the objective that the University's activities include perspectives from every aspect of its diverse community, and incorporate an international point of view.

The University has the opportunity to enhance campus communities and promote engagement with UC Riverside's surrounding neighborhoods through several initiatives. In the North District, the quantity and concentration of student residences and recreational fields should be significantly increased. These new student life developments also must be better linked to the academic and research facilities in the Core Campus through an enhanced network of pathways for pedestrians and bicycle riders.

The ideals of an enhanced living-learning environment and engagement with the larger community are exemplified further by the desire to locate a future Campus Event Center in the North District as part of a mixed-use complex of student housing, dining, retail, entertainment, recreation, and student services. In the North District and across campus, there is particular benefit to expanding dining options and making them available for extended hours – increasing activity day and night and to promote social and academic interaction.

Development on the proposed opportunity sites in the Core Campus will support UC Riverside's living-learning environment in many ways, including:

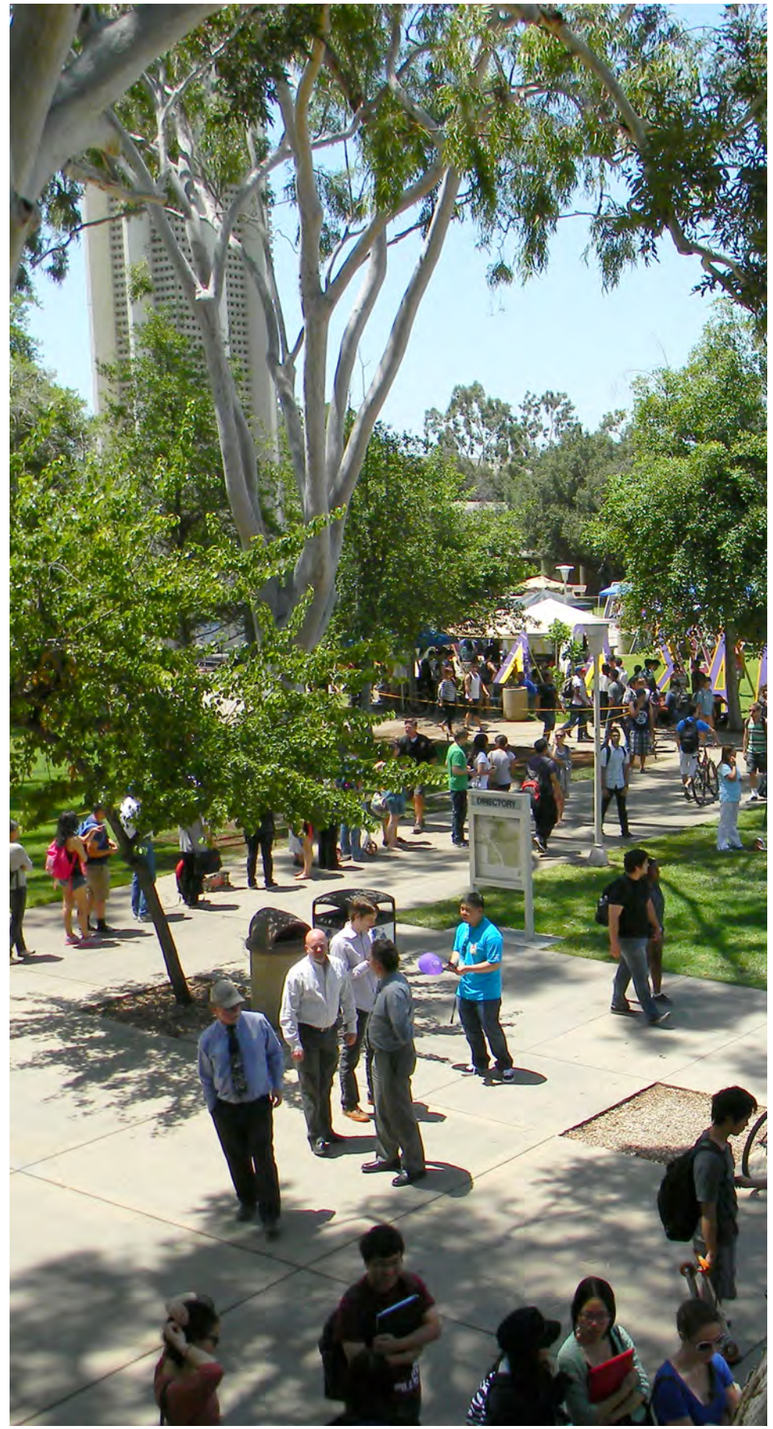
- Facilitating multidisciplinary engagement by bringing diverse program together in close proximity.
- Improving the learning environment as out-moded buildings are refurbished or replaced.
- Enabling the application of emerging innovations in energy efficiency, stormwater management, and other sustainable practices.

As they occur, these new developments will also support expanded living-learning opportunities in the campus public realm that could include:

- Better defining the Carillon Mall, traditionally known as the University's landmark gathering spot.
- Create or improve other open spaces that can be used for outdoor learning and interaction.
- Enable flexible use of open spaces, pathways, building lobbies, and outdoor facilities with enhanced technology and other supportive features (such as shade structures.)

**"UCR is a living laboratory for the exploration of issues critical to diverse, growing communities at home and abroad - air, water, energy, transportation, agriculture, arts, culture, health care, and more."**

***—UCR 2020: The Path to Preeminence***




Wednesday "nooner" at the Belltower

## REFINE PROGRAMMATIC MIX ACROSS THE CAMPUS

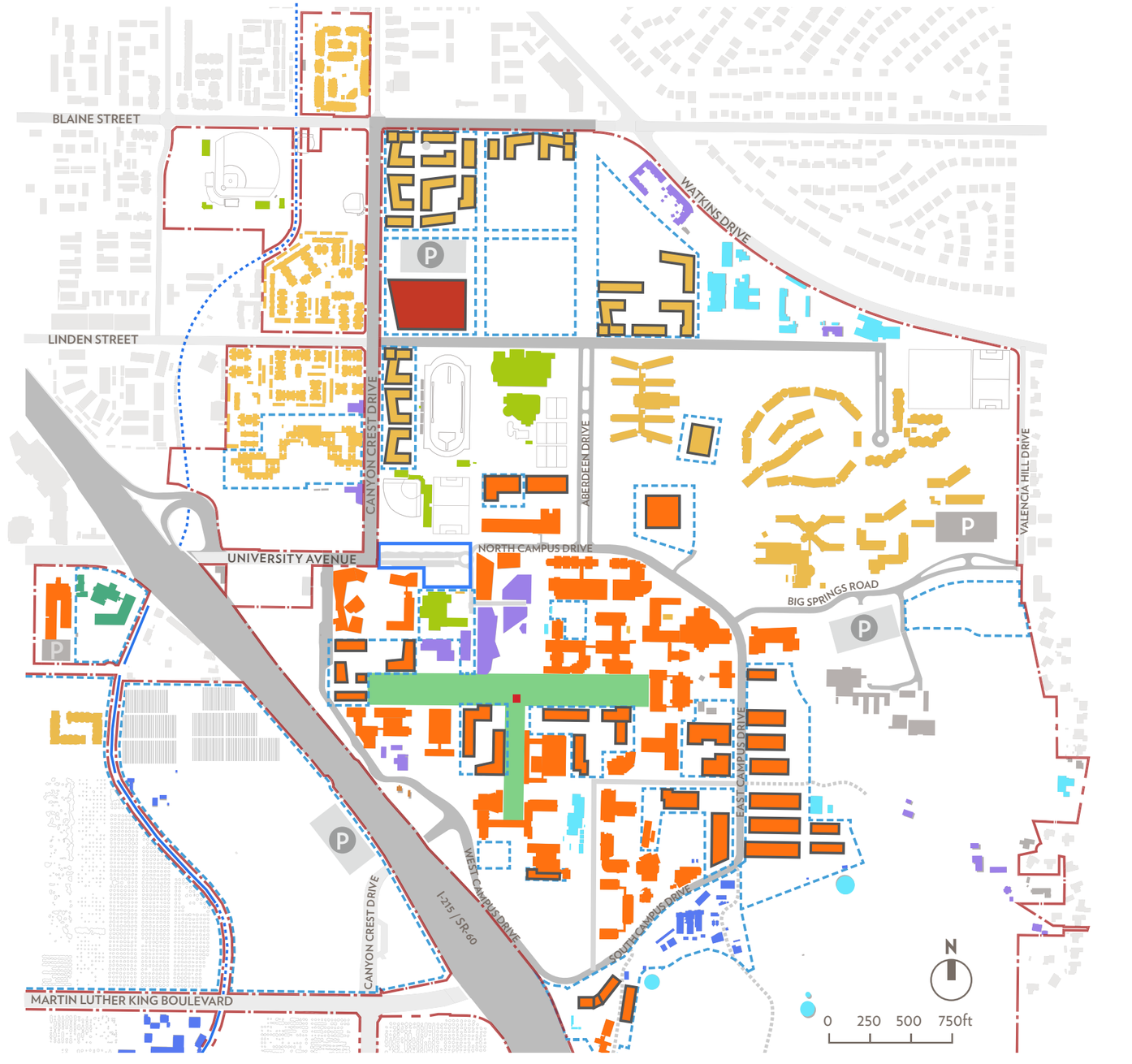
On-campus communities will be fostered by reinforcing – and sometimes expanding – existing campus programmatic regions through careful program placement and management of campus land. The Core Campus will be the focal point for expanded academic and research uses. The continued concentration of academic programs in the Core Campus will support interdisciplinary interaction and collaboration, aided by the inclusion of shared social amenities, such as dining and gathering spaces, where practical. Key student life functions (other than housing and recreation) will also retain their traditional places in the Core Campus to facilitate a sense of community and support student success. These functions, particularly the most public and active ones, will be integrated at ground-level to create buildings with "permeable" ground floors.

The North District of the campus is envisioned as a more lively student housing and mixed-use neighborhood organized around a variety of residential, recreational, dining and event uses. Much of the new development will need to occur on the site of the existing Canyon Crest Family Housing complex. Along the outer edges of this site a variety of new multi-story student housing buildings can be developed – from freshman residence halls to undergraduate apartments and graduate student studios. Families can be accommodated in existing one- and two-story apartments on the west side of Canyon Crest Drive. Across the street on the east side of Canyon Crest Drive, the University can create the opportunity for mixed-use retail spaces on the ground floor of new student housing projects. With proper planning, new recreation fields also can be provided along with the additional housing.

### Specific projects, both current and future, can be found in the University's 10-Year Capital Financing Plan.

It is important to note that the Master Plan Study does not attempt to define the intended use of potential future building sites by specific schools or colleges, or by specific housing type, for a number of reasons. First, the nature of campus activities is likely to evolve and its needs for space will change in response. Second, the use of future spaces may even transcend traditional boundaries between disciplines. Third, the timing of most future buildings remains unknown, due to limited resources and uncertain priorities. Therefore, the new planning framework exists to facilitate these detailed programmatic decisions in the future, rather than to make them now. The guidance offered remains at the district or neighborhood level.

Figure 3.7 PROPOSED PROGRAMMATIC MIX & ADJACENCY




School of Medicine Research Building

Student Recreation Center

Glen Mor Student Housing


Winston Chung Hall / Research

3.3

# Reinforce Institutional Identity

## CONNECT CAMPUS LEGACY TO CAMPUS FUTURE

Developing the University's institutional identity begins with respecting its rich history through the recognition of the role prominent buildings and open spaces play in defining a sense of place. Connecting these buildings and open spaces to the future of the campus has been embraced throughout the Master Plan Study by a wide variety of stakeholders, from students, staff, and faculty to alumni, neighbors, and others in the surrounding community.

In keeping with this consensus arising out of the planning process, key legacy buildings will be retained, and their importance reinforced, rather than diminished, by the new developments to come nearby. For instance, the placement and alignment of new buildings will define positive relationships to legacy buildings, including Sproul, Olmsted and Anderson Halls, the Barn Complex, as well as Rivera Library and its arcade.

New buildings sited within the opportunity sites will further reinforce primary campus open spaces, including Library Mall, Picnic Hill, and the Carillon Mall. As new buildings and open spaces are brought forward, they will be designed so that the resulting views will call attention to the campus's agricultural features and naturalistic setting, including the Citrus Variety Collection, the arroyos, surrounding mountains, and Botanic Gardens.

Figure 3.8 CARILLON MALL LOOKING EAST

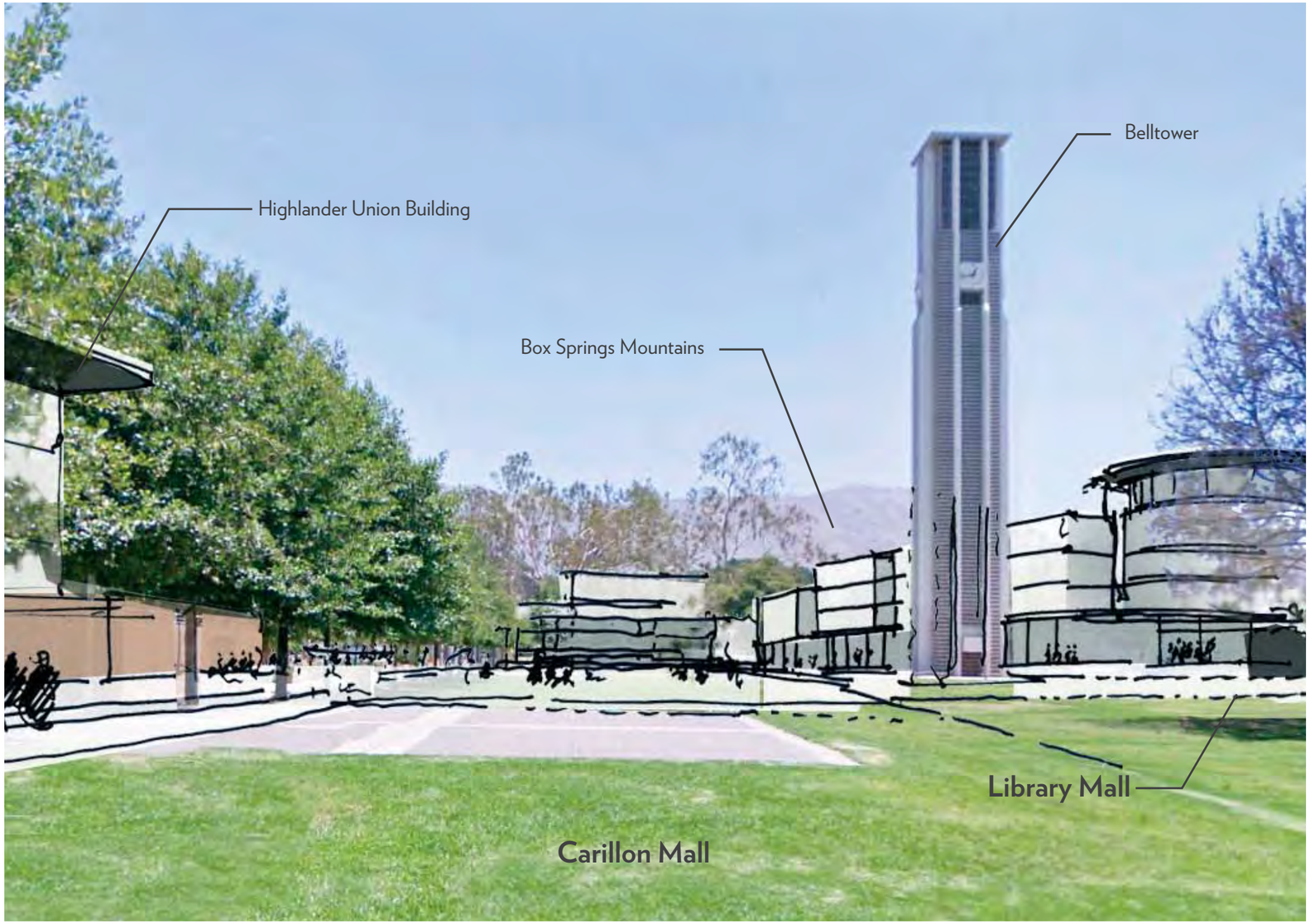
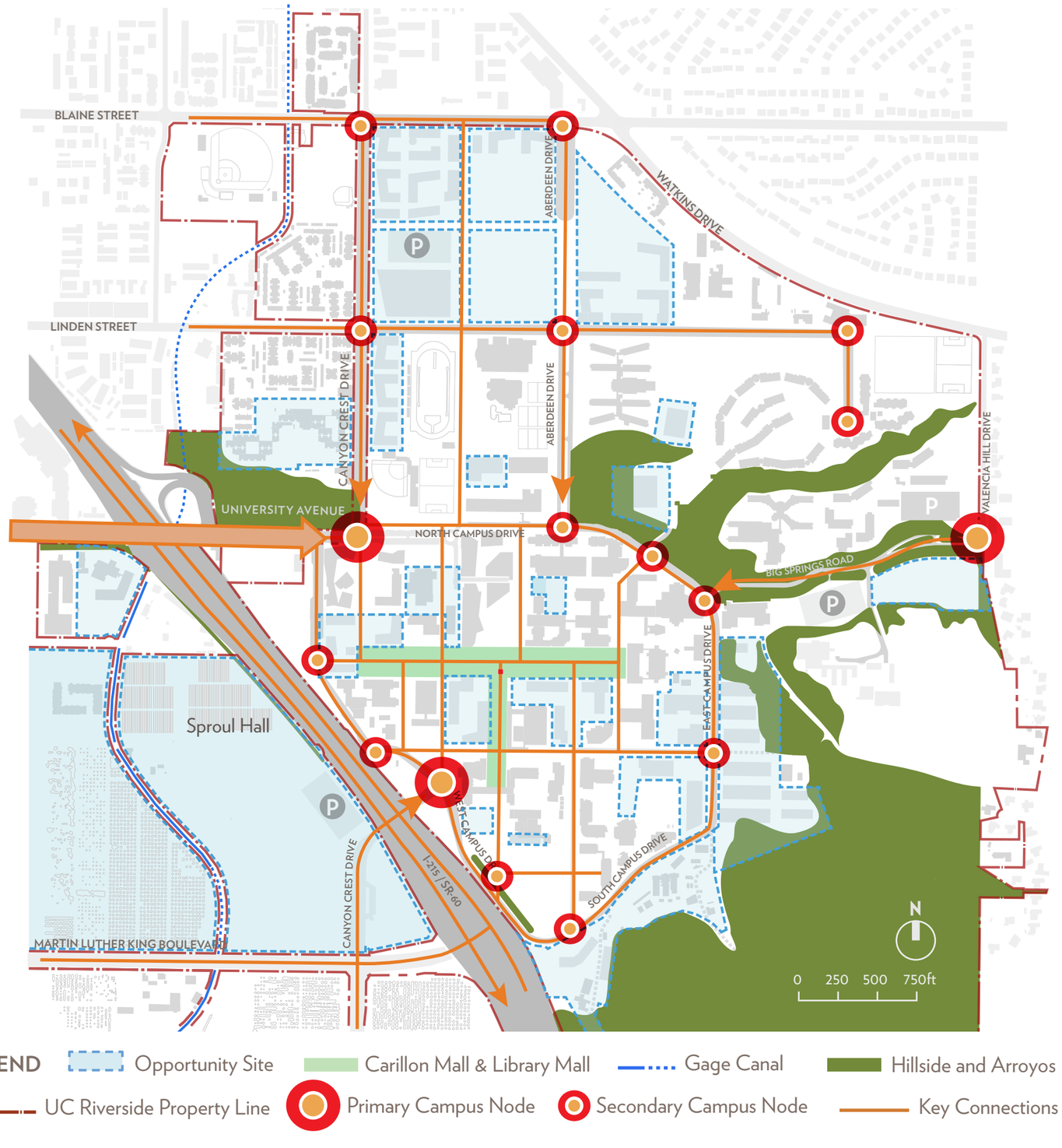


Figure 3.9 PROPOSED EAST CAMPUS PERIMETER NODES




## ENHANCE CAMPUS PERIMETER AND INTERFACE WITH COMMUNITY

The campus lacks a strong identity with the surrounding community at its edges. Oftentimes, campus property is indistinguishable from non-University land. Many opportunities exist to improve campus-to-community connections, including better management of traffic and service, enhanced landscape and wayfinding at campus edges, and a safer environment for pedestrians and bicycle riders. These initiatives, discussed further in Chapters 4 and 5, are particularly important on and around Campus Drive.

Figure 3.9 highlights "campus nodes" – intersections of particular importance – primarily around the campus perimeter. By prioritizing these areas for investment in upgrades to paving, lighting and landscaping, the University will achieve stronger returns on investments, as their prominence magnifies the value of such improvements. The most critical of these nodes are the three "campus gateways," described in more detail in the following section.

New view and landscape corridors will mark entry points to the campus wherever practical. These corridors will build upon and expand the existing open space network and provide links to the adjacent communities along Blaine Street, Linden Street, and Big Springs Road. Public gathering spaces will intersect these corridors at key points, facilitating their enjoyment and enhancing a sense of place.

## CREATE NEW CAMPUS GATEWAYS

To further enhance campus identity, the Planning Team proposes creating three clearly defined gateways at strategic intersections around the campus perimeter. These gateways will integrate landscape features, lighting, wayfinding, and the adjacent building forms.

### University Avenue Gateway

A primary gateway at the intersection of University Avenue and Canyon Crest Drive will include a proposed Mobility Hub and will reinforce a new city-campus-mountains axis. University Avenue Gateway is also a part of Public Realm Opportunity Site #1, which Section 3.6 describes in more detail.

Pathway from proposed Mobility Hub looking east to Box Springs Mountains


Figure 3.10 UNIVERSITY AVENUE GATEWAY – VIEW LOOKING SOUTHEAST

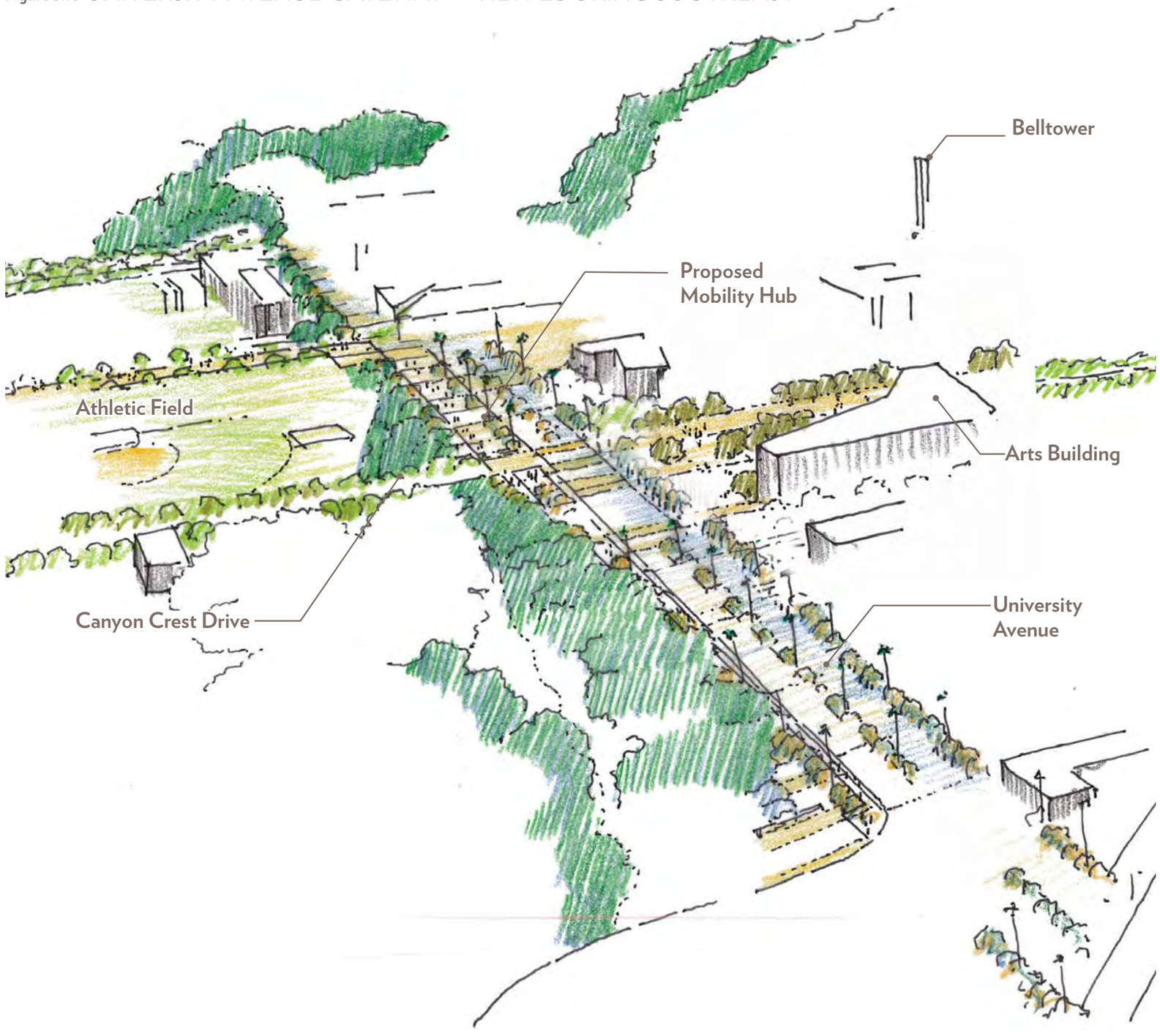
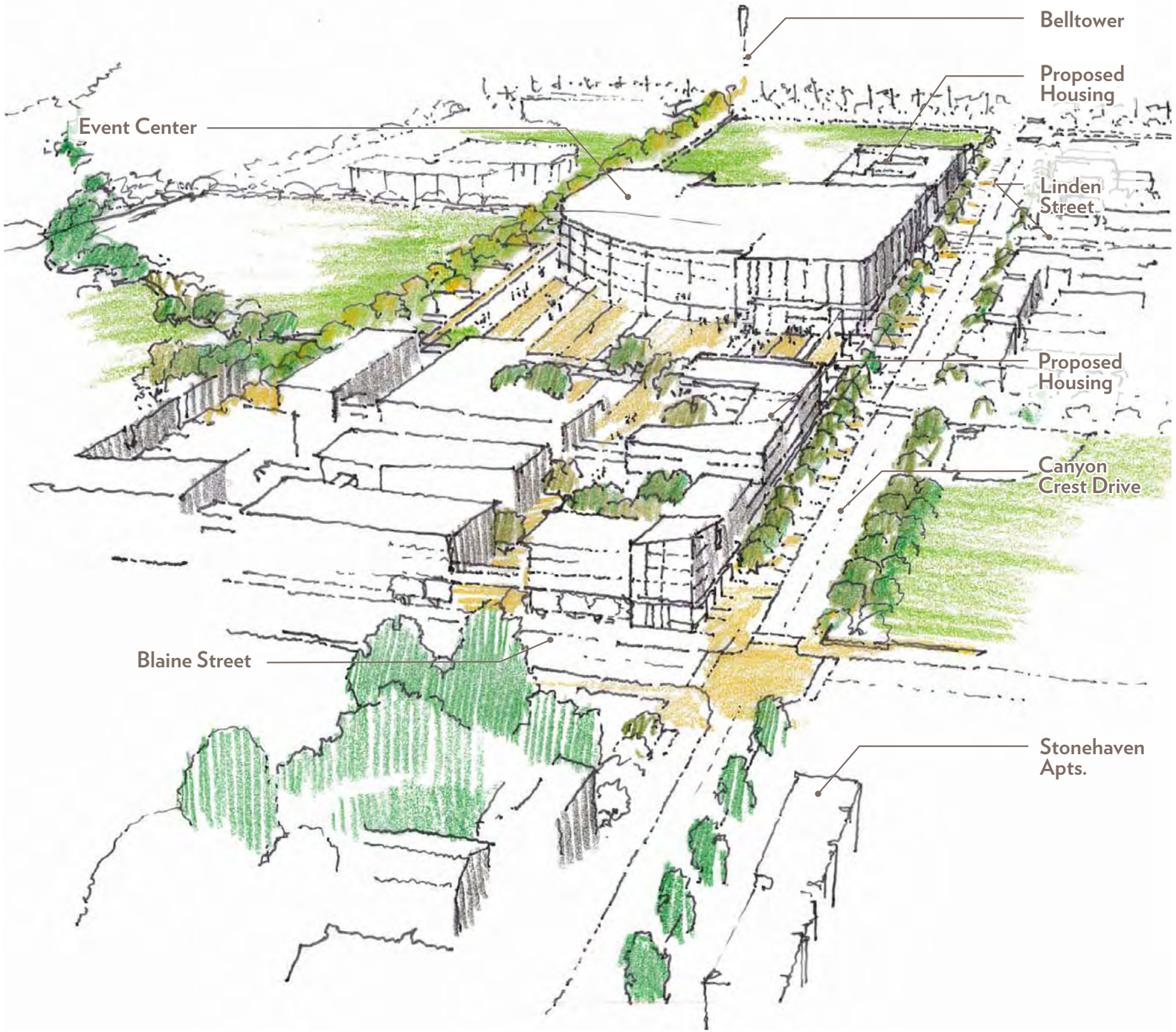


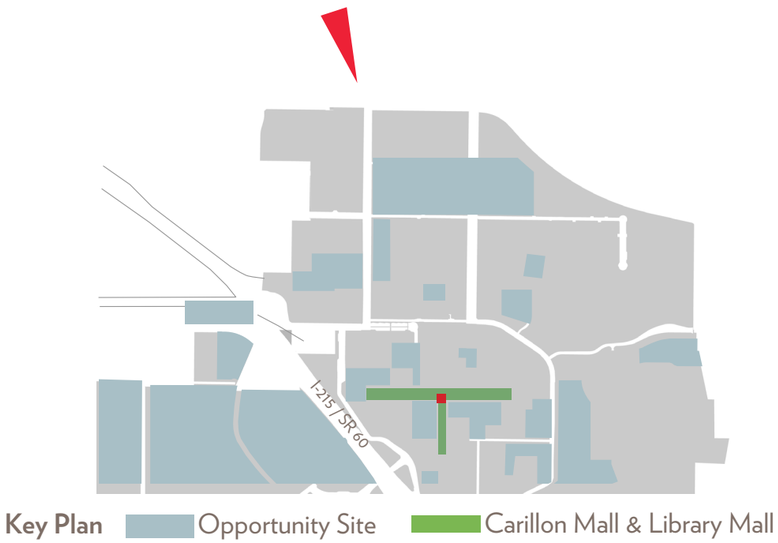
Figure 3.11 CANYON CREST NORTH GATEWAY – VIEW LOOKING SOUTH




## Canyon Crest North Gateway

The intersection of Canyon Crest and Blaine Street marks an important campus and community node. Residential, recreation, and other mixed uses, including a new Events Center, are envisioned at this junction and along Canyon Crest Drive running southward toward the Core Campus. Blaine Street, from its freeway exit to Canyon Crest Drive, is a primary vehicular access route to the campus, the importance of which will increase over time as population density increases in the North District. The development of this gateway should take into consideration the proposed streetscape improvements along Canyon Crest Drive and Linden Street.

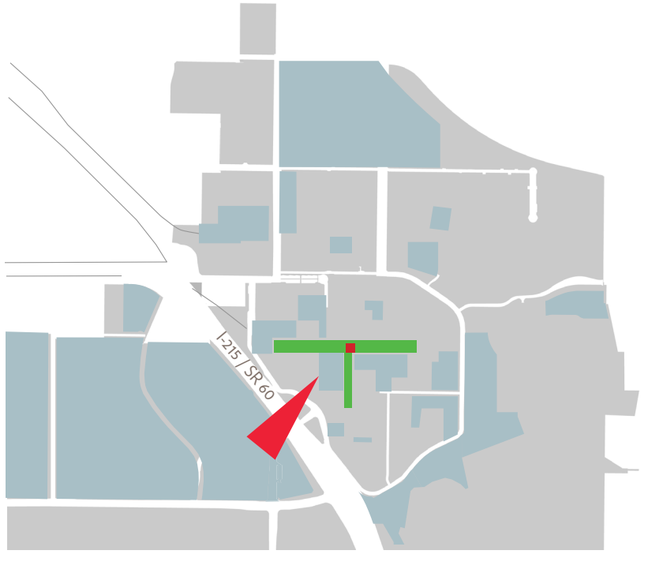
Existing Canyon Crest Drive looking south



## Canyon Crest South Gateway

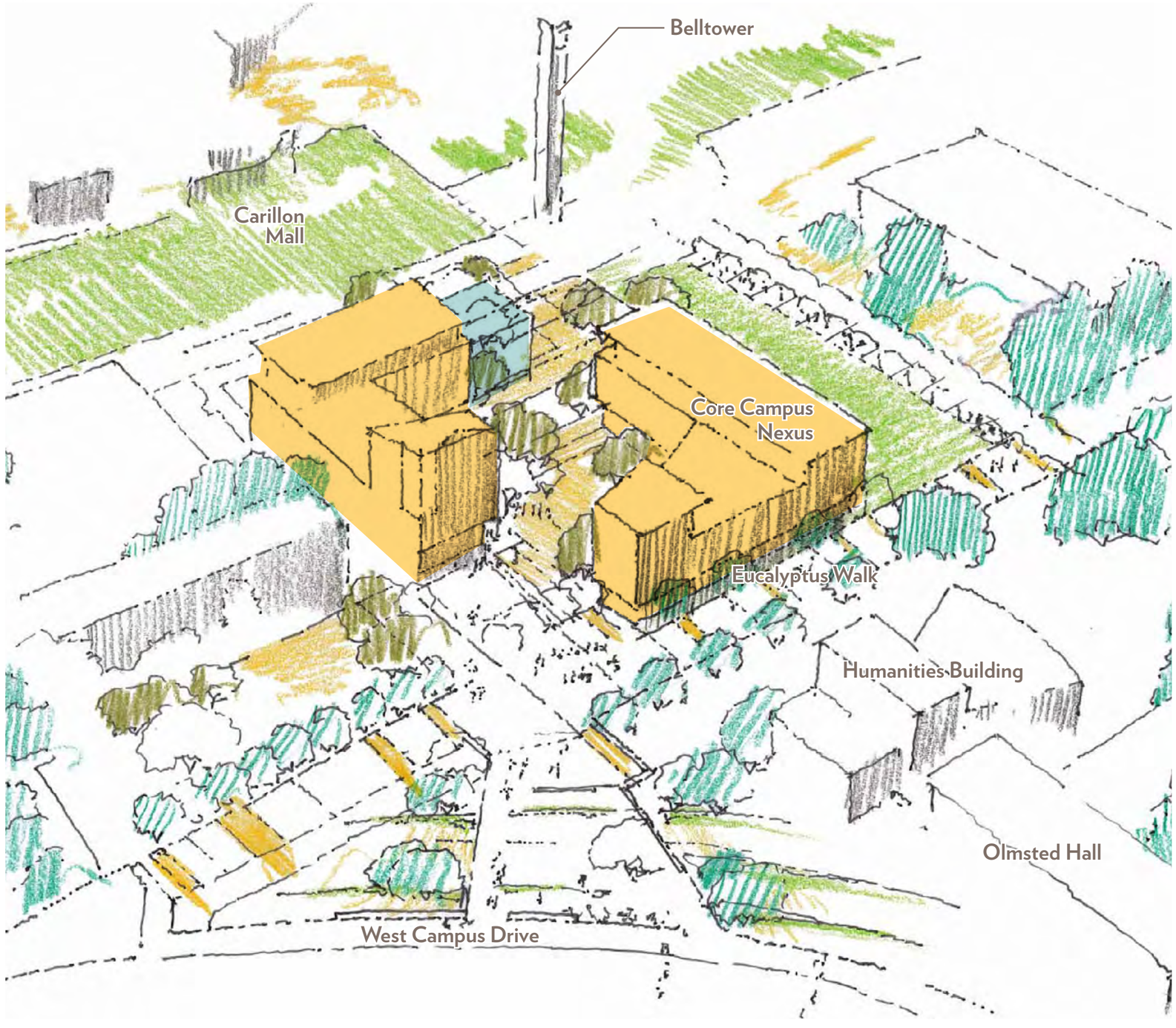
From south of the Core Campus, Canyon Crest Drive turns northeast as it passes below the freeway, terminating at its intersection with West Campus Drive. A primary gateway at this intersection has significant potential to enhance institutional identity by improving visibility to the Belltower. The creation of this diagonal view axis is a key goal in the shaping of Building Opportunity Site #3. The Canyon Crest South Gateway also sits near the intersection of several primary pedestrian routes, including Library Mall and Eucalyptus Walk, and pathways from the adjacent transit stops and Parking Lot 30.

Existing aerial view to West Campus Drive




Key Plan — Opportunity Site — Carillon Mall & Library Mall

Figure 3.12 CANYON CREST SOUTH GATEWAY – VIEW LOOKING NORTHEAST




LEGEND — Future Building Opportunities

## 3.4
# Exercise Stewardship

Stewardship is inherent to each of the recommendations and priorities of the Master Plan Study.  It means that all actions will be looked at comprehensively, and in this context refers specifically to environmental sustainability and fiscal responsibility. The two are often closely related.

**Strategies which conserve energy and material resources often result in financial savings as well.**

On University campuses, environmental stewardship is most commonly associated with energy and resource conservation at the building level. The Master Plan Study embraces a broader definition that includes conservation strategies at the site planning level, compact development, adaptive reuse of existing buildings, and passive resource conservation.

## COMPACT DEVELOPMENT

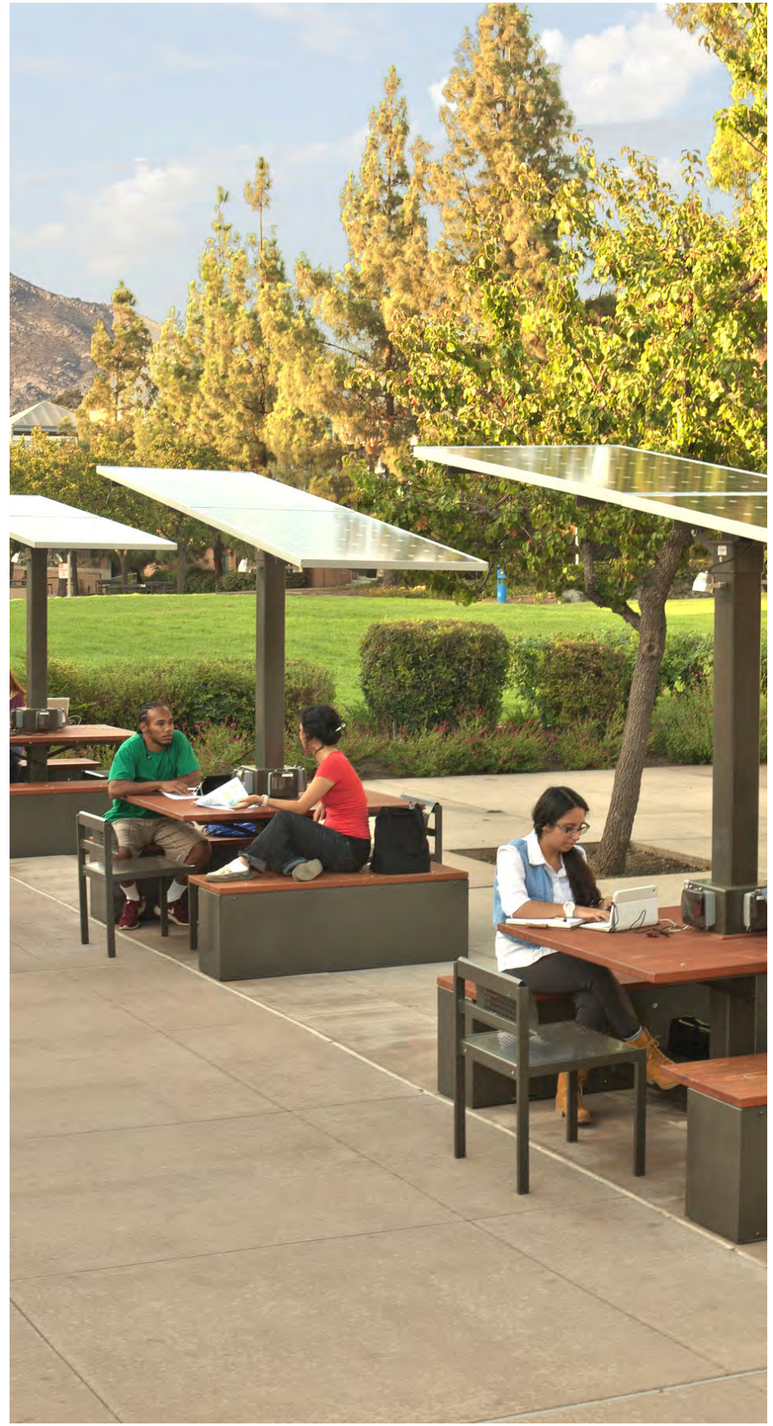
Compact development is the key to responsible growth, for several reasons. First, greater density in the built environment increases the viability of efficient central plants for energy distribution, and makes better use of existing distribution networks. Likewise, a smaller system of roadways is required to access and service a more compact campus, reducing the problems of stormwater runoff and the heat island effect which is the result of sprawling paved surfaces. When destinations are placed closer together, walking and biking between them become more convenient, and, as population density increases, so does the effectiveness of public transportation. The extension of campus infrastructure – utilities, roads, transit – to remote development sites would represent a significant investment, made unnecessary by the decision to focus growth near existing infrastructure within the Core Campus.

## ADAPTIVE REUSE OF EXISTING BUILDINGS

Where advantageous, the Planning Team recommends the renovation of existing structures.  Upgrading and reusing older buildings can increase their energy efficiency and conserve the material and financial resources that would be required for new construction. This strategy is most viable in buildings that have flexible / adaptable floor plans which are easily converted to new uses. This is the case with the existing Athletics and Dance Building, which can house new uses that benefit from its proximity to the proposed Mobility Hub. Where existing structures are simply too inefficient, in too poor a condition, or too poorly located to justify further investment in their upkeep, new high-efficiency buildings will be built in their place.

## PASSIVE RESOURCE CONSERVATION

While Chapter 7 explores specific strategies to meet the campus's energy demands – including large-scale wind and solar installations – the Opportunity Sites in this chapter should integrate passive strategies to reduce energy usage. Simple decisions in the design and placement of new buildings can make them more efficient. These include the use of courtyard forms to allow in ample air and daylight, reducing the need for electric lights and forced-air ventilation. Proper shading of windows can reduce the need for air conditioning by reducing heat gained from the sun. Landscaping with plants that naturally grow in the Riverside climate makes the campus more resilient – that is, better able to survive in times of drought without the consumption of precious water.



Solar kiosks on the UC Riverside campus (Photo Credit: CarrierClass Group)

## 3.5

# Define Appropriate Density

Density is a key factor in determining the character and usability of any built environment. Consider the differences between New York and Los Angeles. New York developed in a compact way, resulting in a higher intensity of uses and population density, while Los Angeles developed in a more sprawling pattern. Some feel the former is cramped and claustrophobic. Others may say the latter is spread out and un-walkable. There is no "correct" density, in an absolute sense. Rather the challenge is to determine what specific density is best, given the institution's heritage, culture and needs, all of which evolve. This metric can then be used to guide future development.

Currently, many of the buildings in the Core Campus stand at 2-3 stories which, along with their sparse concentration, yield a relatively low Floor-Area-Ratio (F.A.R.) of 0.65. While low buildings and generous open space are a part of the campus's character, long distances between buildings create practical problems for circulation and interaction.

The University's capacity to accommodate future growth within the Core Campus can be significantly increased through additional height and site area coverage. Setting a target average building height of 4-5 stories – the height of several recent building projects on campus – and yielding a correspondingly higher F.A.R. of 1.5 will contribute to the achievement of the Essential Elements of the Master Plan Study, while maintaining the character that makes UC Riverside unique.

**Floor-Area-Ratio, abbreviated as F.A.R., is the ratio of the total built space on a given site, divided by the area of the site itself. It is an absolute measure of the built density of an area of land. A low F.A.R. indicates that buildings are low and/or spread out, and may not be using available land area effectively.**

Figure 3.13 PROPOSED BUILDING HEIGHTS

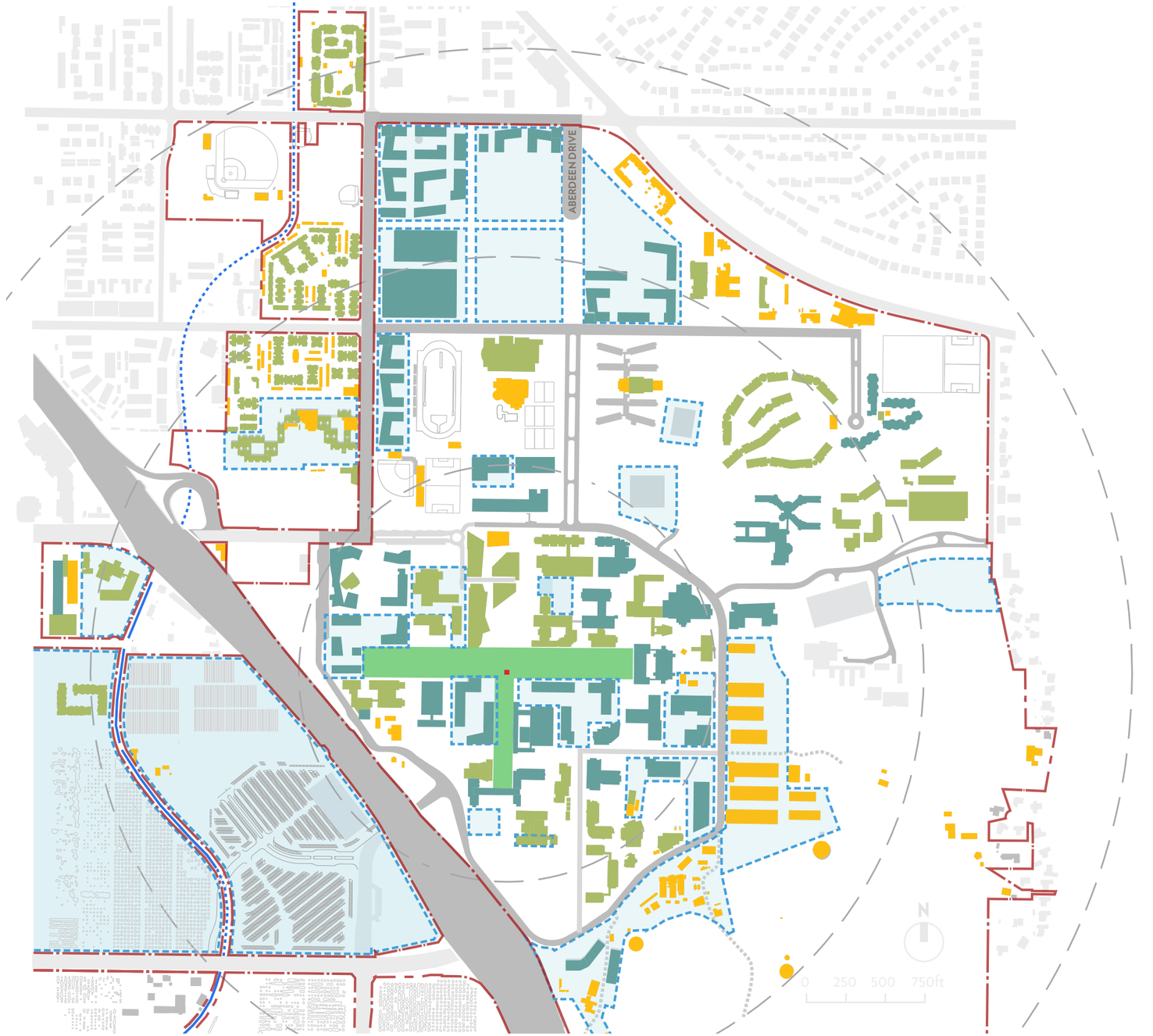
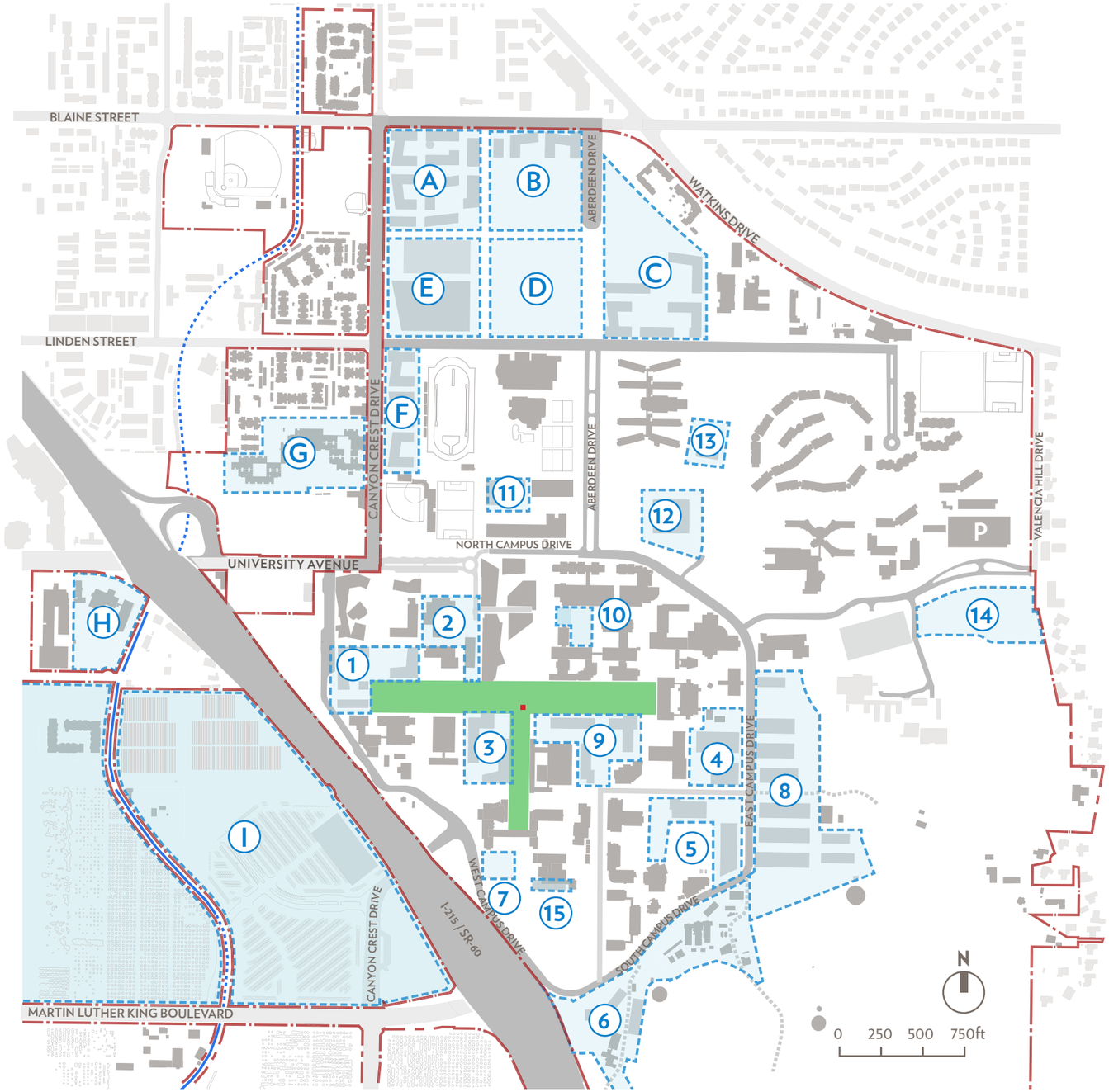


Figure 3.14 BUILDING OPPORTUNITY SITES




## BUILDING OPPORTUNITY SITES

### CORE CAMPUS

**1. Carillon Mall West**
Shape the intersection of Arts Mall and the Carillon Mall on the site of Hinderaker Hall.

**2. Gateway Link**
Modifications on the Athletics and Dance Building site to create a connection between the Mobility Hub and Carillon Mall.

**3. Core Campus Nexus**
Create new lines of sight into the heart of campus from the perimeter.

**4. Eucalyptus Walk Science Area**
Transform a "back door" into a "front door" at the perimeter of East Campus.

**5. Picnic Hill Science Area**
Reframe a popular outdoor gathering space.

**6. Core Campus South Extension**
Enhance institutional identity on the southern hillside.

**7. Citrus Walk Portal**
Create a portal to Citrus Walk from Carillon Mall to frame views to the south.

**8. Science Area Greenhouses**
Consolidating the greenhouse program on a contiguous site adjacent to plant based research.

**Sites 9 to 15**
Additional sites on East Campus for future buildings

### NORTH DISTRICT

**Sites A to G**
Future student housing, recreation, retail and Campus Events Center

### WEST CAMPUS

**Sites H**
Outpatient Pavillion

**Site I**
Areas on West Campus to prioritize future development

## 1. CARILLON MALL WEST

### Shape the intersection of Arts Mall and the Carillon Mall on the site of Hinderaker Hall. Improve the existing drop-off zone on West Campus Drive.

Hinderaker Hall is an underperforming building at the intersection of two key campus axes, the Carillon Mall and Arts Mall. A portion of this site is presently vacant, making it able to accommodate growth without immediate demolition. The site also enjoys frontage on Campus Drive, presenting an opportunity to improve campus identity.

### Priorities:

- Make the west end of the Carillon Mall more recognizable.
- Frame an east-west view axis through the site to the Carillon Mall and Belltower.

Figure 3.15 SITE REGULATING DIAGRAM

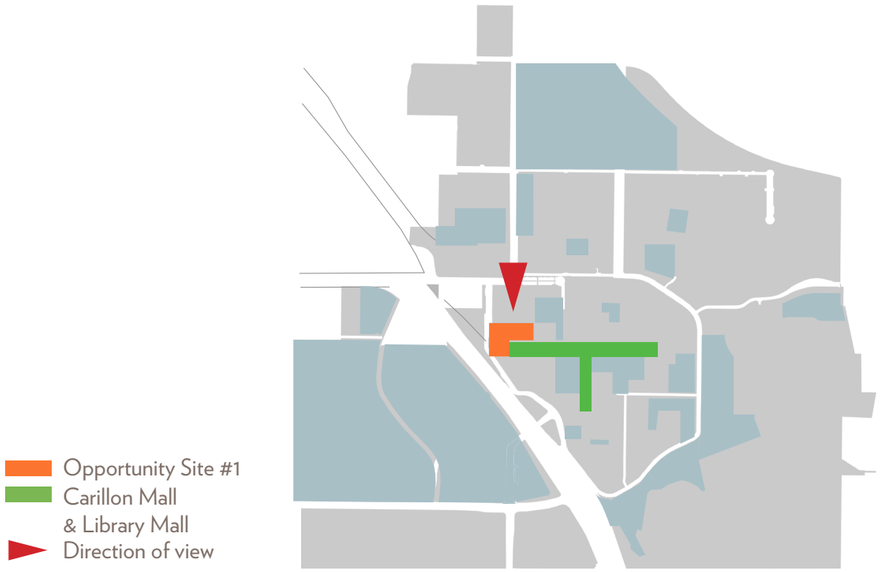




Figure 3.16 VIEW LOOKING SOUTH ALONG ARTS MALL

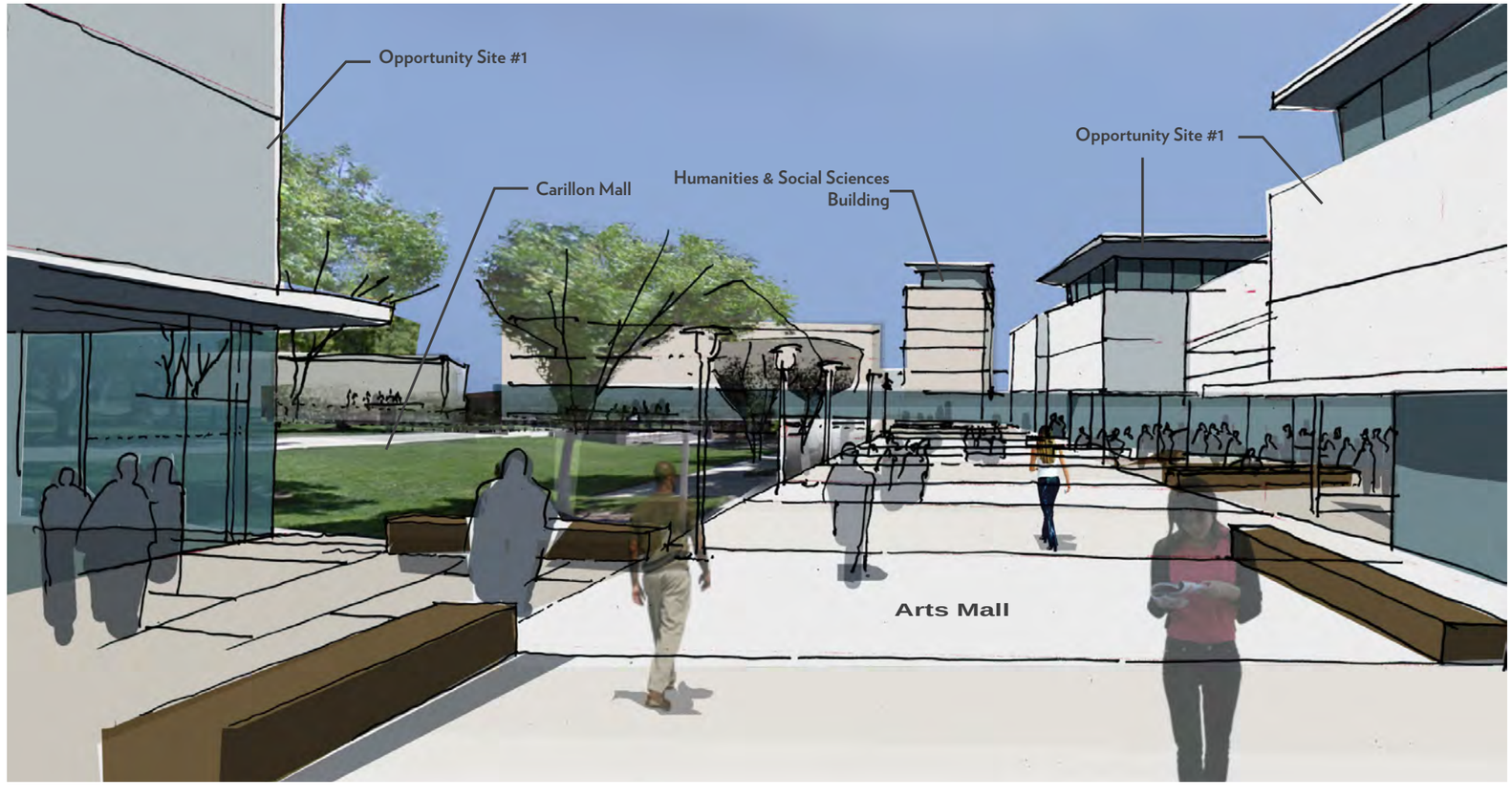
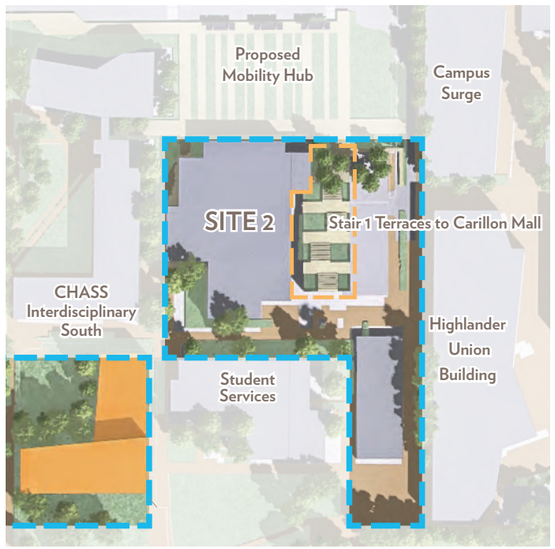



Table 3.1 KEY METRICS

| Existing Building(s) + Site | |
|---|---|
| Site Area | 3.5 acres |
| Program Adjacency | Instruction/ Academic |
| Use | Administration (Hinderaker) |
| Building Area | 20,200 gsf |
| No. of Floors | 5 |
| FAR Achieved | 0.13 |

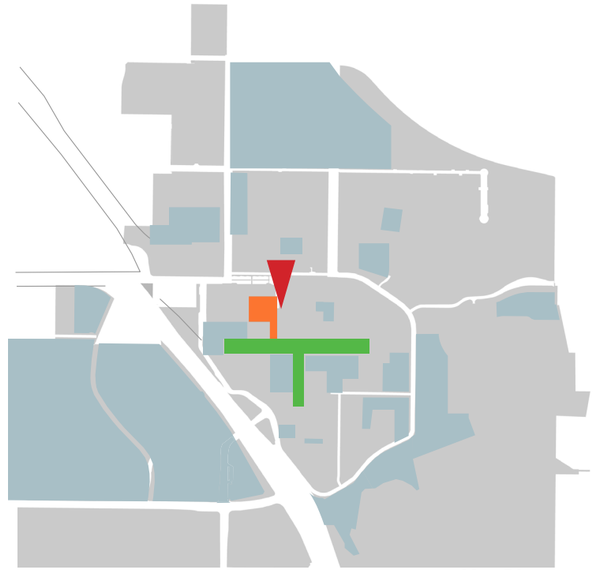
| Proposed Building(s) + Site | |
|---|---|
| Site Area | 3.5 acres |
| Program Adjacency | Instruction/ Academic |
| Use | Instruction/ Academic |
| Building Area | 233,000 gsf |
| No. of Floors | 4.5 |
| FAR Achieved | 1.53 |

Figure 3.17 SITE REGULATING DIAGRAM




Adaptive Reuse

Opportunity Site #2
Carillon Mall & Library Mall
Direction of view



Key Plan

Figure 3.18 VIEW LOOKING SOUTH FROM PROPOSED MOBILITY HUB TO CARILLON MALL


## 2. GATEWAY LINK

### Bridge between transit, student life and the Carillon Mall. Adaptively reuse the Athletics and Dance Building.

Opportunity Site 2 spans between the Carillon Mall and Parking Lot 19, the site of a proposed Mobility Hub and a primary gateway to the University. The site thus has the opportunity to connect these two important campus components, increasing pedestrian traffic. Site 2 is also adjacent to existing and proposed student services, including the Highlander Union Building complex.

### Priorities:

- Adaptively reuse the Athletics and Dance building (and expand where feasible) for alternate programs including expansion of student life program space, that benefit from its central campus location and adjacency to transit.
- Provide an accessible landscaped path between the new Mobility Hub and the Carillon Mall by removing a portion of the southeast wing of Athletics and Dance and the now defunct swimming pool. This path will replace the parking lots and service corridors students currently traverse.

Table 3.2 KEY METRICS

| **Existing Building(s) + Site** | |
|---|---|
| Site Area | 2.5 acres |
| Program Adjacency | Instruction/ Academic |
| Use | Instruction/ Academic/ Student Support |
| Building Area | 50,392 gsf |
| No. of Floors | 2 |
| FAR Achieved | 0.46 |

| **Proposed Building(s) + Site** | |
|---|---|
| Site Area | 2.5 acres |
| Program Adjacency | Instruction/ Academic |
| Use | TBD |
| Building Area | TBD |
| No. of Floors | TBD |
| FAR Achieved | TBD |

## 3. CORE CAMPUS NEXUS

### Create new lines of sight into the heart of campus from the perimeter.

Watkins Hall is an underperforming building in a critical location. The building is low-density and energy-inefficient, as well as programmatically inflexible in its layout. The site fronts on three key pedestrian axes: Library Mall, Eucalyptus Walk, and the Carillon Mall. It is also directly between the Belltower and the Canyon Crest South Gateway. These attributes give Site 3 the opportunity to positively shape the heart of the Core Campus and to enhance institutional identity by increasing visibility from the perimeter to the Core.

**Priorities:**

- Shape new buildings to create a diagonal view through the site from the Canyon Crest South Gateway to the Belltower.
- Further define the boundaries of Library Mall, Eucalyptus Walk and the Carillon Mall.
- Develop buildings with permeable edges and diverse programs at the ground level to support an active pedestrian environment.

Table 3.3 KEY METRICS

| Existing Building(s) + Site | |
|---|---|
| Site Area | 3.3 acres |
| Program Adjacency | Instruction/ Academic |
| Use | Instruction/ Academic (Watkins Hall) |
| Building Area | 44,239 gsf |
| No. of Floors | 1 and 3 |
| FAR Achieved | 0.31 |

| Proposed Building(s) + Site | |
|---|---|
| Site Area | 3.3 acres |
| Program Adjacency | Instruction/ Academic |
| Use | Instruction/ Academic |
| Building Area | 236,000 gsf |
| No. of Floors | 4.5 |
| FAR Achieved | 1.66 |

Figure 3.19 SITE REGULATING DIAGRAM


Figure 3.20 VIEW LOOKING NORTH FROM LIBRARY MALL TO CARILLON MALL

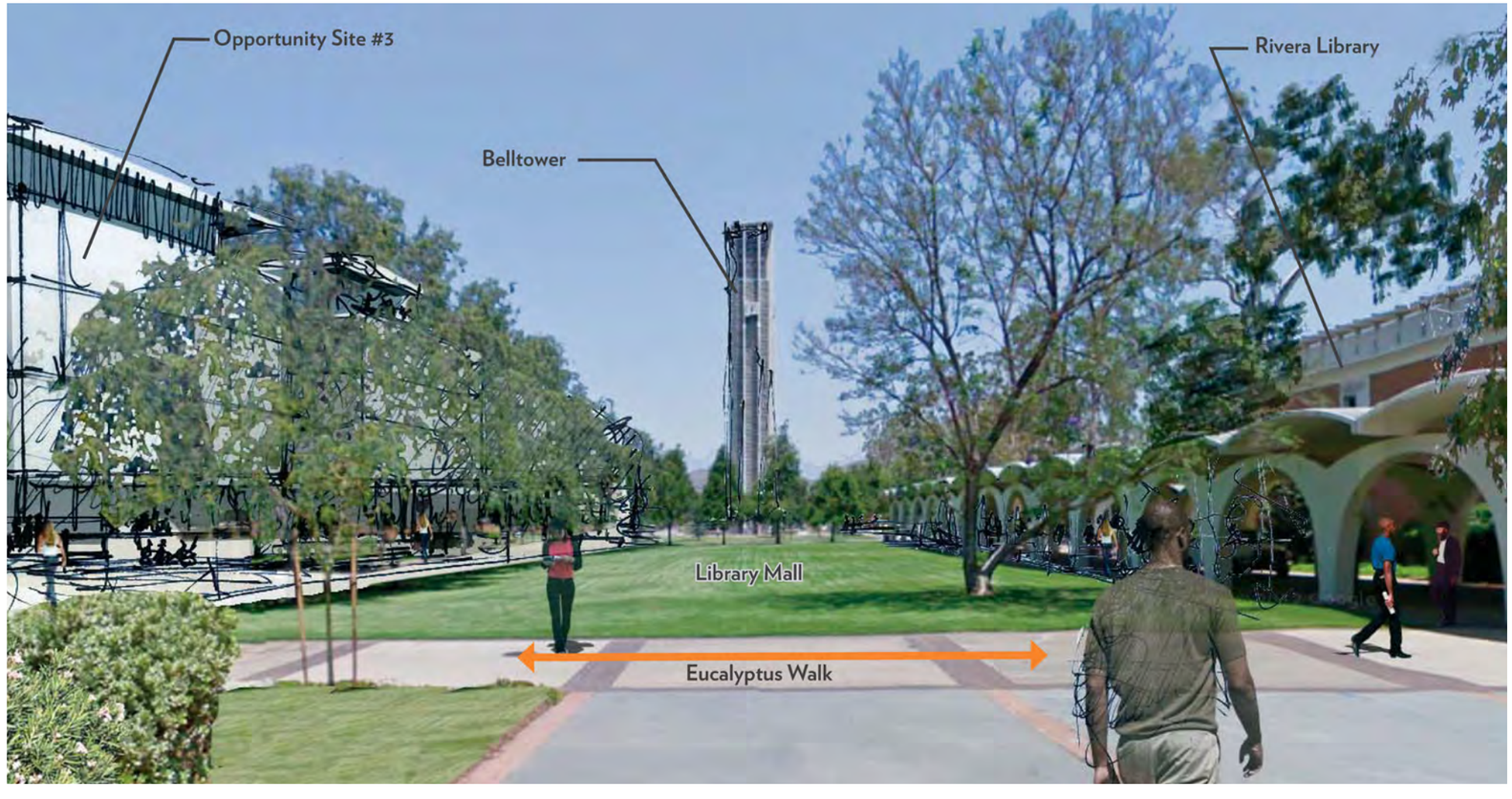
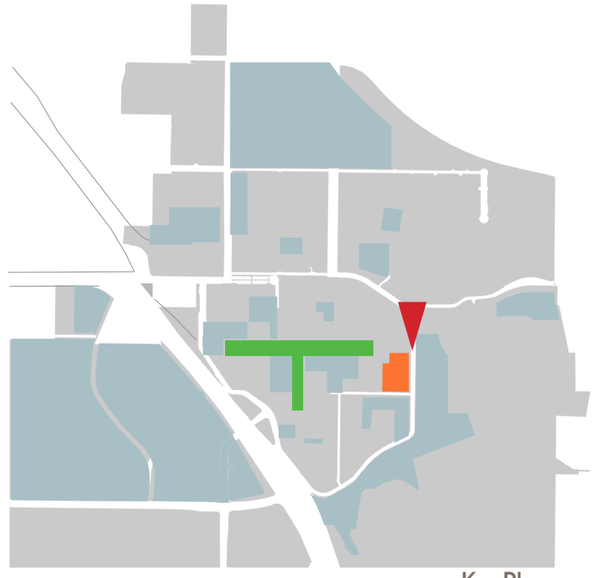


Figure 3.21 SITE REGULATING DIAGRAM


Opportunity Site #4
Carillon Mall & Library Mall
Direction of view



Key Plan

## 4. EUCALYPTUS WALK SCIENCE AREA

### Transform a "back door" into a "front door" at the East Campus perimeter.

Greenhouses and surface parking make Opportunity Site 4 extremely low-density in its current state. The existing greenhouses on the site are also in poor condition. Frontage along East Campus Drive gives Site 4 the opportunity to enhance identity at the campus perimeter.

### Priorities:

- Develop site with research building(s.) Site is a potential location for Multidisciplinary Research Building 2.
- Enhance the character and quality of East Campus Drive through streetscape improvements.
- Place "front doors" on Eucalyptus Drive and East Campus Drive, and service the site from existing access to the north.

Figure 3.22 VIEW LOOKING SOUTH ALONG EAST CAMPUS DRIVE

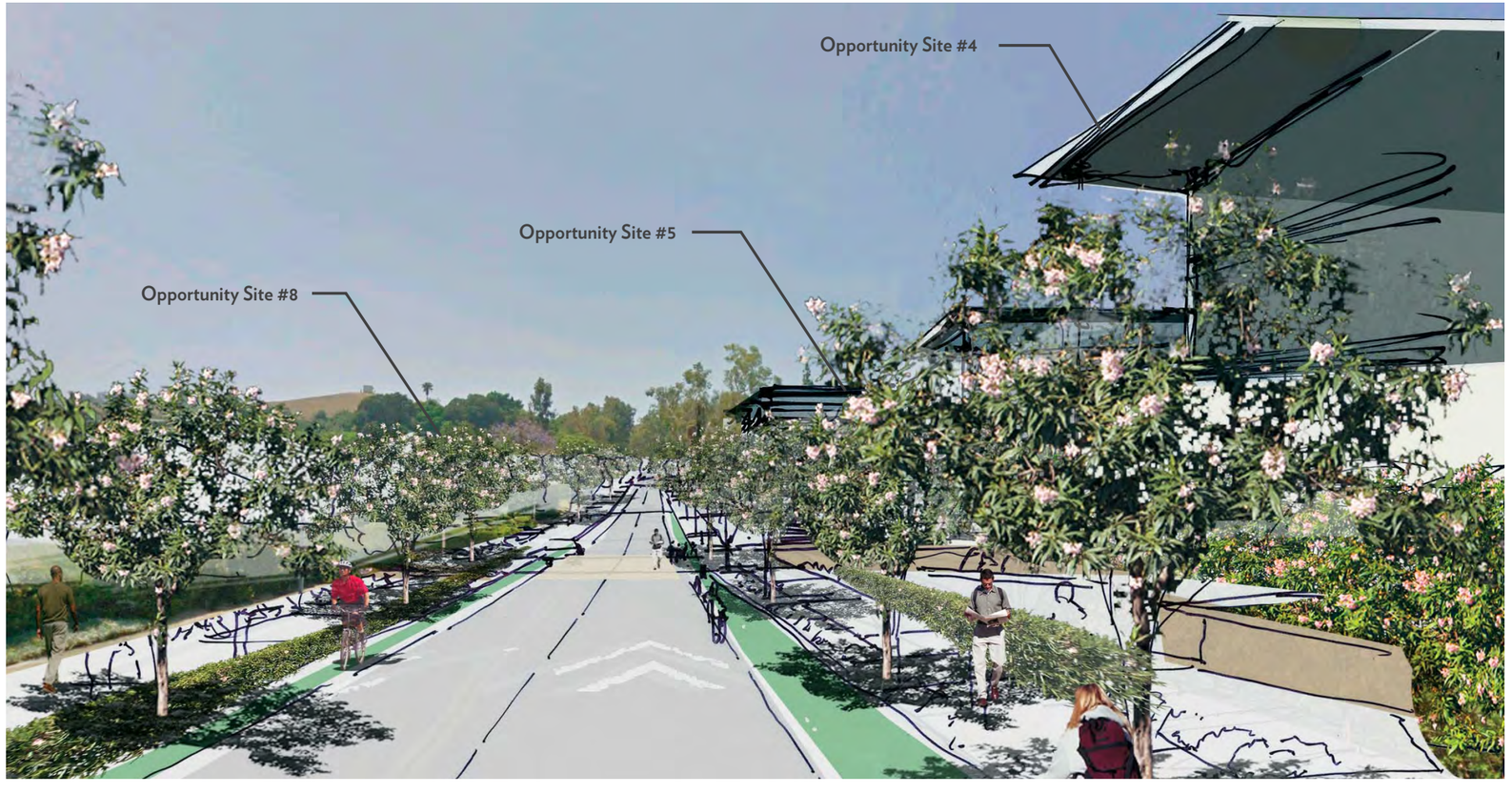



Table 3.4 KEY METRICS

| Existing Building(s) + Site | |
|---|---|
| Site Area | 3.2 acres |
| Program Adjacency | Research |
| Use | Research |
| Building Area | 45,000 gsf |
| No. of Floors | 1 |
| FAR Achieved | 0.32 |

| Proposed Building(s) + Site | |
|---|---|
| Site Area | 3.2 acres |
| Program Adjacency | Research |
| Use | Research |
| Building Area | 220,000 gsf |
| No. of Floors | 4.5 |
| FAR Achieved | 1.56 |

## 5. PICNIC HILL SCIENCE AREA

### Reframe a popular outdoor gathering space.

The existing buildings on Opportunity Site 5 are small and loosely composed, resulting in a low overall density. Fawcett and Boyden Laboratories are also underperforming. The site surrounds Picnic Hill and fronts on Eucalyptus Walk, offering the opportunity to positively shape these important open spaces.

### Priorities:

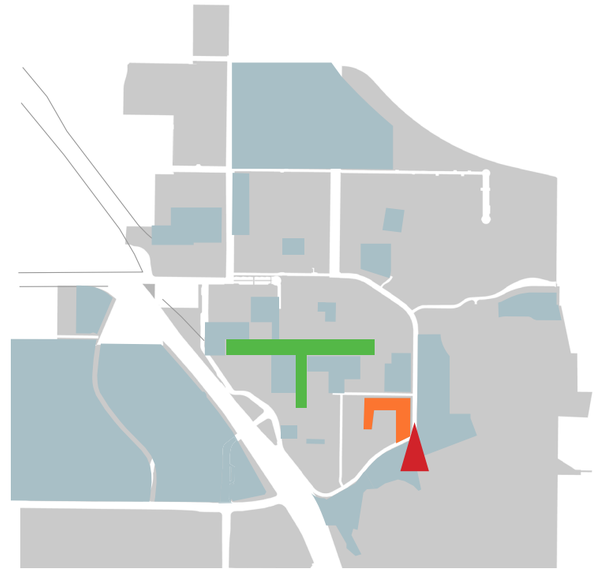
- Incorporate development into a "Science and Research District" along with Opportunity Sites 4 and 8.
- Positively frame Picnic Hill by creating portals between buildings and engaging it visually with the intersection of East Campus Drive and Citrus Drive..
- Site new buildings to take advantage of north-facing slope and views to the Box Springs Mountains.
- As with Site 4, create "front doors" from Eucalyptus Drive and East Campus Drive.

Table 3.5 KEY METRICS

| Existing Building(s) + Site | |
|---|---|
| Site Area | 3.7 acres |
| Program Adjacency | Research |
| Use | Research |
| Building Area | 52,000 gsf |
| No. of Floors | 1, 2 |
| FAR Achieved | 0.32 |

| Proposed Building(s) + Site | |
|---|---|
| Site Area | 3.7 acres |
| Program Adjacency | Research |
| Use | Research |
| Building Area | 254,000 gsf |
| No. of Floors | 4.5 |
| FAR Achieved | 1.56 |

Figure 3.23 SITE REGULATING DIAGRAM

Key Plan

Figure 3.24 VIEW LOOKING NORTH ALONG EAST CAMPUS DRIVE

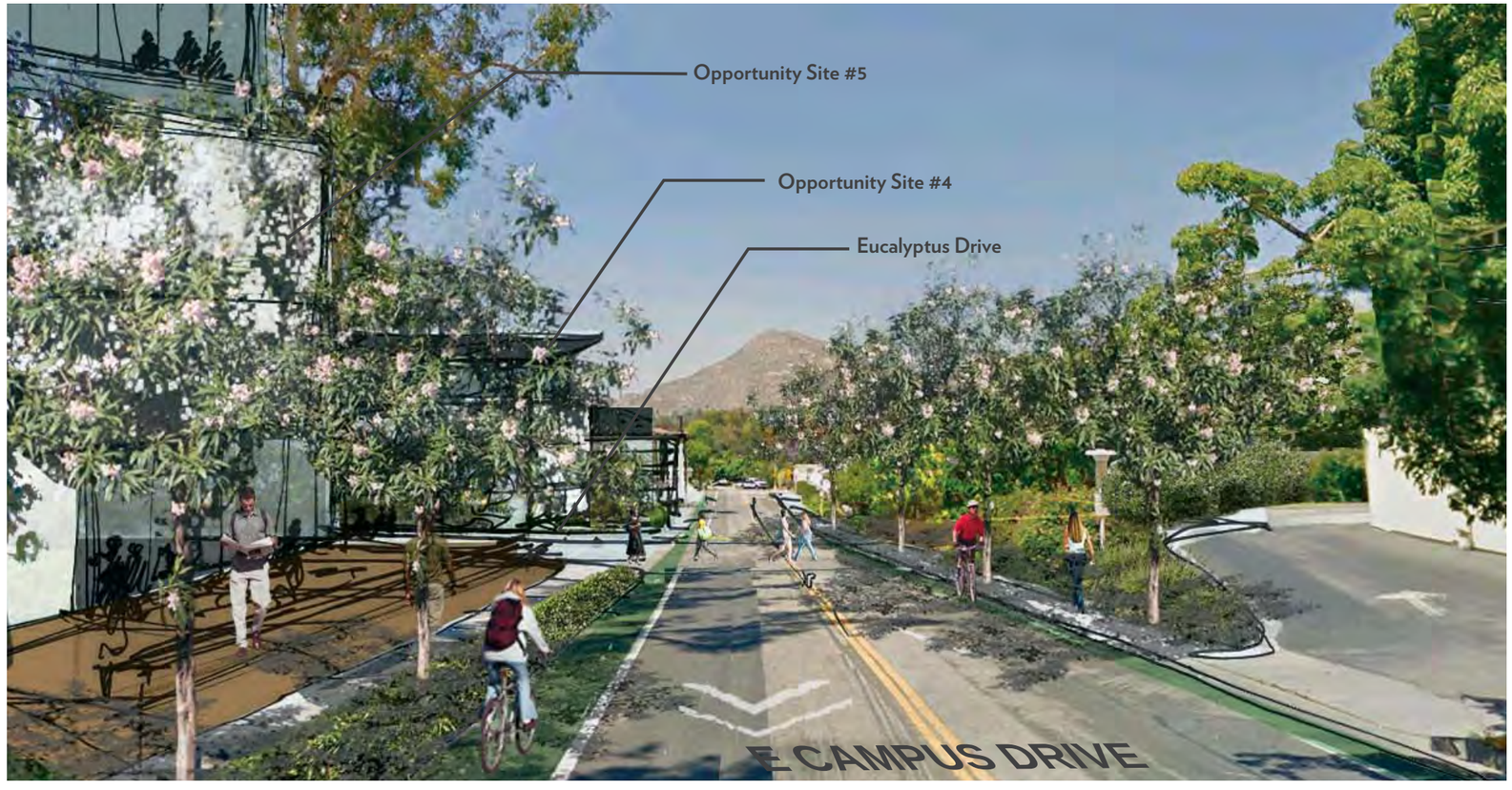
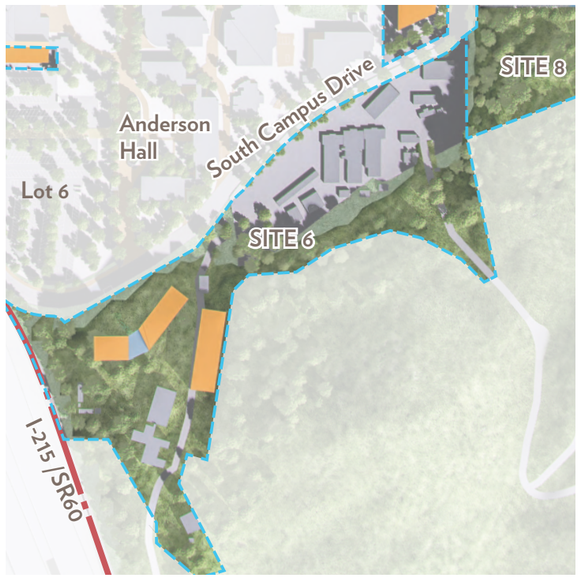
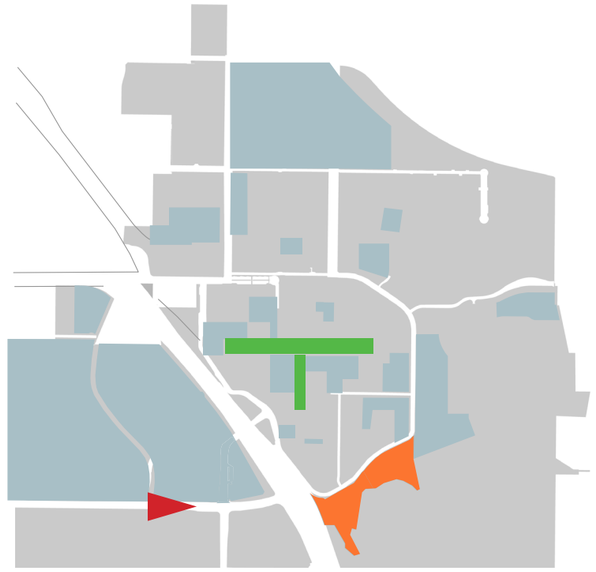


Figure 3.25 SITE REGULATING DIAGRAM







Key Plan

## 6. CORE CAMPUS SOUTH EXTENSION

### Enhance institutional identity on the southern hillside.

Opportunity Site 6's hillside location makes it highly visible from the freeway and the Core Campus, presenting a significant opportunity to enhance campus identity. The site's high elevation also gives it unobstructed views outward. Existing buildings on the site are low-density.

**Priorities:**

- Take advantage of the site's visibility from the I-215 / SR-60 freeway and Core Campus.
- Take advantage of unobstructed views outward.
- Frame the south end of Citrus Walk.
- Incorporate landscape development that accommodates pedestrians and bicycle riders on the steeply sloping site.

Figure 3.26 VIEW LOOKING EAST FROM MARTIN LUTHER KING BOULEVARD TO OPPORTUNITY SITE #6

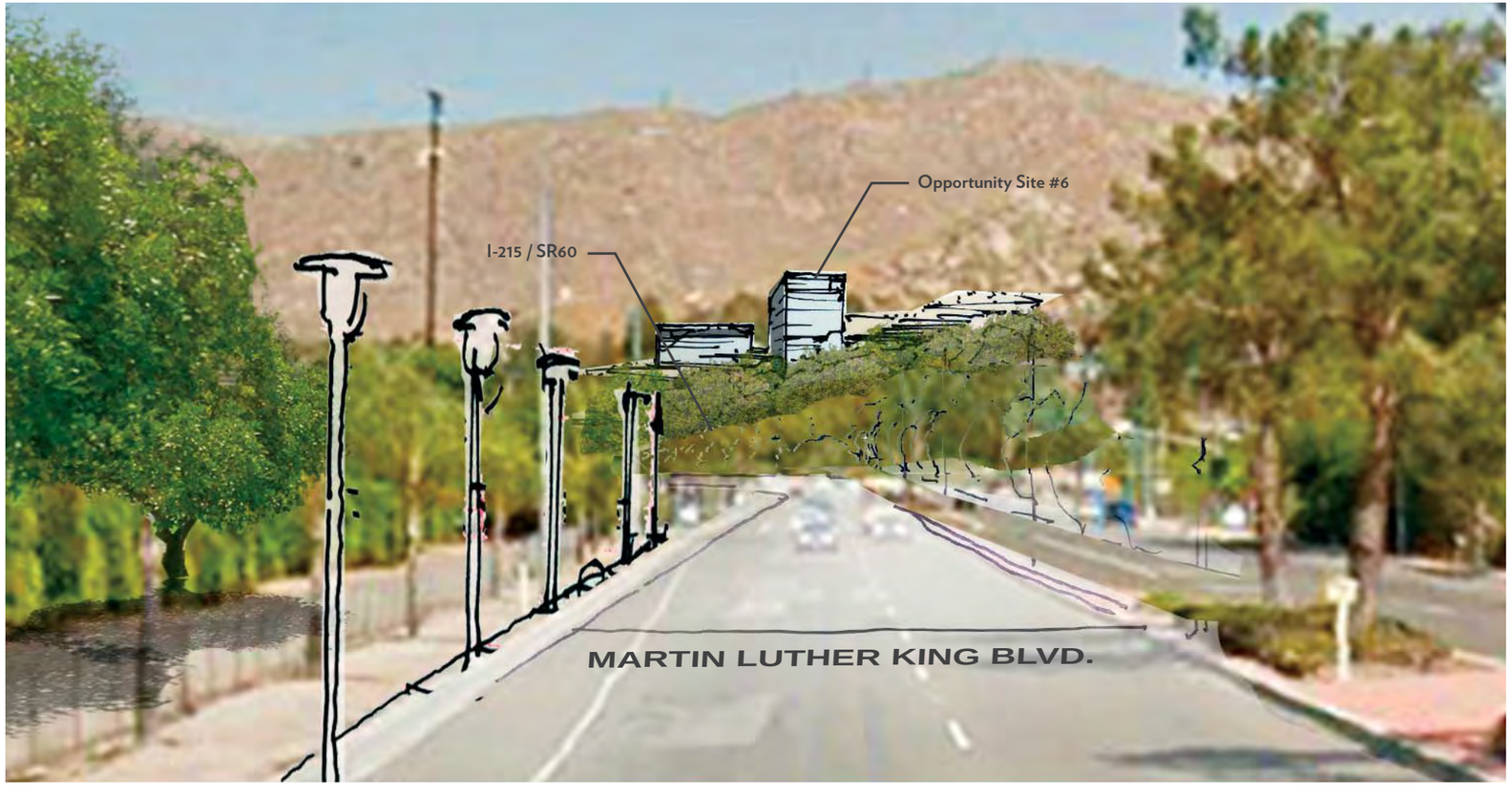



Table 3.6 KEY METRICS

| Existing Building(s) + Site | |
|---|---|
| Site Area | 11.6 acres |
| Program Adjacency | Mix of Instruction/ Academic, Campus Support, Research |
| Use | Research Support and Campus Support |
| Building Area | 64,500 gsf |
| No. of Floors | 1 |
| FAR Achieved | 0.13 |

| Proposed Building(s) + Site | |
|---|---|
| Site Area | 11.6 acres |
| Program Adjacency | Instruction/ Academic, Research |
| Use | Instruction/ Academic, Research |
| Building Area | 205,500 gsf |
| No. of Floors | Mostly 4.5 with portions at 1, 3 and 7 |
| FAR Achieved | 0.41 |

## 8. SCIENCE AREA GREENHOUSES[1]

### Re-envision a science and research district.

Opportunity Site 8 sits just outside the Core Campus. Its frontage on East Campus Drive and adjacency to existing and proposed laboratories make it a prime location for programs complementary to science and research. Existing greenhouses and trailer facilities on the site are low-density and underperforming.

The site has the capacity to hold the University's entire greenhouse program, along with support facilities, including those currently located on West Campus that can be relocated. Relocation of the existing Computing and Communications Center will provide land for a much-needed research requiring containment. The slope of the site is challenging, but offers opportunities to stack program for higher density.

### Priorities:

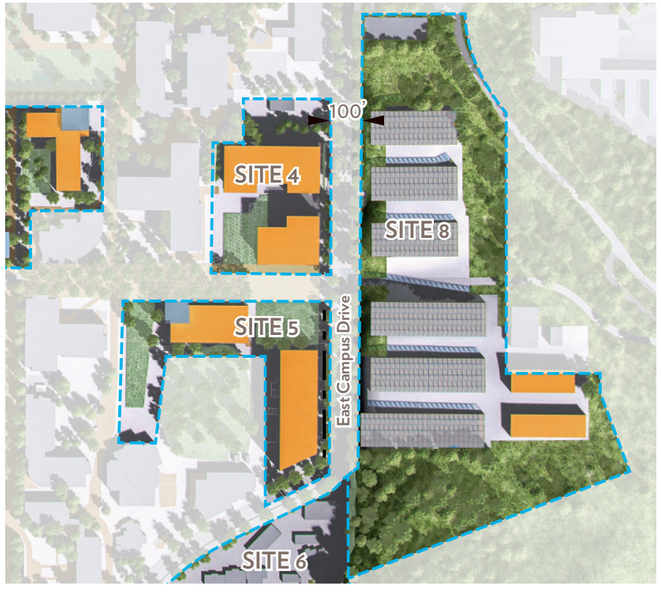
- Integrate new greenhouse development into a "Science and Research District."
- Enhance the character and quality of East Campus Drive through streetscape improvements.
- Use new development to extend Eucalyptus Walk eastward, terminating with views to the Botanic Gardens and Box Springs Mountains.
- Accomodate sloping topography with terraced / multi-level buildings.

Table 3.7 KEY METRICS

| Existing Building(s) + Site | |
|---|---|
| Site Area | 13.8 acres |
| Program Adjacency & Use | Research |
| Building Area | 90,500 gsf |
| No. of Floors | 1 |
| FAR Achieved | 0.15 |

| Proposed Building(s) + Site | |
|---|---|
| Site Area | 13.8 acres |
| Program Adjacency | Research |
| Use | Research |
| Building Area | 263,940 gsf |
| No. of Floors | 1 |
| FAR Achieved | 0.44 |

Figure 3.27 SITE REGULATING DIAGRAM



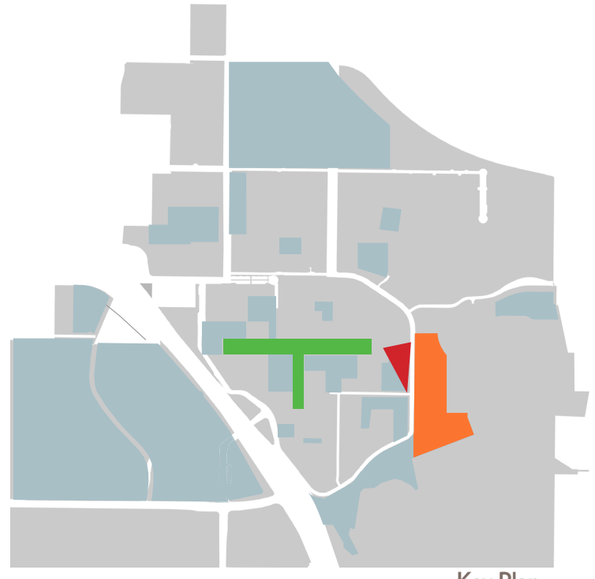
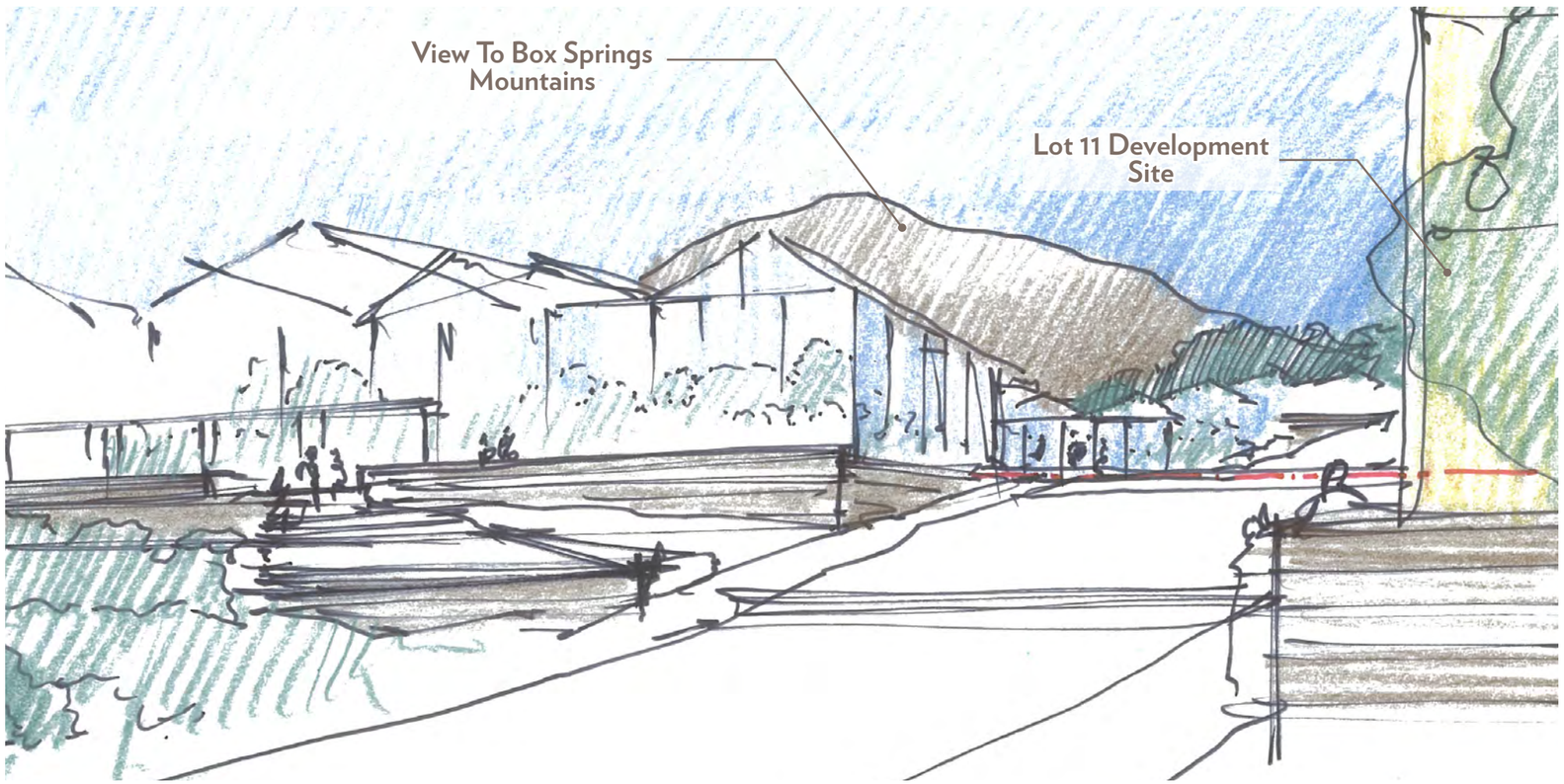
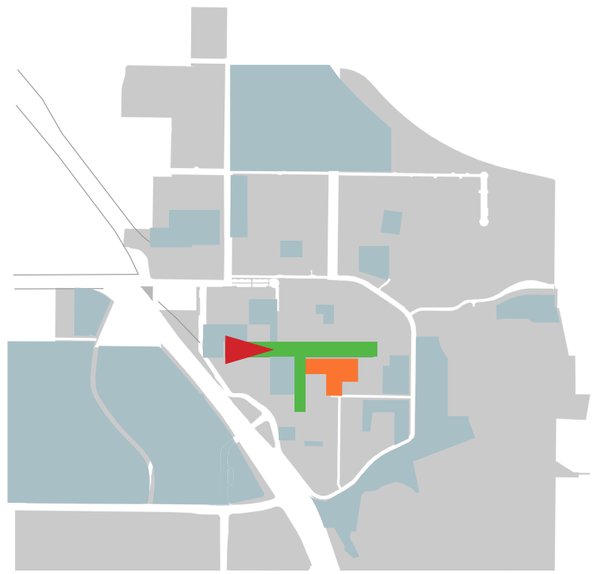


Key Plan

Figure 3.28 VIEW LOOKING SOUTH ALONG EAST CAMPUS DRIVE




1. Presented here is only a brief summary. The full Plant Growth Environments Relocation Study is available in a separate document.

Figure 3.29 SITE REGULATING DIAGRAM

Key Plan

## 9. CARILLON MALL EAST

### Reinforce the intersection of Citrus Walk and the Carillon Mall.

Site 9 sits at the intersection of the Carillon Mall and Citrus Walk. The connection between these key open spaces is cut off by Spieth Hall, which current users have identified as programmatically inflexible due to its floor plan.

### Priorities:

- Shape a recognizable south edge to the Carillon Mall with buildings that include diverse programs and active edges at the ground floor.
- Create a "front door" to science and research programs on the Carillon Mall.
- Shape development to extend Citrus Walk and connect it to the Carillon Mall.

Figure 3.30 VIEW LOOKING EAST FROM CARILLON MALL

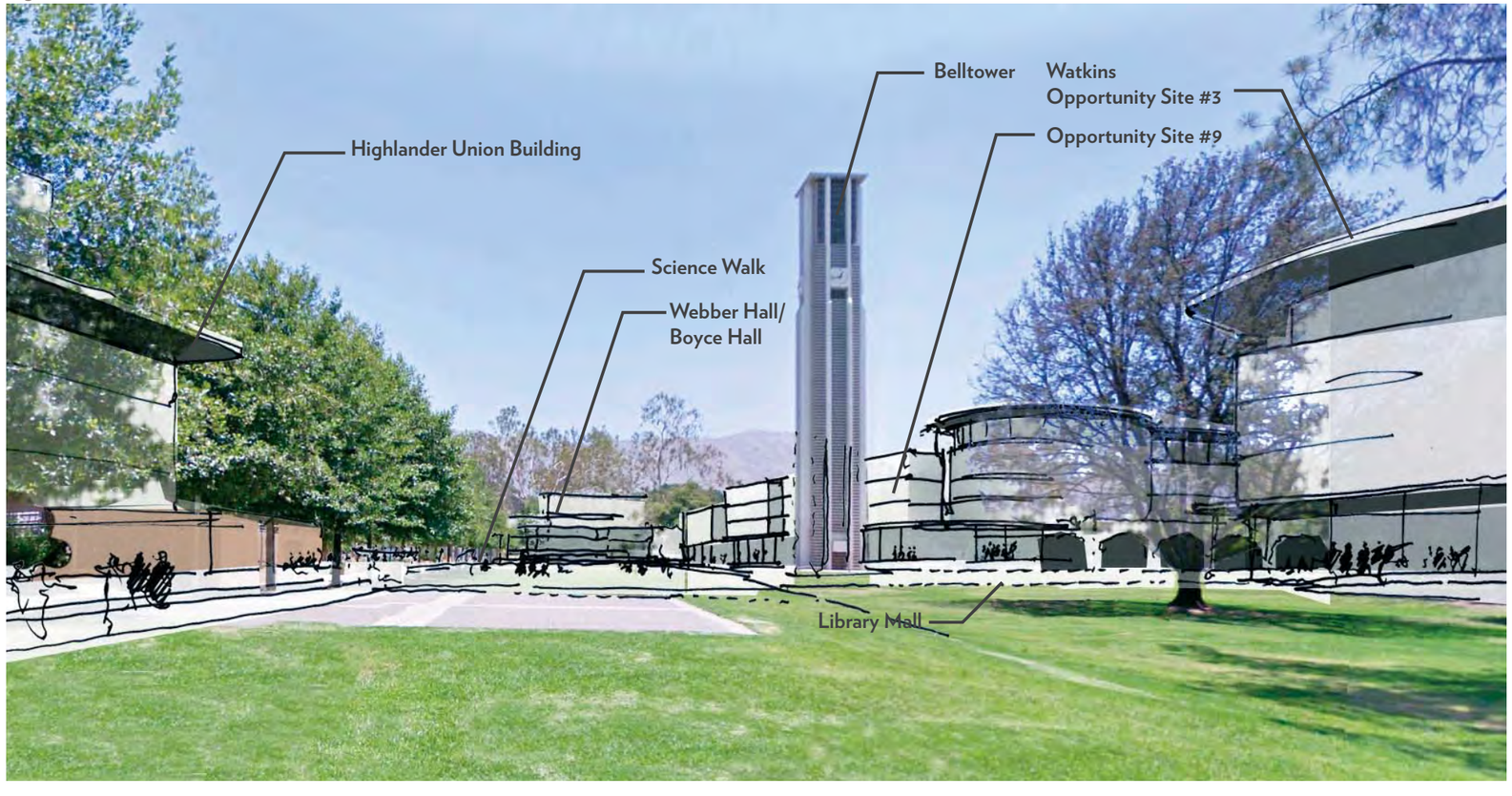



Table 3.8 KEY METRICS

| Existing Building(s) + Site | |
|---|---|
| Site Area | 4.7 acres |
| Program Adjacency | Instruction/ Academic/ Research |
| Use | Instruction/ Academic/ Research |
| Building Area | 90,000 gsf |
| No. of Floors | 1, 3, 4 |
| FAR Achieved | 0.44 |

| Proposed Building(s) + Site | |
|---|---|
| Site Area | 4.7 acres |
| Program Adjacency | Instruction/ Academic/ Research |
| Use | Instruction/ Academic/ Research |
| Building Area | 270,000 gsf |
| No. of Floors | 3, 4.5 |
| FAR Achieved | 1.33 |

# NORTH DISTRICT OPPORTUNITY SITES

## Integrate and Expand Residential Life, Recreation & Mixed Uses

In the campus's North District, residential and retail uses and a potential 8,000 to 10,000 seat Campus Events Center will be organized around recreational fields. These Building Opportunity Sites are designated in Figure 3.31. This new development is envisioned to replace the existing the existing Canyon Crest Housing at a significantly greater density. The Master Plan Study models the potential for the North District to add at least 3,700 resident students in mid-rise apartment-style housing and residence halls, thus maintaining the current ratio of resident students to the overall campus student population. Ground-floor retail spaces along Canyon Crest Drive and Blaine Street will better define the street edge.

The North District will be integrated with the Core Campus by extending the Aberdeen Drive corridor north of Linden Street and through the creation Recreation Mall, connecting the North District to the proposed Mobility Hub. Together, the Campus Event Center, adjacent recreation fields and Recreation Mall will provide a flexible array of congregation spaces for campus and community events, supporting the University's desire to activate this zone of campus.

Figure 3.31 NORTH DISTRICT PUBLIC REALM OPPORTUNITIES

Figure 3.32 NORTH DISTRICT ILLUSTRATIVE


LEGEND
- UC Riverside Property Line
- Opportunity Site (I)
- UC Riverside Property Line
- Future Building Opportunities
- Parking Structure (P)
- Mobility Hub (T)
- Event Center (EC)

## 3.6
# Beginning the Transformation Process

### PUBLIC REALM OPPORTUNITY SITE #1: UNIVERSITY AVENUE GATEWAY

From the range of public realm development opportunities considered, the University selected the University Avenue Gateway as the first for further exploration. The conceptual design[1] of this site has been developed concurrently with the Master Plan Study. It is an example of the potential each of these sites represents.

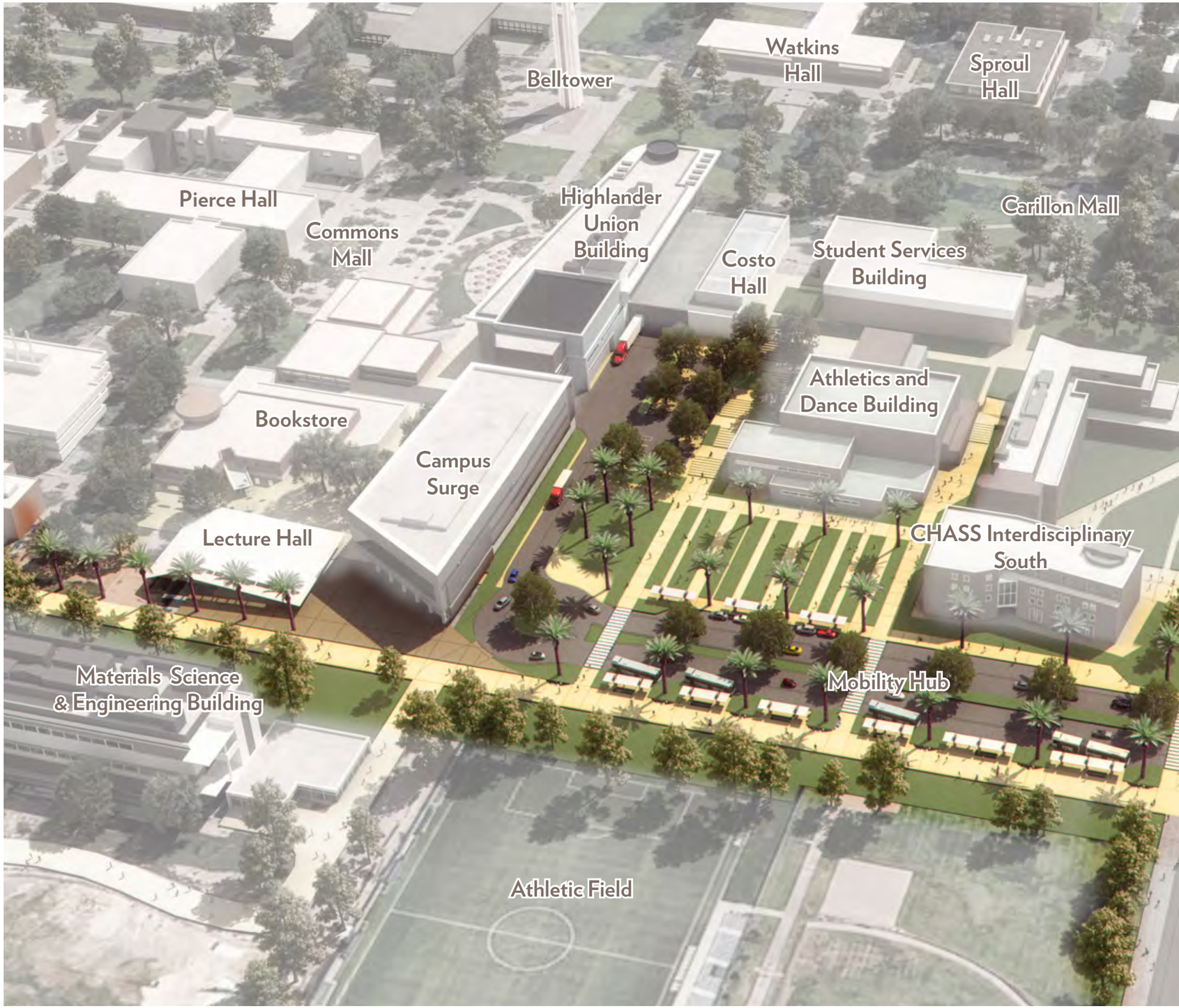
**"Integrate a Mobility Hub and its associated program elements as a primary campus gateway experience."**

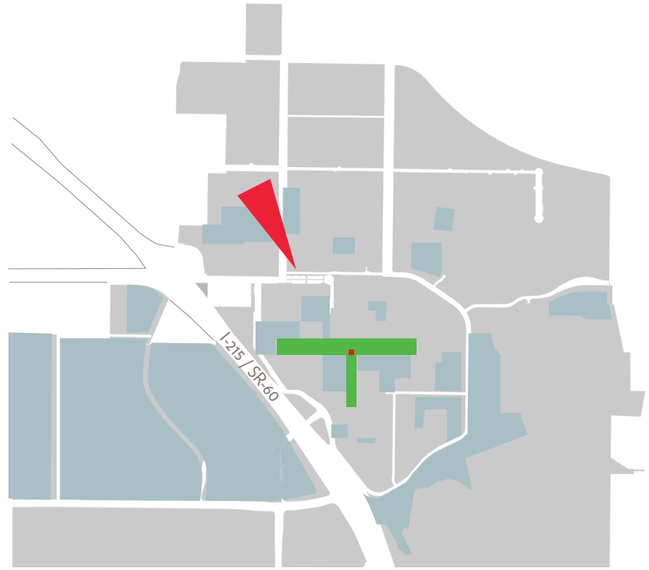
The Mobility Hub enhances campus identity through the formation of a welcoming primary gateway. At the campus edge, better management of all forms of traffic means a safer environment for pedestrians and bicycle riders that will, along with improved access to public transportation, will reduce reliance on personal vehicles. The landscape is integrated with the natural setting, and strengthens a new axis from the city to the campus, and to the Box Springs Mountains beyond. Community is fostered through the inclusion of a flexible public gathering space with improved connectivity to the rest of campus.

Figure 3.33 MOBILITY HUB CONCEPTUAL SKETCH

1. Presented here is only a brief summary. The full proposed design for University Avenue Gateway and the Mobility Hub is available in a separate document.

Figure 3.34 UNIVERSITY AVENUE GATEWAY—ILLUSTRATIVE LOOKING SOUTHEAST




### Specific benefits of the proposed gateway and Mobility Hub:

- A single location for all bus routes to converge will allow the RTA to provide better service, in alignment with University objectives.
- Improved access to buses will enhance connectivity to downtown Riverside, reducing personal vehicle trips and potentially mitigating increased parking demand from projected growth.
- Close proximity to student life programs will enhance safety and extend access to the campus into the late hours.
- An accessible landscaped path will provide a safe, direct pedestrian connection from the new Mobility Hub to the Carillon Mall, replacing the parking lots and service corridors students currently traverse.
- Dedicated pathways into campus for bicycle riders will be separated from vehicular traffic.

## NEAR-TERM PROJECTS

At the time of completion of the Master Plan Study in May 2016, numerous projects were in different stages of development. All of these projects are in alignment with the planning principles and directions outlined in the Study.

The following ongoing renovation projects reinforce the campus's commitment to continue to invest in those buildings and campus locations that best leverage existing campus assets:

- Batchelor Hall Interior Renovation
- Pierce Hall Renovation and Classroom Addition
- Boyce Vivarium Renovation
- School of Medicine Research Building – BSL-3 Laboratory
- School of Medicine Research Building – First Floor Fit out

Planning ahead, as the campus increases its faculty by almost 300, the majority of whom will be focused on research, it will be important to add research space to maintain an appropriate space-to-faculty ratio of 1,032 ASF, which is closer to the UC system wide average of 1,140 ASF. The proposed Multidisciplinary Research Building 1 will serve to meet this space need with the addition of approximately 150,000 GSF.

Future renovation projects and new building additions will continue to be guided by the Master Plan Study and based on the Capital Financial Plan.