



Project Name: California State University Channel Islands North Quad Precinct Study
ASG Project #: 21969
Subject: Workshop #1 – Context & Fact-Finding
Date: November 14-15, 2019

BALTIMORE, MD
 TEMPE, AZ
 WASHINGTON, DC

Note: These notes do not reflect final conclusions – further stakeholder input welcome

WORKSHOP 1 SITES

- A. Gateway Building site
- B. NW Corner of North Quad
- C. NE Corner of North Quad
- D. Existing Carden Kids Academy
- E. Big Rock Park
- F. SE Corner of North Quad
- G. Mixed-Use Center Site
 - 1. Phase 1 (South)
 - 2. Phase 2 (North)
- H. South of Broome Library
- I. Eldorado Park Site
- J. Lot A11 Site

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In addition to sites located above, three additional sites were discussed beyond the extents of the above diagram:

- Site within University Glen
- Lot A10 (between Potrero Rd and Camarillo St)
- Site of former water tank on Camarillo Street north of Santa Barbara

2019.11.13 // 10:00–10:30 // Campus Leadership Meeting

Attendees:

- Ysabel Trinidad – VP, Business & Financial Affairs
 - Thomas Hunt – AVP, Facilities Services
 - Terry Tarr – Associate Architect
 - Dana Perzynski – Campus Planning Principal, ASG
 - David Duxbury – Campus Planner, ASG
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- Next academic building after Gateway Building likely to include Visual and Performing Arts; Other than that, additional academic buildings will be less specialized
 - While Campus Vision Plan targets 15,000 students, CSUCI likely to continue growing beyond that number in long-term – core area of North Quad should be reserved for academic functions (ECE should not be in the core in order to preserve growth space)
 - CI Park could provide outside event space for commencement and other major gatherings
 - Indoor student recreation space is not in high demand – new or expanded rec center may be more of a long-term project
 - El Dorado Park and Big Rock Park should be considered as possible sites
 - Two scenarios for child care: single story, low-density and three-story, high-density (possibly mixed use)

2019.11.13 // 1:30 PM–2:50 PM // Campus Leadership Meeting

Attendees:

- Ysabel Trinidad – VP, Business & Financial Affairs
 - Genevieve Evans-Taylor – Chief of Staff
 - Nicole Ipach – VP, University Advancement
 - Rich Yao – VP, Student Affairs
 - Terry Tarr – Associate Architect
 - Dana Perzynski – Campus Planning Principal, ASG
 - David Duxbury – Campus Planner, ASG
 - Netai Basu – Transportation Planner, Fehr & Peers
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- Change in entry point to campus will be present for long-term life of institution with significant impact on program at north end of North Quad
 - Sites A, B, & C are challenging for ECE due to presence at campus gateway
 - Sites D & E seem to have better vehicle access
 - Site I could be difficult due to circulation and long-term need to hold larger program.
 - In addition to Gateway Hall, there will likely be 2-3 new academic buildings over the next decade, approx. 80,000 GSF each – need to make sure these are well accommodated
 - Pedestrianization of Camarillo Street through campus core and rerouting of traffic along Rincon
 - Could allow consolidation of parcels at NE corner of study area (assuming Rincon was re-routed along the creek)
 - Allows for easier operations as Mixed-Use Center and Salons have many shared needs (event/event support)
 - Study begun but put on hold for ECE on Site D; Found adaptable space to accommodate 260 children (300 might be viable but with sacrifices to future academic space)
 - If funding for academic buildings happens at fast pace, Mixed-Use Center Phase 2 would be freed up for more non-academic uses
 - Using Site F (SE corner) for ECE would change function and form of the Mall and potentially impact commencement logistics
 - Gateway to provide hub for academic support, advising, career services, student services; Construction planned to be complete in 4 to 5 years
 - Site E (Big Rock Park) relationship to mountain could be beneficial, if there is enough capacity for facility needs; Concern about possible flooding due to proximity to mountain and historic course of a creek
 - Site I (far NW corner) is problematic if it reduces the ability to create space for large-scale programs (performing arts, rec center) – proximity to parking important to these functions
 - Parking and loading a consideration for Mixed-Use Center depending on size of event venue
 - Potential academic components with ECE – Education, Nursing, Art, and Political Science (policy making); Psychology mentioned as possibly relevant to ECE
 - Siting should consider potential impacts on children from future campus construction opportunity sites (noise, dust, smells, etc.)
 - Conclusions:
 - Site A (Gateway Hall) – will be academic/student services (not child care)

- Sites B & C –reserve for large academic buildings
- Site D – has potential but preferred to NOT have ECE in the core
- Site E – potential location for ECE but could be challenging due to capacity, flooding, drainage and need for pedestrians to cross adjoining streets
- Site F (south) – reserved for academic site (closing Camarillo will make drop off impossible)
- Site G – ECE likely needs to go before Phase 2 of Mixed-Use Center – Phase 1 is too far along in design to include childcare; what will impacts be on Phase 2?
- Site I – test ECE but it is not ideal
- While ECE likely to be funded in 2021, funding for any academic component will likely be in 2026 or 2028 – makes phasing challenging
- All sites remaining after this discussion are outside the academic core: El Dorado Park (Site I) (sewer smell at this site brought up after meeting), Malibu Hall (Site H), Mixed-Use Site Phase 2 (Site G North), Big Rock Park (Site E).

In addition to sites identified by consultant team, Lot A10 (between Potrero Rd and Camarillo St) should be evaluated for ECE – may suggest new point of egress to/from Potrero Road to the south.

2019.11.13 // 3:05 PM–4:30 PM // North Quad Stakeholders Meeting

Attendees:

- Vandana Kholi – Dean, Arts & Sciences
 - Richard LeRoy – Senior Director, University Development
 - Alicia Virtue – Dean, Library
 - Isaiah Ball – VP, Student Government
 - Annie White – Assistant Professor, Early Childhood Studies
 - Jason Miller – Professor, Math
 - Courtney Ellis – Staff Resources Specialist
 - Mary Laurence – Manager, Academic Space Planning
 - Cindy Derrico – AVP Student Affairs (Housing)
 - Terry Tarr – Associate Architect
 - Dana Perzynski – Campus Planning Principal, ASG
 - David Duxbury – Campus Planner, ASG
 - Netai Basu – Transportation Planner, Fehr & Peers
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- Desire for a high degree of transparency – request that project team distributes high-level summary of outcomes from each workshop
 - As enrollment grows, library will likely have space needs – concern that development north or south of Broome could impact this.
 - First phase of Mixed-Use Center to replace 30,000 SF of vacant space with 120,000 SF of programmed space.
 - The Vision Plan did not consider a site for a child care facility on campus
 - Current demand from the campus community for child care support is unknown
 - Siting of ECE should consider evacuation needs; Campus has had multiple full evacuation in past 6 years
 - Some concerns about closing Camarillo – would this impact ability to evacuate campus core?
 - How is parking for event/performing arts facility in the Mixed-Use Center happening?
 - Stakeholders bring up building/tank site on Camarillo Street north of Santa Barbara. Further inquiry after meeting reveals that due to proximity to agricultural fields, VCAgComm mandates a 300' rule for minimum distance from agriculture land - site is not viable for daycare
 - Concerns about noise impact from or on ECE
 - Though perhaps beyond the scope of this study, there is a strong desire to think about campus-wide program planning
 - Are there academic needs that could be met through migration/relocation strategies within existing buildings?
 - Sites being considered are not limited to the North Quad area but should be near the campus core for academic co-location
 - University Glen site would be difficult for ECE to evacuate in fire emergency
 - How do issues of campus security (active shooter) fit into thinking about location of ECE?
 - Immediate need for ECE should not be undermined by trying to force too many other program needs into it
 - Placement of ECE should not be too close to the Library
 - Noise is the biggest complaint from users

- Consider effect of external noise on ECE (eg: steel drum music in Malibu Hall)
 - Adjacency considerations go both ways, so far from the campus core is preferred
- Keep in mind that 15,000 students bring in revenue that is as important as \$5,000,000 for ECE
- Site J is preferred over Site I due to potential for dual use of close-in parking for ECE and Recreation Center, if one were constructed there
- Parking in surface lots and in structured parking, like at Sacramento State, should be considered
- Current parking location at the far north end of campus poses challenges for evening classes, which are located on the south side of campus
 - Classes end at 10:30 but the campus escort service ends at 10:00
 - There's no shuttle service
 - There are few lights and the route can be dark
- Conclusions
 - Site D – if not needed to reach enrollment growth to 15,000, it could support ECE
 - Site E (Big Rock) – good circulation, some concerns about feasibility and loss of open space (should explore immediately for fatal flaws)
 - Site G – could be well-located, concerns about colocation of ECE with student housing, but is Multi-Use Center Phase 1 too far out of the gate? Maybe Phase 2?
 - Site H looks good but its location deep within campus will draw additional auto trips onto internal campus streets
 - Sites I & J – worth studying, though smells from nearby sewage treatment plant could make it problematic due to prevailing winds
 - University Glen – problematic due to difficult evacuation
 - Lot A10 - adjacent to Potrero – could work if a second entry is feasible

2019.11.14 // 8:00–9:15 // North Quad Stakeholders Meeting

Attendees:

- Osman Özturgut – AVP & Dean, Extended University
 - Mike Aldridge – Director of Finance & Administration, Extended University
 - Jeff Kim – Director of Budget, Finance and Operational Services
 - Joyce Spencer – Health and Safety Manager
 - Michael Morris – Police Chief
 - Dean, Education
 - Alissa Blough, Director of University Events and Special Programs
 - Thomas Hunt – AVP, Facilities Services
 - Barton Anderson – PBWS Architects
 - Terry Tarr – Associate Architect
 - Dana Perzynski – Campus Planning Principal, ASG
 - David Duxbury – Campus Planner, ASG
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- Phased funding approach makes it challenging to build at density appropriate to North Quad core – suggests a more peripheral location
 - Height restrictions at North Quad – 60', buildings generally kept at three stories
 - Early childhood is a significant state-wide initiative; Innovative approach would provide opportunity to become thought-leader within the state
 - Education program and ECE could be proximate but not necessarily mixed – not all education students will cycle through ECE
 - Other programs within ECE facility must be separate from ECE for security reasons
 - ECE would benefit from building connections to nature – suggests a peripheral location backing up to one of the mountains
 - 200-300 capacity child development center might be overly ambitious from staffing/organization perspective
 - Understanding breakdown of students in ECE (campus community vs. external community) will impact pickup/dropoff
 - Conclusions
 - Site E
 - Convenient access due to proximity to Camarillo and Rincon
 - Strong potential connection to nature due to proximity to hill – could also mean more susceptible to fire
 - Is it possible to move Rincon Drive to align with edge of the creek?
 - Sites E (Big Rock Park) and G (Mixed-Use) could require change with Site Authority
 - Site G (Mixed-Use Center) could pose health/wellness issues due to proximity to residence halls
 - Parts of Site H a challenge – Malibu Hall is space constrained
 - A replacement would be required that is larger than Malibu today
 - Could possibly go just south of Broome but egress would need to be studied carefully
 - Site I & J
 - Seems ideal except for egress and ingress without adding a new road
 - If we build on Site J, we can preserve Site I for larger event space
 - Smells from nearby sewage plant require further study

- Reuse of core buildings problematic due to noise, ADA constraints
 - Summer camp used Lindero Hall courtyard – received noise complaints
- Edge sites more preferable due to pickup/drop-off capacity