

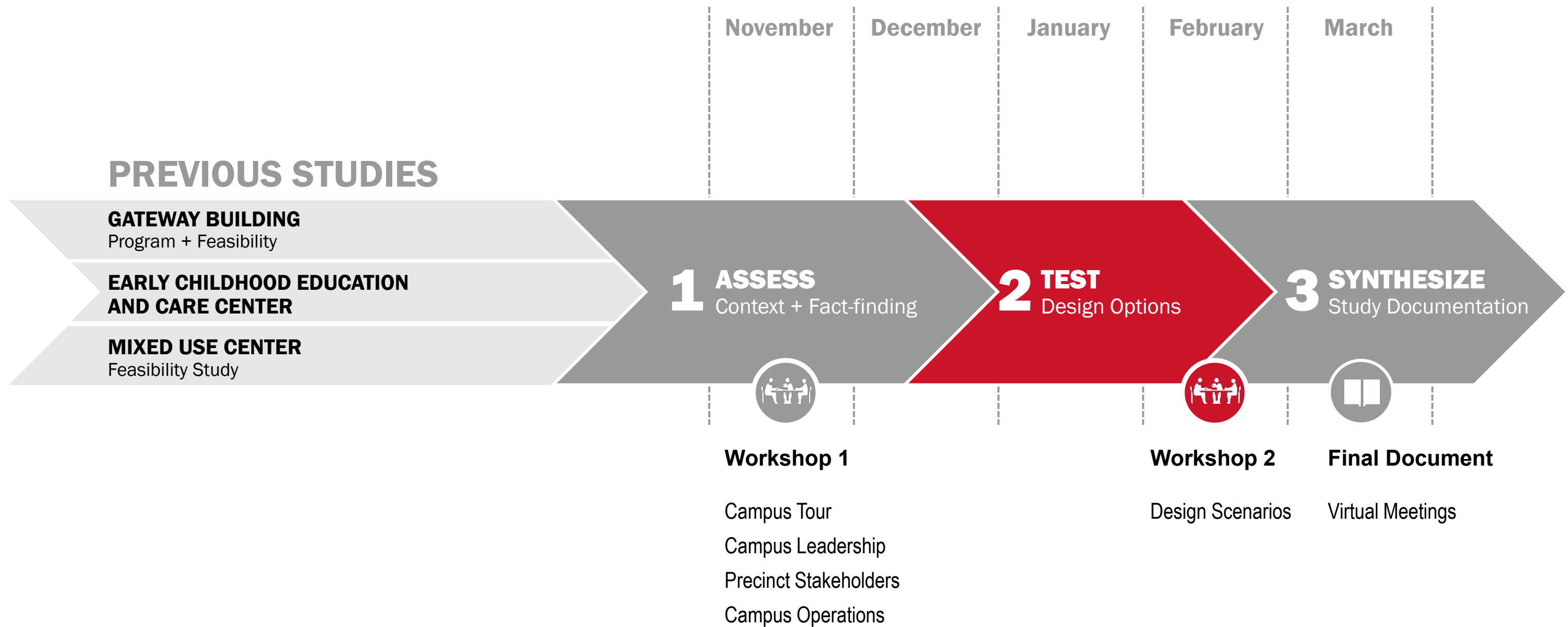
California State University
Channel Islands



North Quad
Precinct Study

Workshop 2 – Design Scenarios
February 2020

PROJECT SCHEDULE



NORTH QUAD STUDY

- Define a comprehensive vision for multiple projects in planning or consideration around the North Quad
- Site a childcare facility and fully explore the implications of this new project
- Provide a flexible, consensus-based framework for the development of this area of campus
- Balance the near-term needs of today's campus with long-term campus development goals



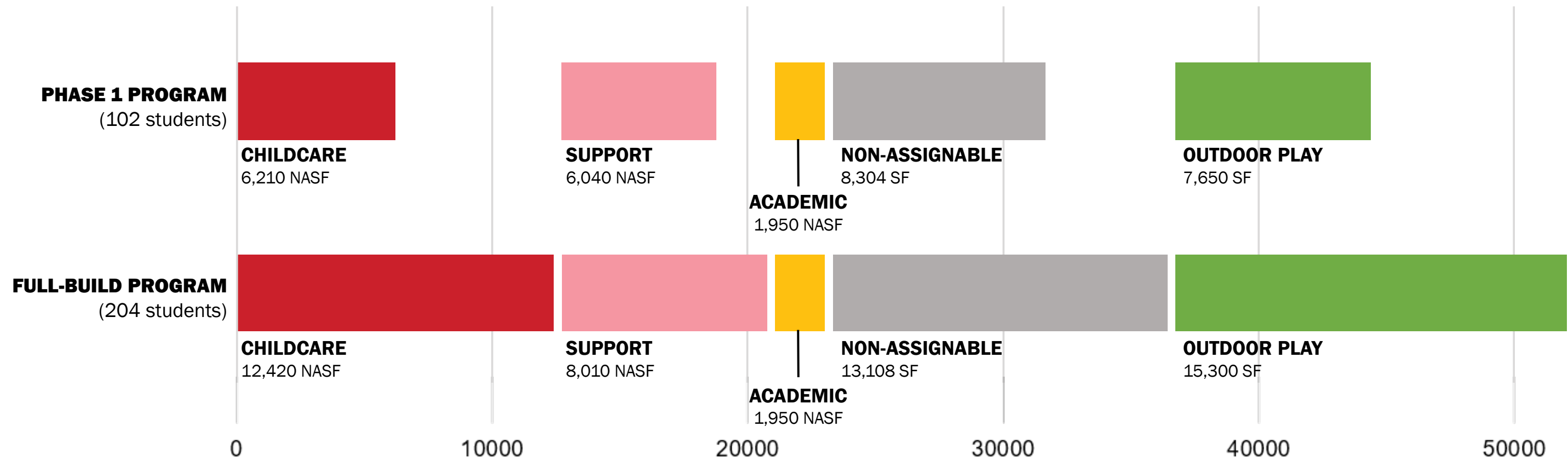
WORKSHOP 1: WHO WE MET WITH

- *Ysabel Trinidad – VP, Business & Financial Affairs*
 - *Thomas Hunt – AVP, Facilities Services*
 - *Genevieve Evans-Taylor – Chief of Staff*
 - *Nicole Ipach – VP, University Advancement*
 - *Rich Yao – VP, Student Affairs*
 - *Terry Tarr – Associate Architect*
 - *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)*
 - *Osman Özturgut – AVP & Dean, Extended University*
 - *Mike Aldridge – Director of Finance & Admin, 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*
 - *Barton Anderson – PBWS Architects*
- Consultant Team:*
- *Dana Perzynski – Campus Planning Principal, Ayers Saint Gross*
 - *David Duxbury – Campus Planner, Ayers Saint Gross*
 - *Netai Basu – Transportation Planner, Fehr & Peers*

WORKSHOP 2: WHO WE MET WITH

- *Ysabel Trinidad – VP, Business & Financial Affairs*
 - *Thomas Hunt – AVP, Facilities Services*
 - *Rich Yao – VP, Student Affairs*
 - *Genevieve Evans-Taylor – Chief of Staff*
 - *Nicole Ipach – VP, University Advancement*
 - *Terry Tarr – Associate Architect*
 - *James August – CIO & AVP, Information Technology*
 - *Joyce Spencer – Environmental Compliance Manager*
 - *Peer Gerber – Director, Environmental Health and Safety*
 - *Chris Jetton – Lieutenant, Public Safety*
 - *Liz King – Program Chair & Professor, Art*
 - *Alicia Virtue – Dean, Library*
 - *Alissa Blough - Director of University Events and Special Programs*
 - *Isaiah Ball – Student Representative*
 - *Richard LeRoy – Senior Director, University Development*
 - *Cindy Derrico – AVP Student Affairs (Housing)*
 - *Courtney Ellis – Staff Resources Specialist*
 - *Dottie Ayer – VP, Student Affairs*
 - *Mike Aldridge – Director of Finance & Admin, Extended University*
 - *Mary Laurence – Manager, Academic Space Planning*
 - *Jason Miller – Professor, Math*
 - *Kathy Howard – Director, Clinical Experiences and Partnerships*
 - *Annie White – Assistant Professor, School of Education*
 - *Blake Buller - Assistant Articulation Officer*
 - *Brian Sevier – Dean, School of Education*
 - *Catherine Burriss – Associate Professor, Performing Arts*
 - *Colleen Delany – Professor of Anthropology*
 - *Matt Cook – Librarian*
 - *Elizabeth Say – Interim Provost*
 - *Heather Castillo – Faculty, AY*
 - *Jeannie Grier – Chair & Professor, Education*
 - *Kassidee Sattler – Articulation Systems Analyst*
 - *Kristen Linton – Assistant Professor, Health Sciences*
 - *KuanFen Liu – Assistant Professor, Performing Arts*
 - *Lorna Gonzalez – Interim Assistant Director, Innovations & Faculty Development*
 - *Monica Pereira – Collection Coordinator, Library*
 - *Nancy Deans – Faculty, Chemistry*
 - *Sonsoles de Lacalle – Program Chair & Director, Health Sciences*
 - *Stephen Stratton – Head of Collection Development & Technical Services, Library*
- Consultant Team:*
- *Dana Perzynski – Campus Planning Principal, Ayers Saint Gross*
 - *David Duxbury – Campus Planner, Ayers Saint Gross*
 - *Netai Basu – Transportation Planner, Fehr & Peers*

EARLY CHILDHOOD EDUCATION (ECE) DRAFT SPACE NEEDS

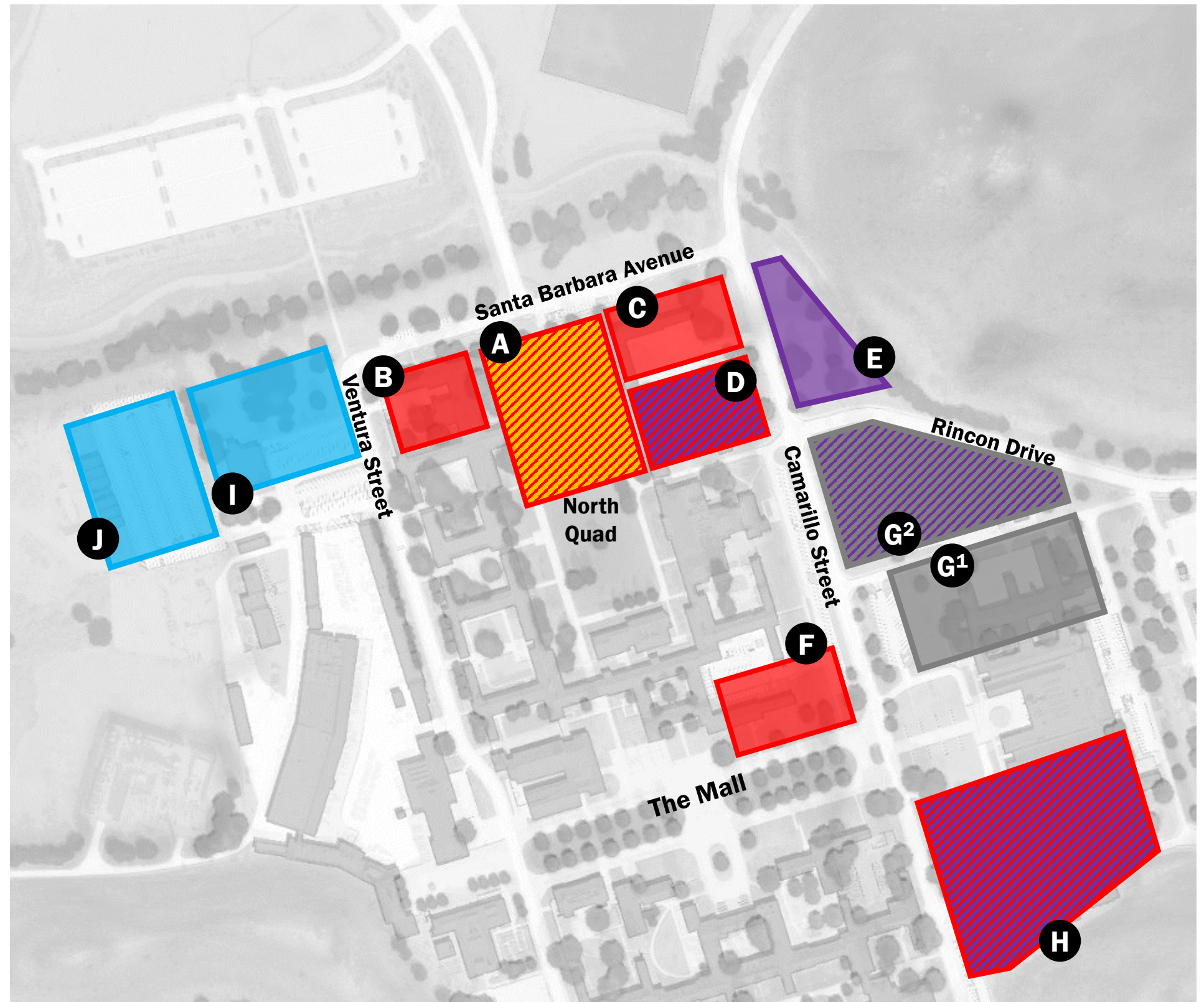


PROGRAM + SITE CONSIDERATIONS

- Initial program for around 100 students but final build out could be closer to 200
- Could incorporate a mix of related academic programming and instructional space
- Significant parking and transportation needs

INITIAL SITE PROGRAMMING RECOMMENDATIONS

- A. Gateway Hall
- 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. El Dorado Park
- J. Lot A11



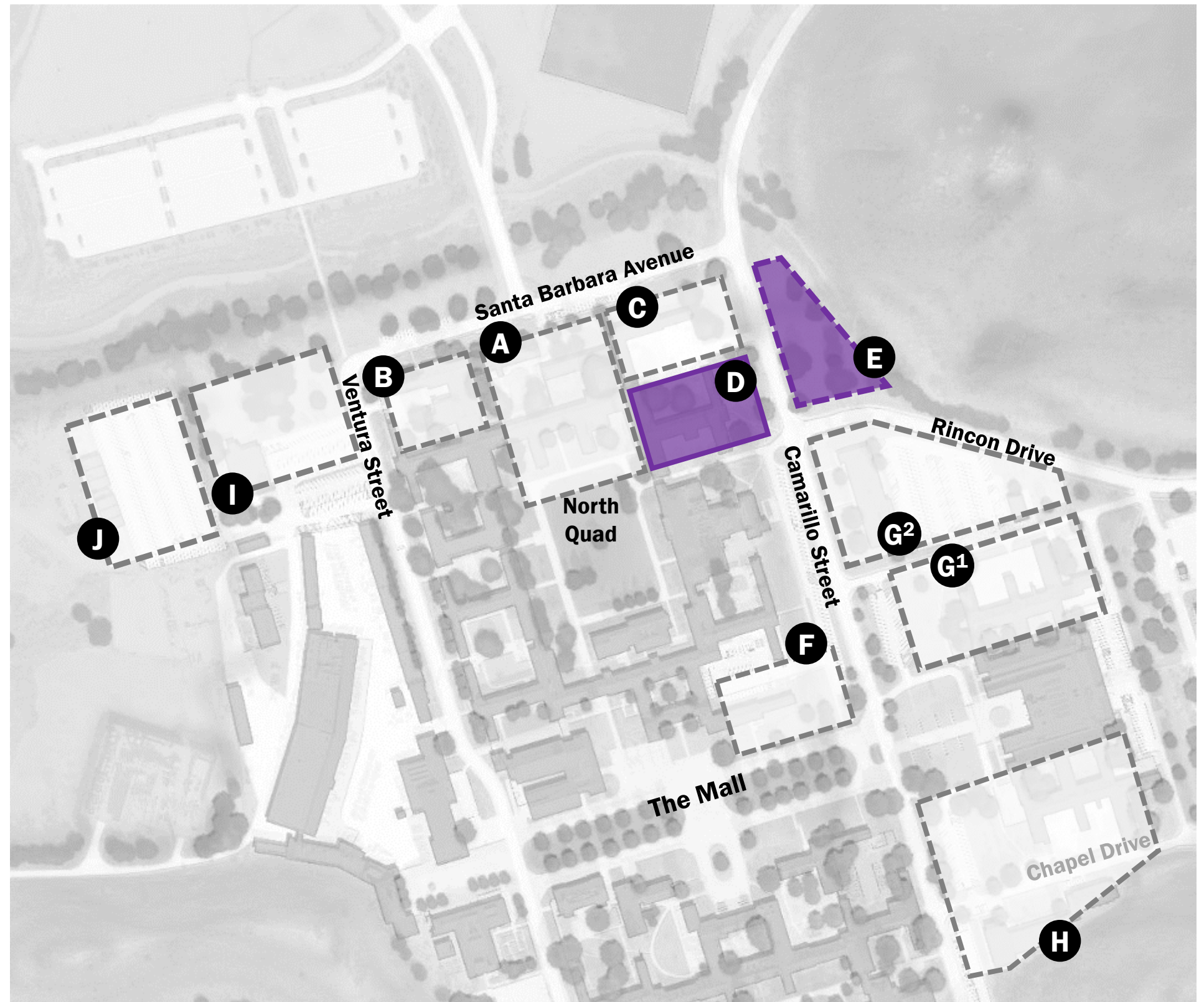
WORKSHOP 2 SITE PROGRAMMING RECOMMENDATIONS

- A. Gateway Hall
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ECE SITES

- A. Gateway Hall
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ECE SITES

K. University Glen

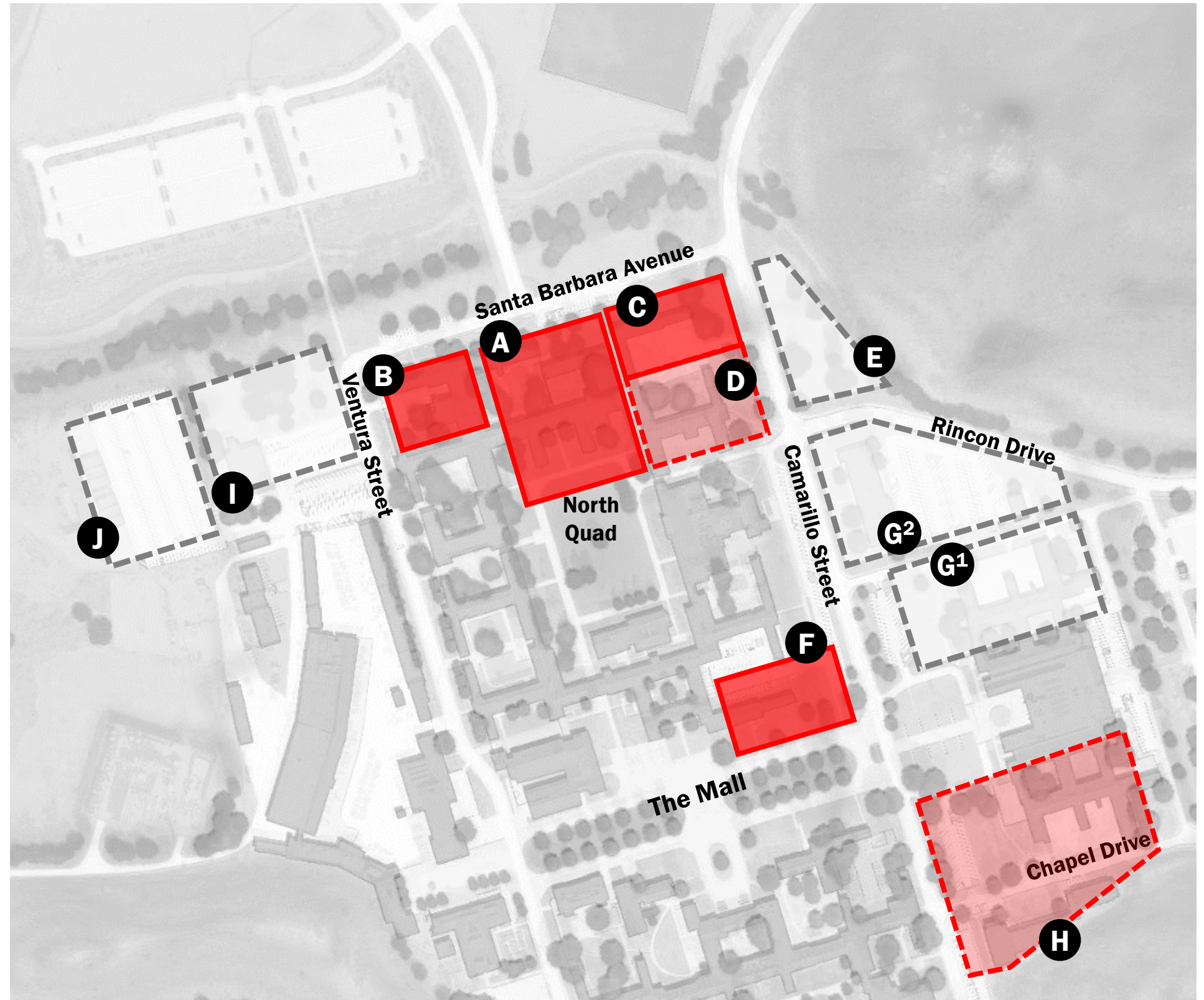
L. Lot A10

M. Old Water Treatment Plant
along Camarillo Street



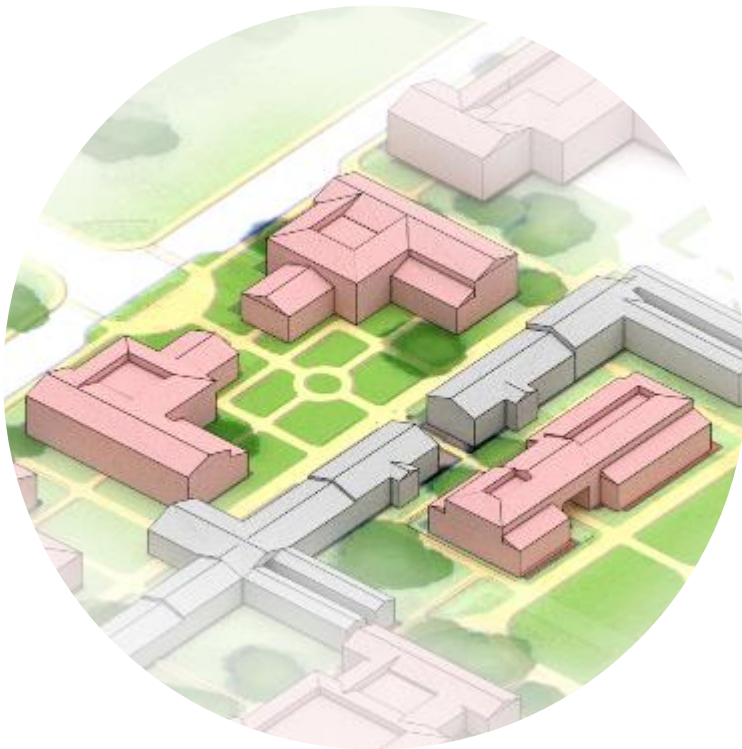
ACADEMIC SITES

- A. Gateway Hall
- 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
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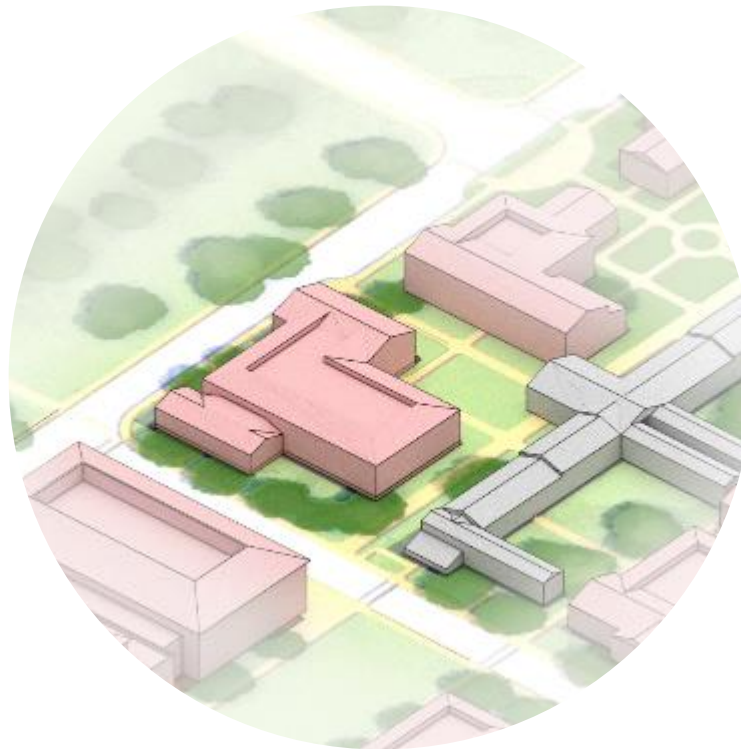
ACADEMIC SITES

Site A: Gateway



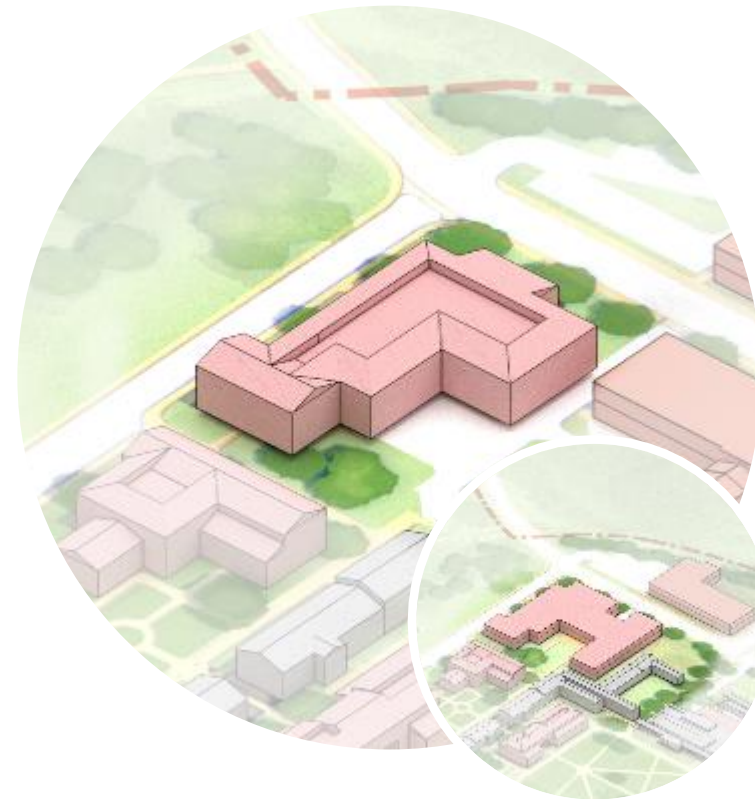
Footprint: 38,400 GSF / 24,200 NASF
 Total: 115,200 GSF / 72,600 NASF
 (assumes 3 floors)

Site B: NW Corner



Footprint: 20,800 GSF / 13,100 NASF
 Total: 62,400 GSF / 39,300 NASF
 (assumes 3 floors)

Site C: NE Corner



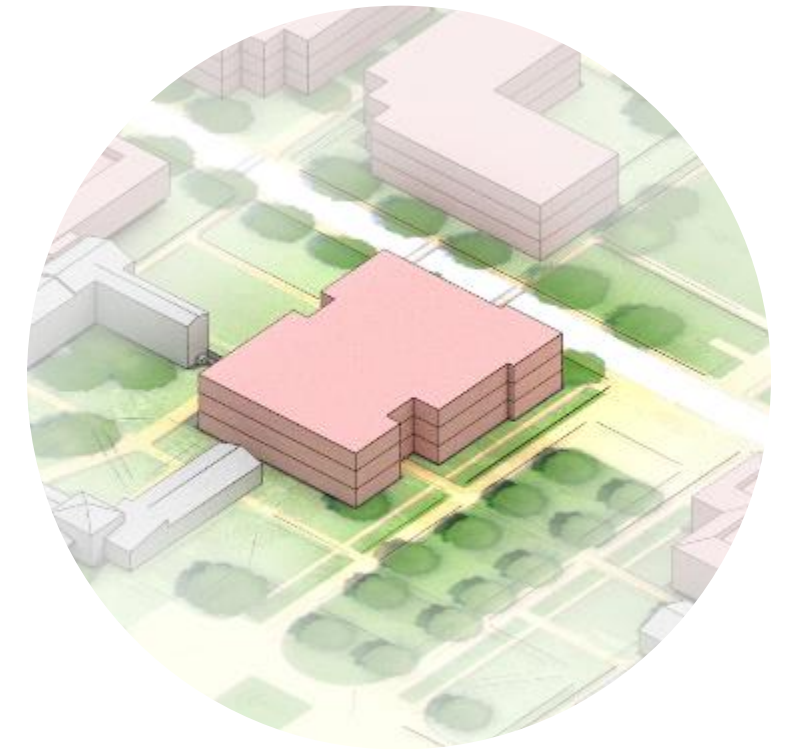
Site C Only

Footprint: 24,600 GSF / 15,500 NASF
 Total: 73,800 GSF / 46,500 NASF
 (assumes 3 floors)

Site C+D

Footprint: 47,400 GSF / 29,900 NASF
 Total: 142,200 GSF / 89,700 NASF
 (assumes 3 floors)

Site F: SE Corner



Footprint: 27,000 GSF / 17,000 NASF
 Total: 81,000 GSF / 51,000 NASF
 (assumes 3 floors)

SUMMARY - POTENTIAL ACADEMIC SITES

	Capacity	Distance to Parking	Loading	Drop-off	Adjacencies
Site A Gateway	115,200 GSF	300 ft to Lot A3	Not available	Limited	Academic functions Campus entry Major open space
Site B NW Corner	62,400 GSF	300 ft to Lot A3	Somewhat hidden along Ventura St	Limited	Future student and event functions
Site C NE Corner	73,800 – 142,200 GSF	700 ft to Lot A3 (Lot A2 displaced by MUC)	Very hidden	Limited	Academic functions Potential ECE site
Site F SE Corner	81,000 GSF	-	Very hidden May become controlled-access	Limited May become controlled-access	Academic functions Major open space

SITE D: Carden Kids Preschool

ECE CAPACITY

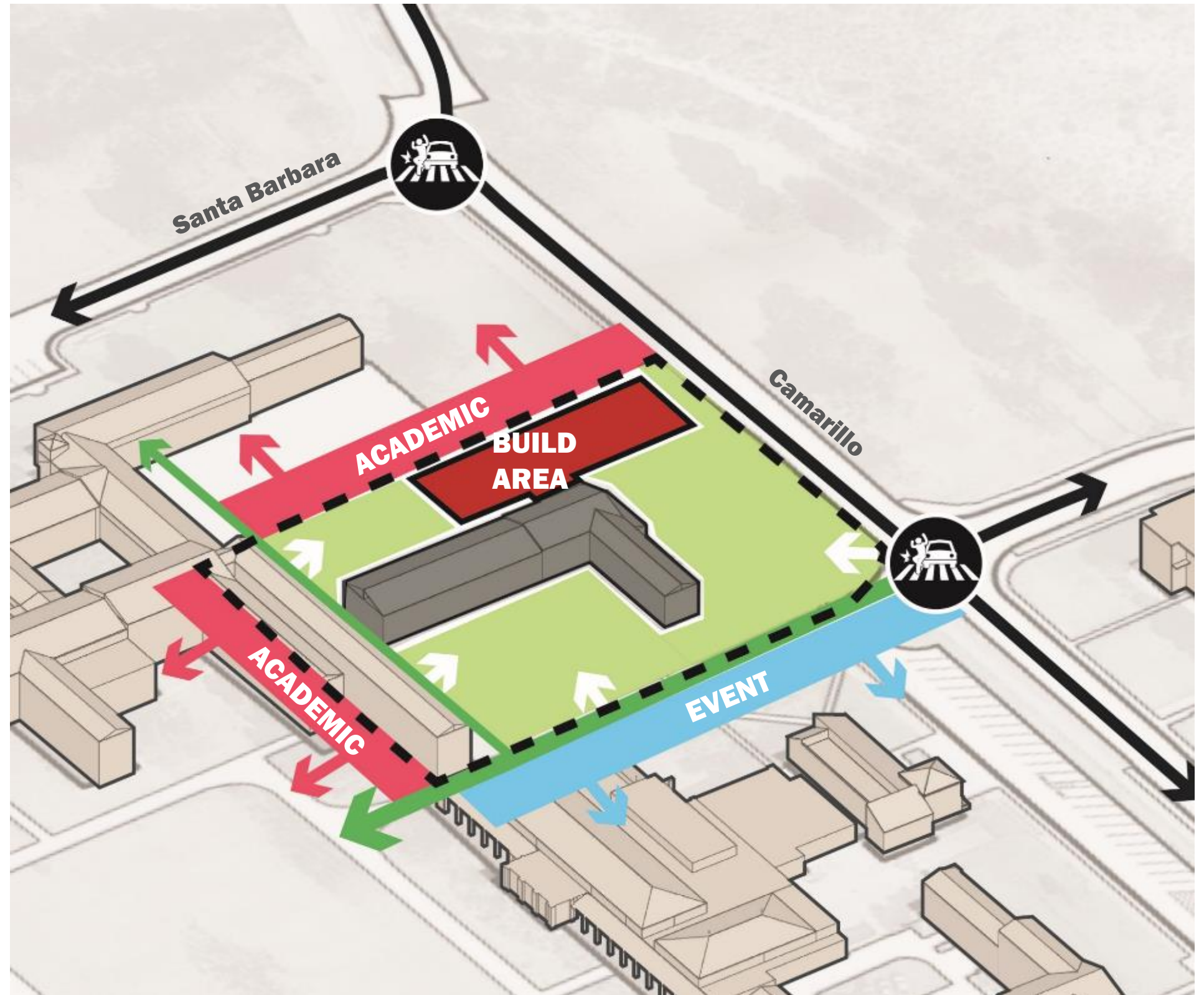
Footprint: 22,600 GSF / 14,200 NASF
Total: 45,200 NASF / 28,400 NASF
(assumes 2 floors)
Play Area: 17,000 SF
Parking: 33 Spaces

2014 VISION PLAN PROPOSED USE:
Mostly academic use

2020 PROPOSED USE:
Academic or ECE use



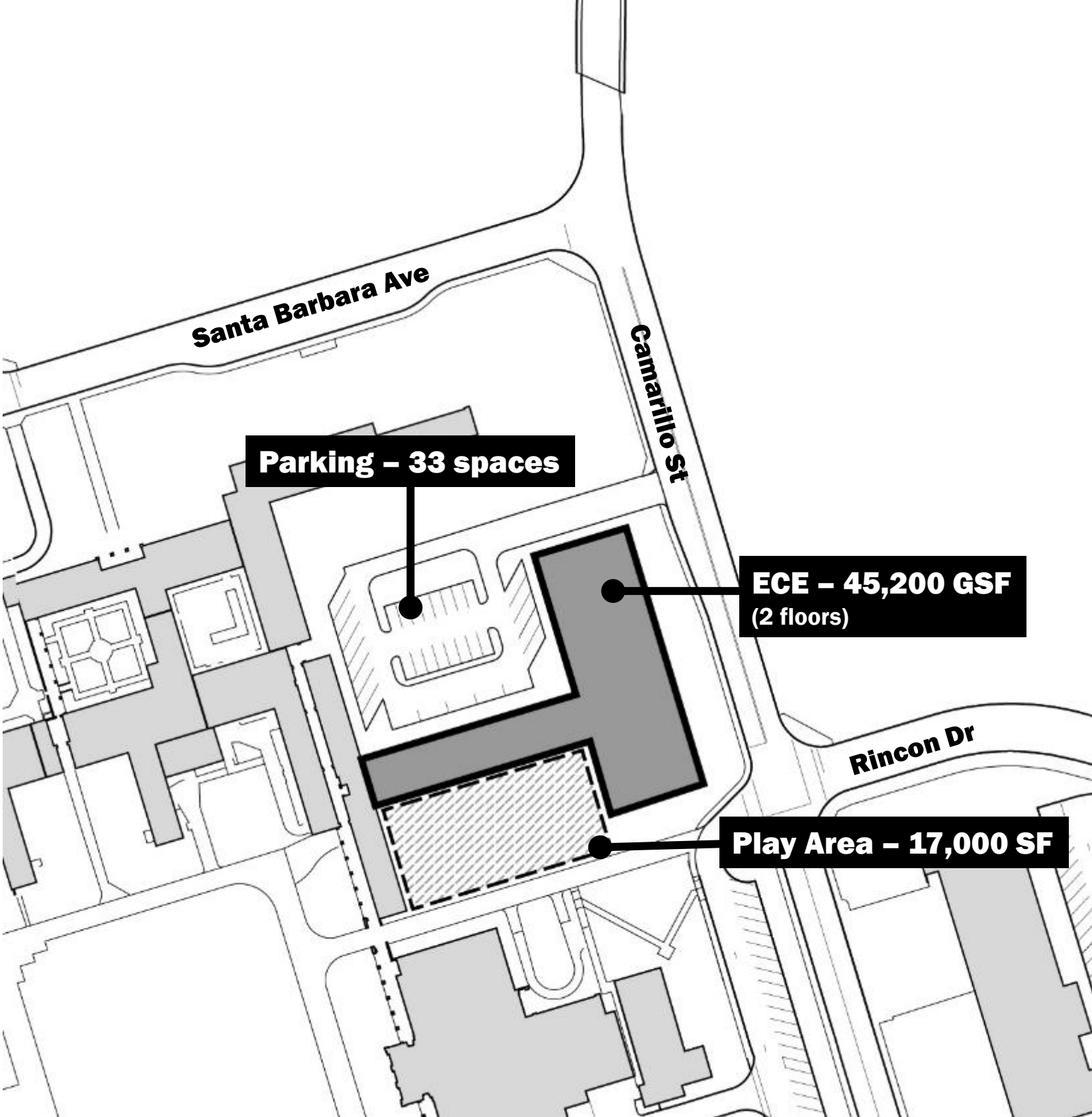
2014 Vision Plan



SITE D: Carden Kids Preschool

ECE CAPACITY:

Footprint: 22,600 GSF / 14,200 NASF
Total: 45,200 NASF / 28,400 NASF
(assumes 2 floors)
Play Area: 17,000 SF
Parking: 33 Spaces



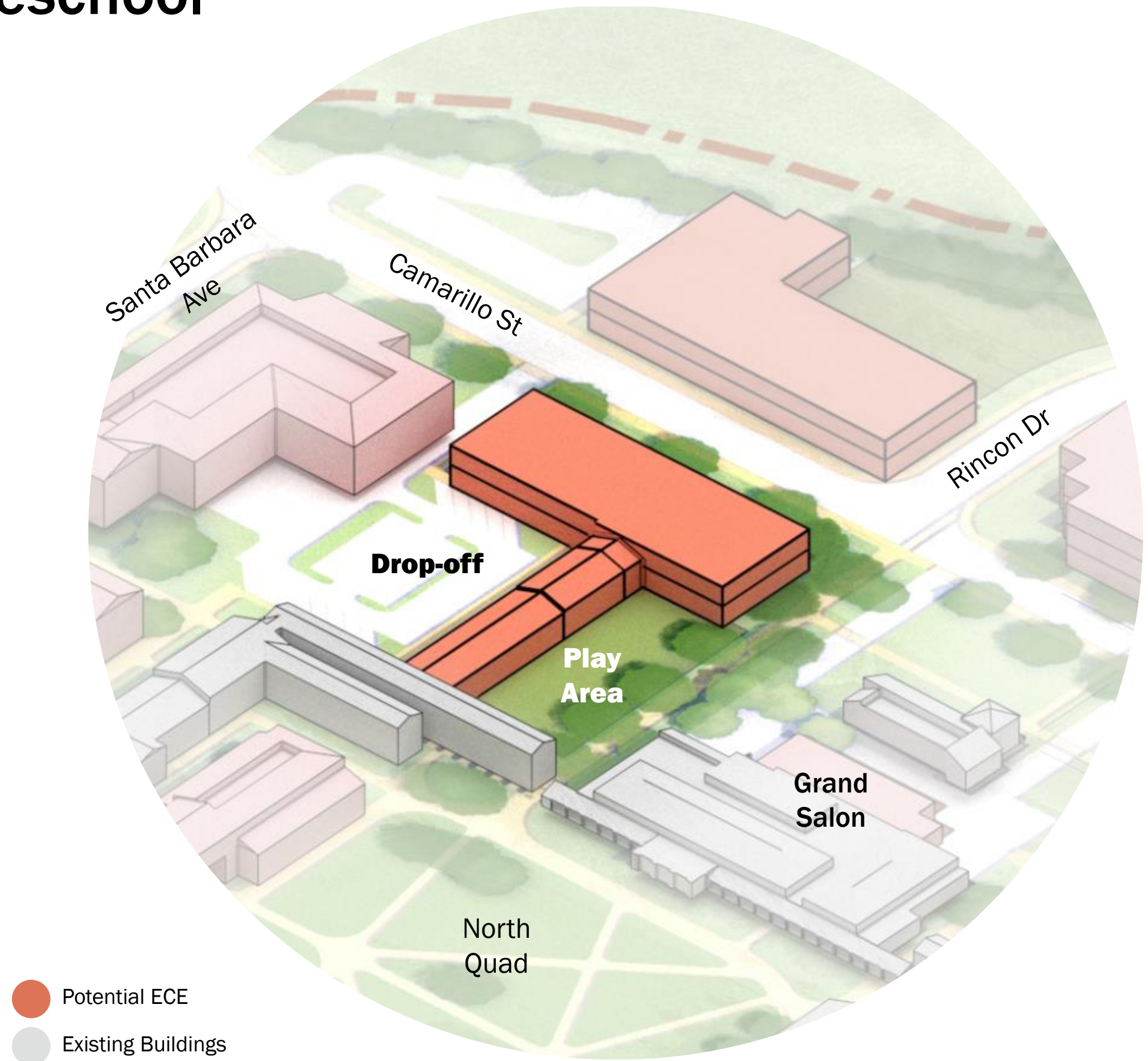
SITE D: Carden Kids Preschool

PROS

- Current daycare center location
- Accommodates Phase 1 ECE program on ground floor
- Capacity for Phase 2 ECE program or other functions on second floor
- Provides discreet service and parking area shared with Site D
- Ideally positioned for egress and accessibility
- Proximity to Public Safety in Placer Hall creates a sense of security
- Proximity to Big Rock Park could provide outdoor recreation space

CONS

- Identified for academic program in 2014 Vision Plan
- Some grade/accessibility issues
- Camarillo St already congested during morning drop-off – will require careful study
- Reduces capacity at North Quad for academic space
- Noise from play area could impact adjacent academic and event functions



SITE E: Big Rock Park

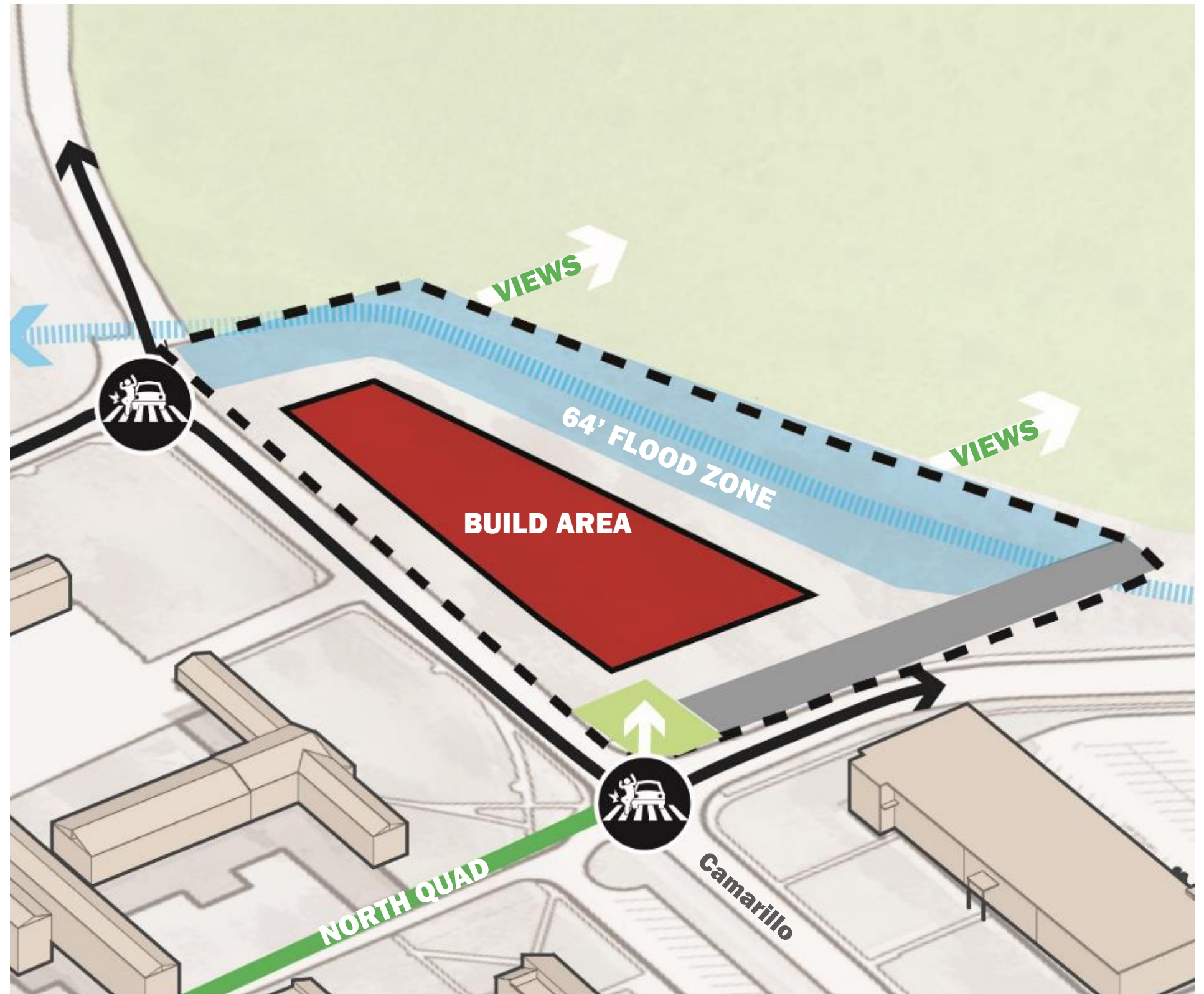
CAPACITY:
46,000 GSF

2014 VISION PLAN PROPOSED USE:
Open Space

2020 PROPOSED USE:
Open Space or ECE use



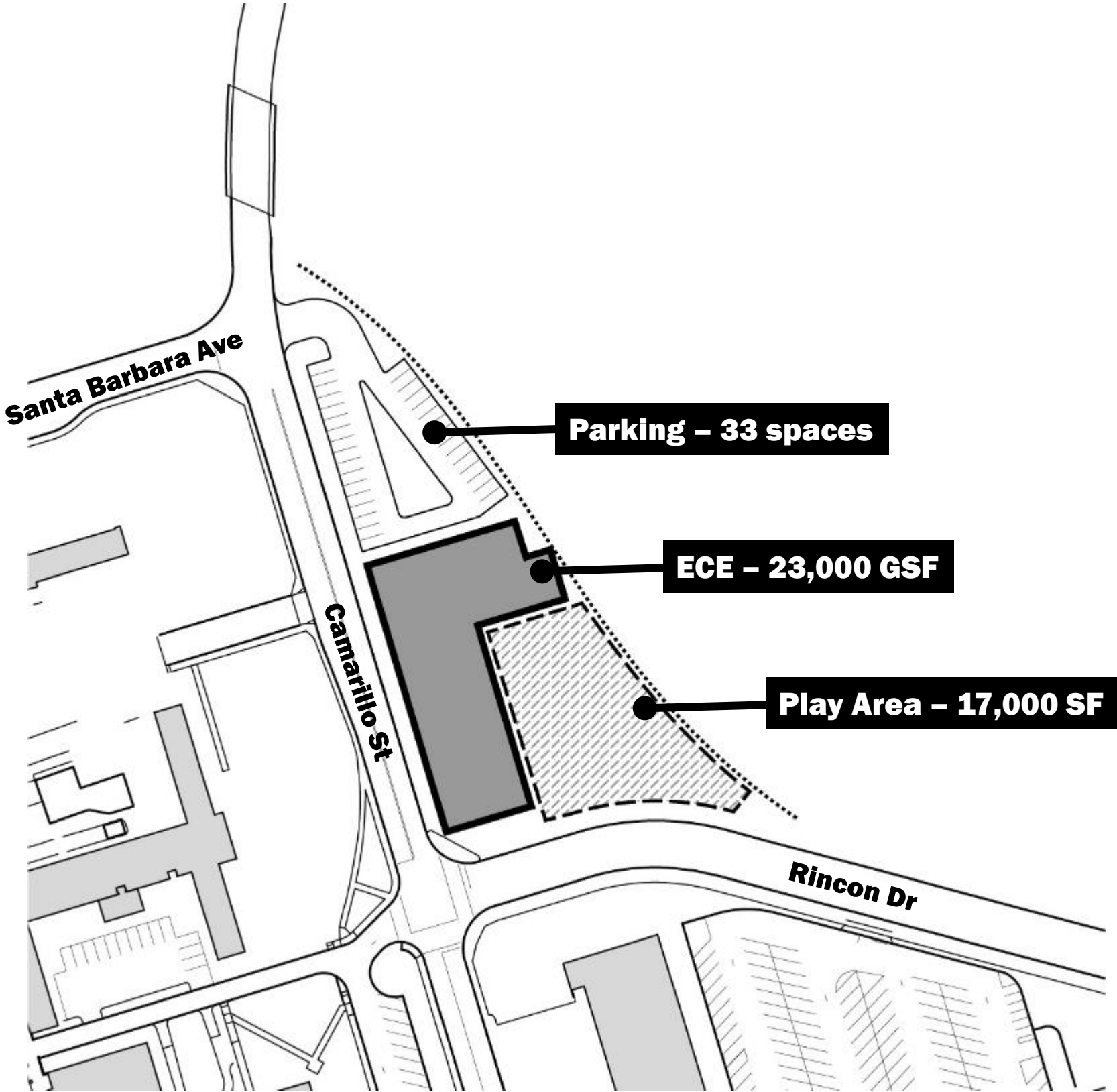
2014 Vision Plan



SITE E: Big Rock Park

ECE CAPACITY:

Footprint: 23,000 GSF / 14,500 NASF
Total: 46,000 NASF / 29,000 NASF
(assumes 2 floors)
Play Area: 17,000 SF
Parking: 33 Spaces



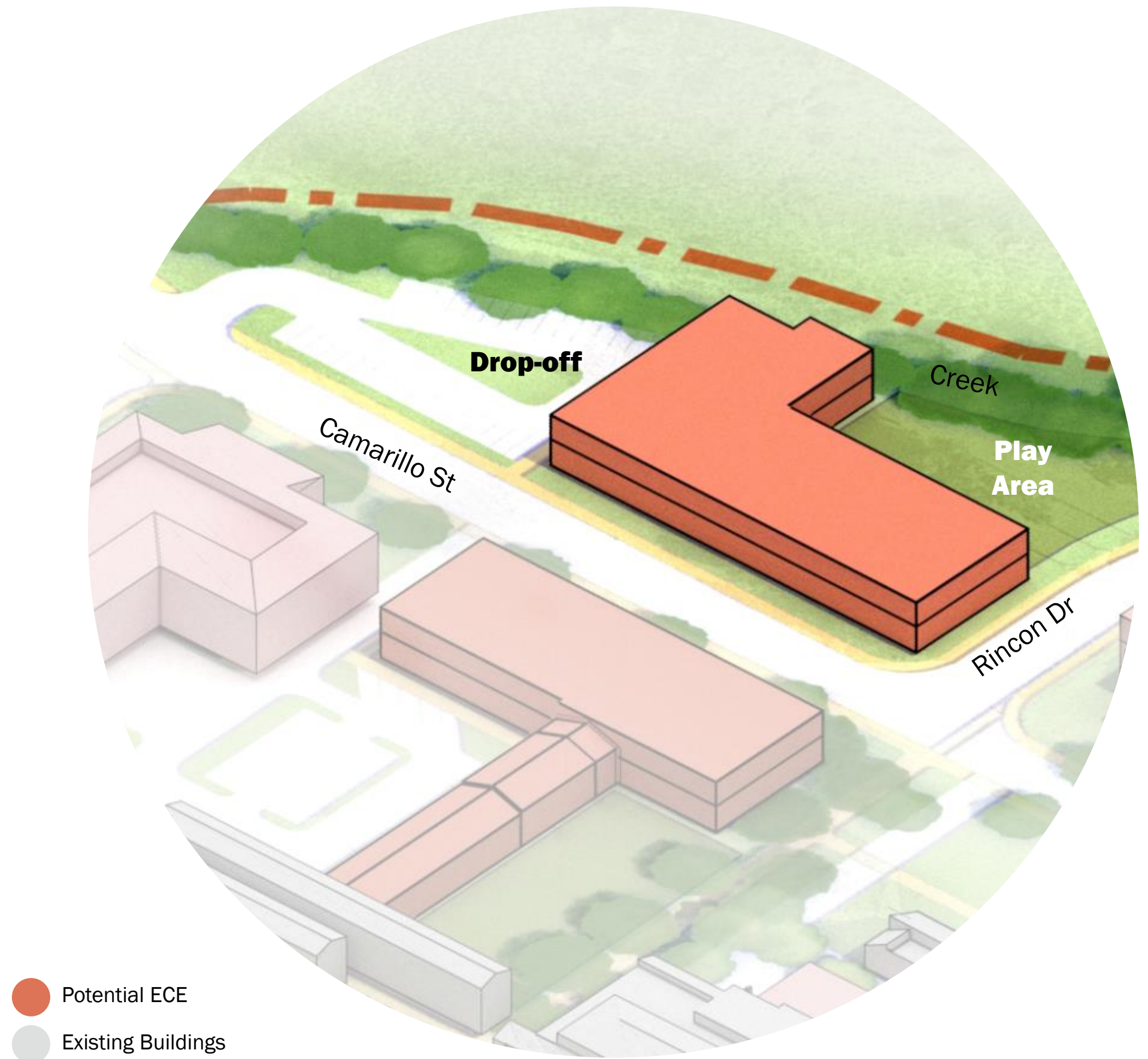
SITE E: Big Rock Park

PROS

- Accommodates Phase 1 ECE program on ground floor
- Capacity for Phase 2 ECE program or other functions on second floor
- Potential to integrate play area with natural views
- Ideally positioned for egress and accessibility

CONS

- Loss of campus open space
- Limited site capacity for program
- Some investment in sitework needed to address proximity to flood zone
- Doesn't accommodate full program on one floor
- Adjacency to hillside poses fire hazard
- Potential conflict between ECE play area and coyotes or other wildlife
- Limits view from campus to hillside
- Archaeological research and digging may be necessary
- Potential underground moisture from rerouting of Long Grade Creek could impact structural design



SITE L: Lot A10

ECE CAPACITY:

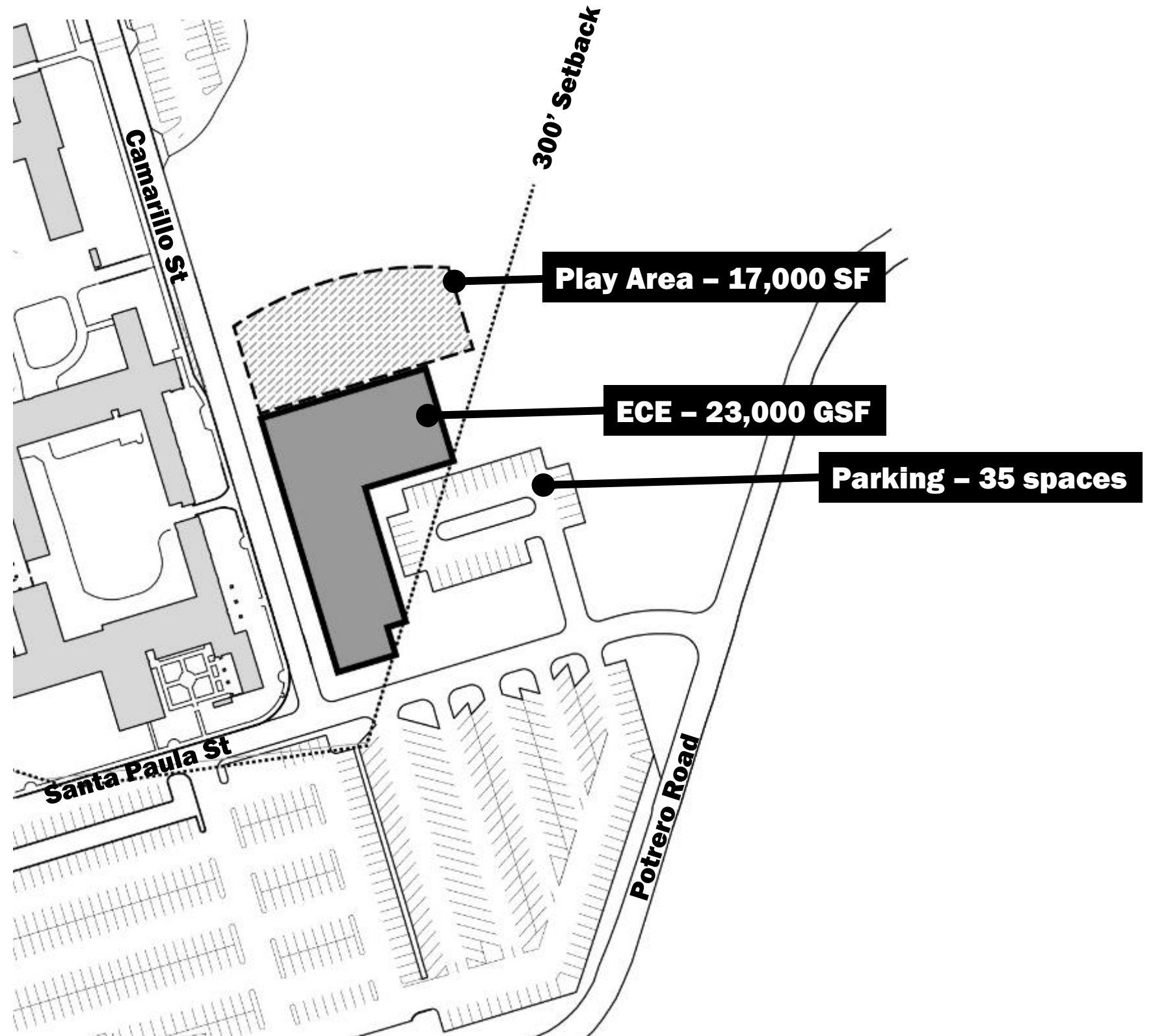
Footprint: 23,000 GSF / 14,500 NASF
Total : 46,000 GSF / 29,000 NASF
(assumes 2 floors)

Play Area: 17,000 SF

Parking: 35 Spaces



2014 Vision Plan



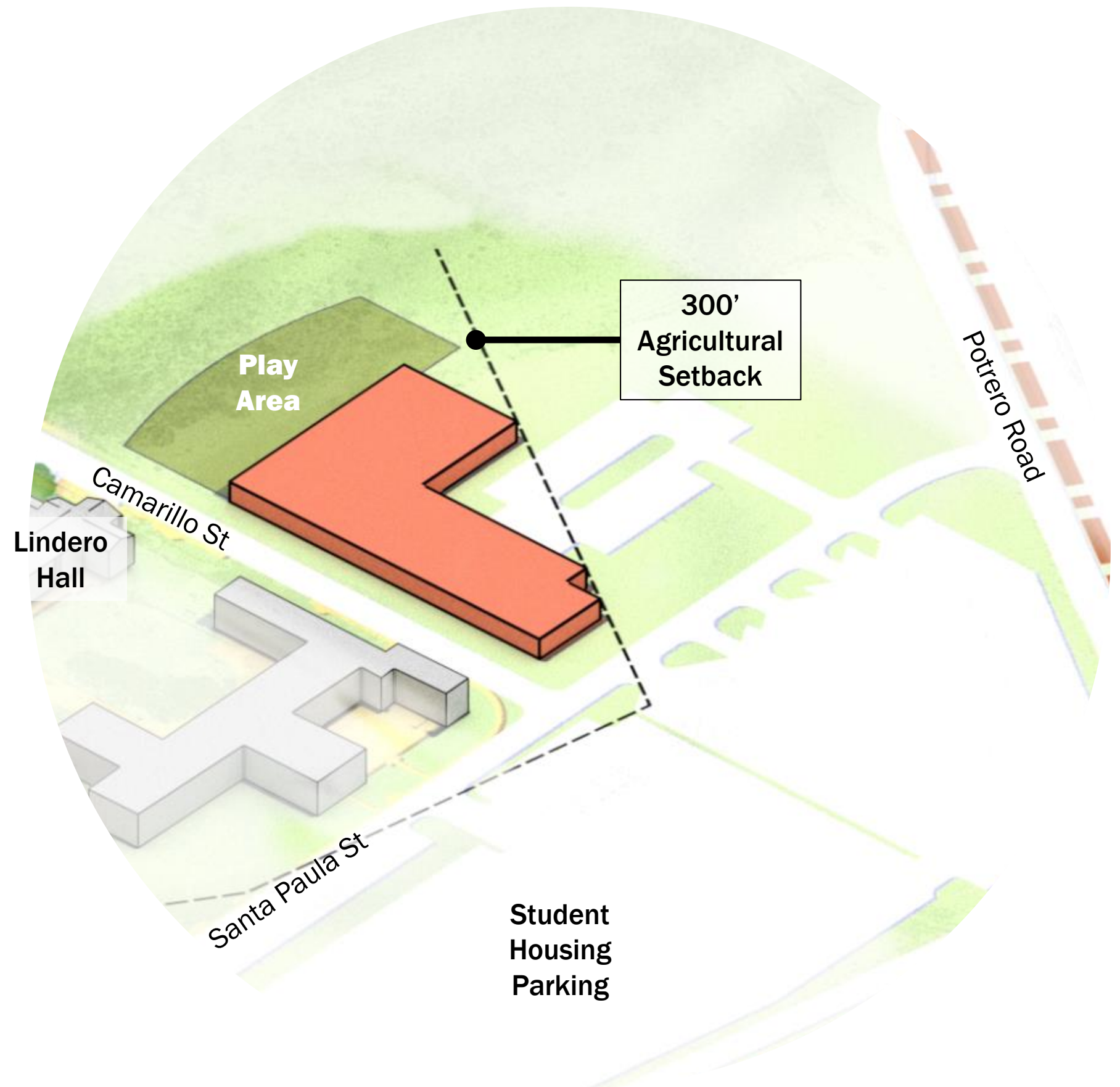
SITE L: Lot A10

PROS:

- Accommodates full first phase program with possible room for second phase growth
- Access to nature for students
- If second entry road via Potrero is feasible, ideal location for access and egress
- Preserves land at campus fore for student-related functions
- Still viable without a second Potrero Road entry due to existing access point to the west
- Mixed Use Center may make displacement of housing a less significant concern

CONS:

- Agricultural setback could impact development feasibility
- Displaces parking
- Limited room suggests vertical expansion only
- Could add significant daily traffic in front of Broome
- Potential conflict between ECE play area and coyotes or other wildlife
- May not be as easily accessible to University Glen population arriving by foot
- Significant archaeological research and digging may be necessary



SUMMARY – POTENTIAL ECE SITES

	Ground Floor Capacity (NASF)	Full Building Capacity (NASF)	Play Area (sf)	Parking Capacity
D Carden Preschool	14,300	28,600 (2 floors)	17,000	33
E Big Rock Park	14,450	28,900 (2 floors)	17,000	31
L Lot A10	14,300	28,600 (2 floors)	17,000 SF	35

Phase 1
(102 students)

14,300 NASF

14,300 NASF

7,650 SF

22

Full-Build
(204 students)

22,380 NASF

22,380 NASF

15,300 SF

31

SUMMARY – POTENTIAL ECE SITES

	Program Fit (One Floor Only)	Play Area Fit	Parking Fit	Near Term Displaceme nt of Other Functions	Long Term Displaceme nt of Other Functions	Proximity to Academics	Access to Nature	Pedestrian Connectivity	Vehicle Access	Emergency Egress	Agricultural Setback Regulations
D Carden Preschool	Yellow	Green	Green	Yellow	Yellow	Green	Yellow	Green	Yellow	Green	Yellow
E Big Rock Park	Yellow	Green	Green	Red	Red	Green	Green	Yellow	Green	Green	Yellow
L Lot A10	Yellow	Green	Green	Red	Yellow	Yellow	Green	Yellow	Yellow	Yellow	Red