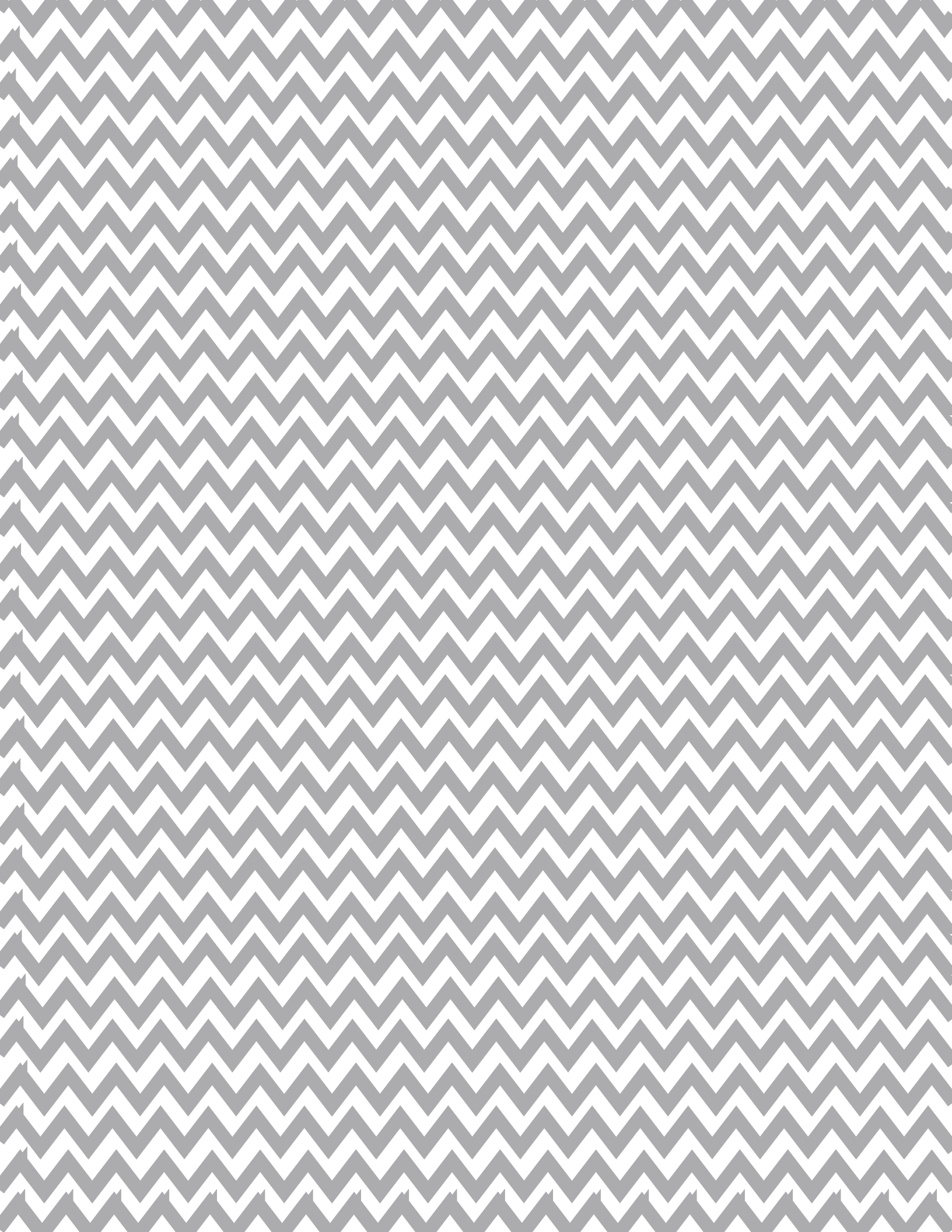
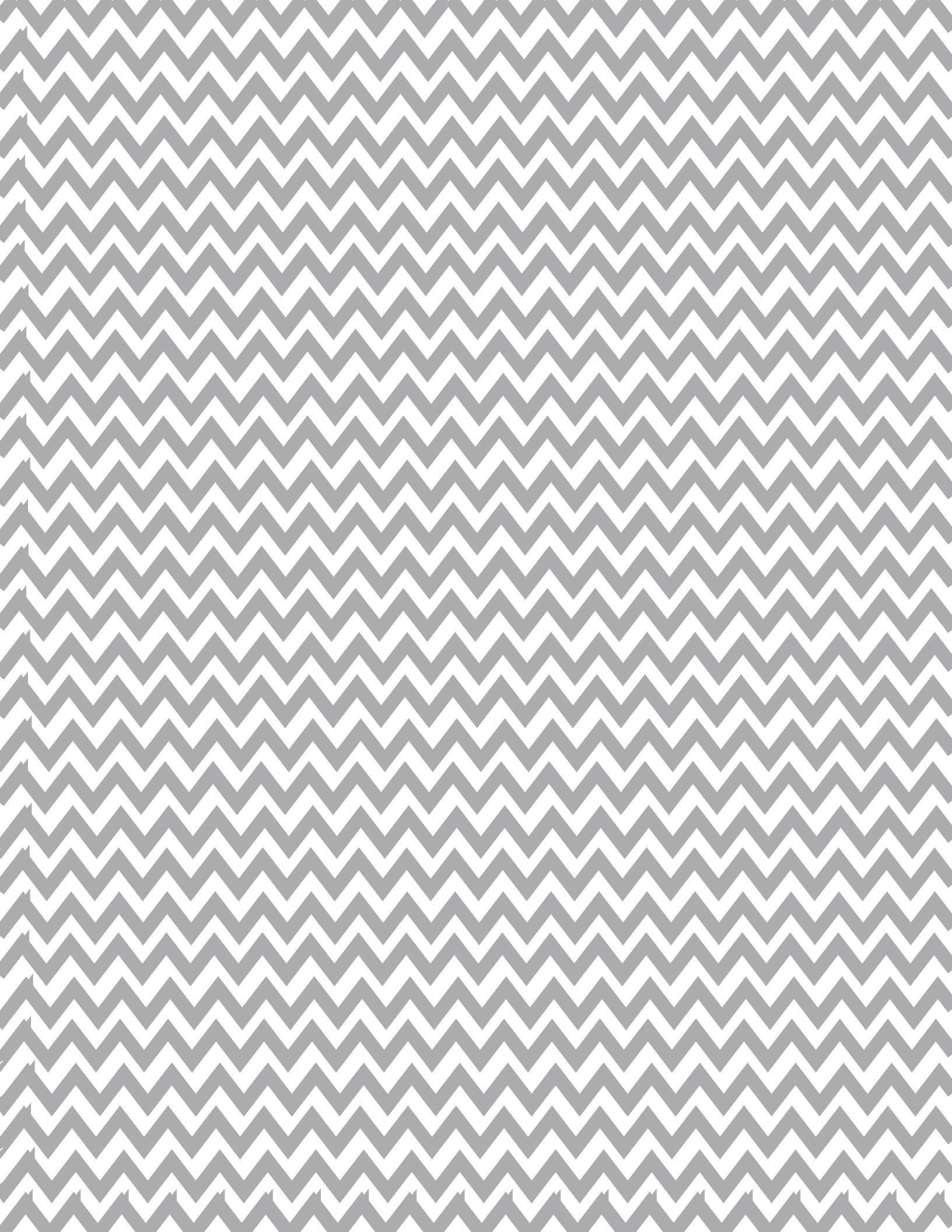
Channel Islands

CALIFORNIA STATE UNIVERSITY

North Quad Precinct Study





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Precinct Plan

2020 North Quad Precinct Plan

The 2020 North Quad Precinct Plan is an update to the campus-wide Vision Plan that was finalized in 2014. This planning effort was focused on refining the development options in and around North Quad, as well as analyzing various sites for an important new program element – an Early Childhood Education Center. The 2014 Vision Plan provided a detailed roadmap for development of the campus but did not specifically identify detailed programmatic elements for each site. The five uses identified in that plan were: academic, administrative, student life, housing, and facilities. Therefore, when the University was considering a location for an Early Childhood Education Center, it was important to study the sites in more detail to understand the implications of this new project, focusing on building use, footprint, and massing as well as open space network and traffic implications.

The beginning of the 2020 process looked at what had changed since the 2014 Vision Plan. From there, study goals and assumptions were developed and recent studies related to the North Quad area were analyzed. This included the Gateway Hall study, Mixed-Use Center plan, potential theater program, and initial ECE programming. The consultant team then outlined eleven sites in and around North Quad and three additional sites beyond the North Quad precinct. These sites were chosen because of their development or redevelopment opportunity. Each site was studied for context, capacity, and program potential. Through a robust engagement process over the course of two workshops, the sites were specifically explored for ECE and were narrowed down from fourteen sites to six sites and then down to two sites. This report documents the full analysis of every site and the subsequent recommendations.

The resulting 2020 North Quad Precinct Plan outlines two options for Early Childhood Education and four dedicated sites for academic functions, all within the North Quad precinct. The two options for Early Childhood Education are the current Carden Kids Preschool (Site D) and Big Rock Park (Site E). The four dedicated sites for academic functions are the Gateway Hall (Site A), Northwest Corner (Site B), Northeast Corner (Site C), and the Southeast Corner (Site F). There are also longer-term, smaller capacity renovation and infill opportunities along Ventura Street. The 2020 North Quad Precinct Study assumes the Mixed-Use Center will move forward north of Broome Library and the El Dorado Park and Lot A11 area will continue to be reserved for large footprint student life functions.

This North Quad Precinct Plan balances academic and administrative space needs with the need to add on-campus student housing and an Early Childhood Development Center. It improves connectivity between the North Quad and adjacent parcels, anticipates an iconic and memorable campus gateway, and preserves historic buildings that are integral to the campus' identity. The plan provides a flexible roadmap for long-term campus development while also meeting the immediate needs for campus development, providing CSUCI the ability to meet potential enrollment growth.

Project Background

2014 Vision Plan Review

The 2014 Vision Plan for California State University Channel Islands was intended to provide a framework to assist the University in making decisions about both short- and long-term development. The Vision Plan embodied the following goals and objectives developed during the planning process:

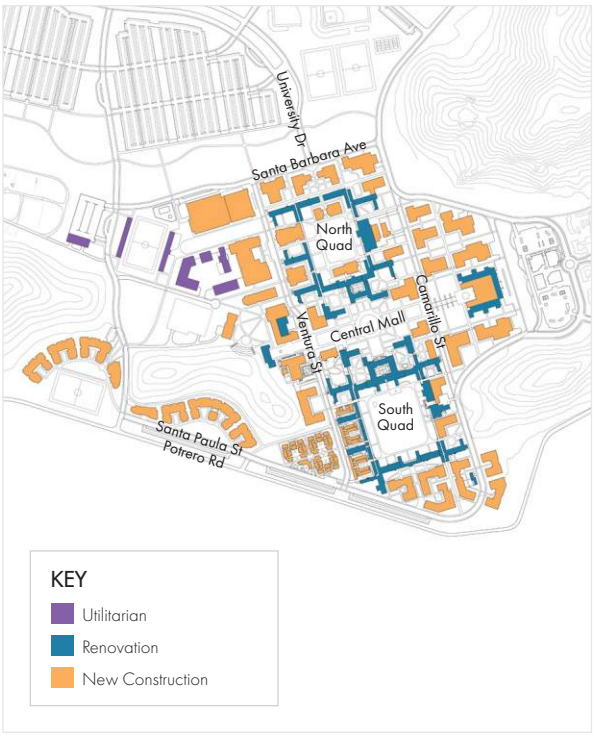
- Accommodate growth to 15,000 students (FTE)
- Enhance CI's precept of promoting integrative and innovative learning
- Reflect the character and intimacy of the historic campus core
- Express the cultural heritage of the site and area
- Engage the larger community
- Embrace sustainability

Throughout the planning process, a number of themes emerged which the Vision Plan strived to accommodate:

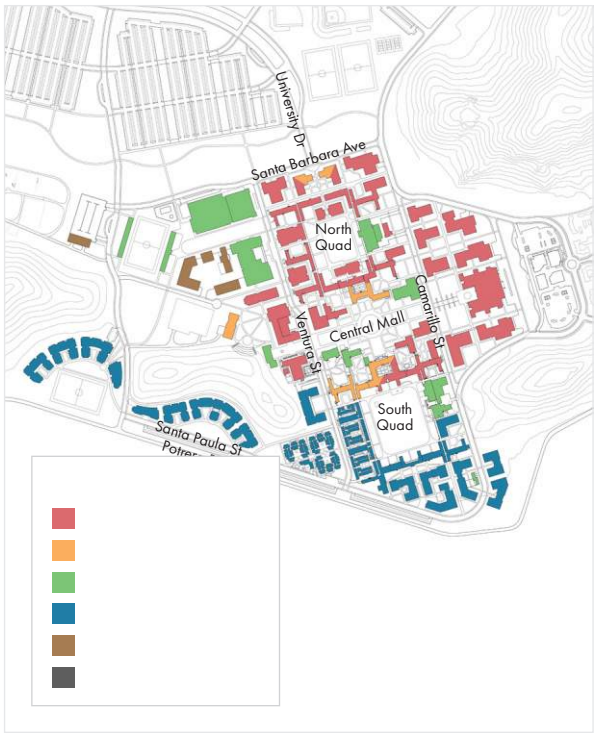
- Reflect an interdisciplinary approach
- Include athletic and recreation facilities
- Fully grow into footprint of the campus
- Respect the scale of the existing architecture
- Create a strong sense of arrival at the new entry
- Provide more active uses on the Central Mall
- Eliminate cars in the core of campus
- Provide better transit on and off of campus
- House 30% of students on campus
- Create more intimate outdoor spaces
- New performing arts space
- Additional food service
- Large indoor event space
- A more pedestrian- and bike-oriented campus

The 2014 Campus Vision Plan identifies the North Quad as the formal gateway to campus from University Drive. It provides one of the primary anchors that embodies the original architectural character of the campus. Buildings are recommended no more than three stories in order to preserve this character and maintain views to the adjacent mountains. In particular, care should be taken in demolition and new construction to reinforce the existing courtyards while accommodating more efficient academic building floorplates.

The 2014 Vision Plan proposes the North Quad as the main nexus for academic and administrative functions on campus with no student housing. Areas to the west of the North Quad, on the opposite side of Ventura Street, are reserved for large programmatic functions such as indoor athletics and performing arts due to the availability of larger development sites and proximity to Lot A3, the large-scale parking lot to the north. There is additional capacity to expand the Lot A3 as near-campus parking lots are developed for other functions.



Proposed Building Transformations



Proposed Building Uses

Proposed Final Plan (Scheme B)

2020 Process

The 2020 North Quad precinct study involved a wide range of participants, including faculty, staff, administrators, and students. The process was structured according to three phases of work as follows:

Assess

During the Assess phase, the planning team reviewed recent studies completed after the 2014 Vision Plan to understand their potential impacts on future development in and around the North Quad. The planning team then held a two-day kickoff workshop, during which it toured the campus, met with University leadership, and facilitated listening sessions with North Quad stakeholders and representatives of Campus Operations. Following the initial two-day workshop, the planning team presented analysis of the sites in and adjacent to the North Quad precinct, as well as several additional sites whose capacity might be impacted by the ECE program.

Test

After refining this analysis, the team presented conceptual design options for each site during an on-campus charette workshop. This workshop involved many of the stakeholders present at the project kickoff and was followed by a virtual workshop for broader faculty engagement. During both meetings, the planning team and stakeholders discussed pros and cons of the different sites, their carrying capacity, and potential programmatic functions.

Synthesize

The final North Quad plan reflects the breadth of ideas generated in the previous phases. It is intended to provide a flexible roadmap for future development and recommendations for massing, site capacity, and programmatic decisions.


November
December
January
February
March
April
May
June
PREVIOUS STUDIES
GATEWAY BUILDING
Program + Feasibility
EARLY CHILDHOOD EDUCATION AND CARE CENTER
MIXED USE CENTER
Feasibility Study
1 ASSESS
Context + Fact-finding
2 TEST
Design Options
3 SYNTHESIZE
Study Documentation
WORKSHOP 1
Campus Tours
Campus Leadership
Precinct Stakeholders
Campus Operations

2020 Existing Conditions

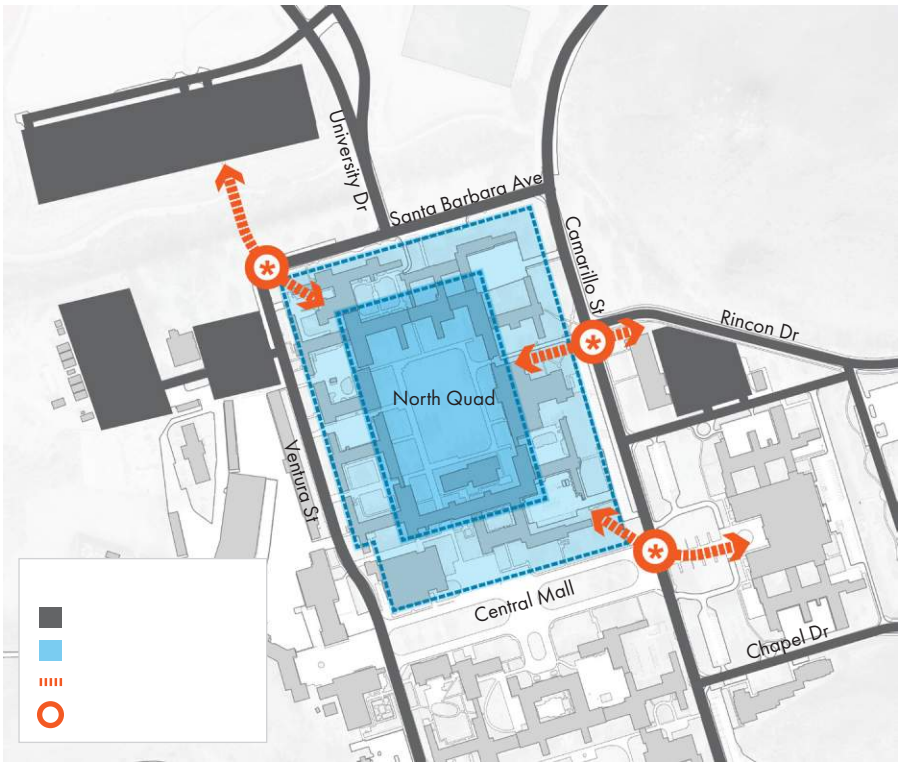
The North Quad occupies the northern half of CSUCI's historic campus core. The Central Mall marks the precinct's southern boundary and has recently been transformed into a thoroughfare accessible only to pedestrians, cyclists, and service vehicles. The Central Mall is defined by views to Round Mountain to the west and Broome Library to the east. To its south, the South Quad largely accommodates residence life and student life functions.

Ventura Street marks the western edge of North Quad. Its eastern side is lined by historic Mission Revival buildings – all but the northern most of which have been renovated to accommodate academic functions. The west side of Ventura Street is lined with relatively utilitarian buildings, most of which accommodate the University's Facilities Services. Many of the sites west of Ventura Street, particularly those adjacent to El Dorado Park, provide the only development sites on campus capable of accommodating large-scale programs like a performing arts center, event center, recreation center, or convocation center.

Long Grade Canyon Creek provides a natural boundary to the north, though the construction of University Drive and the parking lots to the north means it is well-traversed and the main gateway to campus. Many of the buildings between the Quad's northern periphery and Santa Barbara Avenue have yet to be renovated, providing an important opportunity to enhance entry and arrival on campus.

Camarillo Street marks the eastern edge of the North Quad Precinct. To the immediate northeast, the Santa Monica Mountains dramatically end at Long Grade Canyon Creek at the base of Big Rock Park. Further south, the terrain slopes more gently upward to Sage and Yuba Halls and the adjacent parking lots. This area, along with the unrenovated wings north of Broome Library, are targeted for redevelopment by both the 2014 Vision Plan and more recently completed Mixed-Use Center Feasibility Plan.

The facilities within the North Quad are focused primarily on academic and administrative functions. While work has been done to renovate many of the previously unused buildings along the North Quad, there are still several unused buildings along the north end of the precinct in need of renewal or demolition and replacement. There are multiple opportunities for infill construction along the periphery of the precinct. Del Norte and Sierra Halls provide early examples of how modern and efficient academic facilities preserve and enhance the Mission Revival style that marks the historic campus. In addition to enhancing the architectural qualities, infill development will provide opportunities to create a broader range of landscape typologies within the North Quad precinct.



Pedestrian and Vehicle Flow and Conflict Points

Major Open Spaces and Organizational Axes

2020 Study Goals and Assumptions

Like the 2014 Vision Plan, the North Quad Precinct Plan provides a flexible, consensus-based framework for campus development. This study balances a series of near- and mid-term needs within the context of long-term campus needs. It sets the implications of the Mixed-Use Center and the ECE on the long-term capacity for the north quad to meet the University's academic and administrative needs, including potential growth beyond 15,000 students (FTE).

The North Quad Precinct Plan seeks to balance renovation of historic structures with opportunities for new construction, particularly as it relates to specific space needs that cannot be met within the relatively inefficient, historic structures. The plan recommends selective removal of existing buildings, particularly those wings that are less than two stories tall. Additionally, new construction within the historic quad should be limited to three stories and retain the Mission Revival style that is a hallmark of the precinct. The plan affirms that the North Quad remains an area for academic and administrative functions, with housing located primarily in the precincts to its south and east. It ensures that the programs and facilities that house them create a strong sense of arrival to campus from University Drive. It also balances potential near-term capital projects with the need to preserve key open spaces and maintain certain sites for long-term space needs. In addition to addressing those sites immediately within the North Quad precinct, the study also incorporates five sites to its periphery and three satellite sites as they relate to assessing the possible location of the University's Early Childhood Education and Care Center. The study also considers the potential for growth beyond 15,000 students. Finally, the North Quad study synthesizes the outcomes of three recent studies into a comprehensive vision for the precinct:

- Gateway Hall Program and Feasibility Study Report
- Early Childhood Education (ECE) and Care Center Program
- Mixed Use Center Feasibility Study

Goals

01

Define a comprehensive vision for multiple projects in planning or consideration around the North Quad

02

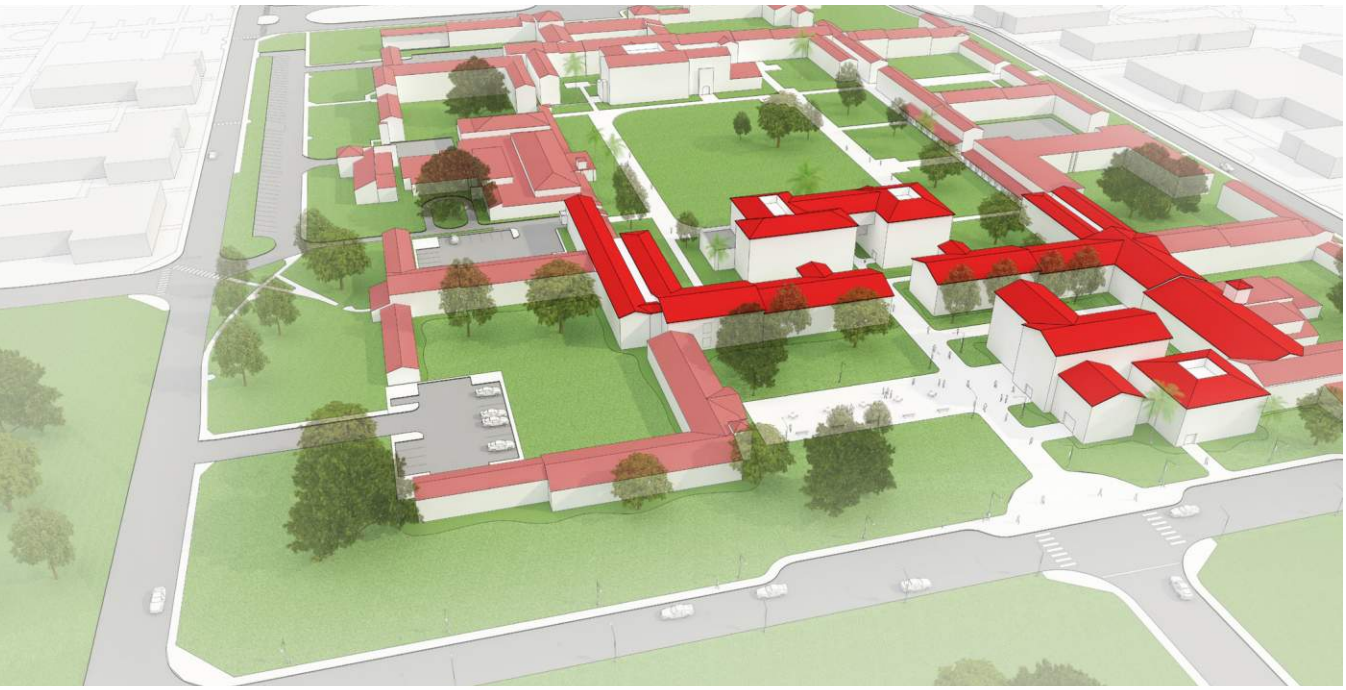
Site a childcare facility and fully explore the implications of this new project

03

Provide a flexible, consensus-based framework for the development of this area of campus

04

Balance the near-term needs of today's campus with long-term campus development goals



Conceptual view of Gateway Hall (courtesy of CO Architects)

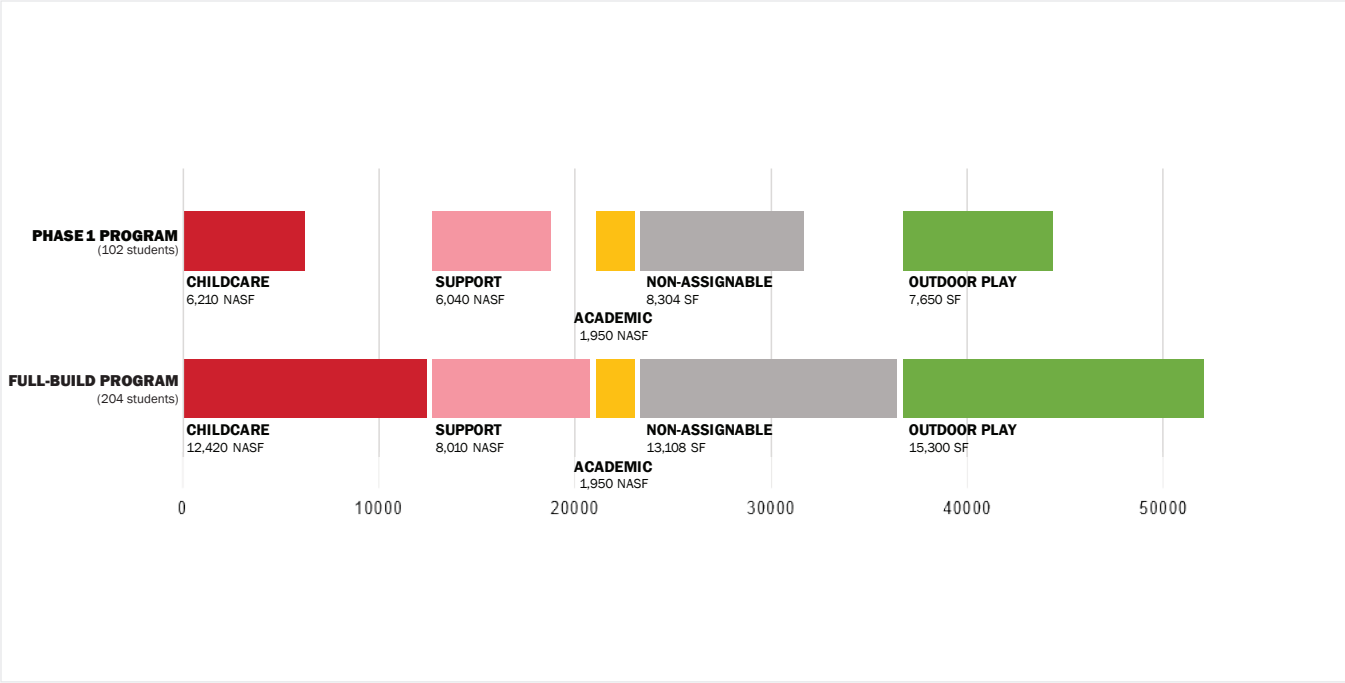
Gateway Hall

A new academic and administrative facility has long been considered for the site on the north end of the North Quad Precinct, adjacent to the intersection of University Drive and Santa Barbara Avenue. This provides a unique opportunity to enhance the entry and arrival experience to campus, particularly for pedestrians walking from the north parking area (Lot A3). Selective removal of existing buildings and new construction will create new views to the North Quad, improving connectivity and enhancing the quality of the campus landscape.

The Gateway Hall program identifies 60,690 NASF / 123,717 GSF of program including departments from the following divisions:

- Enrollment Services
- Student Business Services
- Academic Advising
- Interdisciplinary Instruction
- Computer Science
- Mathematics

Gateway Hall's massing and layout should encourage collaboration across departments and between students and faculty. This can be accomplished by creating intuitive wayfinding and providing informal interior and exterior spaces along major circulation routes and adjacent to key instructional spaces. Additionally, its location at the key campus entry point suggests locating public-facing functions along the Santa Barbara Avenue frontage to draw pedestrians inward into the courtyards and quad that define this precinct.



Phase 1 and Full-build of ECE Program

Early Childhood Education (ECE) Program

The ECE program identifies 14,200 NASF / 22,504 GSF of interior space and 7,650 SF of exterior play area as part of a first phase. A potential second phase increases the ECE program to 22,380 NASF / 35,488 GSF of interior space and 15,300 SF of outdoor play area. The majority of interior program should be accommodated on the first floor for ease of egress and access to outdoor play areas.

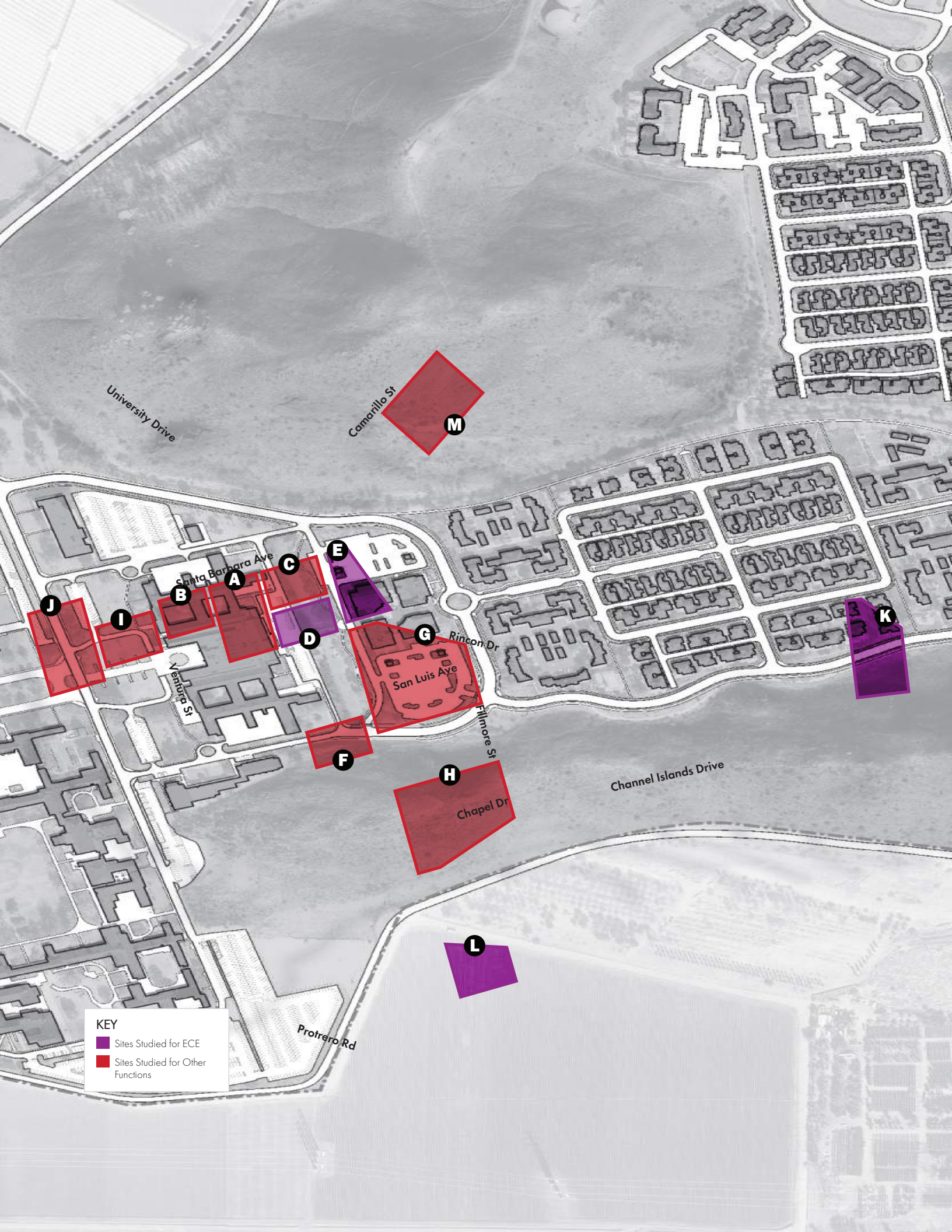
Each phase comes with specific requirements for parking, vehicular circulation, and service that must be taken into consideration. Finally, through discussions during the workshops, there are other considerations that drive the siting of the ECE including access to natural views, ease of emergency egress, proximity to academic programs, and impacts on existing and future circulation around the campus.

Artist's depiction of Mixed Use Center (image courtesy of CSUCI)

Mixed-Use Center

Since 2011, the student population at CSUCI has nearly doubled from 3,600 to 6,025 (FTE), with demand exceeding supply of academic space and student housing on campus. The redevelopment of the site north of Broome Library provides the opportunity to meet this demand and improve the identity of this prominent site within the northern part of campus. The current site is dominated by surface parking, unused structures adjacent to Broome Library, as well as Sage Hall and Yuba Hall, neither of which embody the architectural qualities of the campus. Redevelopment of this site could be accomplished in a phased manner, each with approximate 275 apartment-style student beds and large, general-use classrooms. Instructional labs, student co-curricular space, student health services, and possible revenue-generating opportunities are other target programs. A mix of vibrant, ground-floor uses would activate the adjacent outdoor public realm, creating a node of activity that more intentionally connects North Quad to University Glen Town Center.

Site Analysis


University Drive
Camarillo St
M
Santa Barbara Ave
A
B
C
D
E
I
J
Ventura St
G
Rincon Dr
San Luis Ave
K
Fillmore St
F
H
Chapel Dr
Channel Islands Drive
L
Protrero Rd
KEY
Sites Studied for ECE
Sites Studied for Other Functions

Site Analysis

Fourteen sites were studied as part of the North Quad Precinct Study. The analysis for each site includes documentation of past planning, site opportunities and constraints, development capacity, and pros and cons related to the site in general and related to Early Childhood Education program, if applicable.

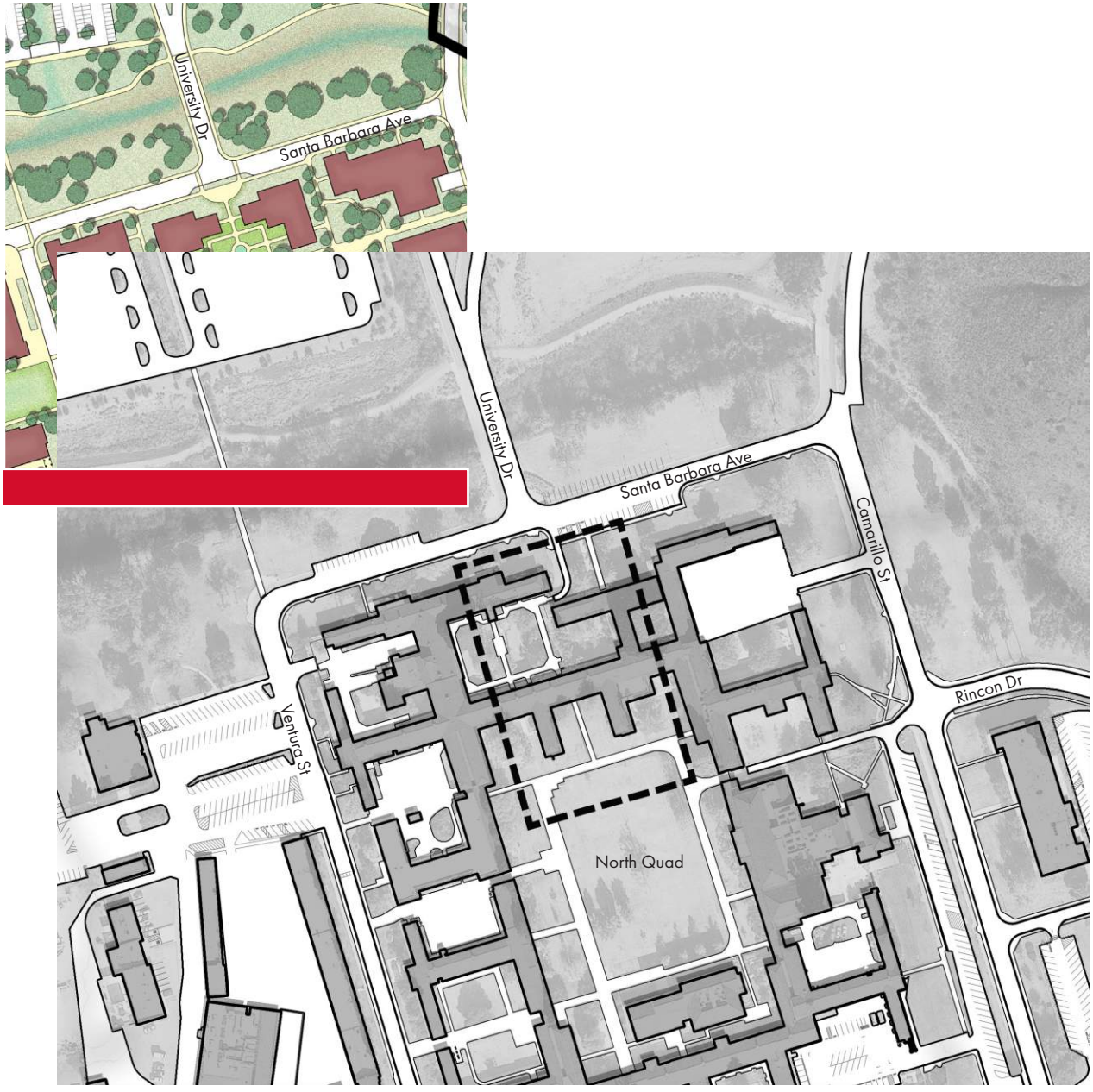
A. Gateway Hall
B. NW Corner of North Quad
C. NE Corner of North Quad
D. Existing Carden Kids Academy
E. Big Rock Park
F. SE Corner of North Quad
G. Mixed-Use Center Site
   1. Phase 1 (South)
   2. Phase 2 (North)
H. South of Broome Library
I. El Dorado Park
J. Lot A11
K. University Glen
L. Lot A10
M. Site of Disused Water Tank along Camarillo Street

Site A: Gateway Hall

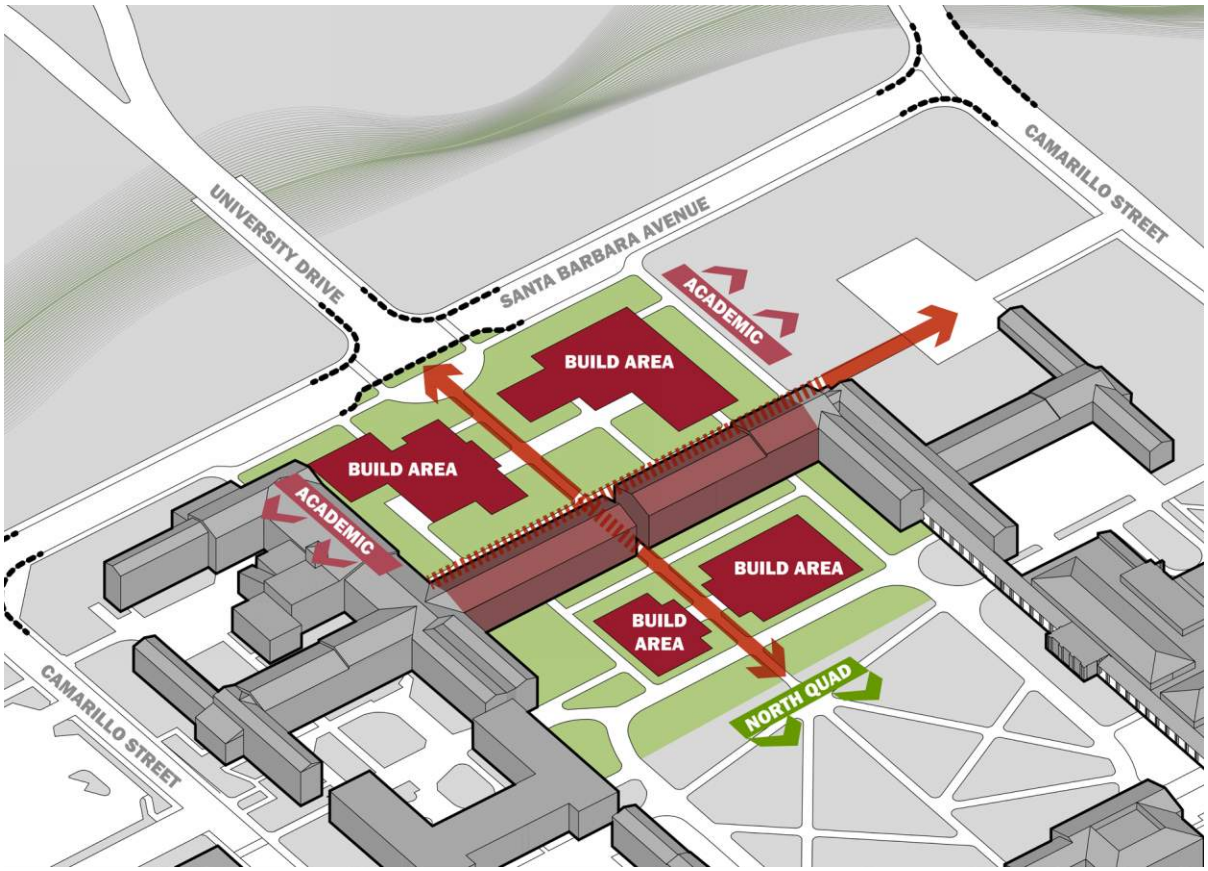
View of Site A from Santa Barbara Avenue

The Gateway Hall site is one of the first impressions of campus. The site has significant development potential and has long been planned for academic, administrative, and student-centered functions. The site has flexibility for buildings and open space but lacks space for significant drop-off or short-term parking.

This 2020 study confirms its ideal use is academic or administrative.



Existing Conditions and Site Boundary

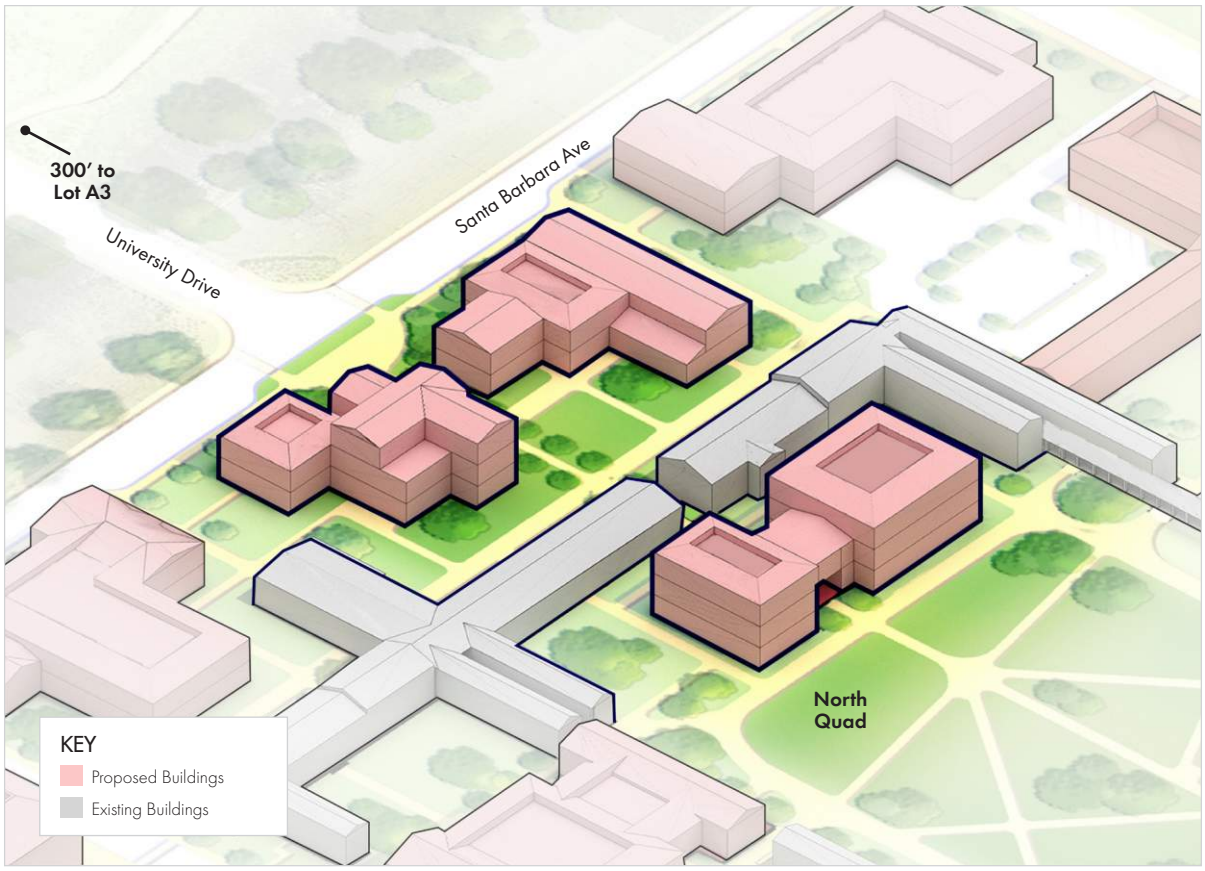


Site A Analysis

CAPACITY

» Footprint
38,400 GSF / 23,200 NASF

» Total
115,200 GSF / 72,600 NASF
(assumes 3 floors)



Site A Conceptual Massing

PROS

» Supports potential long-term growth of library

» New construction provides flexibility – could support academics or residential

» Frames open Central Mall in front of Broome Library symmetrically with Mixed Use Center

CONS

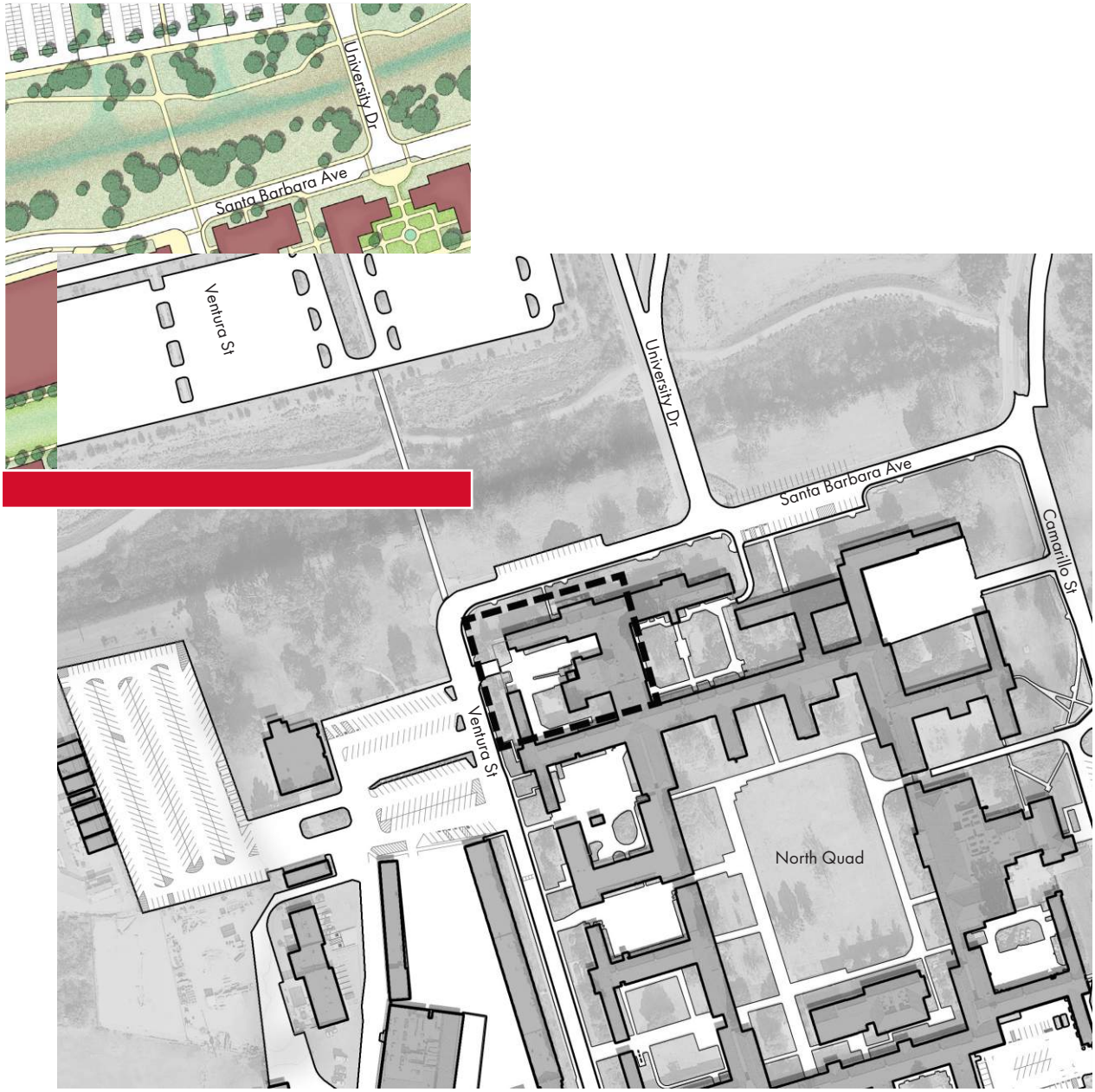
» Not well-suited to ECE functions due to access/egress challenges

Site B: NW Corner

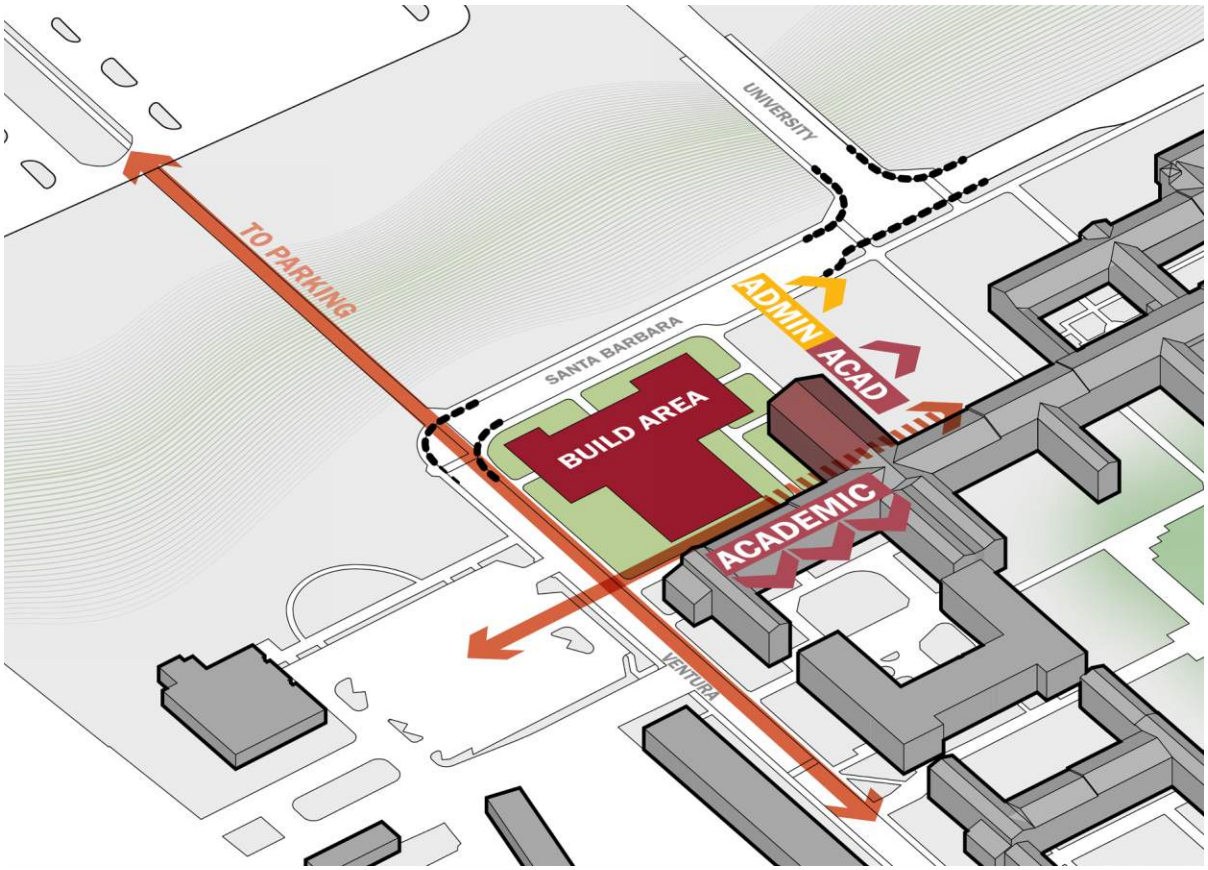
View of Site B from Intersection of Ventura and Santa Barbara

The northwest corner site offers a secondary, yet significant, first impression of campus. Similar to the Gateway Hall site, it is not ideal for drop-off or short-term parking, but it is close to the pedestrian path connection to the north parking areas (Lot A3). It is not as large as the Gateway Hall site but still has significant development potential.

This 2020 study confirms its ideal use is academic.



Existing Conditions and Site Boundary

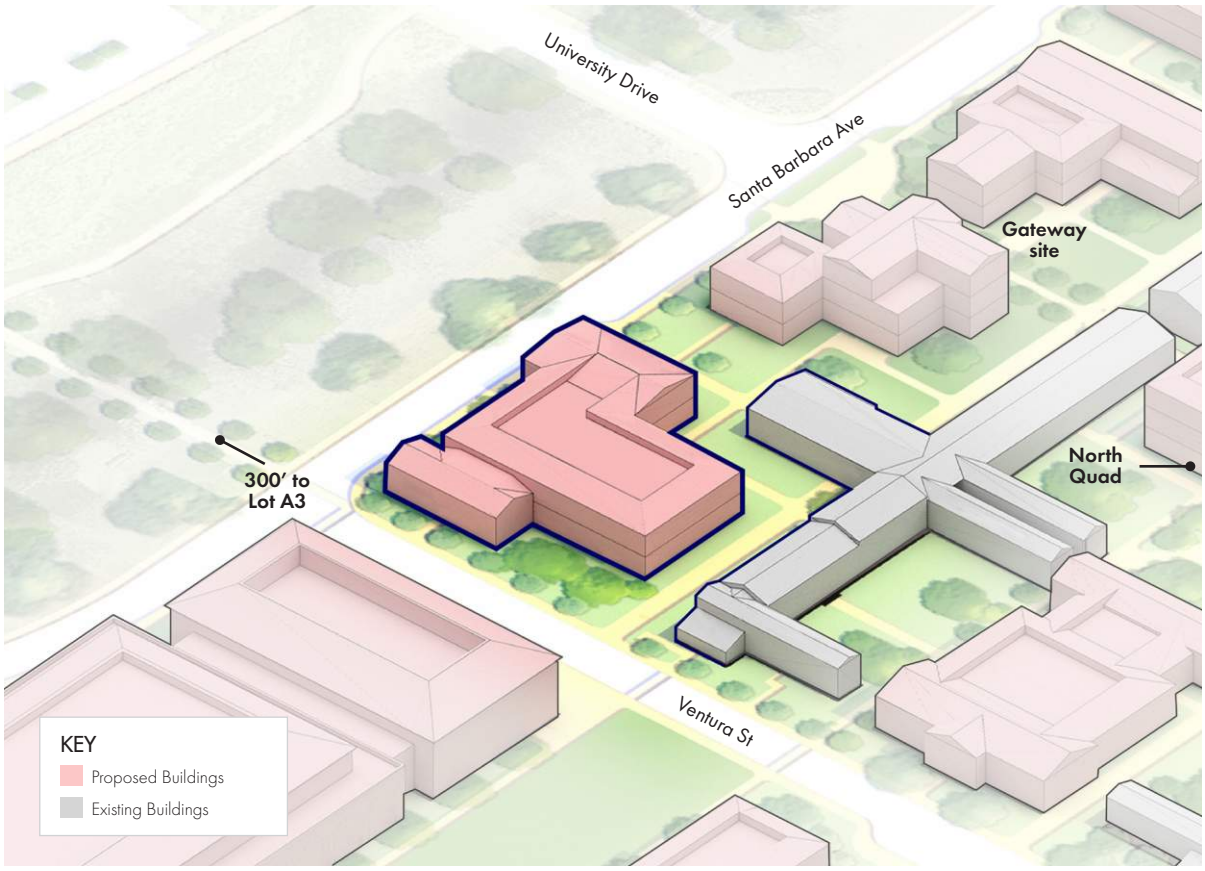


Site B Analysis

CAPACITY

» Footprint
20,800 GSF /
13,100 NASF

» Total
15,200 GSF /
72,600 NASF
(assumes 3 floors)



Site B Conceptual Massing

PROS

- Synergies with Site A (Gateway) transform entry and arrival experience to North Quad
- Prominent location, especially for visitors arriving from Lot A3
- Walkable for general population from Lot A3 and could support event space
- Loading can occur out of view from primary arrival sequence

CONS

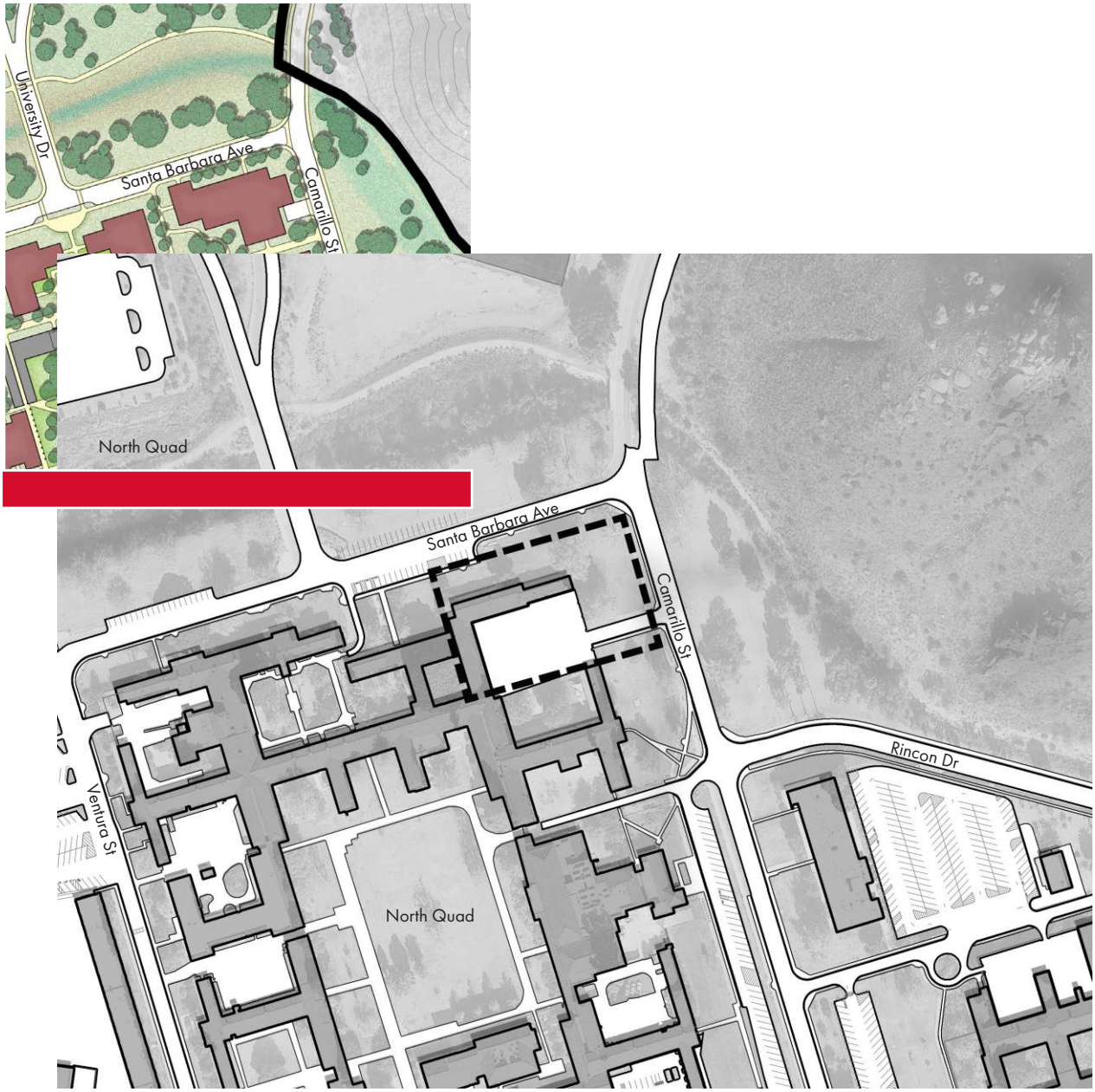
- Relatively limited capacity due to site size
- Small drop-off area
- Location within North Quad demands sensitive massing and design

Site C: NE Corner

View of Site B from Intersection of Camarillo and Santa Barbara

Similar to the northwest corner site, this northeast corner site offers a secondary, yet significant, first impression of campus. It is the first impression of those arriving via Camarillo Street. It has significant development potential, especially if it were to be combined with Site D to the south. Like other sites along Santa Barbara Avenue, it is not ideal for significant parking or drop-off.

This 2020 study confirms its ideal use is academic.



Existing Conditions and Site Boundary

Site C Analysis

CAPACITY (SITE C ONLY)

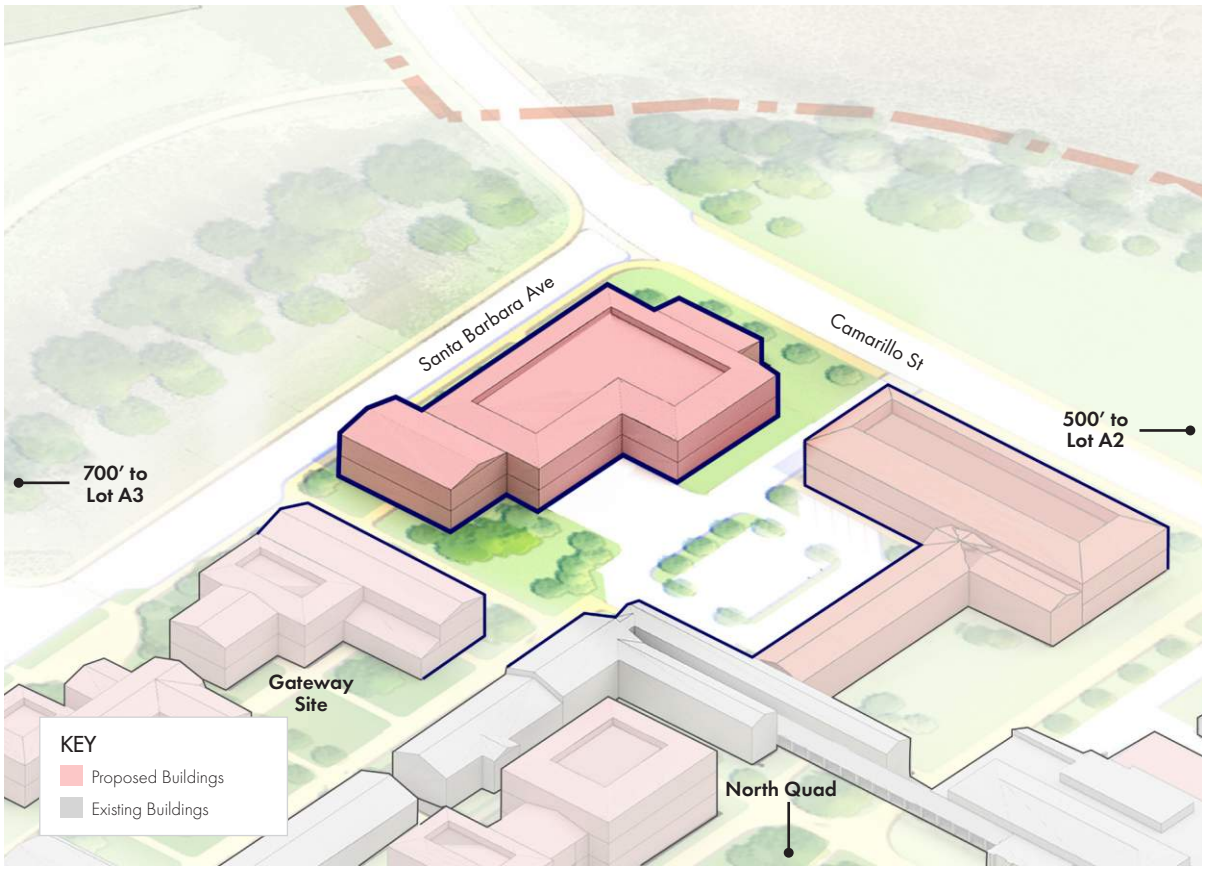
» Footprint
24,600 GSF / 15,500 NASF

» Total
73,800 GSF / 46,500 NASF (assumes 3 floors

CAPACITY (SITE C+D ONLY)

» Footprint
47,400 GSF / 29,900 NASF

» Total
142,200 GSF / 89,700 NASF (assumes 3 floors)



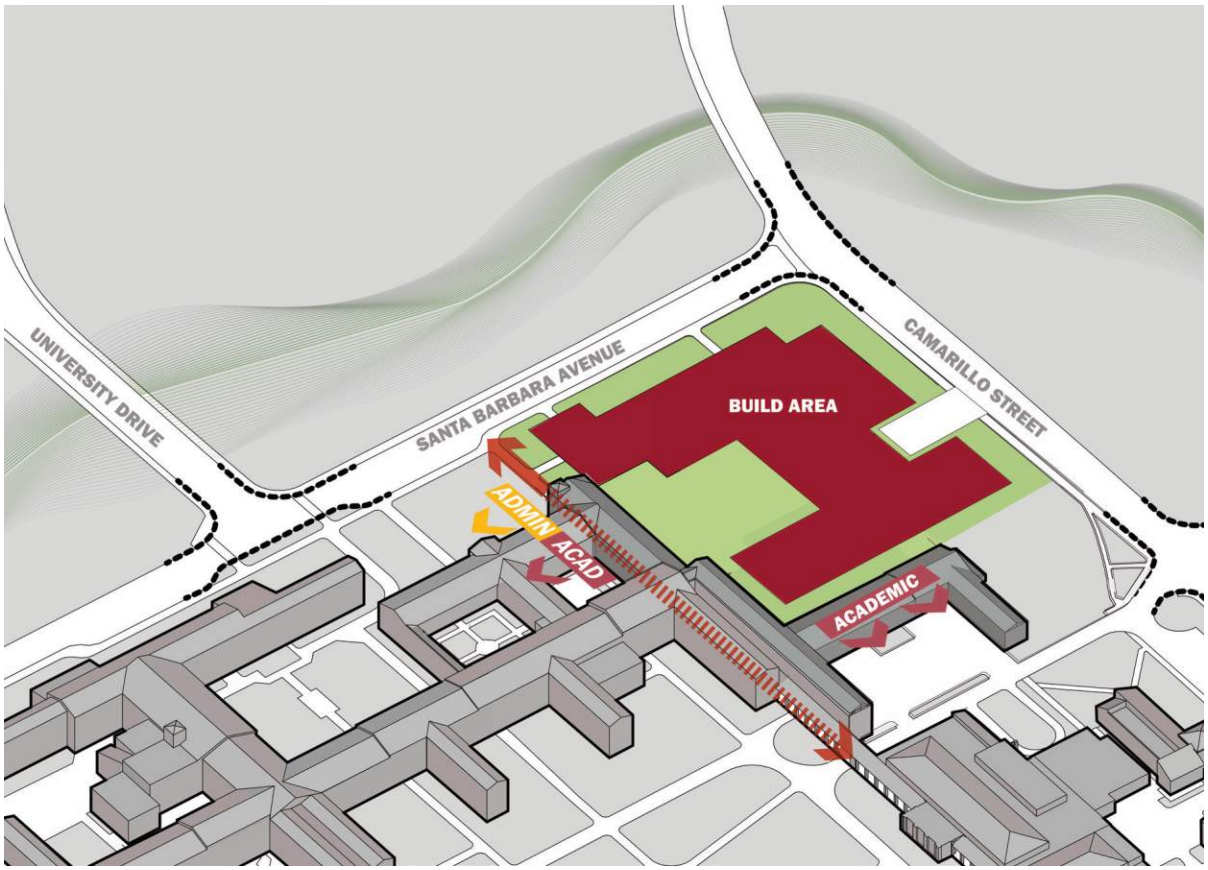
Site C Conceptual Massing

PROS

- Prominent location, especially for visitors arriving from Camarillo Street
- Significant design and program flexibility – could be combined with Site D to the south
- When combined with Site D, provides capacity for transformational academic facility
- As a standalone facility, provides discreet service and parking area shared with Site D
- Proximity to proposed mixed-use development

CONS

- Combined Site C + D alternate might require phased approach
- Small drop-off area
- Location within North Quad demands sensitive massing and design
- Camarillo Street already congested during morning Carden Kids day care drop-off so site circulation will require careful study

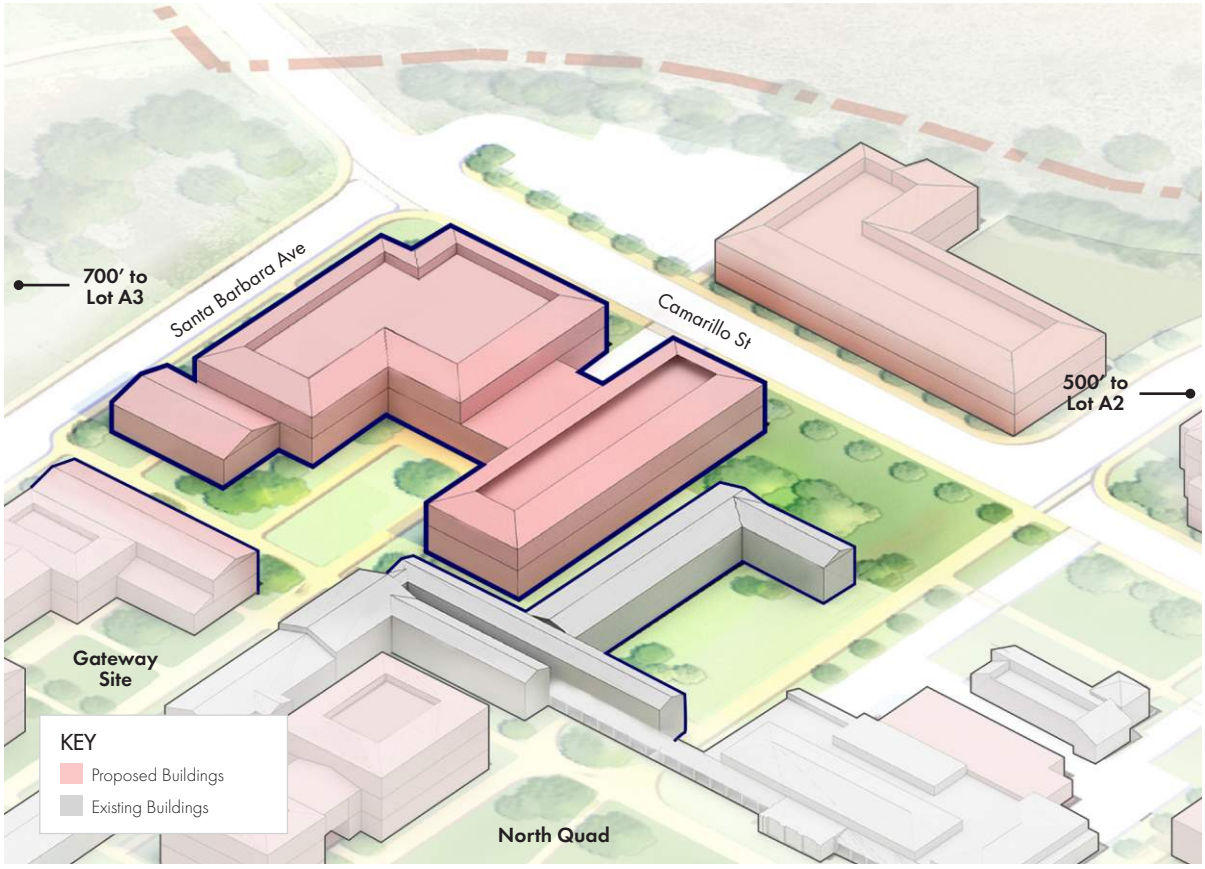


Combined Site C + D Analysis

CAPACITY (SITE C+D ONLY)

» Footprint
47,400 GSF / 29,900 NASF

» Total
142,200 GSF / 89,700 NASF (assumes 3 floors)



Combined Site C + D Conceptual Massing

PROS

- Prominent location, especially for visitors arriving from Camarillo Street
- Significant design and program flexibility – could be combined with Site D to the south
- When combined with Site D, provides capacity for transformational academic facility
- As a standalone facility, provides discreet service and parking area shared with Site D
- Proximity to proposed mixed-use development

CONS

- Combined Site C + D alternate might require phased approach
- Small drop-off area
- Location within North Quad demands sensitive massing and design
- Camarillo Street already congested during morning Carden Kids day care drop-off so site circulation will require careful study

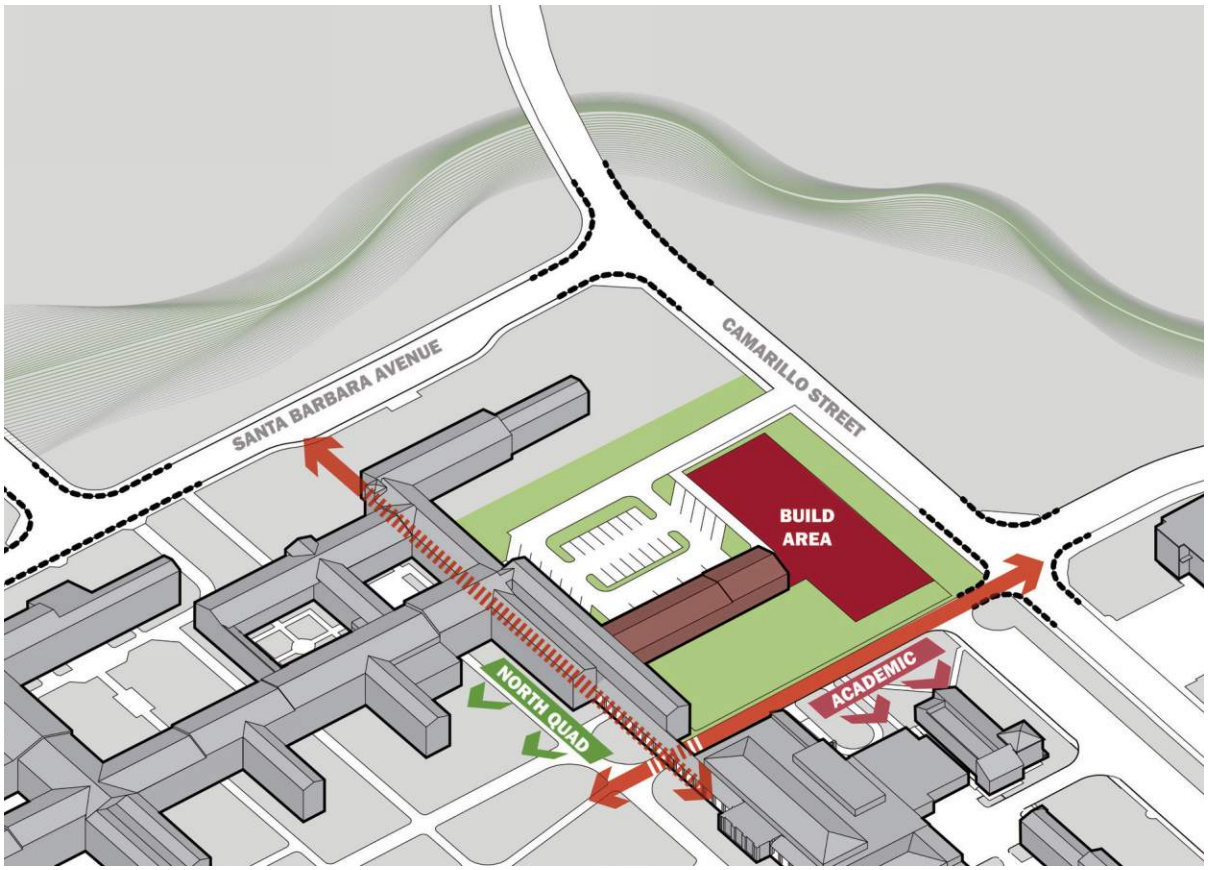
Site D: Existing Carden Kids Academy Preschool

View of Existing Carden Kids Academy from Intersection of Camarillo and Rincon

The Carden Kids Academy Preschool site is the location of the current day care center on campus. It has good vehicle access from Camarillo Street, though its location can cause traffic congestion along Camarillo Street. The south side of the site will be a significant pedestrian thoroughfare once the North Quad and area north of Broome Library are built out.

While this site has long been planned as an academic site, it may also be considered as a site for Early Childhood Education.

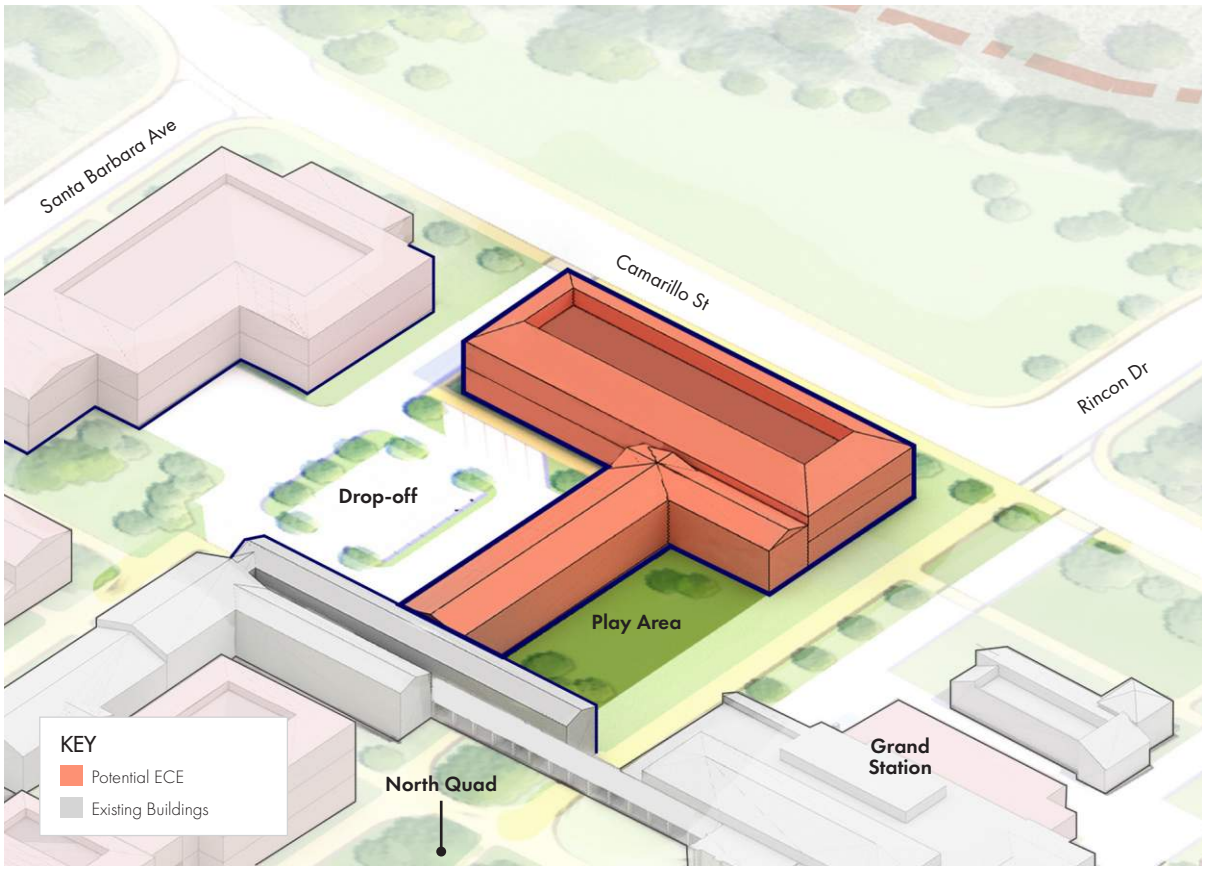
Existing Conditions and Site Boundary



Site D Analysis

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
  Approximately 20 Spaces



Site D Conceptual Massing

PROS

- Current daycare center location (site already tested for early childhood functions)
- Accommodates Phase 1 ECE program on ground floor
- Capacity for Phase 2 ECE program or other functions may need to be on second floor
- Potential to provide discreet service and parking area shared with Site C
- 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

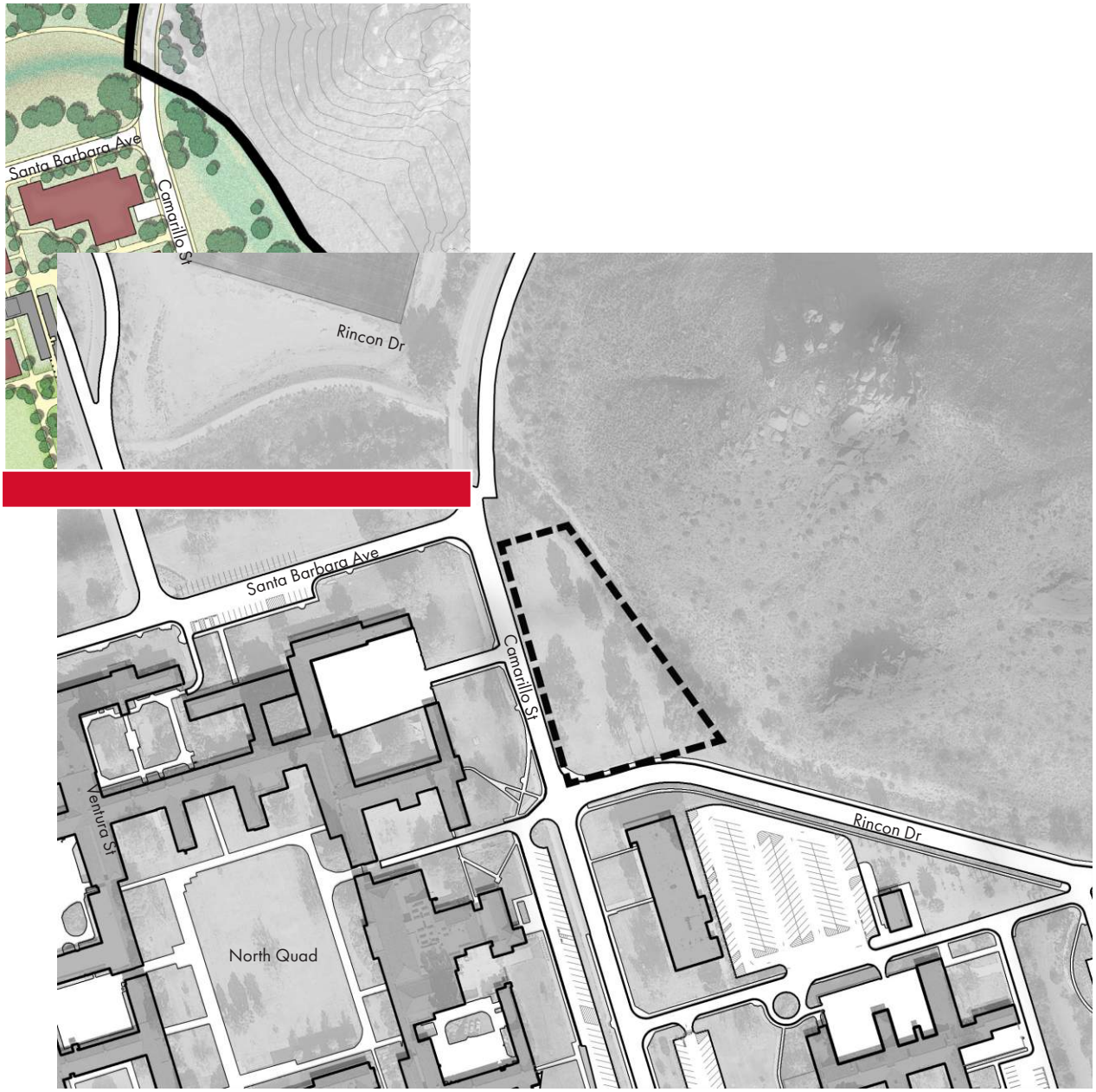
- Identified for academic program in 2014 Vision Plan - reduces capacity at North Quad for academic space if developed for ECE
- Displacement of existing childcare during site development and construction
- Some grade/accessibility issues
- Location within North Quad demands sensitive massing and design
- Camarillo Street already congested during peak time so site circulation will require careful study
- Noise from ECE play area could impact adjacent academic and event functions

Site E: Big Rock Park

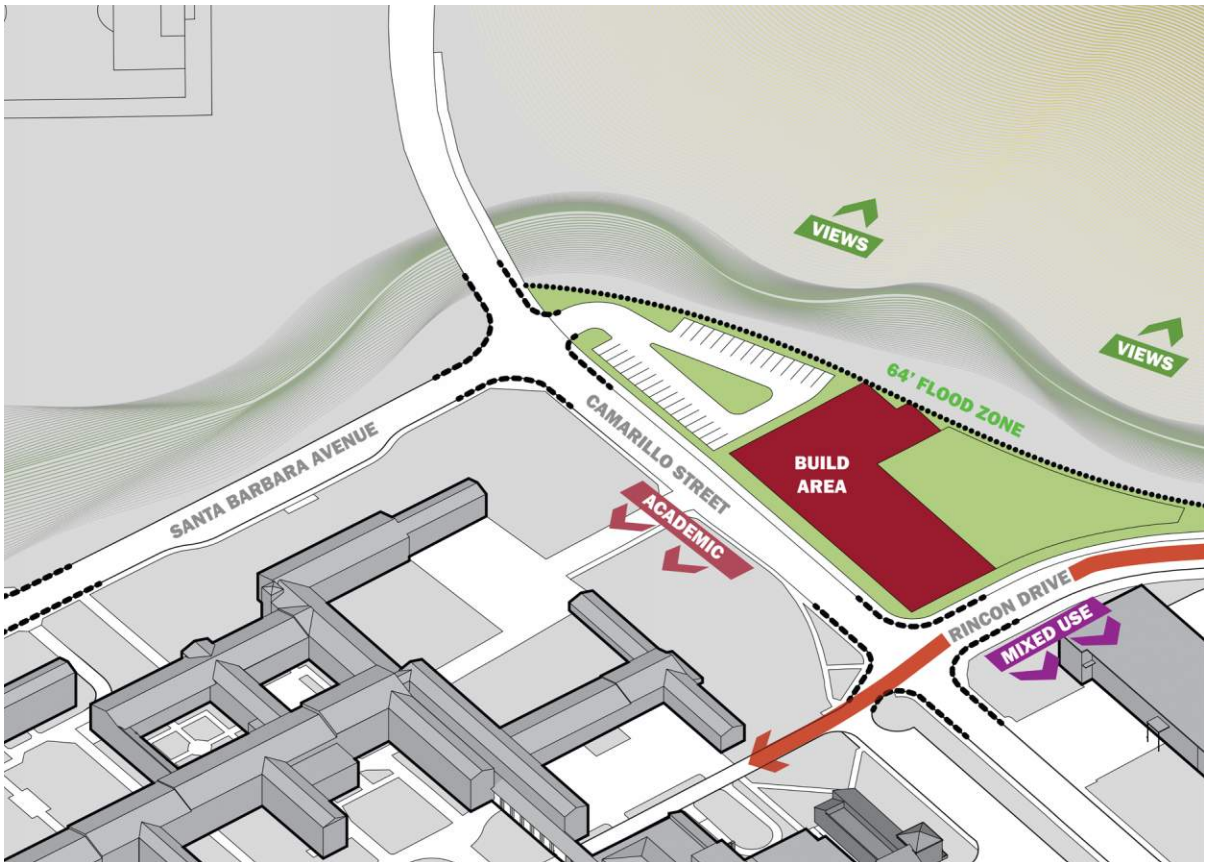
View of Big Rock Park from Camarillo St

Big Rock Park is currently an open space amenity for the campus. It has good vehicle access from Camarillo Street but there are some concerns about possible flooding on a portion of site due to proximity to the hillside and historic course of a creek. There may also be cultural sensitivities from the area's Chumash history.

While this site has long been planned to remain open space, it may also be considered for Early Childhood Education if the site is deemed large enough to accommodate the program. However, there are concerns about the loss of open space. If developed, the site density would need to be considered due to its location adjacent to the hillside and views from other parts of campus.



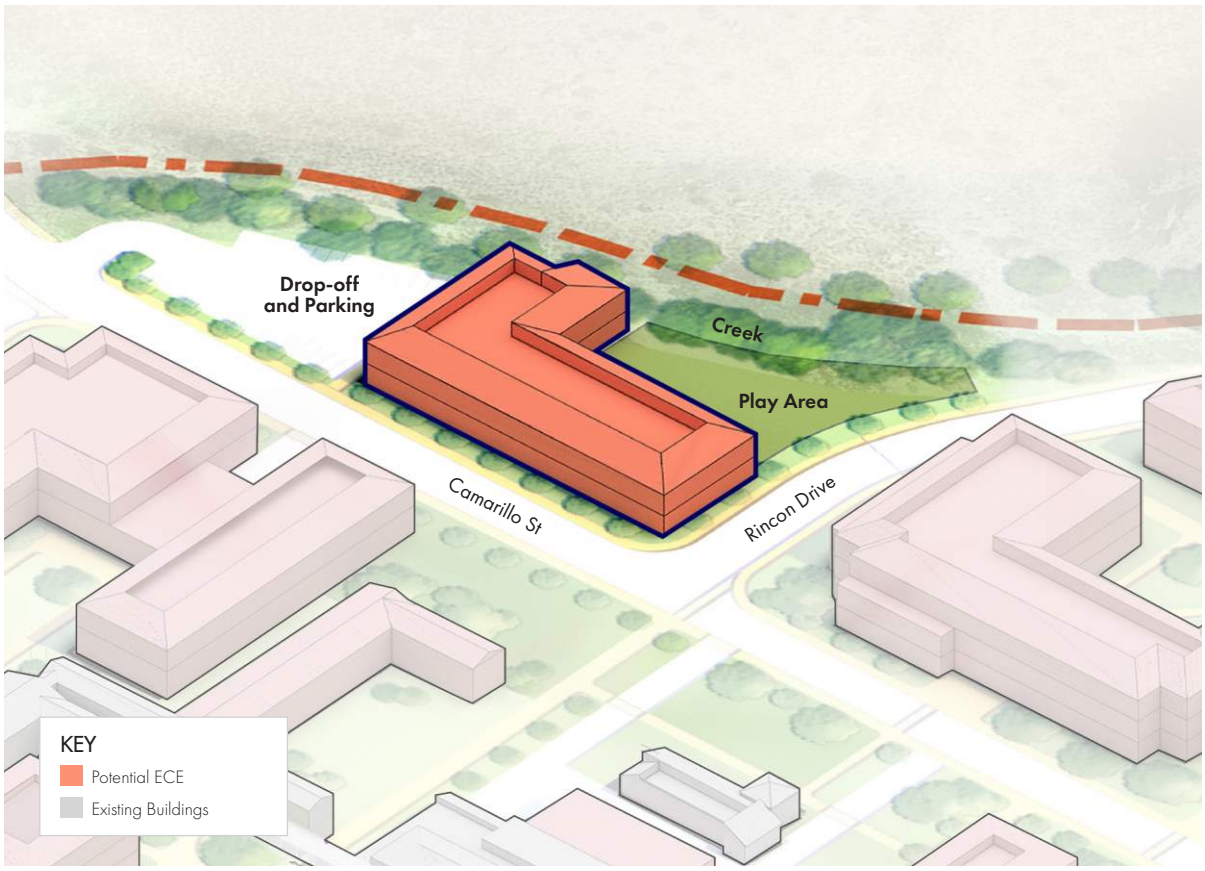
Existing Conditions and Site Boundary



Site E Analysis

ECE CAPACITY

- » Footprint
  23,000 GSF / 14,500 NASF
- » Total
  46,000 NASF / 29,000 NASF
  (assumes 3 floors)
- » Play Area
  17,000 SF
- » Parking
  33 Spaces



Site E Conceptual Massing

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
- Access to nature for children
- 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

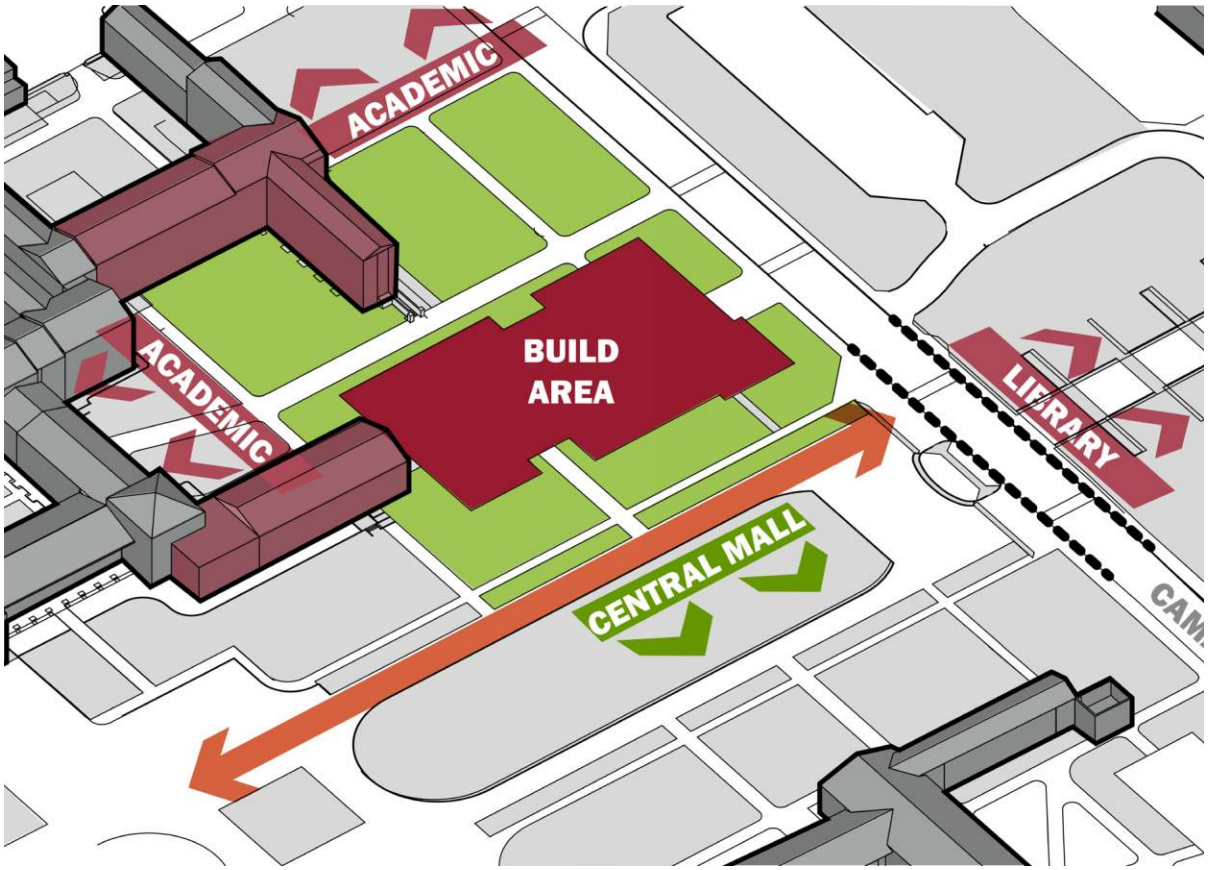
Site F: SE Corner of North Quad

View of Site F from in front of Broome Library

Big Rock Park is currently an open space amenity for the campus. It has good vehicle access from Camarillo Street but there are some concerns about possible flooding on a portion of site due to proximity to the hillside and historic course of a creek. There may also be cultural sensitivities from the area's Chumash history.

While this site has long been planned to remain open space, it may also be considered for Early Childhood Education if the site is deemed large enough to accommodate the program. However, there are concerns about the loss of open space. If developed, the site density would need to be considered due to its location adjacent to the hillside and views from other parts of campus.

Existing Conditions and Site Boundary

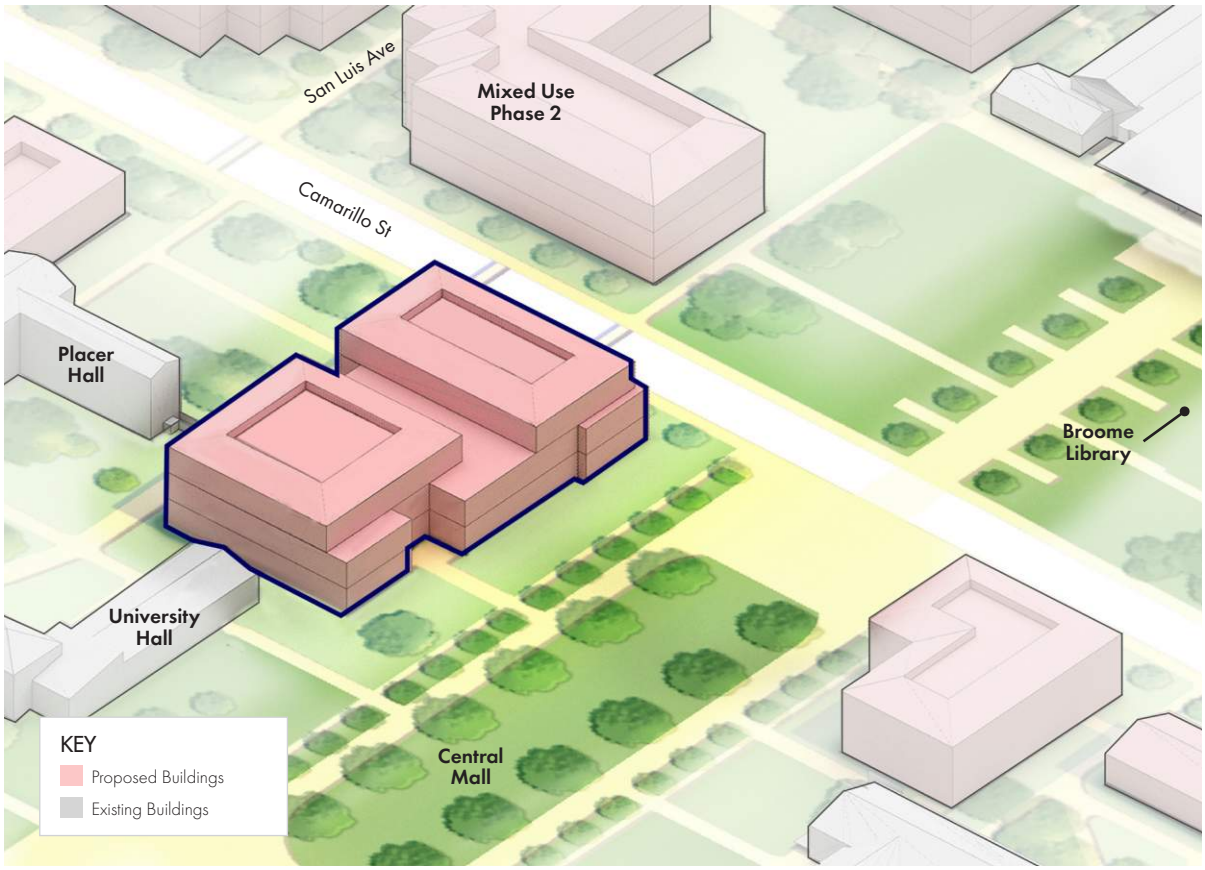


Site F Analysis

CAPACITY

» Footprint
27,000 GSF / 17,000 NASF

» Total
81,000 GSF / 51,000 NASF (assumes 3 floors)



Site F Conceptual Massing

PROS

- Prominent location on Central Mall and close to Broome Library
- Significant capacity for academic programming
- Along with recent completion of Sierra Hall, renews identity of North Quad along Central Mall

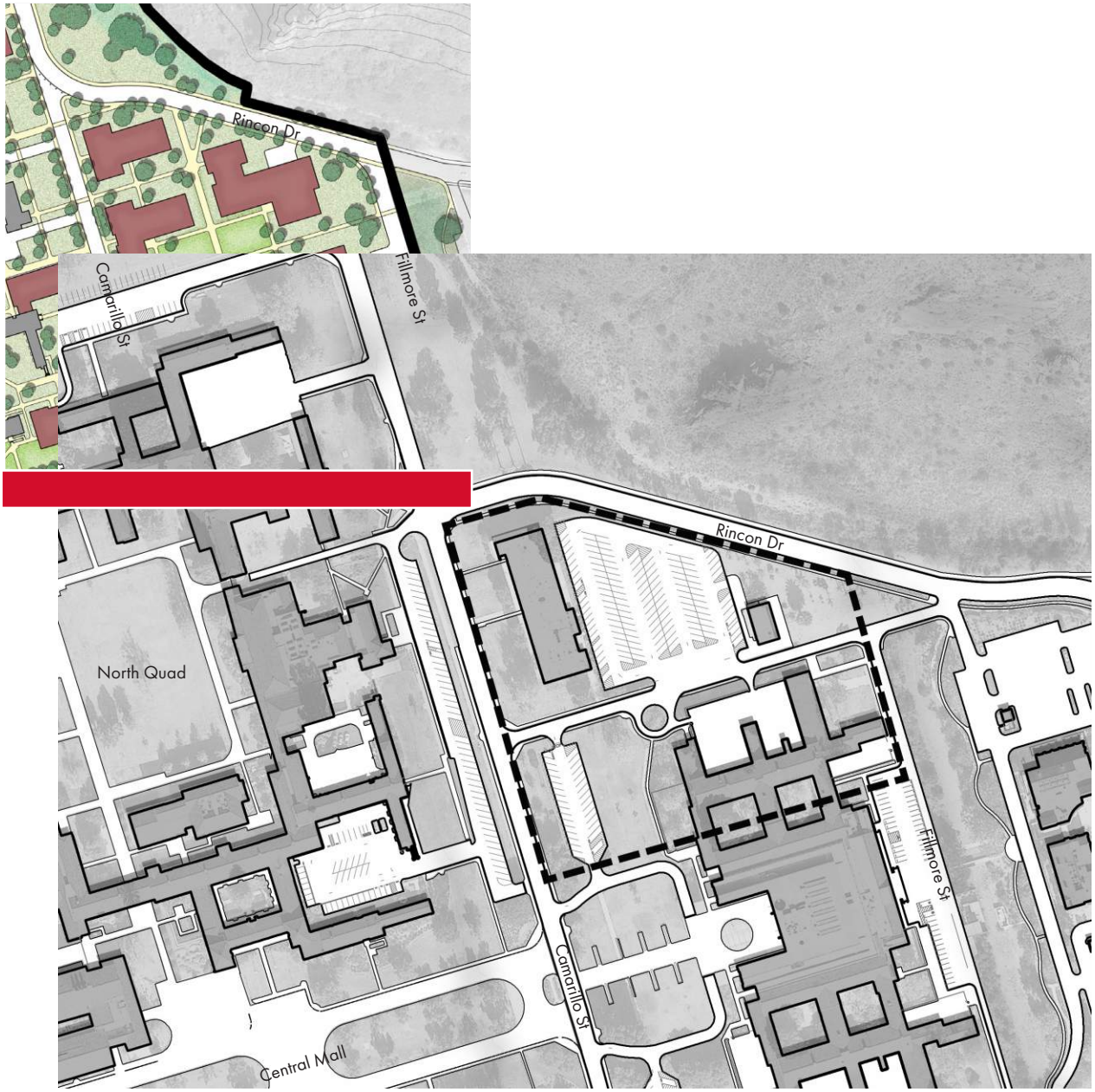
CONS

- Loading could be a challenge - deep within North Quad with no natural "back door"
- Larger footprint may drive a phased approach
- Location within North Quad demands sensitive massing and design
- Closing Camarillo Street to vehicular traffic could present challenge to drop-off and service access

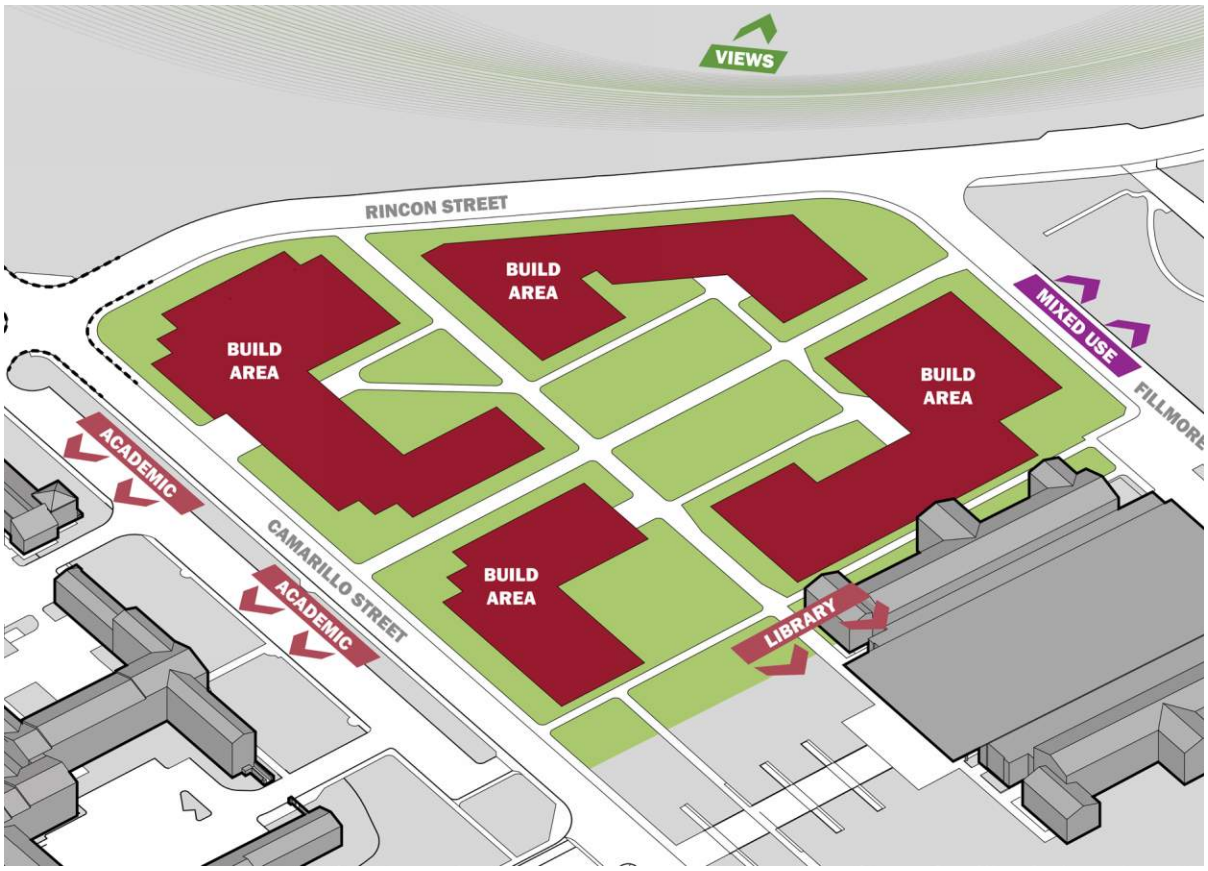
Site G: Mixed-Use Center Site

View of Sage Hall which occupies the Northwest Corner of Site G

The mixed-use site is located north of Broome Library. This area was originally planned as space for academic expansion but recently has been studied for multi-phased development with housing, administrative functions, and health services. For the purposes of this study, it was divided into the two parts: Phase 1 to the south and Phase 2 to the north. There is little additional capacity available beyond what is already planned. While the site was studied for ECE early in the process, the Phase 1 site was eliminated during the first workshop and Phase 2 site during the second workshop. Neither site is ideal for drop-off, parking, or outdoor space required for Early Childhood Education. There are also concerns about mixing ECE population with CI student population. Additionally, there are concerns that the ECE play yard would detract from an otherwise vibrant open space at the heart of the site.



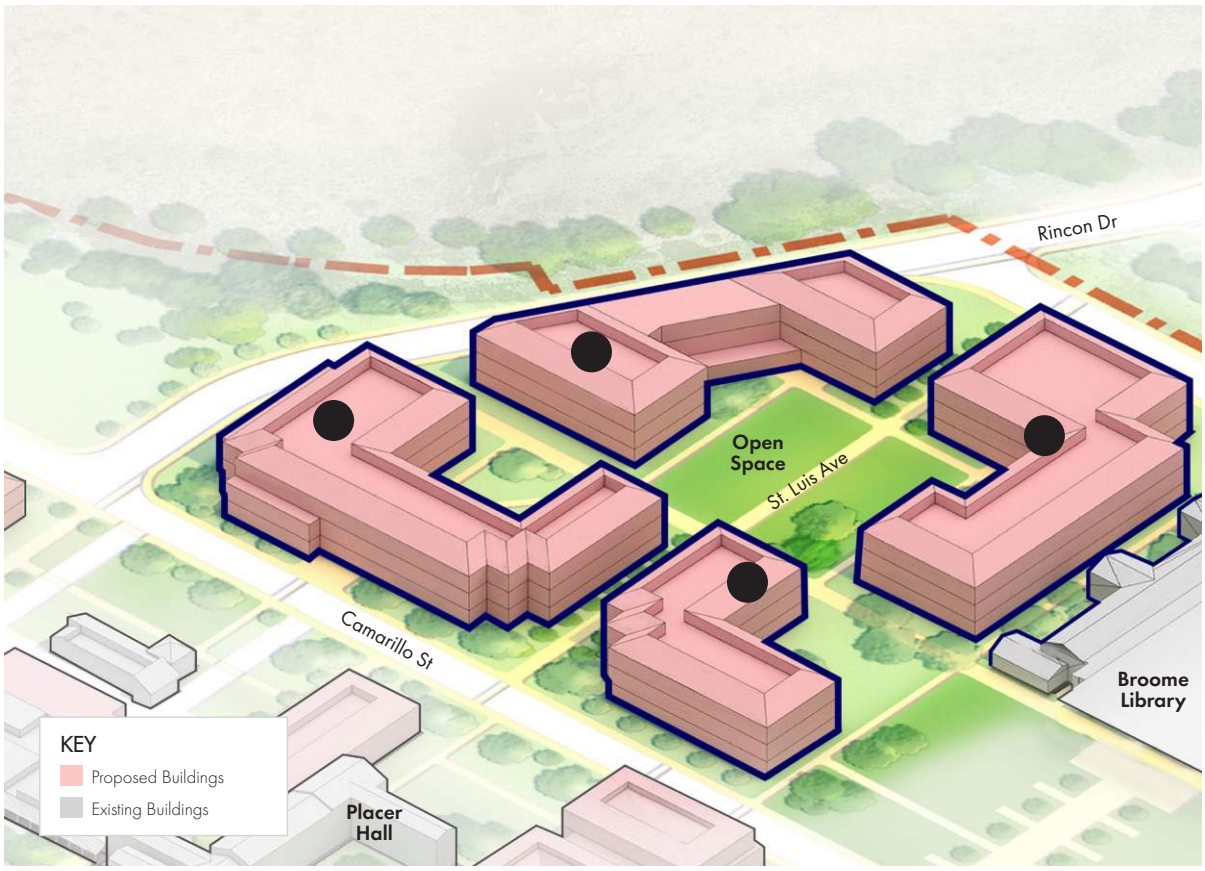
Existing Conditions and Site Boundary



Site G Analysis

CAPACITY

- 121,100 GSF
  570-940 beds
- NW Site
  37,800 GSF ground floor;
  180-290 beds 2nd + 3rd floor**
- NE Site
  26,700 GSF ground floor
  120-210 beds 2nd + 3rd floor**
- SE Site
  35,800 GSF ground floor
  170-280 beds 2nd + 3rd floor**
- SW Site
  20,900 GSF ground floor
  100-160 beds 2nd + 3rd floor**



Site G Conceptual Massing

PROS

- Proposed footprints well-suited for academic, event, and residential programs
- Proposed programs have positive synergies
- Extends open space network of North Quad and Central Mall

CONS

- Access, parking, and egress a challenge for some events and ECE
- ECE may not support mix of programs and planned open spaces
- ECE could impact housing capacity
- Mixing University student population with ECE student population not ideal

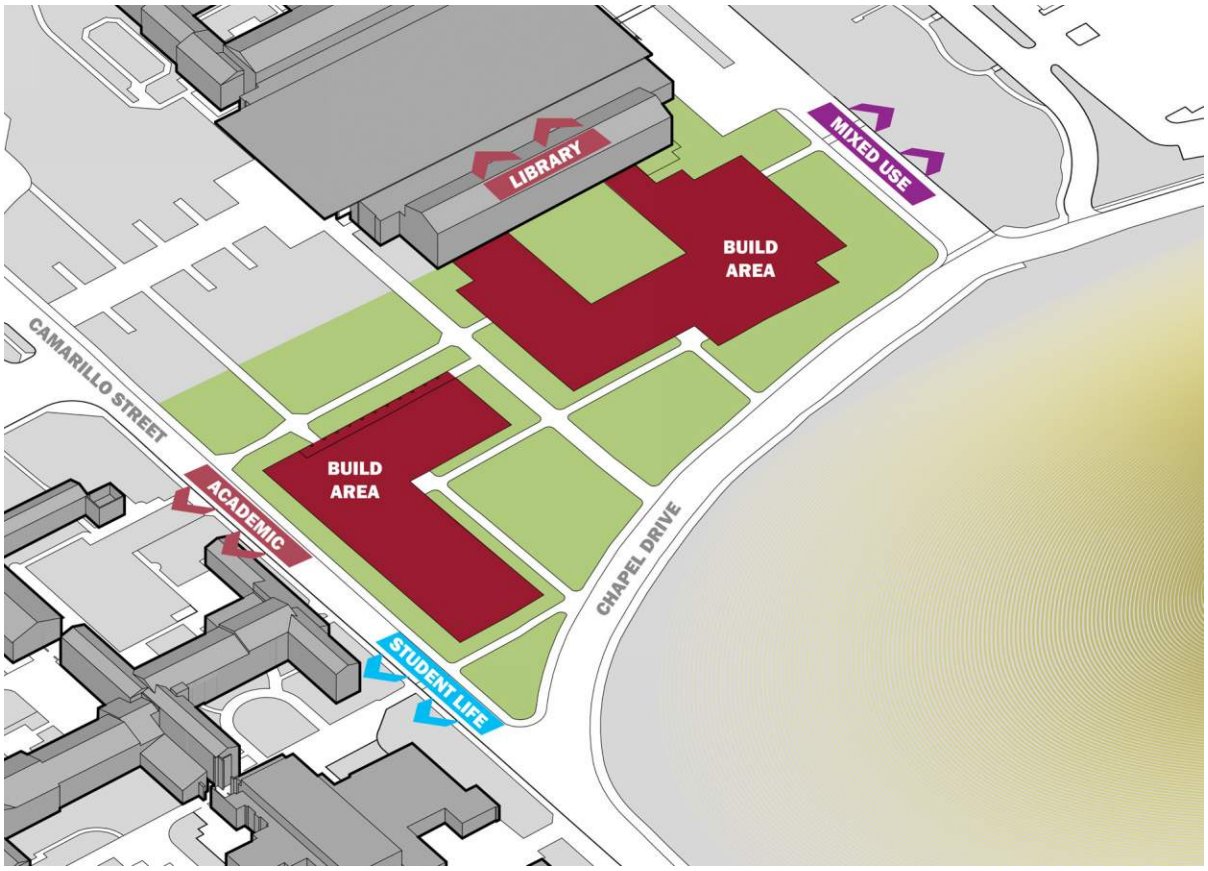
Site H: South of Broome Library

View of Malibu Hall which Occupies the Southern Portion of Site H

The site south of Broome Library is a large site that has been planned for academic expansion in the 2014 Vision Plan, including shifting Chapel Drive south along the hillside to create a larger, contiguous site. While the site could have easy access for drop-off or short-term parking, it requires circulation through campus along Camarillo Street, behind Broome Library, or around the Town Center.

This 2020 study confirms its ideal use is academic.

Existing Conditions and Site Boundary

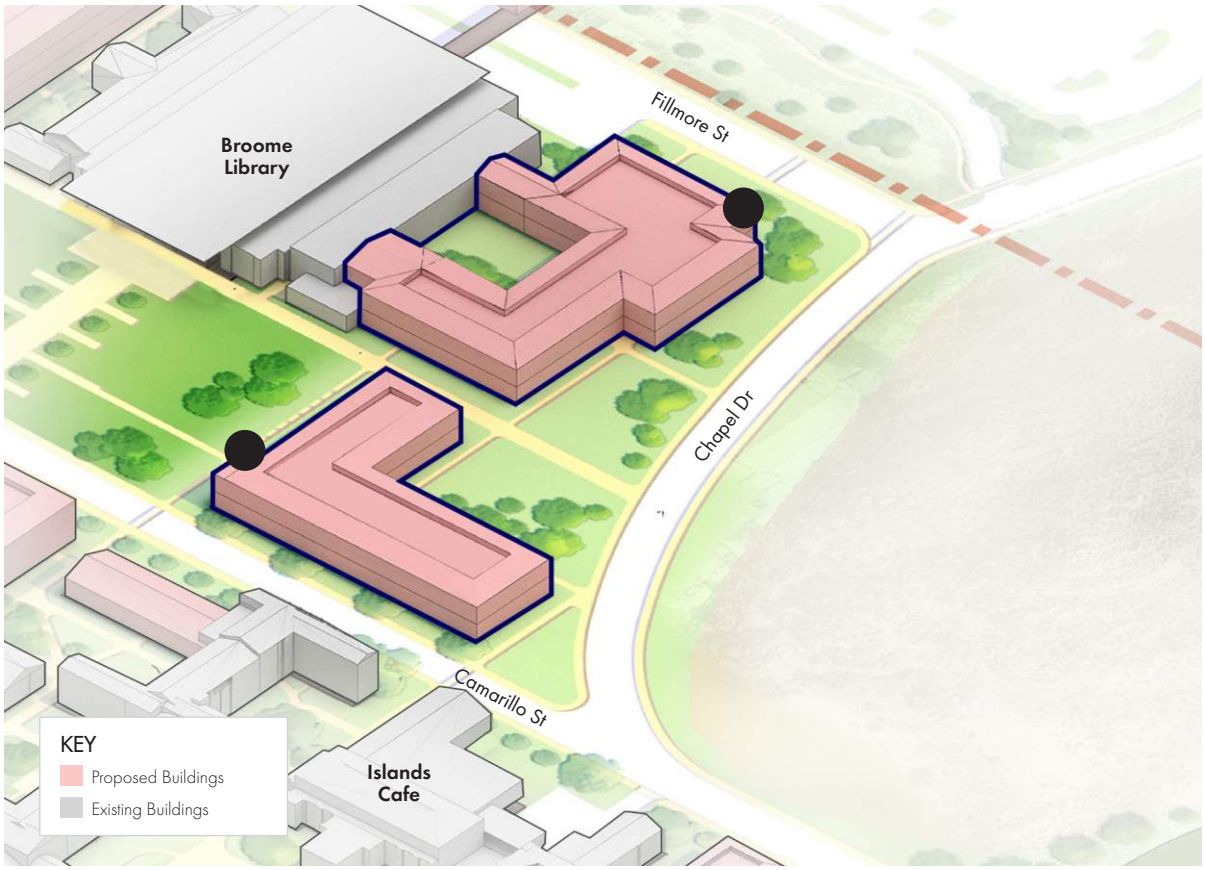


Site H Analysis

CAPACITY

» Footprint
47,900 GSF / 40,600 NASF

» Total
143,500 GSF / 121,800 NASF (assumes 3 floors)



Site H Conceptual Massing

PROS

- Large site, especially with the relocation of Chapel Drive to the south once Malibu Hall functions are relocated
- Could support potential long-term growth of library
- New construction provides flexibility – could support academics or residential
- Frames open Central Mall in front of Broome Library symmetrically with Mixed Use Center on the north side of Broome Library

CONS

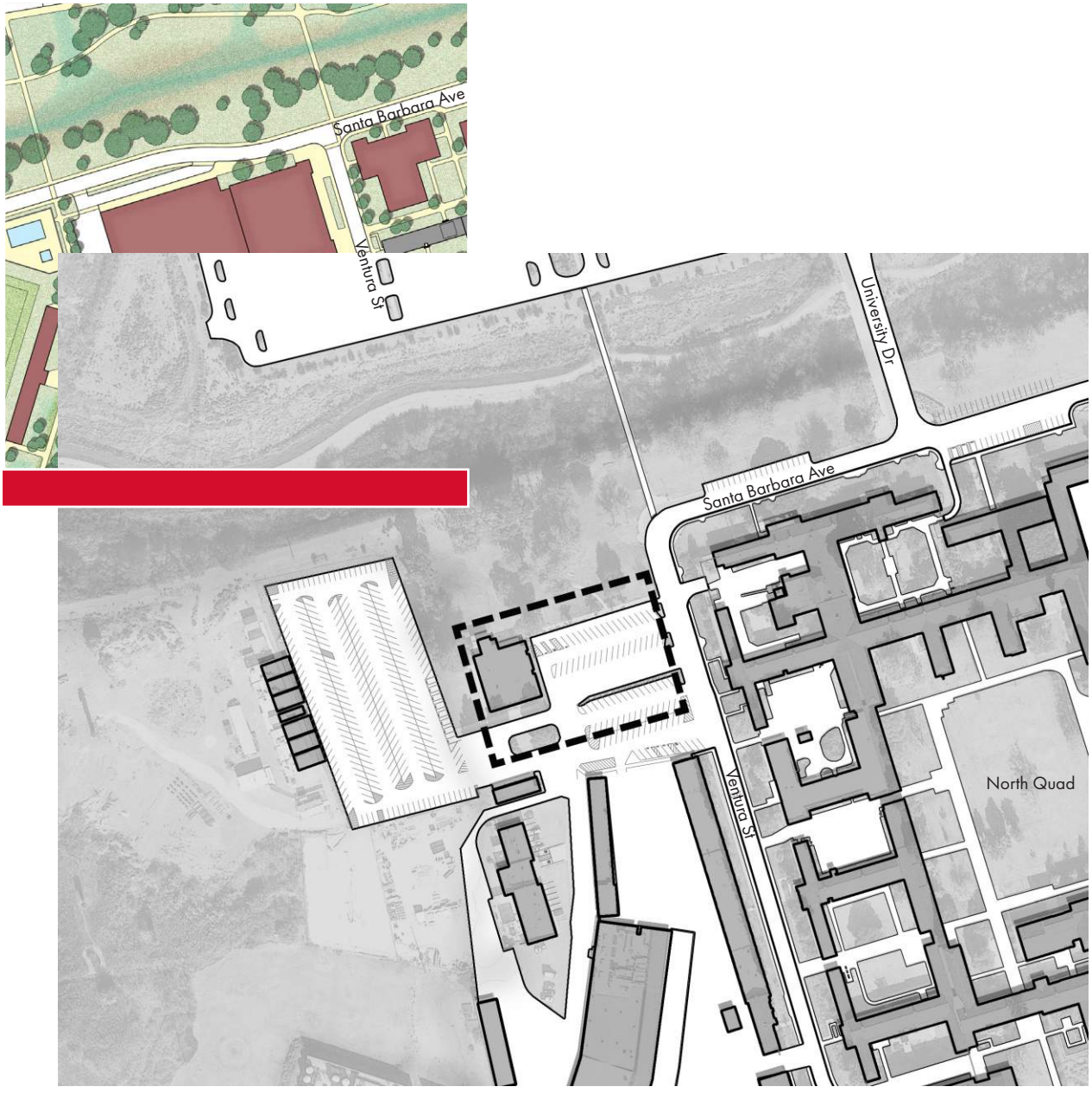
- Not well-suited to ECE functions due to access/egress challenges

Site I: El Dorado Park

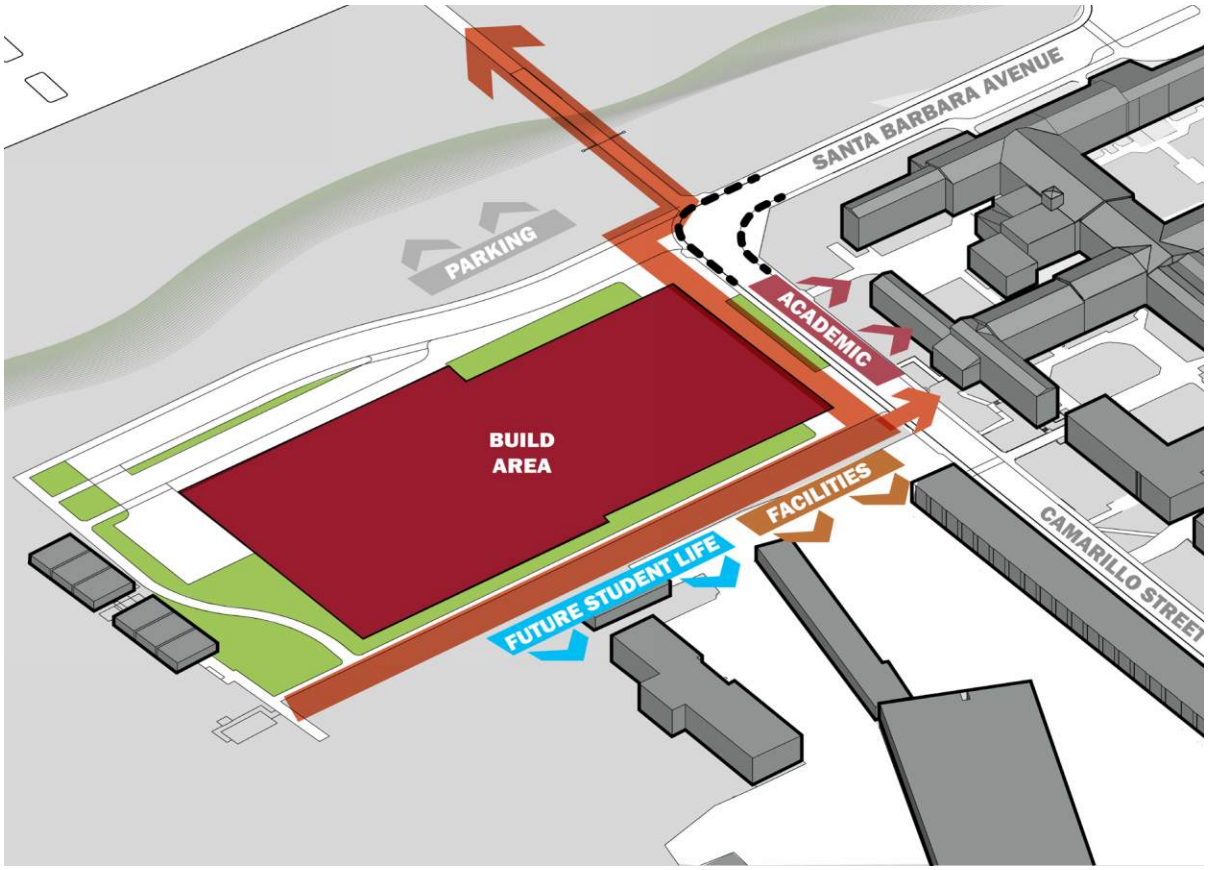
View of El Dorado Park from Ventura Street

The El Dorado Park site has been long planned for large footprint student life functions (recreation center, events, performing arts, etc.) that require large development areas and easy access to parking. While the 2014 Vision Plan proposes an additional access road from the west, near- to mid-term access to the site requires vehicles to cross the highly trafficked pedestrian route from the north parking areas (Lot A3) to campus. Prevailing winds from the wastewater treatment facility to the west make outdoor areas in this area of campus not ideal because of periodic foul smells.

This 2020 study confirms its ideal use is large footprint indoor student life functions.



Existing Conditions and Site Boundary

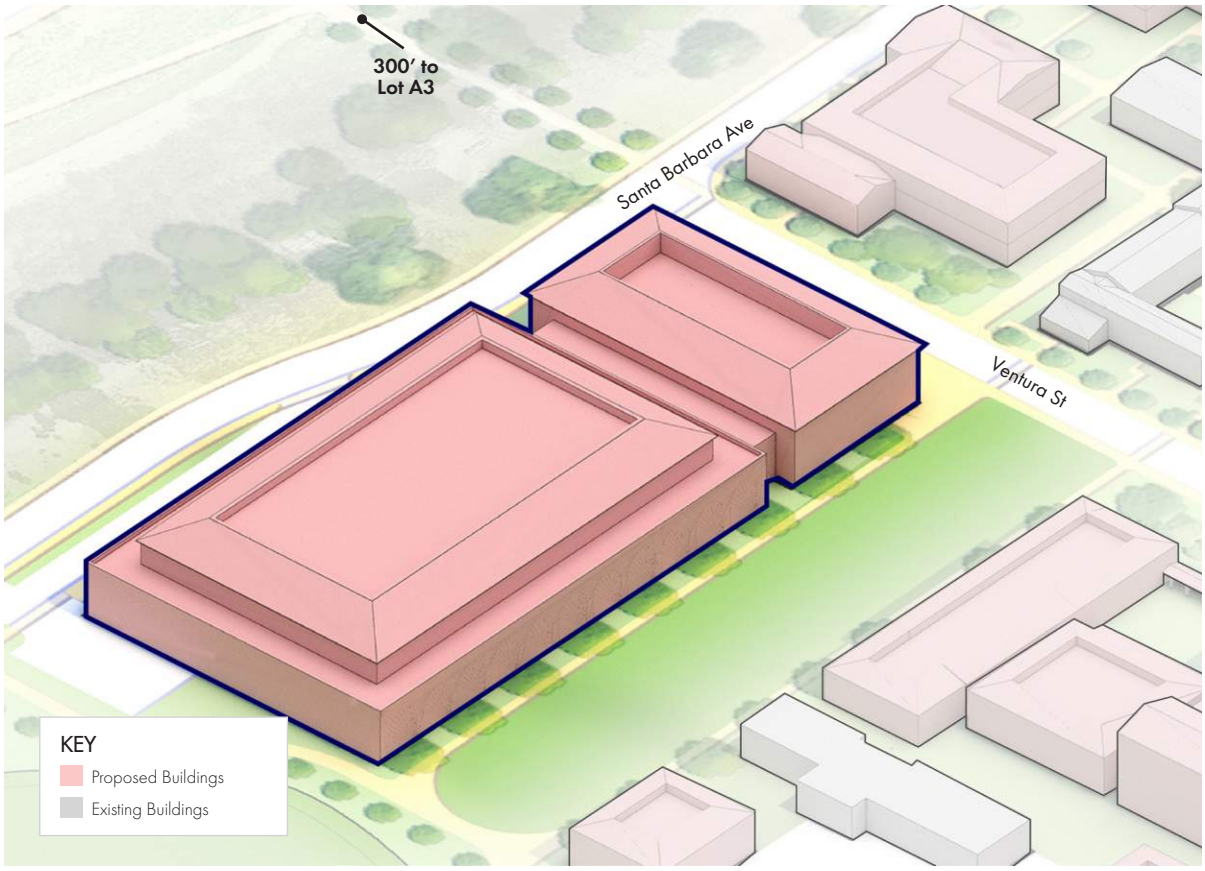


Site I Analysis

CAPACITY

» Footprint
100,000 GSF / 63,000 NASF

» Total
150,000 GSF / 94,500 NASF



Site I Conceptual Massing

PROS

- One of few sites available for large indoor programs
- Very close to northern parking areas for potential event parking
- Discreet loading and unloading along extension of Santa Barbara Ave
- Most significant massing largely hidden from North Quad so there is flexibility for taller structures

CONS

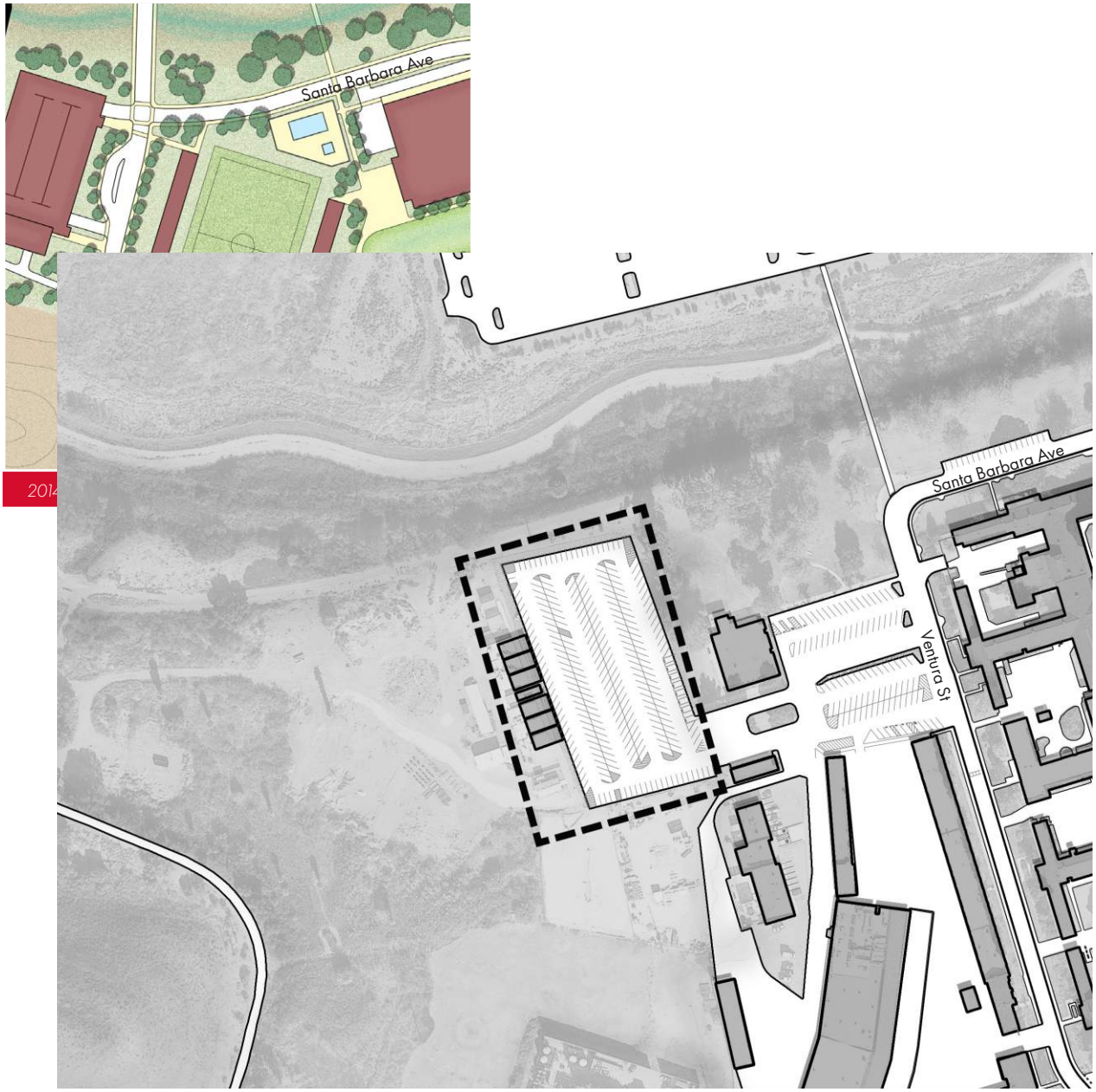
- Loss of campus open space
- Significant pedestrian traffic from northern parking areas across Santa Barbara Avenue down Ventura Street
- Any redevelopment requires some enabling projects (replacement of parking and El Dorado Hall)
- Proximity to waste treatment plant a challenge to outdoor ECE and academic functions

Site J: Lot A11

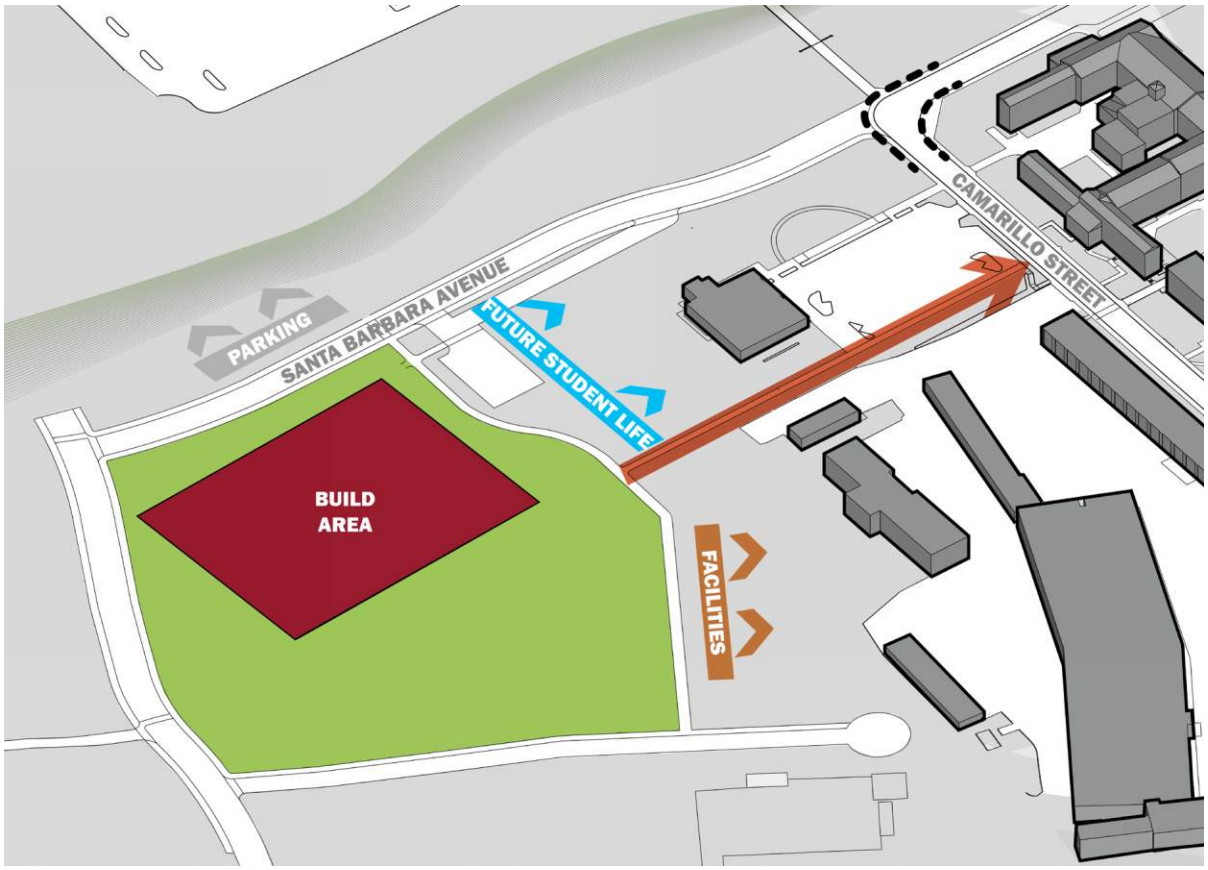
View of El Dorado Park, with Site J in the Background

Similar to the El Dorado Park site, the Lot A11 site has been long planned for large footprint student life functions (recreation center, events, performing arts, etc) that require large development areas and easy access to parking. Access to the site requires vehicles to cross the highly trafficked pedestrian route from northern parking areas to campus. Prevailing winds from the wastewater treatment facility to the west make outdoor areas in this area of campus not ideal because of foul smells. This site also displaces significant parking.

This 2020 study confirms its ideal use is large footprint indoor student life functions.



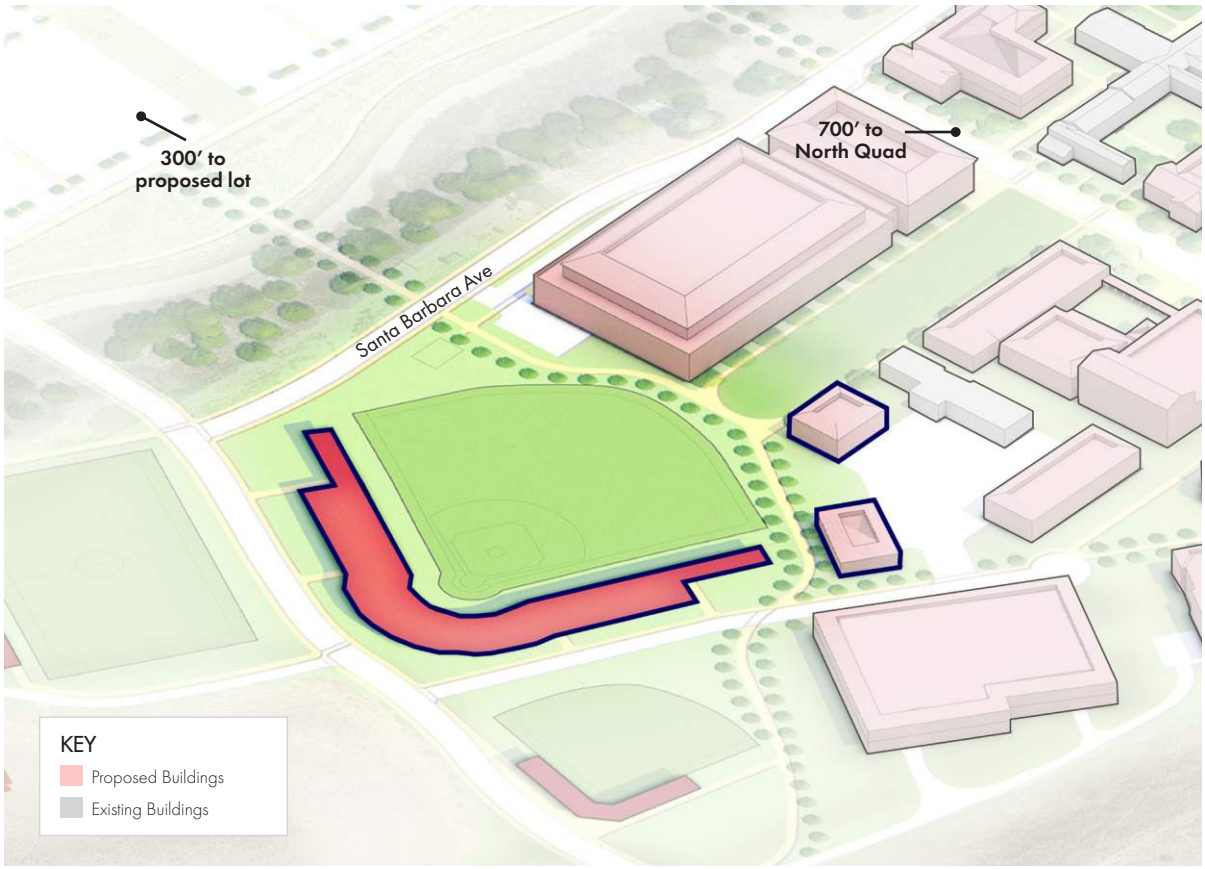
Existing Conditions and Site Boundary



Site J Analysis

CAPACITY

» Outdoor Athletic Facility



Site J Conceptual Massing

PROS

- One of few sites available for large indoor or outdoor programs
- Relatively close to northern parking areas for potential event parking
- Discreet loading and unloading along extension of Santa Barbara Ave
- Preserves most of El Dorado Park in the short-term if Site I is not developed
- Massing very flexible as the site is not near the North Quad

CONS

- Significant loss of parking
- Any redevelopment requires some enabling projects (replacement of parking and El Dorado Hall)
- Proximity to waste treatment plant a challenge to outdoor ECE and academic functions

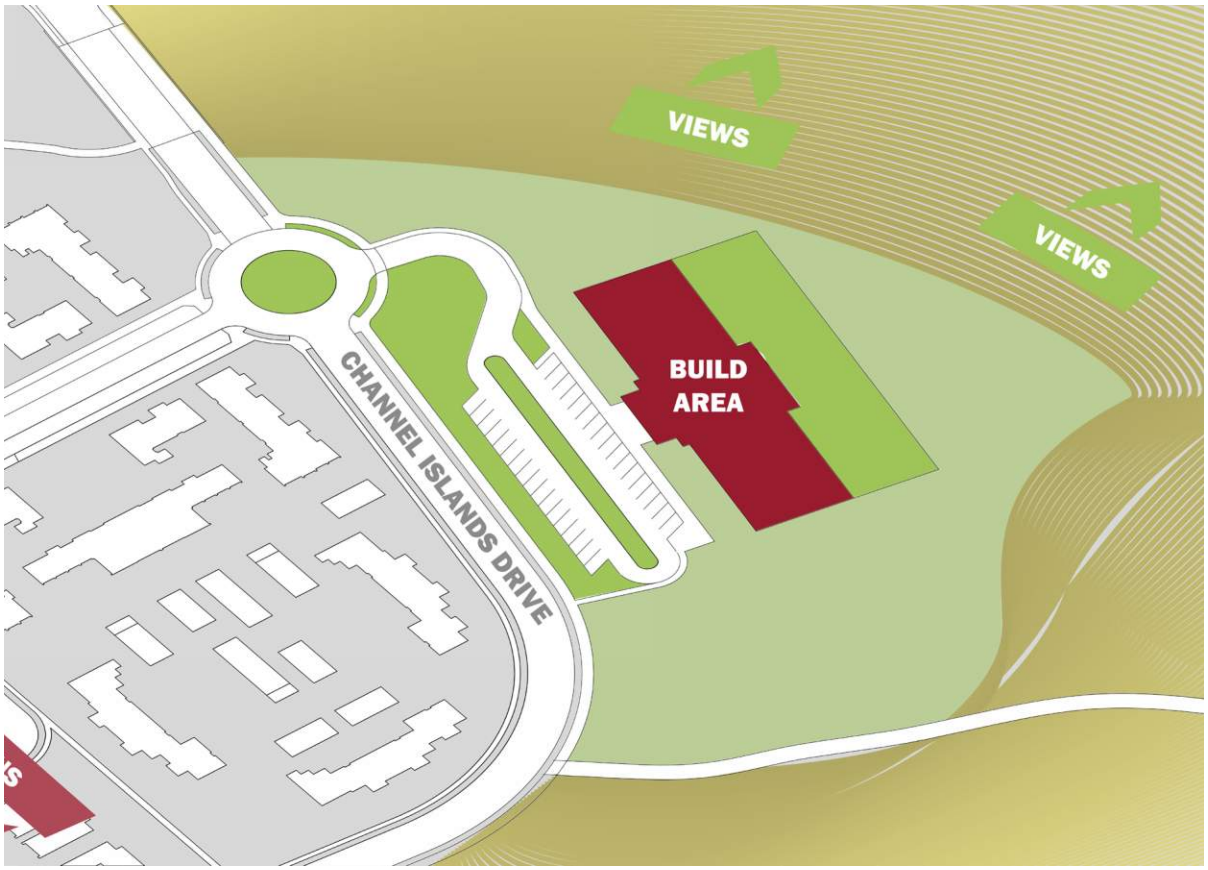
Site K: University Glen

View of Site K from Channel Islands Drive

The University Glen site is outside of the North Quad precinct and not considered on campus, but it is in close proximity and on State of California-owned land. It is within the University Glen neighborhood on a plot of open space with significant access and views to nature. The site could be considered an amenity to the neighborhood and the campus but there are significant concerns with traffic flow and evacuations.

While it could be considered an attractive site for Early Childhood Education, there are political and logistical challenges with the University Glen site.

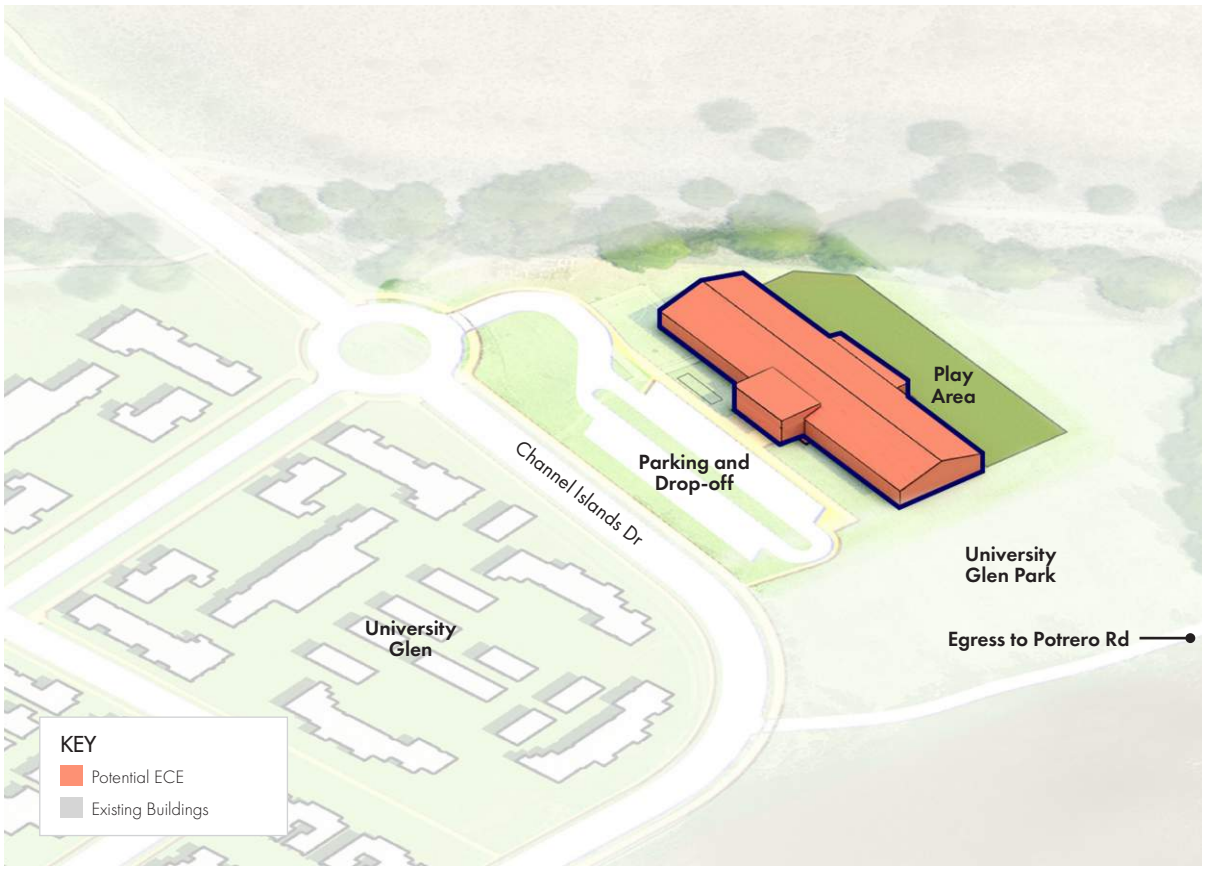
Existing Conditions and Site Boundary



Site K Analysis

ECE CAPACITY

- Footprint
  23,000 GSF / 14,500 NASF (assumes 1 floor, phase 2 expansion occurs horizontally)
- Play Area
  17,000 SF
- Parking
  31 Spaces



Site K Conceptual Massing

PROS

- Accommodates full Phase 1 and Phase 2 ECE program on ground floor with room for second phase growth
- Mostly separates traffic off campus, depending on route
- Potential secondary emergency egress fire road to Potrero Road (special approval required)
- Preserves land at campus core for student-related functions
- Potential to integrate play area with natural views
- Access to nature for children

CONS

- Location within University Glen and road geometries may make access a challenge
- Location not ideal for potential ECE academic functions
- Displaced recreation functions will need to be replaced
- Potential neighbor concerns with University Glen residents would need to be addressed
- Emergency egress routes would only work with adequate warning and no gridlock
- Closest site to wildfire concerns
- Utility infrastructure may be a challenge
- Potential perceived conflict between ECE play area and coyotes or other wildlife

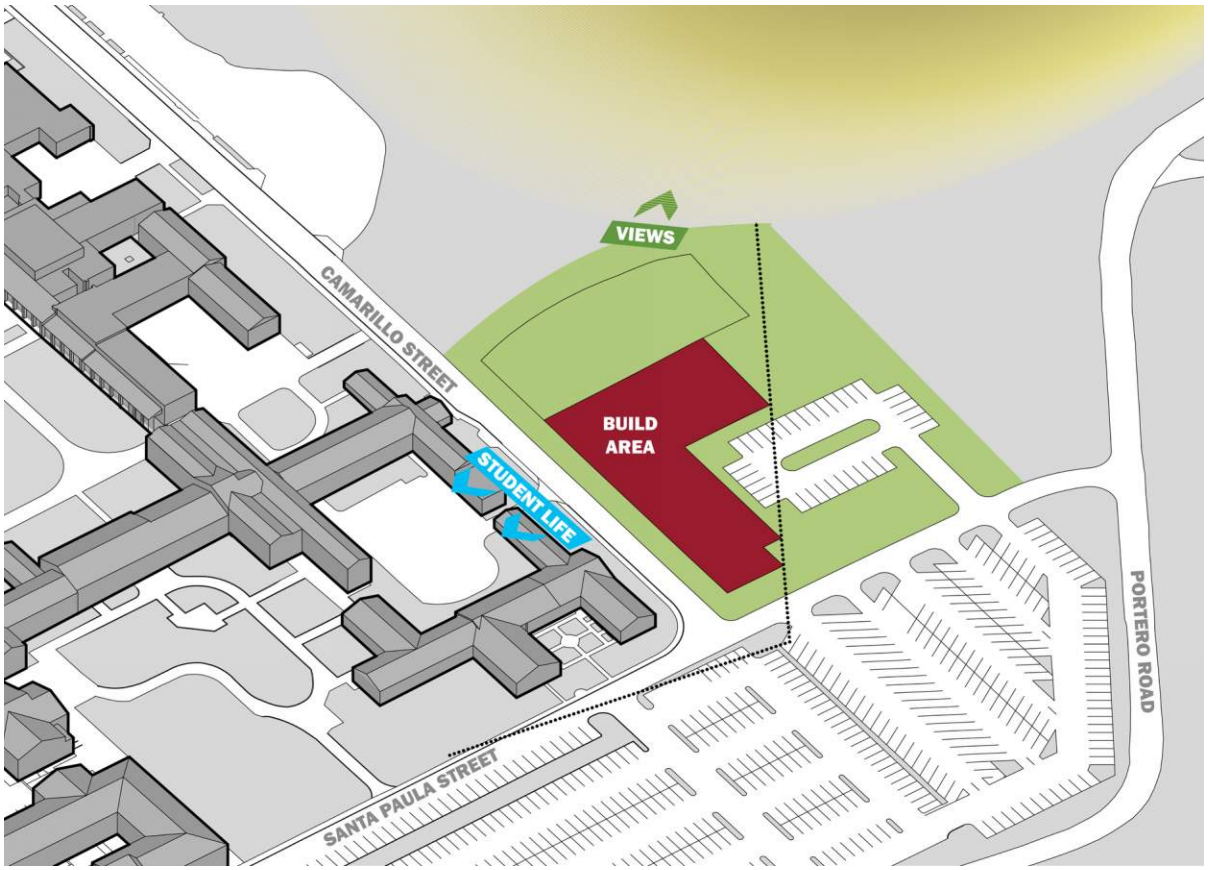
Site L: Lot A10

View of Lot A10, which Occupies much of Site L

The Lot A10 site is outside of the North Quad precinct but was studied for Early Childhood Education even though it has been long planned as a site for additional student housing. The site's proximity to Potrero Road is attractive but it takes away significant parking and is limited by the 300-foot agricultural setback requirements.

While it could be considered an attractive site for Early Childhood Education, there are significant challenges associated with its proximity to agricultural fields to the south.

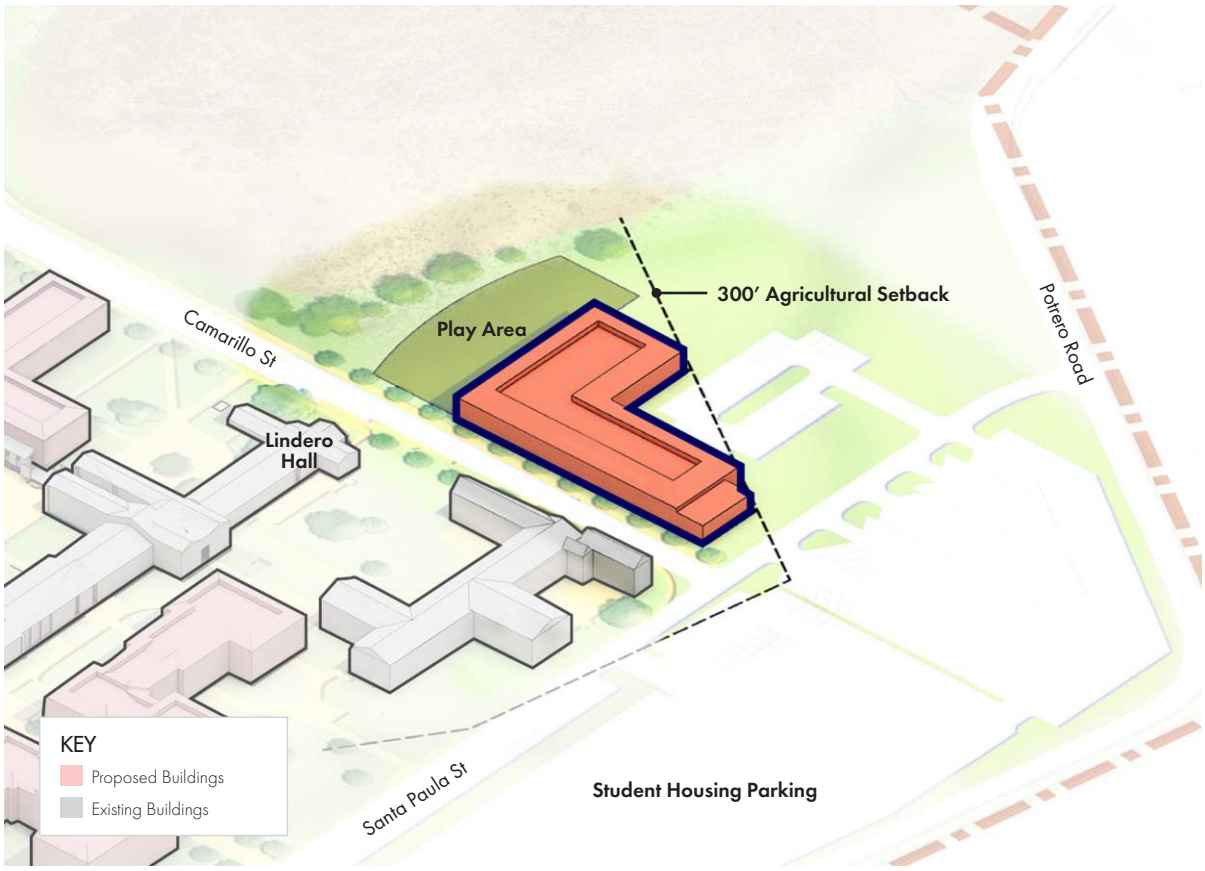
Existing Conditions and Site Boundary



Site L Analysis

ECE CAPACITY

- Footprint
  23,000 GSF / 14,500 NASF
- Total
  46,000 GSF / 29,000 NASF (assumes 2 floors)
- Play Area
  7,000 SF
- Parking
  35 Spaces



Site L Conceptual Massing

PROS

- Accommodates Phase 1 ECE program with possible room for second phase growth
- Potential to integrate play area with natural views
- Access to nature for students
- If second entry road via Potrero is feasible, ideal location for access and egress
- Preserves land at campus core 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 and be politically sensitive
- Displaces parking
- Limited room suggests vertical expansion only
- Could add significant daily traffic in front of Broome Library along Camarillo Street
- Potential perceived conflict between ECE play area and coyotes or other wildlife
- Archaeological research and digging would be necessary due to a known nearby site
- May not be as easily accessible to University Glen population arriving by foot

Site M: Disused Water Tank Parcel along Camarillo Street

View of Existing Abandoned Buildings on Site M

The old Water Tank parcel along Camarillo Road is a discreet site along the secondary entry road to campus. It is separated from campus and has challenging topography, so it was never considered as a master plan site in the 2014 Vision Plan. Because of its easy access from a major roadway and its size, it was initially considered for Early Childhood Education but was quickly eliminated because of the required setback from agricultural fields, which are located directly across the road from the site.


University Drive
Camarillo St
M
Santa Barbara Ave
A
B
C
D
E
I
J
Ventura St
G
Rincon Dr
San Luis Ave
Fillmore St
F
H
Chapel Dr
Channel Islands Drive
K
L
Protrero Rd
KEY
Academic
Administrative
Student Life
ECE
No Program Recommended

Preliminary Recommendations

Over the course of the North Quad Precinct Study, the various sites were analyzed and discussed with a wide cross-section of stakeholders. While the design parameters and ideal uses were explored for every site, the focus of the discussions was whether the site should be considered for Early Childhood Education (ECE).

During Workshop 1, the following sites were eliminated for ECE and confirmed as predominately academic use or mixed-use:

- Site A: Gateway Hall
- Site B: Northwest Corner of North Quad
- Site C: Northeast Corner of North Quad
- Site F: Southeast Corner of North Quad
- Site G: Phase 1 Mixed-Use Center Site South of Rincon

Six remaining sites were further explored for ECE during Workshop 2:

- Site D: Existing Carden Kids Academy
- Site E: Big Rock Park
- Site G: Phase 2 Mixed-Use Center Site North of Rincon
- Site H: South of Broome Library
- Site K: University Glen
- Site L: Lot A10

During Workshop 2, four additional sites were eliminated for ECE:

- Site G2: ECE would negatively impact the ability to create a vibrant Mixed-Use Center
- Site H: ECE would negatively impact long-term capacity for library expansion or growth of academic or residential functions and potentially require relocation of functions in Malibu Hall if the full site capacity was needed
- Site K: The site has too many access and emergency egress challenges, along with political challenges associated with the site not being within the campus boundaries.
- Site L: The site is right at the mandatory 300' setback from agricultural fields for the type of program associated with ECE and, although technically viable, the political challenges of pesticides nearby forced this site out of consideration.

Additional conclusions can be found in the site analysis for these sites.


Tortillas
GRILL & CANTINA
OPEN

Revised North Quad Precinct Plan


South Lewis Rd
University Dr
Santa Barbara Ave
North Quad
Ventura St
Central M
Santa Paula St
Patrero Rd

Campus Vision Plan - Site D Developed for ECE


South Lewis Rd
University Dr
Santa Barbara Ave
North Quad
Ventura St
Central M
Santa Paula St
Potrero Rd

Campus Vision Plan - Site D Developed for Academics

View South Down Camarillo Street - Site D Developed for Academics

View South Down Camarillo Street - Site D Developed for ECE

View West Towards North Quad - Site D Developed for Academics

View West Towards North Quad - Site D Developed for ECE

Acknowledgments

Acknowledgments

This project could not have been completed without the generous time and engagement by CSUCI's faculty, staff, and administration:

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

Joyce Spencer – Environmental Compliance Manager

Peer Gerber – Director, Environmental Health and Safety

Terry Tarr – Associate Architect

David Carlson - Dir PDC and Planning Manager

James August – CIO & AVP, Information Technology

Christ Jetton – Lieutenant, Public Safety

Liz King – Program Chair & Professor, Art

Vandana Kholi – Dean, Arts & Sciences

Richard LeRoy – Senior Director, University Development

Alicia Virtue – Dean, Library

Blake Buller – Assistant Articulation Officer

Brian Sevier – Dean, School of Education

Catherine Burriss – Associate Professor, Performing Arts

Colleen Delany – Professor, Anthropology

Matt Cook – Librarian

Elizabeth Say – Interim Provost

Heather Castillo – Professor, Performing Arts

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

Isaiah Ball – VP, Student Government

Annie White – Assistant Professor, Early Childhood Studies

Carola Oliva-Olson - Associate Professor, Early Childhood Studies

Jason Miller – Professor, Math

Kathy Howard – Director, Clinical Experiences and Partnerships

Courtney Ellis – Staff Resources Specialist

Dottie Ayer – VP, Student Affairs

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

Alissa Blough, Director of University Events and Special Programs

Barton Anderson – PBWS Architects

Kirstyn Bonneau - PBWS Architects

Appendix

Workshop 2 Parking and Access Analysis

	Site D Existing Carden Kids Academy		*Site E Big Rock Park*		*Site G2 Mixed Use Center North*		*Site K University Gen*		*Site L Lot A10*	
Site Review Considerations	**Comments**	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**	**Score**
Building location and connectivity	**Clear paths available w/o Camarillo and multimodal connectivity, closest to bus stop (VCTC Rte. 99) and no wayfinding**	**3**	**Paths not available east of Camarillo, ROW present to add paths, paths may also entail new pedestrian crossing on Rincon St to connect to campus**	**2**	**Paths available surrounding site and provide marked crossings to connect to other parts of campus, connection to future pedestrianized San Luis Ave**	**3**	**Paths would need to be constructed and crossings added to connect to adjacent residences and campus further west**	**2**	**Paths would need to be installed and may be difficult to north given change in grade, likely connecting to the west via the existing or relocated crosswalk**	**2**
Ped access and conflicts (based on travel to site and access points)	Paths and ped access from parking and sidewalks west of Camarillo, potential ped conflicts at driveway location which is not immediately adjacent to an intersection	3	Paths would need to be constructed and may entail crossing enhancements to connect with campus, would contribute to new vehicle activity at Santa Barbara/Camarillo and may contribute new ped activity at Santa Barbara/Camarillo and Rincon/Camarillo	2	Paths exist with connections to campus, potential for ped conflicts at locations with marked crossings and ped activity such as Rincon/Camarillo and San Luis/Camarillo, and driveway access points	2	Paths and crossings would need to be provided to connect with nearby uses, the vehicular travel path would avoid the center of campus and would require travel through the most intersections, including those connecting the residential area to campus, access points are located along area with walking path that would need to be accommodated	1	Paths can be provided with connections to campus, potential ped conflicts at additional locations with marked crossings and higher ped activity including connection between Broome Library and The Mall (Santa Barbara/Camarillo, Rincon/Camarillo, San Luis/Camarillo), reconfigured intersection of Santa Paula St & Camarillo St likely to serve pedestrian crossings	2
Vehicle access [a] [b]	**Near access point and direct route near campus entry, roadway and driveway providing ingress/egress to parking area would need to accommodate two-way travel and parking area itself would function as one-way loop**	**3**	**Near access point and near campus entry, concept plan shows access scheme that would convert Camarillo/Rincon to a four-way intersection and allow full access in/out of the site driveway, drive aisle and access point would need to accommodate two-way travel and parking area itself would function as one-way loop**	**3**	**Further from campus access point than Sites D/E, access available via Rincon or San Luis, per concept San Luis, drive aisle, and access point would need to accommodate two-way travel**	**2**	**Furthest from access points and longer travel route, concept shows one-way circulation (note width requirements for two-way drive aisles and access points, if needed)**	**1**	**Access located further into campus, requiring more vehicle travel and through busier parts of campus; 2nd access point to Potrero would help with vehicle access, however, could induce additional vehicle activity if not restricted to school access, drive aisle and access point would need to accommodate two-way travel and parking area itself would function as one-way loop**	**1**
Parking design (all are able to provided required program of 31 parking spaces, of which 2 should be accessible)	Concept plan shows 34 spaces with entry/exit and one-way loop to reduce conflicts, place as many vehicles adjacent to building/parking perimeter as possible to reduce drive aisle crossings	2	Concept plan shows 38 spaces with entry/exit and one-way loop to reduce conflicts, place as many vehicles adjacent to building/parking perimeter as possible to reduce drive aisle crossings	3	Concept plan shows 35 spaces with entry/exit and two-way drive aisle with dual loading parking area	2	Concept plan shows 34 spaces with with entry/exit and one-way loop to reduce conflicts, place as many vehicles adjacent to building/parking perimeter as possible to reduce drive aisle crossings	2	Would replace an existing parking area, concept plan shows 34 spaces with entry/exit and one-way loop to reduce conflicts, place as many vehicles adjacent to building/parking perimeter as possible to reduce drive aisle crossings	3
Portion of Site needed for Parking (estimated area to accommodate number of spaces shown on concepts, [b])	**Parking area would occupy ~20% of site area for 34 spaces**	**2**	**Parking area would occupy ~40% of site area for 38 spaces**	**1**	**Parking area would occupy ~15% of site area for 35 spaces**	**2**	**Parking area would occupy ~15% of site area for 34 spaces**	**2**	**Parking area would occupy ~45% of site area for 34 spaces**	**1**
Fire evacuation [a]	Proximate to evac routes and school entrance	3	Proximate to evac routes and school entrance	3	Proximate to evac routes and school entrance, further relative to sites D, E	2	Location furthest away from access points and circuitous route through residences or campus	1	Proximate to evac routes only if a Potrero Gate can be created for evacuation purposes	2
Accommodates flexibility & future growth	**Concepts show capacity for ECE (on multiple floors) and play area square footage**	**3**	**Concepts show capacity for ECE (on multiple floors) and play area square footage**	**3**	**Concepts show capacity for ECE (on multiple floors) and play area square footage**	**3**	**Concepts show capacity for ECE (on multiple floors) and play area square footage**	**3**	**Concepts show capacity for ECE (on multiple floors) and play area square footage**	**3**
Traffic impacts [a] [c]	2-3 adjacent intersections with increased activity (University/Santa Barbara, Camarillo/Santa Barbara, Camarillo/Rincon)	3	2-3 adjacent intersections with increased activity (University/Santa Barbara, Camarillo/Santa Barbara, Camarillo/Rincon),	3	2-3 adjacent intersections with increased activity (University/Santa Barbara, Camarillo/Santa Barbara, Camarillo/Rincon)	2	Up to 7-8 adjacent intersections with increased activity and requires travel through several parts of campus	1	4-5 adjacent intersections with increased activity and would require driving through center of campus (University/Santa Barbara, Camarillo/Santa Barbara, Camarillo/Rincon, Camarillo/San Luis, Camarillo/Chapel)	1
Construction access [a]	**Proximate to access points and direct route with minimal travel through center of campus**	**3**	**Proximate to access points and direct route with minimal travel through center of campus**	**3**	**Proximate to access points and direct route with minimal travel through center of campus**	**3**	**Less proximate to access points and requires travel through campus**	**1**	**Less proximate to access points and direct route would entail travel through center of campus**	**2**
Proximity to academic	Academic to north and west without much buffer, potential buffer to south, open space to east	1	Academic to west and residential to south with buffers, open space in other directions	2	Academic to west and library to south with buffers, open space in other directions	2	Location is not near any academic buildings, would be most proximate to residential	3	Academic to west, open space in other directions	3
TOTAL SCORE		**26**		**25**		**23**		**17**		**18**

Potential Academic Site Capacities

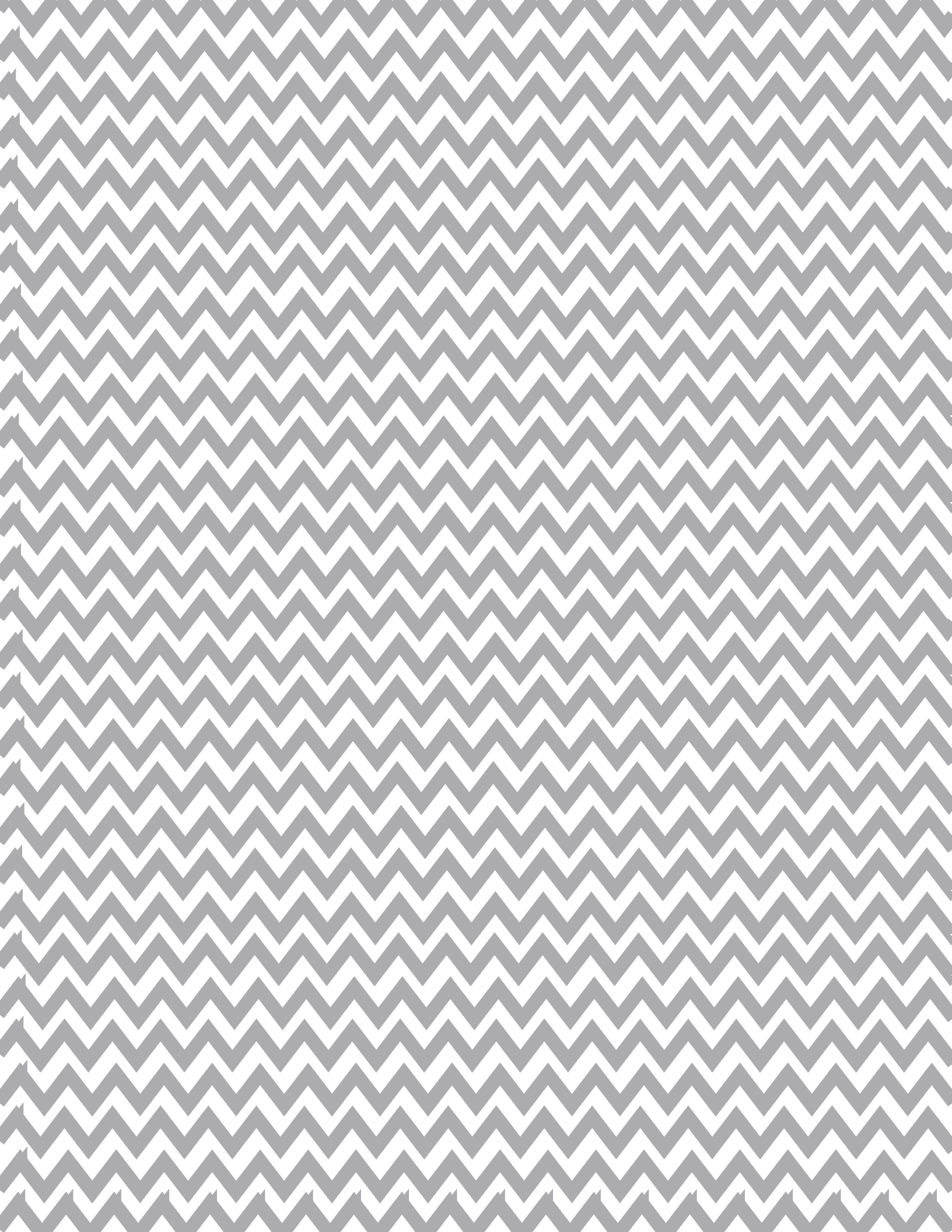
	Capacity	Distance to Parking	Loading	Drop-off	Adjacencies
Site A Gateway	115,200 GSF	300 ft to Lot A3	Not available	Limited	Academic functions Campus entry Major open space
Site B NW Corner	62,400 GSF	300 ft to Lot A3	Somewhat hidden along Ventura St	Limited	Future student and event functions
Site C 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

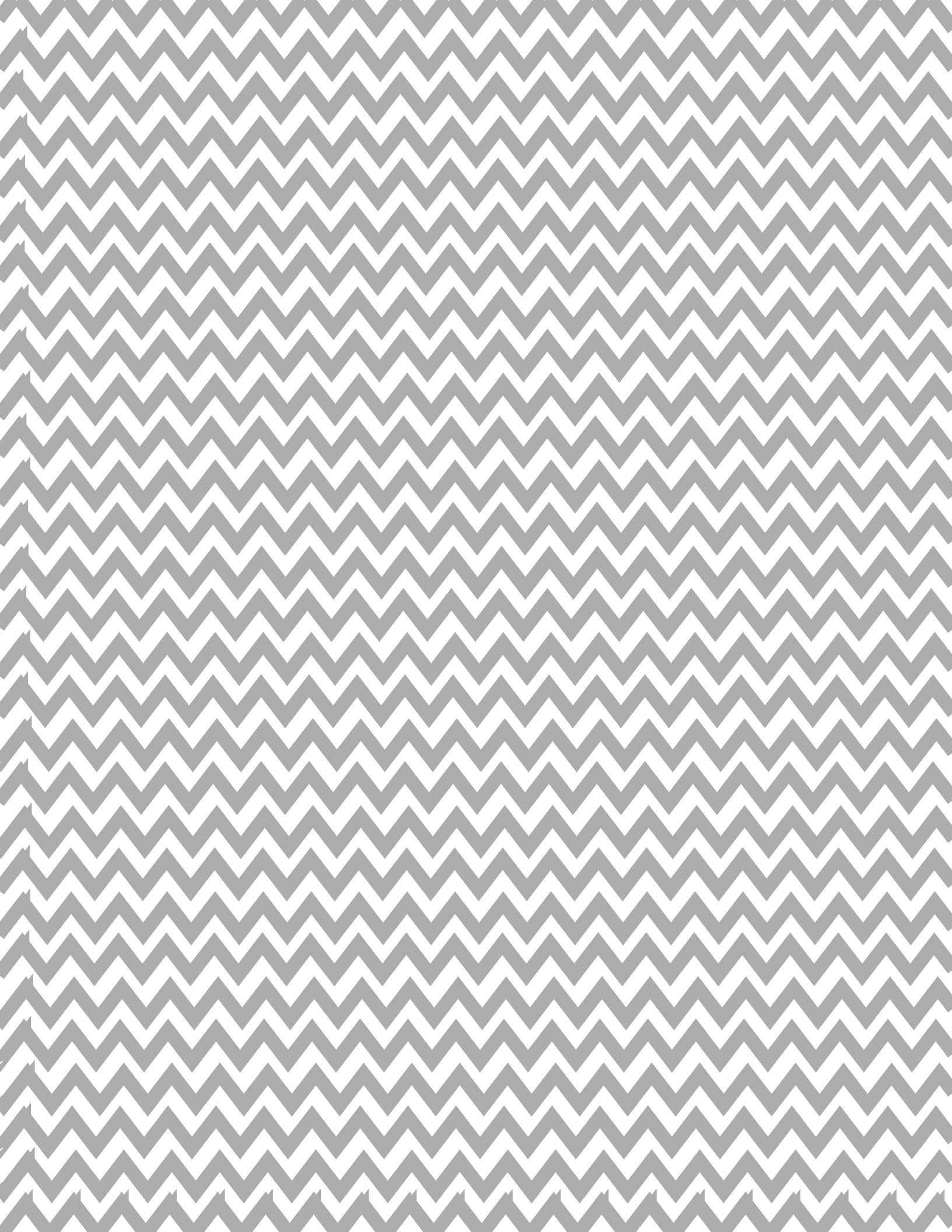
Potential ECE Sites

	Ground Floor Capacity (NASF)	Full Building Capacity (NASF)	Play Area (sf)	Parking Capacity	Emergency Egress	Adjacencies
D Carden Preschool	14,300	28,600 (2 floors)	17,000	33	Easy	Academic
E Big Rock Park	14,450	28,900 (2 floors)	17,000	31	Easy	Nature Academic
G2 Mixed Use Phase 2	15,500	31,000 (2 floors)	17,000	33	Moderate	Nature Mixed Use
H South of Broome	11,400	22,800 (2 floors)	16,400	-	Difficult	Academic Library
K University Glen	14,500	22,400 (1 floor)	17,000	27	Likely Difficulty (new fire road to Potrero)	Nature Single-Family
L Lot A10	14,300	28,600 (2 floors)	17,000 SF	35	Potentially Easy (new exit to Potrero)	Nature Residence Hall Agriculture
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		

ECE Analysis

	Program Fit (One Floor Only)	Play Area Fit	Parking Fit	Near Term Displacement of Other Functions	Long Term Displacement of Other Functions	Proximity to Academics	Access to Nature	Pedestrian Connectivity	Vehicle Access	Emergency Egress
D Carden Preschool	🟡	🟢	🟢	🟡	🟡	🟢	🟡	🟢	🟡	🟢
E Big Rock Park	🟡	🟢	🟢	🟡	🟡	🟢	🟢	🟡	🟢	🟢
G2 Mixed Use Phase 2	🟡	🟢	🟡	🔴	🔴	🟢	🟡	🟡	🟡	🟢
H South of Broome	🔴	🟢	🟡	🟢	🔴	🟡	🟡	🟡	🔴	🔴
K University Glen	🟢	🟢	🟢	🟡	🟢	🔴	🟢	🔴	🔴	🔴
L Lot A10	🟡	🟢	🟢	🔴	🟡	🟡	🟢	🟡	🟡	🟡





Channel Islands

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