NORTH DISTRICT DEVELOPMENT PROJECT
Agenda

1. North District Project Vision
2. Master Plan & Phasing
3. Design & First-Phase Facilities
1. North District Project Vision
UC Riverside Project Goals

1. Development and operation of approximately **4,000 to 6,000 beds** of student housing;
2. Achievement of **long term affordability** for student occupants;
3. Achievement of **lowest possible operational costs** per bed;
4. Dining: **830-seat by June 30, 2020**; 400-seat final phase delivery of the Project;
5. First phase of approximately **2,275 beds by July 31, 2020**;
6. Completion of the **field house, competition, recreational fields by August 31, 2020**;
7. **New iconic gateway** for the Campus on the northwest corner of the Project Site;
8. **Adequate parking** to support all phases of development;
9. **Partnership with an integrated Developer team** with proven experience master planning, developing, financing, operating and maintaining diverse communities in a vibrant living-learning environment.
Partnership Team

1. Partnership with Best in Class Team with Successful Collaborations

2. EdR: National Expertise and singular focus on UC Riverside

3. Clark: Largest Higher Ed Contractor in California

4. AC Martin & ASG: Award winning Design & Unmatched California Housing Experience
Maximize Phase I: 2,710 beds and Robust Student Experience

1. Enhancing the residence hall communities in Phase I to catalyze the District and support enrollment growth

2. Full development of a stand-alone Phase I along West Linden knitting together the campus and creating the gateway for future phases

3. Maximize efficiencies of scale for development and operations

4. Offset infrastructure cost thru scale
Design approach: scale and context of UCR

1. Dynamic 6,000 bed mixed-use Master Planned Vision
2. High Quality Materials and Systems for the Long-term
3. Architectural Character unique to UCR ethos
4. Creating Connections to Support Growth and Community
5. Value and Long-term Vision for UCR
6. EIR-ready submission
Offsite Optimization Strategy

1. Prefabrication approach is essential to achieve 2020 delivery
2. Saves 8 months of construction
3. Mitigate Labor Cost
4. Minimize impact to students
5. Quality Control and long-term Integrated precast concrete structure and skin
Affordability Focused

1. Efficient Operations = 10% Savings
2. Efficient Systems = 45% Energy Savings
3. Leverage scale and operations and development efficiencies to maintain rental rates
4. Progressive parking strategy to minimize sunk cost
5. Single Phase I delivery minimizes financing, mobilization and other development Cost
6. Investment in long-term materials to minimize maintenance and capital replacement by 20%
<table>
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<th>Year</th>
<th>2017</th>
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Maintaining Facilities in First-Class Condition

- Resident Maintenance Requests (Accessible 24/7)
- Contract Services
- Preventative Maintenance
- Detailed Custodial Program
- Grounds & Landscaping
- Capital Planning

- HVAC
- OSHA Compliance
- Building Maintenance
- Interior Design
- Elevator Maintenance
- Electrical Maintenance
- Access Control
- Housekeeping/Custodial
- Furniture & Fixture repair
- Capital Project Management
- Technology Interface
- Purchasing
- Plumbing
- APPA Level II – Standards for Cleanliness & Maintenance
2. Master Plan & Phasing
Master Plan

Goal is a development framework which creates:

• gateway to the campus
Master Plan

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• gateway to the campus
Master Plan

Goal is a development framework which creates:
- gateway to the campus
Master Plan

Goal is a development framework which creates:

- gateway to the campus
Master Plan

Goal is a development framework which creates:

- gateway to the campus
- urban village
  - strong urban edge
Master Plan – strong urban edge

Canyon Crest Drive (looking east)

Linden Street (looking north)

Blaine Street (looking south)
Master Plan

Goal is a development framework which creates:

- gateway to the campus
- urban village
  - strong urban edge
  - portals + breezeways
Master Plan

Goal is a development framework which creates:

• gateway to the campus
• urban village
  o strong urban edge
  o portals + breezeways
  o opportunities for social interaction, activities, live/learn
Master Plan

Goal is a development framework which creates:

- gateway to the campus
- urban village
- campus continuity
  - land use
Master Plan

Goal is a development framework which creates:

• gateway to the campus
• urban village
• campus continuity
  o land use
  o circulation network
Master Plan

Goal is a development framework which creates:

- gateway to the campus
- urban village
- campus continuity
- connectivity
  - mall-street continuity
Master Plan

Goal is a development framework which creates:

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Goal is a development framework which creates:

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Master Plan

Goal is a development framework which creates:

• gateway to the campus
• urban village
• campus continuity
• connectivity
  o mall-street continuity
  o paseo + arroyo
Master Plan

Goal is a development framework which creates:

• gateway to the campus
• urban village
• campus continuity
• connectivity
• first phase feels ‘whole’
Master Plan - site sections looking west

- Mid-District (looking west)
- Aberdeen Mall (looking west)
Master Plan - site sections looking south
Master Plan

Land Use
- Residence Halls
- Residence Apartments
- Traditional Apartments
- Dining, KUCR
- Fieldhouse, Bleachers
- Retail, Amenities
- Parking
Phase 1

Land Use
- Residence Halls - 1,134 beds
- Residence Apartments - 552 beds
- Traditional Apartments - 1,000 beds
- Dining, KUCR
- Fieldhouse + Bleachers
- Parking
- Temporary Parking
- Construction Staging

*student beds*
Phase 2

Land Use
- Residence Hall - 819 beds
- Traditional Apartments – 1,000 beds
- Dining, KUCR
- Retail / Amenities
- Parking
- Temporary Parking
- Construction Staging

* student beds
Phase 3

- Traditional Apartments – 1,500 beds
- Retail, Amenities
- Parking

*student beds
North District Master Plan
3. First-Phase Facilities
First Phase Goals

1. Stand Alone Phase I
2. Complimenting Existing Campus Architecture & Landscape
3. Creation of Connections & Gateways
4. Graceful Integration and Siting
5. Distinct Campus Community integrating the Existing Campus Community and Natural Environment
6. Massing and Design to Maximize Efficiency
7. Highly functional / Activating 1st Floor
8. Residence Life Spaces and Amenities
9. High Quality Construction and Design
RESIDENCE HALLS
RESIDENCE HALLS
RESIDENTIAL APARTMENTS
TRADITIONAL APARTMENTS
TRADITIONAL APARTMENTS
UNIVERSITY OF CALIFORNIA

UC RIVERSIDE

NORTH DISTRICT DEVELOPMENT PROJECT