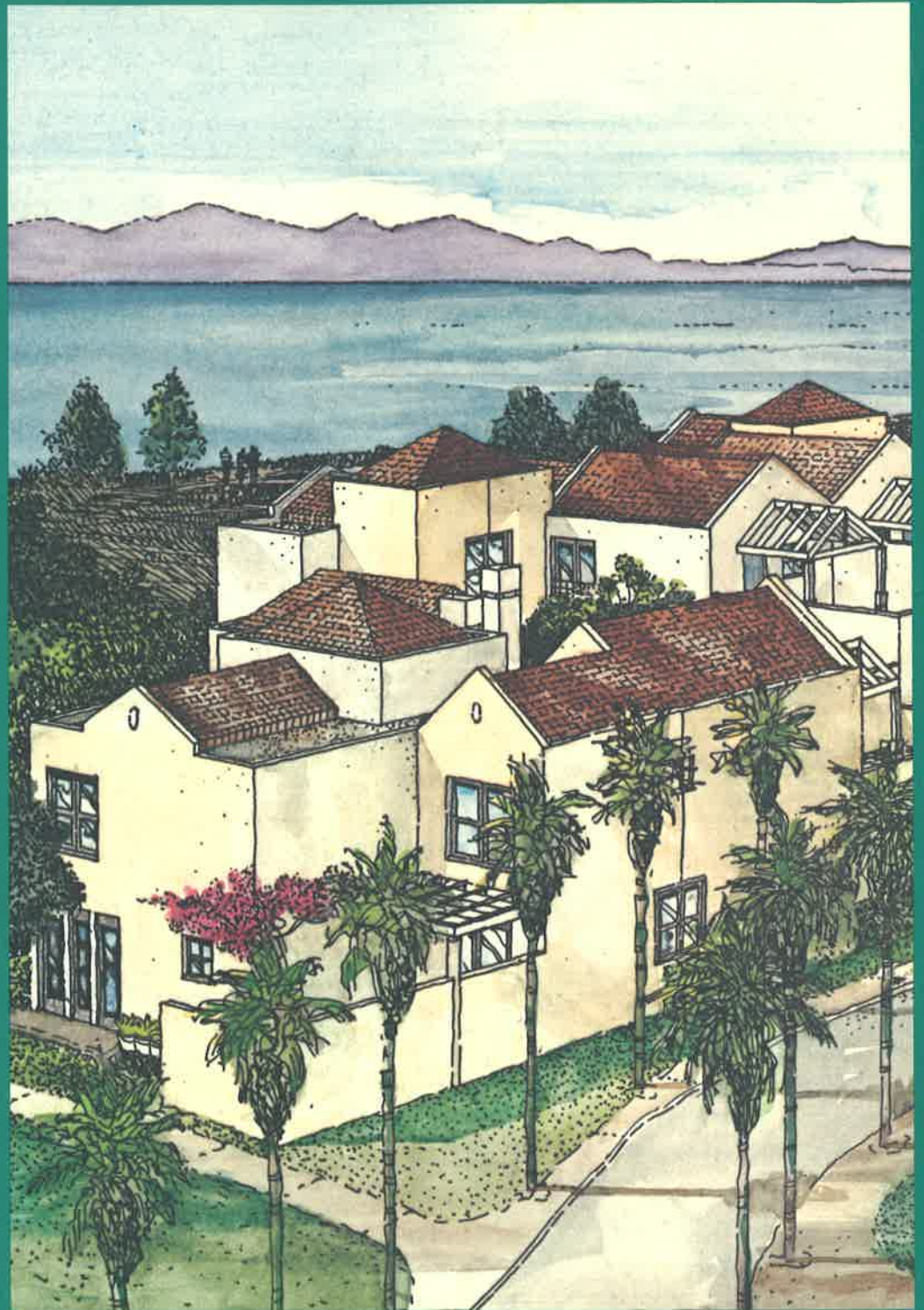


West Campus Point

University of California
Santa Barbara

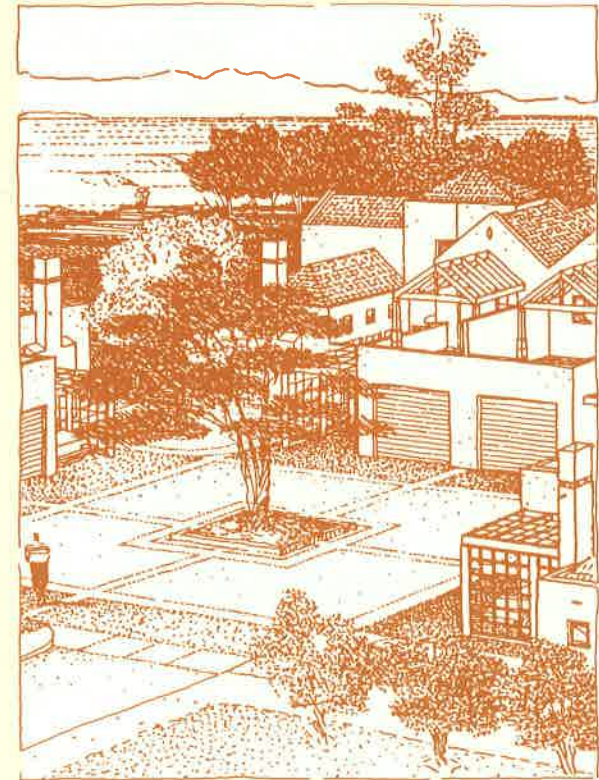


West Campus Point

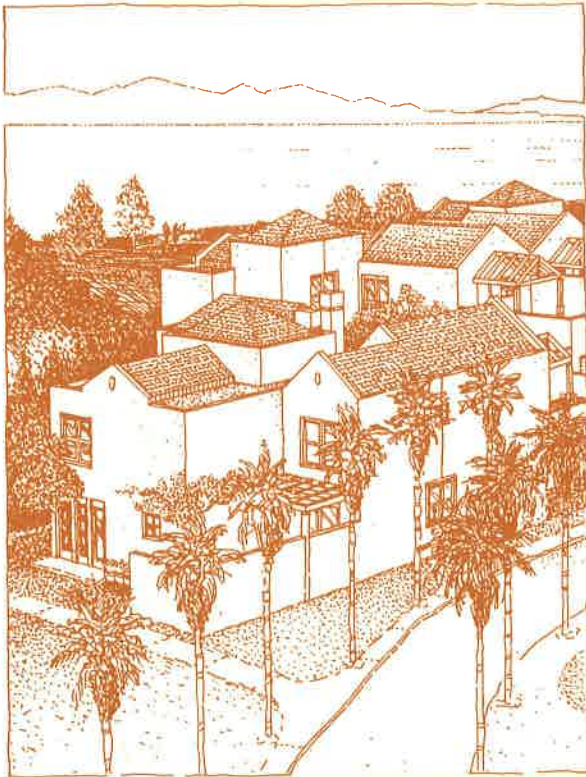


West Campus Point is a faculty housing community at the University of California, Santa Barbara. It has been created under the auspices of The Regents for the purpose of providing University faculty with attractively-priced housing in an ideal coastal location.

West Campus Point offers two- and three-bedroom Mediterranean style townhomes, located on eleven and one-half acres of UCSB's West Campus. The complex is comprised of sixty-five townhouse units—some attached and some freestanding—grouped into eight clusters. Each home at West Campus Point features a spacious interior (1,835-2,045 sq.ft.) and has a private courtyard, back patio and terrace. Outdoor amenities shared by residents include a swimming pool, two jacuzzis, barbecue facilities, playground and fountain. The coastal setting of the Project provides an attractive feature unique to the Santa Barbara area: views of both the Pacific Ocean and the dramatic Santa Ynez mountains.

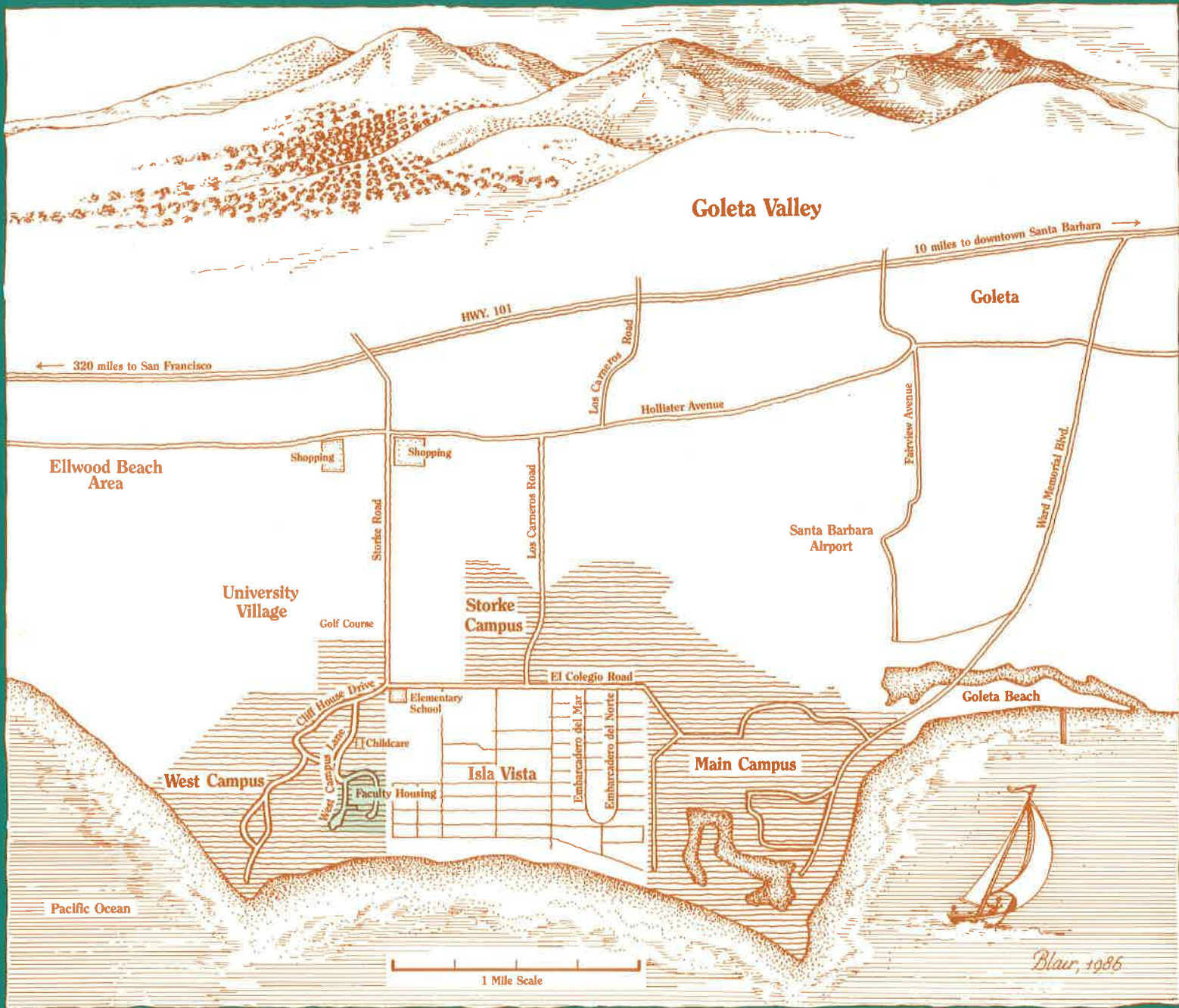


UCSB and Vicinity



One of the most attractive features of West Campus Point is its convenient location. Aside from an ideal proximity to the beach, West Campus Point is within walking distance of the University's childcare facility and a public elementary school. A high school and junior high school are located in nearby Goleta. Well-planned systems of bikeways and public transportation serve to connect West Campus Point, the University and the surrounding area. Residents are within minutes of the main University campus, the adjacent student community of Isla Vista, a golf course and several shopping centers. The community of Goleta, within two miles of West Campus Point, and the city of Santa Barbara, within ten miles, provide additional resources for social and cultural activities.

Goleta Valley

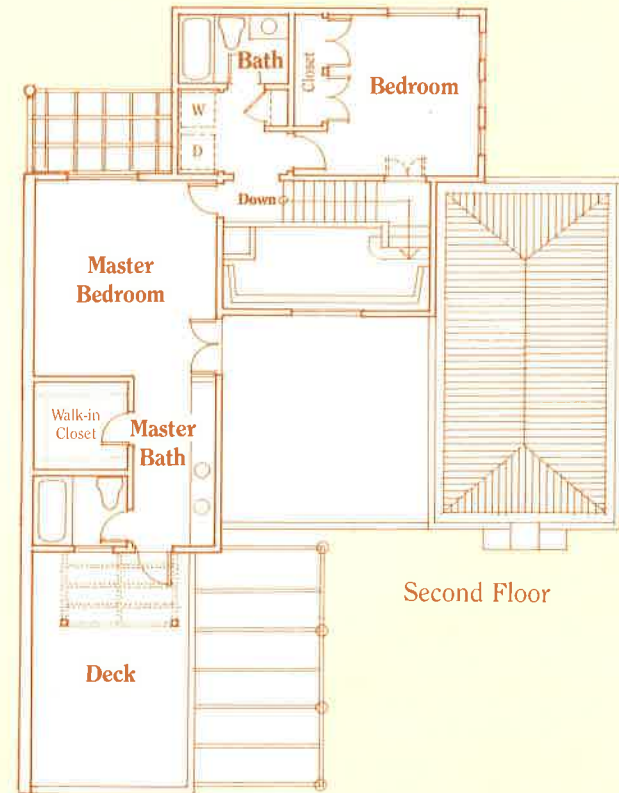


Blair, 1986

1576

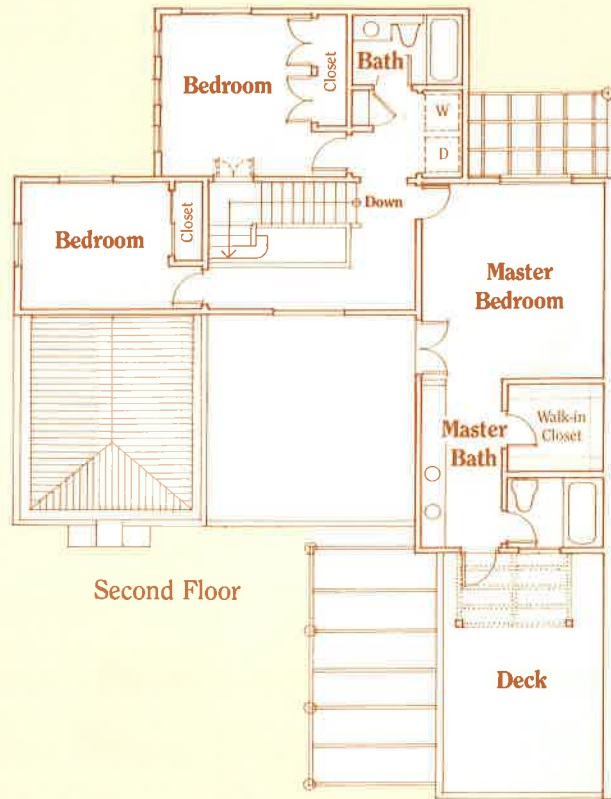


Two-Bedroom Townhome



Two story, two bedroom, 2.5 baths
Approximately 1,835 square feet
plus garage and carport

Three-Bedroom Townhome

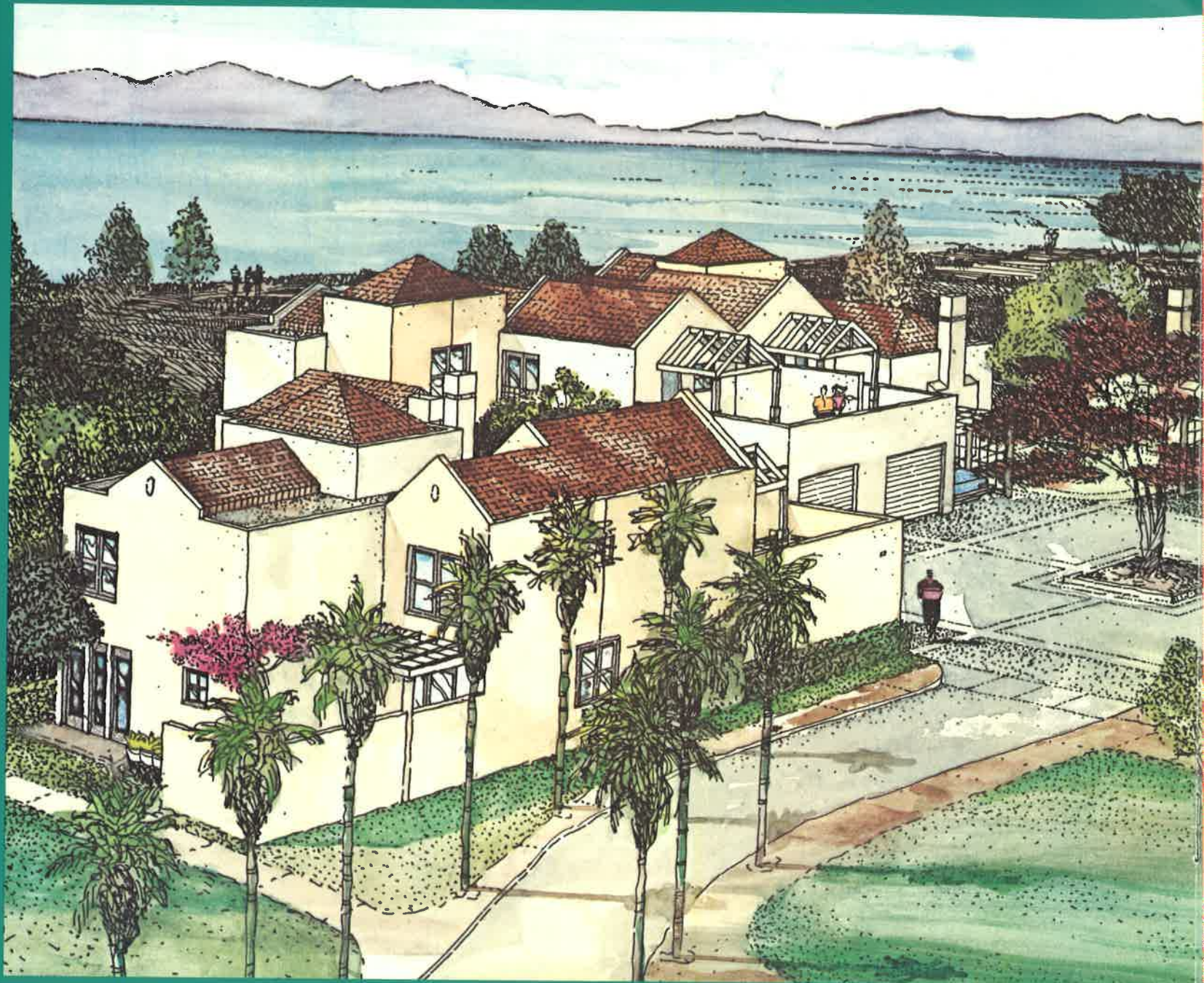


Second Floor



Ground Floor

Two story, three bedroom, 2.5 baths
Approximately 2,045 square feet
plus garage and carport



West Campus Point



Color Illustration: Mark Shields



Standard Features



Exterior

- handcrafted entry gate with decorative tile
- color integrated stucco walls
- tile roof
- safety-glazed French doors
- weather-stripping around doors
- attached garage with electronic door opener
- automatic irrigation
- designed trelliswork on terraces and patios

Interior

- quarry tile entry
- central forced air heating
- Schlage door hardware
- pilotless gas furnace
- solar water heater
- fireplace with quarry tile hearth
- smoke detectors
- spacious linen closet
- indirect lighting
- fully insulated exterior walls and ceilings
- wiring for Cable TV and telephone
- water conserving plumbing fixtures
- wall-to-wall carpet in living room, dining room, study, bedrooms and hallways
- laundry alcove with 220-volt electric outlet and gas stub for clothes dryer
- resilient vinyl flooring tile in kitchen, bathrooms, laundry and storage room

Design Features



The architectural design for West Campus Point is based on the Mediterranean courtyard, which originated in and reflects beautifully the lifestyle of southern Europe. This design principle is particularly well-suited to the Santa Barbara area, with its mild climate and a similarly relaxed and attractive environment.

Each home is entered through a private, tiled **courtyard**, with all rooms radiating from this central focus. The court provides cross-ventilation to all areas of the home and, in warm weather, captures brisk night air to help cool the house throughout the day. In addition, the court itself may serve as an extra outdoor room.

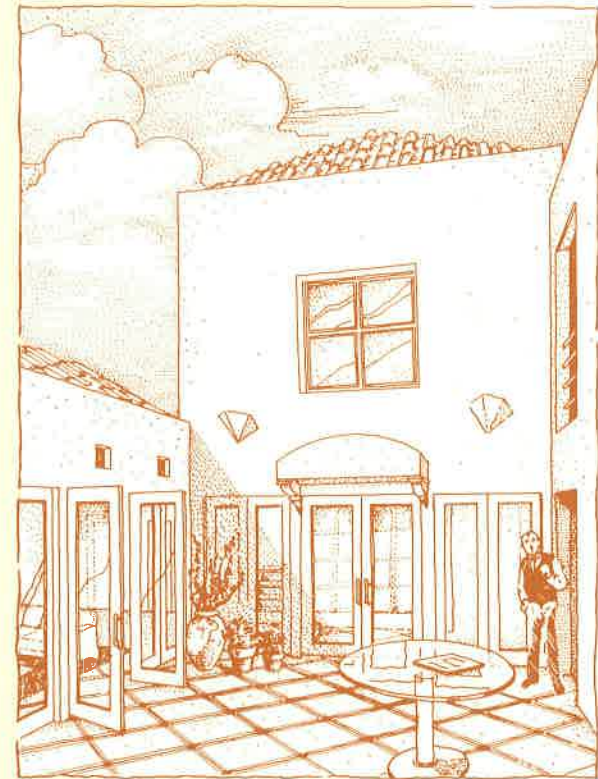
Indoors, a two-story **foyer** accesses all the rooms of the house. This foyer is treated as an outdoor space, with windows and rooms looking into it as though it were an extension of the court.

The private **study** contains built-in bookshelves and opens onto a separate patio. Homes are arranged so that the study and living room are on opposite sides of the courtyard, allowing faculty-student meetings to take place without interfering with the rest of the household.

The **living room** is open and spacious, with six French windows and doors facing onto the central courtyard. A cathedral ceiling and quarry tiled fireplace further enhance the warm, dramatic feeling in this room.

A private terrace and indirect lighting provide the **master bedroom** with seclusion and subtlety. The adjoining **master bathroom** has twin sinks and a window and door which open onto the deck. The second upstairs bath has a skylight, and, like the master bath, is appointed with decorative ceramic tile around a cast iron tub.

The **kitchen** provides generous pantry storage, open shelves for glass storage, and "European Design" countertops of plastic laminate with oak edging. The recessed, luminous ceiling lighting is designed to highlight work space throughout the kitchen. Built-in appliances include a microwave oven, Insinkerator waste disposal system, a pilotless Hotpoint gas range and a dishwasher.



Site Plan





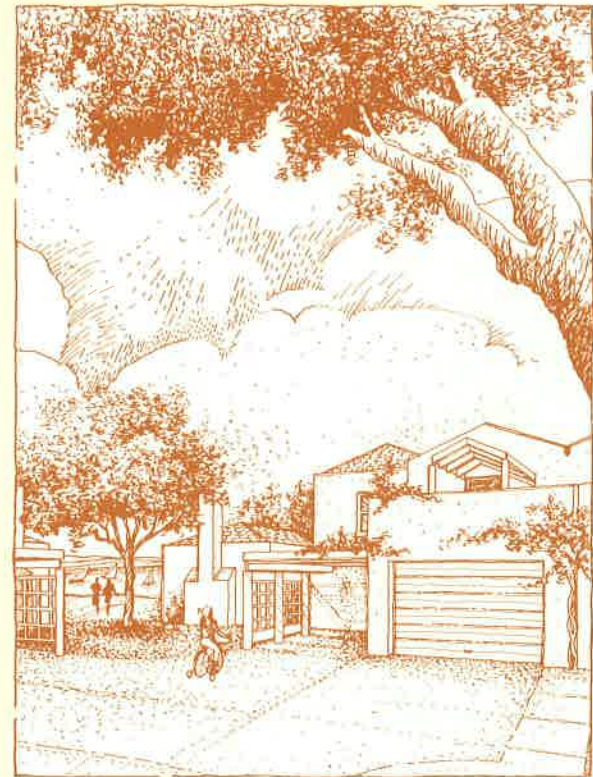
The notion of courtyards as an organizing principle is carried through the entire site design. The majority of the green space is kept central and accessible to all units and is defined by rows of large palm trees. The homes are clustered in groups, each of which forms an intimately scaled autocourt. This court has a “roof” formed by a coral tree at its center, while the “floor” is expressed in a subtle pattern, providing a scale appropriate to both pedestrians and motorists.

Another semi-private court exists at each corner of the autocourt. This area is shared by two units and is the garden through which the front gate of each house is entered.

Architects

The architects for this project are IBI Group, L. Paul Zajfen partner in charge. IBI Group practices architecture across North America, involving a wide range of building types. Mr. Zajfen's interest in atrium housing is apparent in many of his designs. By integrating courtyards into high-density attached housing, IBI has been able to offer homeowners many of the amenities of single family homes.

At UCSB, the firm has successfully combined their experience in courtyard housing with Mediterranean sensibilities, creating living spaces that complement the environment of Santa Barbara.





Homeowners Association



Homeowners in West Campus Point automatically become members of the Homeowners Association, which has been established to help protect faculty investments in the project and maintain the appearance of the community. All homeowners will have a vote in the affairs of their neighborhood. A board of directors, elected by the homeowners, will be responsible for policy decisions concerning issues such as parking, overall maintenance and landscaping.

For more information about faculty housing and the West Campus Point project, please contact the Chancellor's Office, University of California, Santa Barbara, California 93106.

All renderings, floor plans and maps represent artist's conceptions of the buildings, roads, landscaping and general project design as it is planned at the time of this printing. The University reserves the right to make any modifications necessary on the project.

Design: Gerald Hill & Associates, Christine Stoll

Printing: Haagen Printing & Offset