

GROUNDS AND BUILDINGS COMMITTEE



HILGARD GRADUATE STUDENT HOUSING
UCLA Capital Programs, March 18, 2008

Project Summary
Hilgard Graduate Student Housing

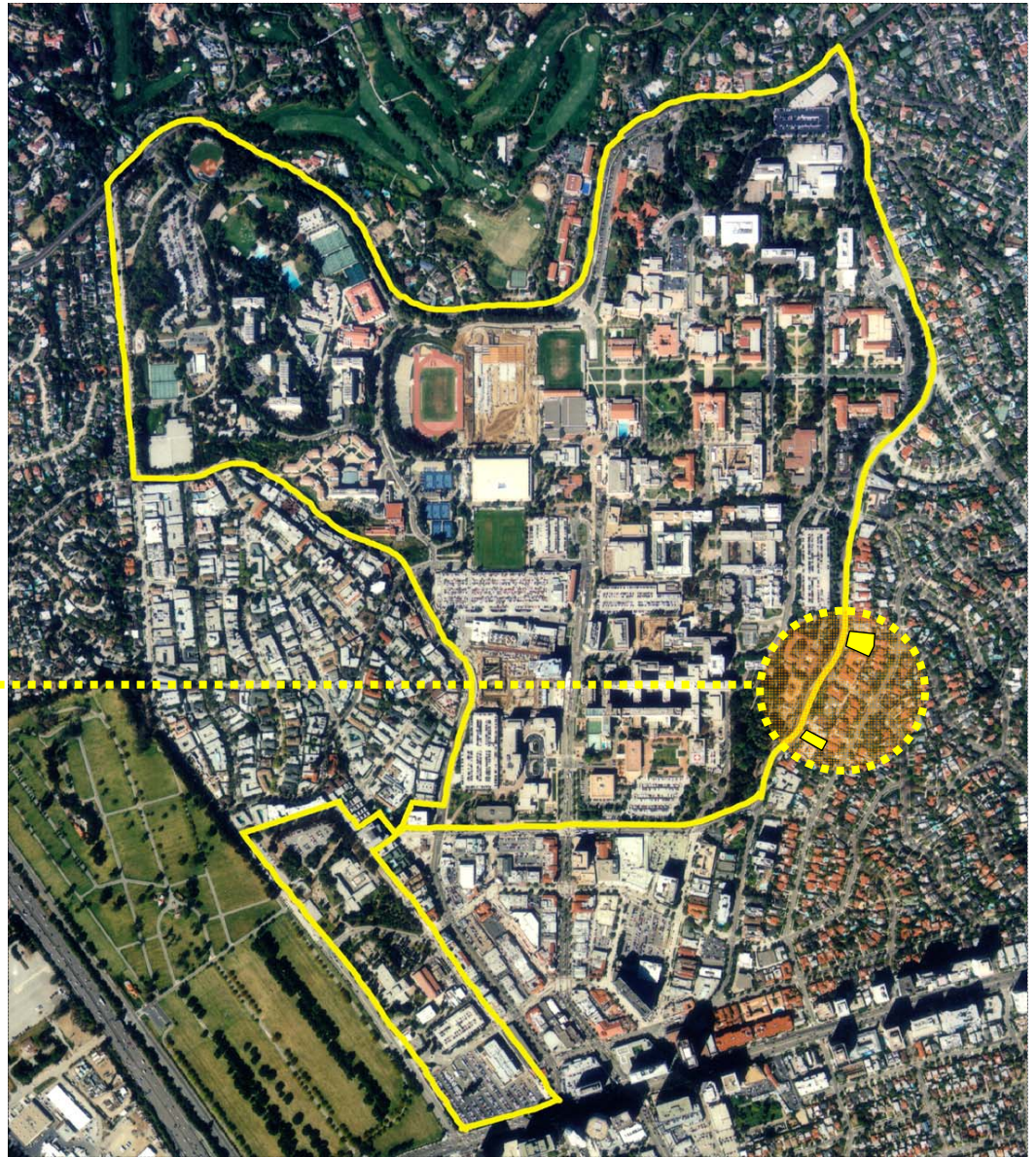
Gross Area: 40,794 OGSF of Housing
 19,368 OGSF of Parking

Cost per Studio Unit: \$166,120

Total Project Cost: \$24,558,000

Program includes 83 studio apartments on two separate sites plus 53 parking spaces in subsurface garages.

Hilgard Graduate Student Housing







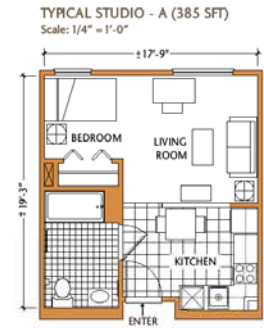
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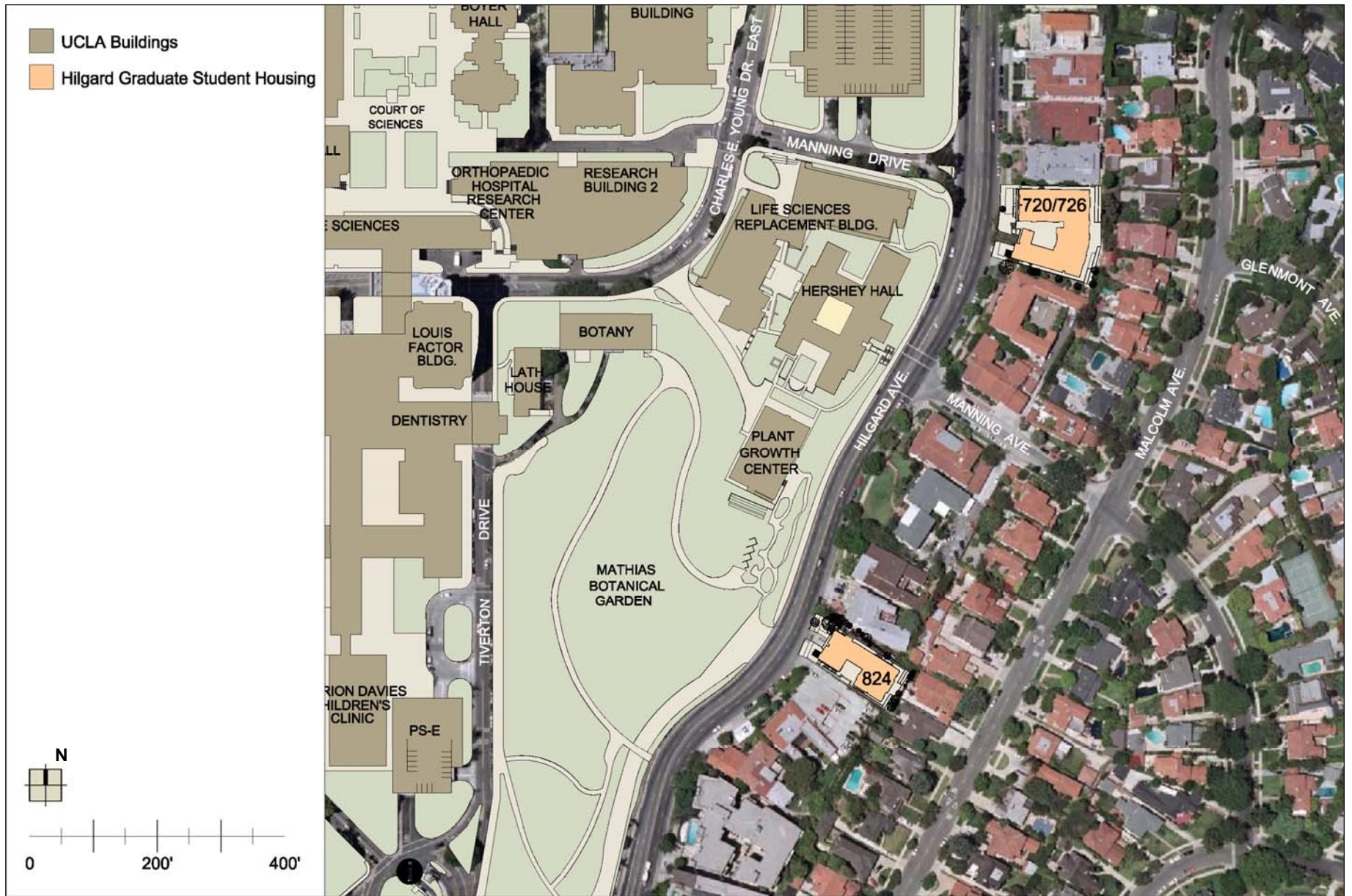
Context Images

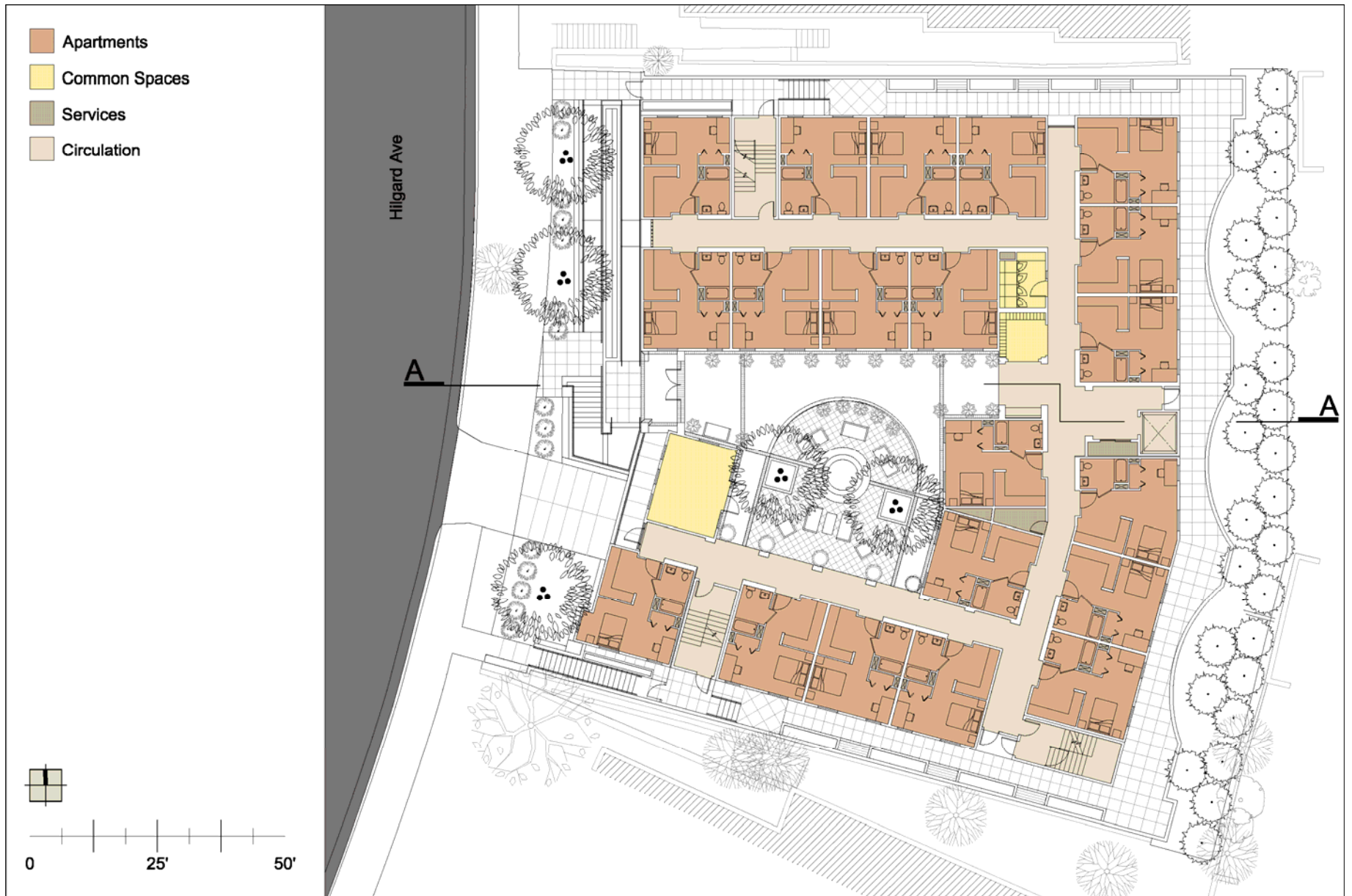
HILGARD
GRADUATE STUDENT HOUSING













- Concrete Tile Roof
- Plaster
- Awnings
- Glazing



0 25' 50'





720 HILGARD AVE

726 HILGARD AVE

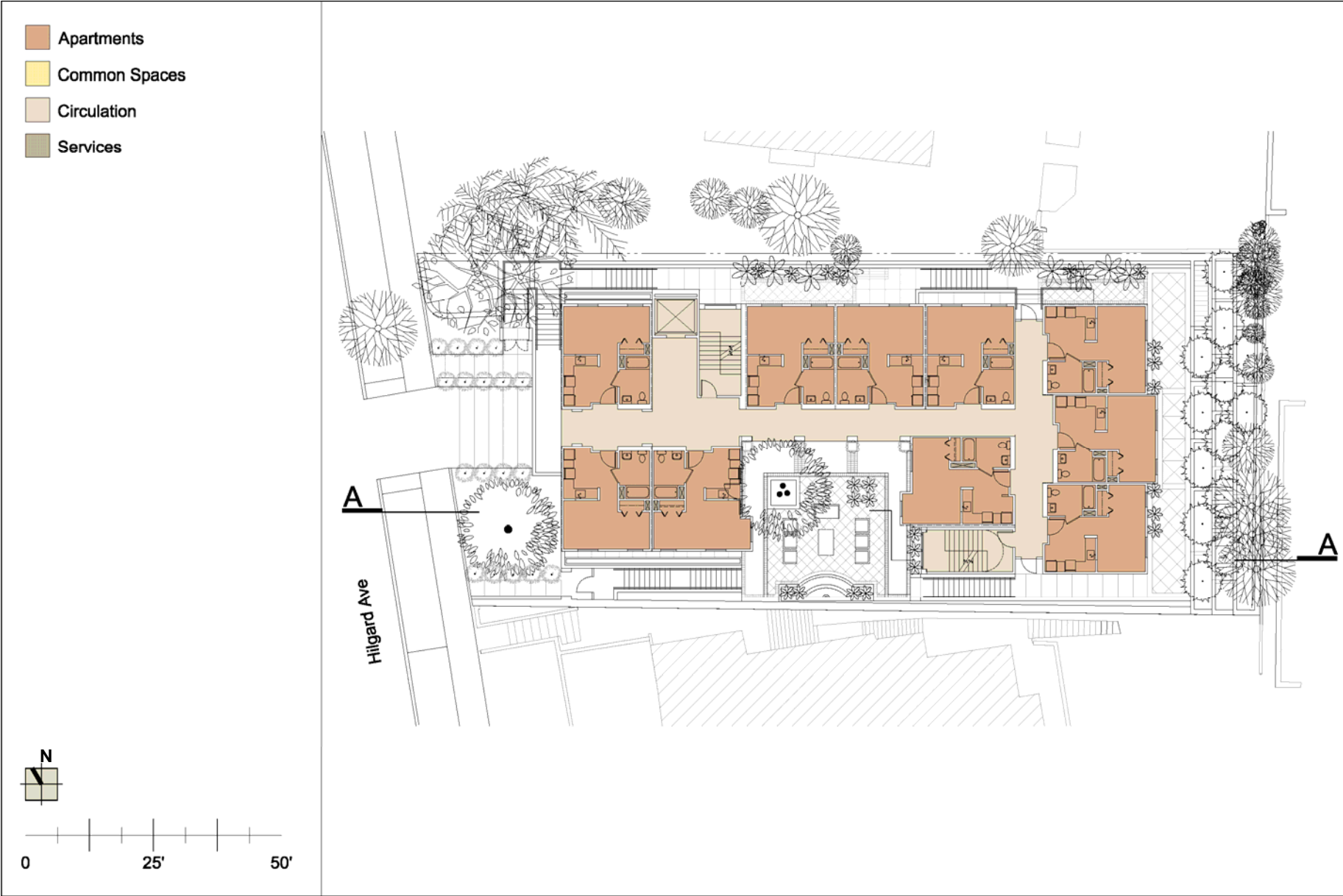
Existing Street Elevation

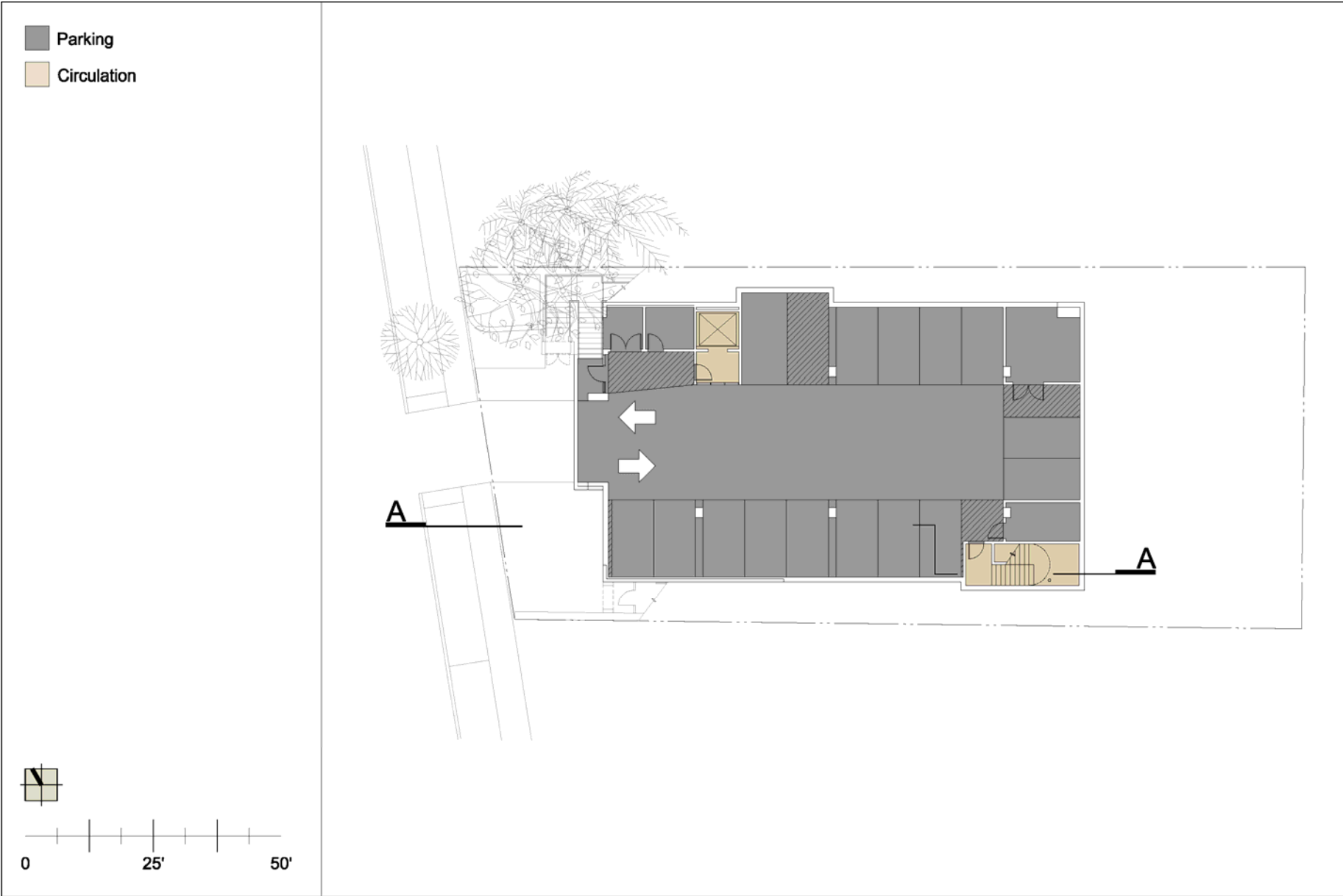


720 HILGARD AVE

726 HILGARD AVE

Proposed Street Elevation





- Concrete Tile Roof
- Plaster
- Awnings
- Glazing







824 HILGARD AVE

Existing Street Elevation



824 HILGARD AVE

Proposed Street Elevation

Compliant with UC Policy on Sustainable Practices

- LEED Equivalent “Certified” Rating, (draft checklist at Silver with 34 Points)
- Graduate Housing immediately adjacent to campus reduces transportation demands.
- Emphasis on indoor air quality management during construction and use of low emitting materials.
- Very high efficiency plumbing fixtures.
- High performance glazing and incorporation of shading devices.

CEQA/ Environmental Impact

- Project qualifies for a Mitigated Negative Declaration
- Draft Initial Study Public Review: 12/24/07-1/22/08
- Three meetings with campus and community.
- Campus written responses to four comment letters are included in the Final IS/MND.
- Project is consistent with principles in the 2002 Long Range Development Plan, though it is off-campus.

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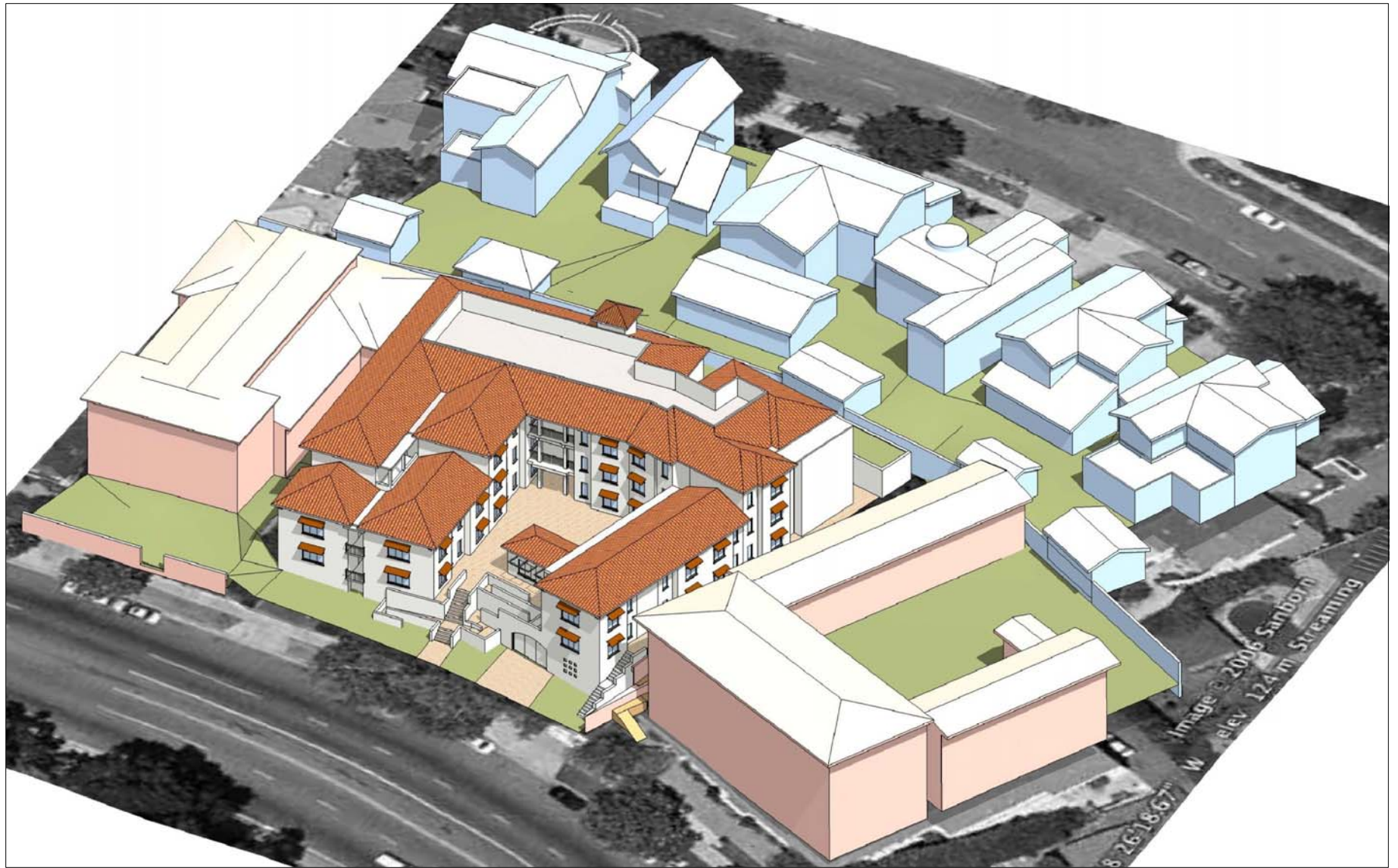
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UCLA Capital Programs
March 18, 2008

720/726 Hilgard Ave: Axonometric View (Conceptual)

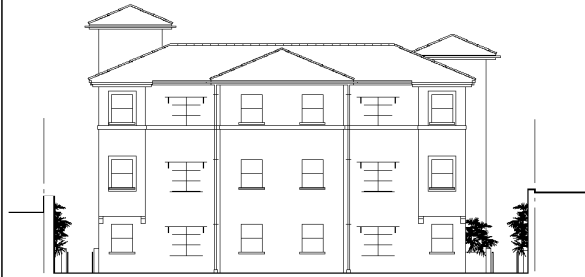
HILGARD
GRADUATE STUDENT HOUSING

Property
Line

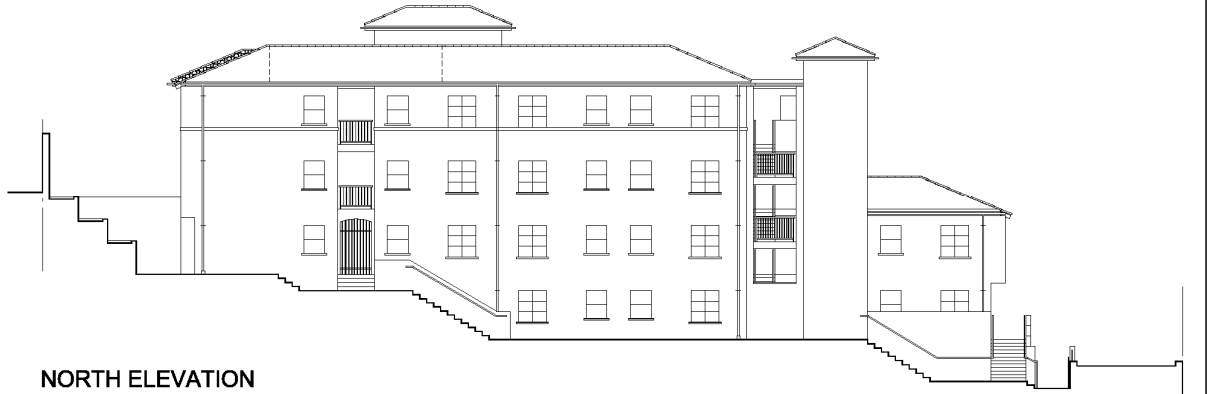
Property
Line

Property
Line

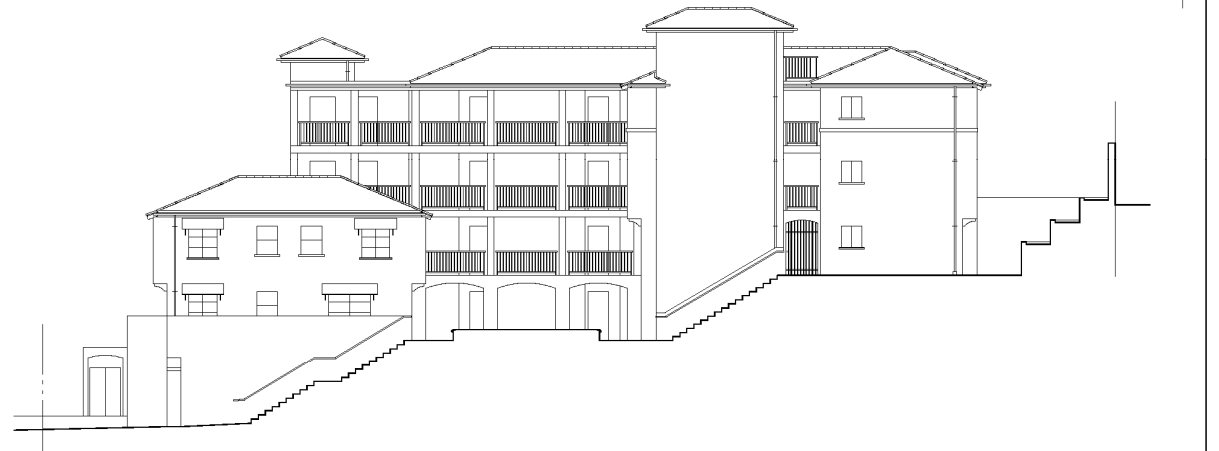
Property
Line



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION





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824 Hilgard Ave: Axonometric View (Conceptual)

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GRADUATE STUDENT HOUSING