

## **CAMPUS/COMMUNITY PLANNING COMMITTEE**

### **Minutes of August 20, 2020 Meeting**

#### **PRESENT**

Manu Agni  
Robert Frazier  
Tal Golan  
Tawnee Gomez  
Ken Hall  
John Hughes  
Francisco Salinas  
Marlene Shaver  
Frank Silva  
Cristiana Winter

#### **ABSENT**

Adrian Borsa  
Jorge Cortes  
Jeff Kaplan  
Susan Narucki  
Elizabeth Owen  
Keith Pezzoli  
Rand Steiger  
David Traver  
Petia Yanchulova

#### **CAMPUS PLANNING STAFF**

Robert Clossin  
Ginger Stout  
Stephanie Ellsworth  
Alison Buckley  
Todd Pitman  
Matthew McCreary

#### **GUESTS/CONSULTANTS**

Joel King, Design and Development Services  
Bryan Hooks, Facilities Management  
Ji Song, Nanotechnology  
Roberto Meza, Police Department  
Brad Phipps, Capital Program Management  
Sarah Curran, Psomas  
Emma Harrison, Psomas  
Neil Hadley, Landlab

#### **BUSINESS ITEM: APPROVAL OF MEETING MINUTES**

The minutes from the June 18th, 2020 meeting were unanimously approved without further comment.

#### **BUSINESS ITEM: OUTDOOR CLASSROOM SPACES (Todd Pitman)**

Todd Pitman shared the campus efforts surrounding COVID-19 and the idea of creating outdoor classroom spaces to aid in minimizing exposure. The process is ongoing and still evolving and includes representatives from

Facilities Management and ITS to identify options for moving forward and implementing outdoor classrooms. Campus Planning has identified four locations best suited for large-sized wall-less tents that have access to power, and are proximate to restrooms: Reville Plaza, Matthews Quad, Warren Mall, and Pawka Terrace. A second tier of locations were determined that could be used without tents, are more informal, potentially using stairs as seating, where microphones and amplifiers could be utilized. A third tier of locations were identified that are outdoor spaces used as prefunction spaces associated with particular buildings. Programs within these buildings could host 10-20 students outdoors.

A 40'x60' tent could accommodate up to 35 students and could fit on the first tier locations. The tents would have the sides removed to allow air flow.

Frank Silva inquired if the tents would be used for campus activities beyond classroom spaces. Outdoor spaces would be encouraged to be used for various activities.

Roberto Meza suggested numbering the tents for emergency identification purposes and consider the need for fire extinguishers and proximity to emergency phones. This information will be shared with Facilities Management.

Ken Hall suggested some tent walls remain in place for AV projection. Minimizing power cords running through open spaces surrounding the tents would help alleviate potential trip hazards.

Tal Golan commented that recording of classes will be mandatory to serve those students unable to attend in person. Electricity, Wi-Fi, and equipment for recording will be needed by faculty in each outdoor classroom.

Marlene Shaver asked if the tents are definitely going to be implemented. Appropriate spaces are being studied and discussions are underway to identify the quantity and locations of outdoor classrooms, if leadership decides to move in this direction.

Ken Hall inquired about seating and tables in these locations. Jason Kayne explained furniture for outdoor use would be obtained and analysis is being done to determine the rental/purchasing cost difference for tents. With the infrastructure improvements required to run the outdoor classrooms, it may make more sense to purchase and have the ability to reuse these tents and locations. It is not known yet where these would be stored when not in use.

Pitman explained other campuses are moving forward with tent installation and he has been in contact with UC Davis, however their quarter has not begun and there is no data to determine the success yet.

Tawnee Gomez asked if the Registrar's office has been involved in the discussions. They are involved and have been updated on the internal analysis to see how many students can fit within existing classrooms while physically distanced from each other. It is unclear how classes are being scheduled at this time as it is an ongoing process. Gomez shared that within the Academic Affairs division, there is a Classroom Advisory Committee and it would be beneficial to share these ideas with them.

Golan asked if the number of students enrolling in classes is known yet. While enrollment numbers are not a factor Planning is in control of, we do know we're expecting 30% in-person classes and 70% remote classes at this time, but that could change based on evolving conditions.

Pitman described areas that could be used without the use of tents, but it is still in flux how to best utilize these spaces.

Golan is supportive of outdoor classrooms.

#### **BUSINESS ITEM: OPEN SPACE PRESERVE BOUNDARY UPDATES (Ginger Stout & Matthew McCreary)**

Pitman reminded the Committee of the Central Utility Plant Expansion (CUP) project and the Theatre District Living & Learning (TDLLN) projects that were presented for site approval and schematic design, but neither project had identified specifically how the No-Net Loss Policy would be met.

Ginger Stout shared the existing conditions at the TDLLN project site and showed how the OSP overlaps it. Several paved areas exist within the OSP, including portions of Ridge Walk, Scholars Drive South, and portions of Revelle College Drive. The portion of Historic Grove along Ridge Walk and the proposed new alignment of Revelle College Drive will have impacts to the OSP. The future condition of the OSP at the project site will include paved areas as well to maintain a contiguous grove feel on both sides of Revelle College Drive and the Theatre drop-off area. The south side of building three, located at the south west corner of the realigned Scholars Drive, will be captured as Historic Grove, along with the Theatre drop-off planted median. The total portion of the Historic Grove removed due to the Theatre District project is 28,819 sq ft. The amount of Historic Grove recaptured on site is 28,135 sq ft, with a delta of -684 sq ft.

Matthew McCreary shared the project limit of work for the CUP Expansion overlaid on the OSP boundary. The area between the OSP boundary and the limit of work will be replaced in kind. The CUP Expansion project anticipates impacting 1,000 sq ft of Historic Grove and has identified 1,684 sq ft of recaptured area on the south side of the expansion. This excess 684 sq ft replaces the Historic Grove removed at the TDLLN project site and allows both the CUP Expansion and TDLLN projects to meet the No-Net Loss policy.

Tal Golan asked if the plan was to recapture more of the available space and designate it as Historic Grove. Pitman explained that these areas could be added to the Historic Grove at a future date but are not currently needed to meet the policy. However aesthetically the area will all appear as a forested grove.

#### **BUSINESS ITEM: HUMANITIES AND SOCIAL SCIENCES BUILDING REPAIR PROJECT (Ginger Stout)**

Stout explained the project, which consists of repair of the spalling precast concrete panels on floors 3 through 8 of the 8-story tower, fire sprinkler upgrades in all four of the HSS buildings, and a pump house associated with the fire system. The building is located within the historic Muir College. Construction is anticipated to begin in March 2021 and complete in fall 2021. Floors 3 through 8 will be vacated in late 2020 or early 2021. The façade

replacement will be a replacement-in-kind and will be reviewed by ARG, historical architects, due to the building being identified in the 2018 LRDP EIR as an eligible historic resource.

The pump house is anticipated to be built on the existing service yard. The design for the pump house will be determined the equipment and size requirements are determined. It will consist of an approximately 12'x12' structure and include an approximately 24,000 gallon underground storage tank.

The project is subject to CEQA and California Coastal Commission review. Potential environmental considerations for the project include: visual quality, air quality, hydrology & water quality, emergency services, traffic & circulation, and historic.

Jason Kayne asked about the scope of the exterior repairs and if the scope included replacing the windows. Ginger Stout replied the scope is a replacement in kind, which includes replacing the existing windows to stop moisture.

Ken Hall asked if the fins and grid structure would be replaced. Joel King answered the entire exterior is being replaced. New exterior components will be fabricated offsite and then placed on the existing building shell.

Tal asked if this includes replacement concrete. King answered yes.

Bryan Hooks asked if the existing vegetation surrounding the building will be impacted. Brad Phipps responded there is no plan to impact the existing vegetation. The fabricated pieces will be craned and placed on the building. King suggested adding fall protection to protect the existing vegetation. Phipps will review with the campus arborist.

John Hughes asked how much rec space is required for laydown. Phipps hopes to use the laydown space along Scholars Lane currently occupied by the Ridge Walk team.

Robert Clossin added that Campus Planning brought the project to the committee for several reasons: safety, historic, transparency and awareness.

Hall asked why a new pump house is included in the scope of the project if the existing building has sprinklers. Phipps answered the existing building does not have sprinklers, which is one of the reasons for the project.

#### **COMMENT TO DRB: EROSION CONTROL AND PARKING LOT (Psomas & LandLab)**

Stout reminded the Committee that the project was presented in July for site approval. The project size has been reduced from that initial presentation to cover approximately half the slope as the previous limit of work. The access road from Villa La Jolla was removed from the scope due to the VA agreeing the project can access the site from the VA's eastern most access road, parallel to I-5. The location has experienced severe erosion and this project will repair the erosion and restore the Restoration Lands within the Open Space Preserve in the area. The project anticipates a No-Net Loss of OSP. A paved parking lot would be built on top of the erosion repair, outside of the OSP limits and aligning with the existing parking lot that the VA leases from campus. Potential exists for the site to be sold the VA for their use in the future, but it is an unknown at this time. Because of this, certain items like EV charging and solar panels were excluded from the scope. Also, potential exists for this parking lot to be used for construction staging as planned capital projects begin again in the area.

Sarah Curran with Psomas showed the project location, south of the VA hospital, north of La Jolla Village Drive, and west of I-5. The project anticipates to maximize parking, address the drainage from the VA, and offer stormwater management benefits. The coastal sage scrub in the area will be replaced, and the fill for the project is anticipated to come from the export of the proposed Theatre District LLN project. The project site is along a campus seam and near a campus entrance. The limit of work is just under 5 acres. The planting is anticipated to relate to the Caltrans recently re-landscaped area at the bottom of the slope. The paved lot is anticipated to hold 344 parking spaces on 2.15 acres.

Emma Harrison with Psomas reviewed the Open Space Boundary (OSP) and shared how it had been realigned to meet the No-Net Loss policy. No physical improvements within the OSP are anticipated. A bermed, native riparian landscaped bioswale is anticipated on the eastern side of the parking lot to aid in stormwater capture and prevent further erosion. LED lights are proposed for within the parking lot. Electricity for the lights are proposed to connect to the VA parking structure located just north of the project site.

Neil Hadley with LandLab shared an image board of the expected planting, including the bioswale in the parking lot and the stormwater garden on the east of the parking lot. Potential exists for the use of TruGrid, an interlocking paver with gravel infill, instead of asphalt. The cost is being studied and will be considered by campus leadership.

The majority of the project site is Restoration Land. Hadley proposes torrey pines and oak species, and is evaluating trees to be used in the riparian areas. Trees within the parking lot will provide shade.

Mimicking the ecology of San Diego County coastal sage scrub is one of the goals of the project. The berm on the east side will aid in screening the parking lot from the east and will ensure the bioswale and raingarden allow water to percolate instead of cause further erosion.

Robert Clossin shared the LRDP identified the parking lot area as academic use land use. With the VA severely landlocked, it is still unknown if the site would eventually be sold. This project prepares the site for the potential to sell. This revised project is much less impactful to the trees on the western side of the slope. This project is scaled back from the previous site endorsement and removed the access road connection from Villa La Jolla.

Todd Pitman shared the comments from Open Space Committee:

1. Plant material and design - The Committee appreciated the efforts to provide a sustainable and maintainable plant palette and suggested incorporating more tree canopy within the project.
2. Sustainability - The Committee asked the design team if opportunities exist to add sustainable infrastructure such as solar and EV charge stations to the project scope.

Bob Frazier inquired about TruGrid, and if this is what was used at Jacobs. TruGrid could give a more organic view to the trolley riders. Curran explained TruGrid has been implemented at UC Santa Cruz. Hadley mentioned TruGrid can help water percolate on the site, can help with the heat island effect and can help improve the aesthetics. Joel King reminded the Committee that the Project Manager is responsible for the budget and so he needs to be part of the discussion and will follow up on the viability of TruGrid.

Bryan Hooks asked if TruGrid would be used in only the parking spaces, or the entire lot. Curran mentioned it's worth considering using it only in the stalls. Hooks explained it can unroll over time when using both.

Marlene Shaver asked about the necessity of the project. Clossin explained the cost savings benefit of utilizing the export from TDLLN to repair the erosion here, and as a result this is a strategic project with other campus benefit. The TDLLN project is pending Regents approval in September, and major excavation is anticipated to start there in early 2021.

This item concluded the meeting.

Respectfully Submitted,

A handwritten signature in black ink that reads "Ginger Stout". The signature is written in a cursive, flowing style.

Ginger Stout  
Associate Planner