

CAMPUS/COMMUNITY PLANNING COMMITTEE

Minutes of September 20, 2018 Meeting

Present

Ramona Ferreira
Adrienne Gallo (for Cristy Winter)
Tawnee Gomez
Ken Hall
Bill Hodgkiss
John Hughes
Russ King
Marlene Shaver
Frank Silva
Charles Sprenger
David Traver
Joel Watson

Absent

Matthew Arrollado
Adrian Borsa
Tara Cameron
Firas Eid
Neal Devraj
Lesly Figueroa
Tal Golan
Sophia Hirkis
John Hughes
Shirley Meng (Co-Chair)
Keith Pezzoli
Rand Steiger

Campus Planning Staff

Robert Clossin, Director Campus Planning
Todd Pitman, Campus Planning
Ginger Stout, Campus Planning

Guests/Consultants

Joel King, Design and Development Services
Fred Besancon, Spurlock Landscape
John Fung, Mark Cavagnero Associates
Roseanne Knight, Mark Cavagnero Associates
Tim Waters, Mark Cavagnero Associates
Josh Kavanagh, Transportation
Carolyn Sheehan, Nano-Engineering

Business Item: Approval of Meeting Minutes

The minutes from July 19, 2018 meeting were unanimously approved.

Informational Item: La Jolla and Hillcrest LRDP EIR updates

Robert Clossin informed the Committee that the LRDP EIR 45 day public review period had recently concluded. About a third of the letters received were supportive, other letters came from agencies and other individuals. The Regents are slated to approve the La Jolla Campus LRDP and EIR at their November meeting.

The Hillcrest LRDP is in the beginning stages of the EIR process. The public review period is scheduled to be spring of 2019. An open house is tentatively scheduled for the end of the calendar year and the Committee will be updated on the time. David Traver inquired about the end goal at Hillcrest, and Clossin mentioned it will be a near total redevelopment of the campus. The main functions of the existing hospital will be maintained i.e. burn unit, trauma unit, etc.

Business Item:

The University Community Plan is being updated and on September 28th an open house is scheduled for the community to learn about what is being planned. UC San Diego and the City of San Diego will be in attendance to discuss their own plans as related to University Community.

Joel Watson commented that it would be nice for this Committee to receive updates on plans that are not necessarily part of C/CPC, like Design and Innovation Building and Voigt Parking Structure. Clossin noted that an update on the current capital improvement plan would be provided at a future meeting.

Action Item: 7th College Neighborhood Planning Study (SCNPS)

Todd Pitman briefed the Committee on the status of the 7th College Neighborhood Planning Study (SCNPS) and informed the Committee that the Study was being presented for endorsement. Pitman introduced John Fung and Fred Besancon, who discussed the SCNPS process up to this point. The Study area is approximately 38 acres and is influenced by Revelle College, Stuart Art Collection, Theatres, Open Space Preserve, and Scripps Institution of Oceanography. The organizing ideas of the Study include addressing the intersections, activating façades, creating transparency on the ground floors, creating a memorable entrance to the campus, and increasing amenities. Amenities like dining facilities and a recreation/wellness corridor would be shared with Revelle College students.

The capacity identified in the study includes: approximately 700,000 GSF of residential with 2,000 beds, 800 beds of infill at Revelle, 60,000 GSF for academic buildings, and 30,000 GSF of Central Utility Plant (CUP) expansion. Incorporated into proposed open spaces, whether public or private, was the idea of utilizing Ridge Walk to connect active, more public, nodes and maintaining smaller courtyards for residents. An extension of Wagner Walk into the retail plaza is proposed. The land uses proposed are to maintain academic uses along Ridge Walk, retail amenities facing the theatres, and residential areas to the west. The Wellness Corridor could be used to buffer and decompress the space between the future college and Revelle. Bike and pedestrian connections through the Theatre District, along Ridge Walk, and separated bike paths onto the west side of Scholars Drive South near the new proposed parking structure have been identified in the Study. Three access points to the underground parking structure could allow for 2 levels, and 1,200 parking spaces to be shared by Theatre patrons, retail customers, and the campus population.

The Study examined landscape, acoustics, design guidelines, and phasing. The landscape design principles include preserving and enhancing the Historic Grove, Urban Forest, and Ecological Reserve that surrounds the site. The Study examined how stormwater treatment could be incorporated into a landscape buffer before the water returns to the ocean. The building heights and scale are proposed to be higher in the east and gradually getting lower towards the residential neighborhood to the west. This allows for sunlight to reach the courtyards, and creates legibility along Ridge Walk. Potential exists to create more Open Space Preserve near the central utilities plant (CUP) to reduce the impact of what may need to be removed with the future college project and CUP expansion. Build to lines, setbacks, massing, and character areas were identified within the Study. The CUP expansion and upgrades could be quieter than the existing, so placing academic buildings nearer the CUP are proposed.

Comments brought forth from the Open Space Committee include maintaining the Wellness Corridor as a greenbelt; the proposed tree species should be native and drought resistant; and formal and informal recreation spaces should be provided.

Clossin suggested the name of the 'Gateway Plaza' should be changed to 'Theatre Plaza'.

The Committee discussed the Wellness Corridor running between the future college and Revelle is appreciated, but the need for an academic building is great. Academic space will be needed and there is a need to balance the aspirational goals of the Study. A committee member asked for the Wellness Corridor to be expanded and articulated better.

Marlene Shave inquired if the Revelle housing will be demolished, and yes, the Fleet housing may be redeveloped and there is potential to increase the density within the infill and include academic space. Clossin responded that there may be flexibility to do this and that academic space is sure to be incorporated.

Hodgkiss asked for as much open space to be preserved as possible. John Hughes mentioned there is pressure to expand Muir College and remove some recreation space, so he'd like to ensure recreation space is incorporated into this Study.

Joel Watson asked if the Historic Grove or the buildings of the future college are taking precedence at the site, and to consider rearranging the buildings to be higher on the west. Besancon responded that maintaining views and bringing in the western sun deeper into the courtyards are the reasoning behind positioning the buildings with higher in the east. Watson asked if east/west oriented buildings were studied here, as was done at NTPLLN. This site is narrower and more constrained, with a need to connect to 64 Degrees. Joel King referenced that this Study is not meant to be overly prescriptive, it is just a foundation to get to the next step of examining all these proposed changes.

King offered that it would be nice to be able to see Galbraith Hall from North Torrey Pines Road as a visitor enters the campus at Revelle College Drive.

Watson asked if the university follows the 'no net loss' rule, and Pitman explained that we do.

The Committee discussed parking for theatre patrons in the interim during construction. Clossin mentioned this will be challenging. The Venter site was proposed by a committee member to park the theatre patrons, but the site may have biological issues. Parking will be examined comprehensively to maintain access for theatre patrons.

Josh Kavanagh appreciated the bi-directional bike path along Scholars Drive South and said it is great conflict resolution. He'd like to see this approach taken in other planning studies. Ride-hailing stops for pick-up and drop-off could be adjacent to transit stops, but there is a need to examine where best to place them.

The Committee endorsed the planning study.

This item concluded the meeting.

Respectfully Submitted,



Ginger Stout
Associate Planner