

CAMPUS/COMMUNITY PLANNING COMMITTEE

Minutes of February 20, 2020 Meeting

PRESENT

Manu Agni
Adrian Borsa
Tara Cameron
John Hughes
Susan Narucki
Keith Pezzoli
Francisco Salinas
Marlene Shaver
Cristiana Winter

ABSENT

Jorge Cortes
Robert Frazier
Tal Golan
Ken Hall
Jeff Kaplan
Susan Narucki
Elizabeth Owen
Frank Silva
Rand Steiger
David Traver
Petia Yanchulova

CAMPUS PLANNING STAFF

Todd Pitman, for Robert Clossin
Ginger Stout
Elyse Sanchez
Raeanon Hartigan
Stephanie Ellsworth

GUESTS/CONSULTANTS

Joel King, Design and Development Services
Steve Jackson, Facilities Management
Bryan Hooks, Facilities Management
Kyle Schertzing, SRA
Bryan Macias, Capital Program Management
JT Barr, Schmidt Design
Aiden Sproul, Architecture Club
Kevin Chen, Architecture Club
Alicia Tam, Architecture Club
Shelly Vitug, Nano-Engineering
Michael Vanderhoof, Mascari Warner Dinh
Nicole Cheng, Capital Program Management
Yvette Wu, Mascari Warner Dinh
Neil Hadley, LandLab

BUSINESS ITEM: APPROVAL OF MEETING MINUTES

The minutes from the January 16th, 2020 meeting were unanimously approved without further comment.

INFORMATION ITEM: CANYONVIEW RECREATION EXPANSION AND RENOVATION SITE EVALUATION (ELYSE SANCHEZ)

Elyse Sanchez introduced the project site, located in the Pepper Canyon Neighborhood at the existing Canyonview Recreation Center (CRC). The existing CRC is home to competitive swimming, diving, water polo, a climbing gym, storage, and locker rooms. UC San Diego Athletics and Recreation is requesting site endorsement for a new and/or expanded structure to better integrate with the aquatic center and provide fitness and training spaces. The proposed project site is designated as 'Sports and Recreation' as the predominant land use in the 2018 LRDP, which allows for sports and athletic facilities. In alignment with the 1989 Master Plan Study planning principles which include "neighborhoods" and creating "connections", the proposed project would be co-located with other recreational features and is a semi-public use along the Campus Loop Road creating connectivity. The Pepper Canyon Neighborhood Planning Study envisions becoming a new gateway into campus from the LRT, and includes creating east-west connections with improved bike and pedestrian access, improved wayfinding, and facilitating social interaction in public spaces. The site is adjacent to the Open Space Preserve (OSP) on the north and east sides and the proposed project anticipates maintaining a 50' boundary from the OSP. The biology surrounding the site would undergo a more site specific examination than the LRDP entailed. The proposed project will be mindful of a 25 foot to 60 foot setback along Voigt Drive to preserve landscaping and pedestrian movement. The three-way stop along Voigt Drive is anticipated to turn into a roundabout in the near future. The environmental considerations to be studied include aesthetics, biology, air quality, noise, and hydrology. The proposed project site is located within the Coastal Zone and a Coastal Development Permit will be required. This proposed project was presented for information and potential site endorsement, and will return at concept design for Committee comments to DRB.

The Committee discussed the potential requirement of a Coastal Commission buffer from the sensitive biology along the north and east sides of the site. Discussions with the Coastal Commission would need to happen to establish the biological buffer for this location. John Hughes mentioned the program is still being developed, but the new facility would potentially include additional fitness and cardio spaces, and 3-5 yoga or spin studios, in addition to the locker rooms, storage space, and small fitness area. The climbing wall would be relocated to RIMAC in the interim. Phasing of construction is a consideration due to the need to maintain locker room access for the aquatics programs. John Hughes inquired about the potential to alter or grade the eastern lawn area for increasing outdoor program space. Discussions with Coastal Commission would help determine the potential for changes to that area, depending on the buffer required from the potential sensitive biology in the area. Potential exists for donor funding once the programming is complete.

The Committee endorsed the site.

COMMENT TO DRB: WARREN FIELDHOUSE CONCEPT DESIGN (ELYSE SANCHEZ & SAFDIE RABINES ARCHITECTS)

Elyse Sanchez reviewed the field house existing and future site and use. The existing field house, located on Warren Field south of the Voigt Drive and Lyman Lane intersection, will be demolished by the Lyman Lane Turnaround project. An area on the east side of Warren Field has been identified for rebuilding a new field house.

Kyle Schertzing with Safdie Rabines Architects described the proximate projects happening near the site, including the Pepper Canyon Amphitheater and additional public realm projects associated with Pepper Canyon West Housing and Pepper Canyon. SRA is working closely with the other landscape architecture firms to ensure seamless cohesion between projects. The location for the redeveloped field house sits on the east side of the existing Warren Field, near the intersection of Gilman Drive and Voigt Drive. An existing driveway and sidewalk can be utilized for ingress. The project would respect the existing MCTC bioswale on the north side of the site. The proposed field house would be home to approximately 500 to 600 square feet for training rooms, sports care medical equipment, taping tables, ice bath, sports equipment, and men's, women's, and a gender inclusive restroom. The building would be surrounded by concrete. Emergency vehicle and other access would be accessible on the north side of the building onto the field, utilizing gates for vehicles to maintain access for pedestrians. Potential exists for photovoltaic panels on the roof of the field house, with the potential to offset the building and field lighting power requirements. A roll-up door into the training room is proposed. Wooden rolling gates along Gilman Drive are proposed to help visually soften the entrance from the street.

The entry points to Warren Field include one across from Canyonview Recreation Center, one from the southwest that includes vehicle entry, and the one as part of this project on the east side. An exterior water fountain and bottle filling station are proposed on the field side of the field house, near the training room roll-up door. Bryan Hooks inquired about the stormwater capture on site. Renovation of the southern slope is not anticipated but the project will identify how best to address stormwater here. Todd Pitman mentioned working with MCTC to coordinate and integrate with their project's bioswale, as well as coordinating on potential future campus wayfinding signage at this location. The Committee requested more consideration be given to the functionality of the space between Gilman Drive and the field house, and consider the optimal construction laydown location.

COMMENT TO DRB: WARREN COLLEGE PUBLIC REALM ACTIVATION (TODD PITMAN & SCHMIDT DESIGN)

Todd Pitman reminded the Committee about the HDH activation projects which have the goal of creating outdoor spaces for students to utilize for relaxation, gathering and study while the Campus is undergoing unprecedented changes. These public realm activation projects have been ongoing and have had both smaller and larger scopes, from enhanced planting to enhanced seating. The Warren College Public Realm Activation project is larger in scope and includes two areas of the College.

JT Barr with Schmidt Design Group described the necessity of finding strategic spaces to create sticky spaces for students. The two locations identified at Warren College include: 1. Leveraging the interior improvements at Canyon Vista dining and creating an outdoor accompaniment, and 2. The Warren College gateway, just east of the Student Activity Center (The Courtroom).

The Gateway area would have raised planters acting as the walls of the Courtroom's patio, with bar height seating along the walls. Additional outdoor tables with moveable furniture and a balance of spaces for individuals or groups would be included. The proposed landscape palette includes a canyon aesthetic, with both durable and drought tolerant plants included.

The area outside of the Canyon Vista dining would include improvements to the amphitheater, the terrace, and the promenade. This area is adjacent to the Ecological Reserve, to the west. The amphitheater is about creating movement within the space while the terrace is more contemplative. The introduction of shade structures and softer seating, potentially with geofam, and a lower level dining area with moveable seating elements are proposed within the amphitheater. Large species of trees to provide natural shade are proposed. The Terrace location has more focused interventions, including additional ribbons of material to create shade within the existing shade structure. Bean bag lounge furniture and seating nests are proposed. The Promenade would be used to enhance the views from the dining hall to the canyon. Rustic decomposed granite areas for outdoor games, surrounded by shade trees are proposed. Modular planters with vines would be planted to allow for the vines to cover the shade structure over time. Colored concrete and moveable seating elements, as well as up-lighting and down-lighting to enhance the space at night would be utilized.

Manu Agni inquired if a maintenance plan for the furnishings is included. This type of funding is part of all the HDH activation projects. In the past outdoor seating elements were used that were most durable and longest lasting, but it was found that students were not using these areas as often. In conversations with HDH, funds will be provided to maintain and replace the soft furnishings as needed. Cristy Winter asked if heaters would be included for night time use. The design team will discuss with HDH and the Fire Marshal. Marlene Shaver wondered if a type of more permanent seating or furniture will be located here. Pitman mentioned this will be the permanent condition. John Hughes said the interventions at RIMAC which included soft seating have been successful and well used. Susan Narucki questioned the security and safety of lighting in the area. Lighting plans are included in the project scope, with some traditional pole lighting and some accent lights. Lighting would be included on the shade structures. Part of the goal is to create a place that people want to come hang out, which in itself helps address the security issues.

COMMENT TO DRB: CHILLER PLANT EXPANSION CONCEPT DESIGN (MASCARI WARNER DINH)

Nicole Cheng reminded the Committee that the full buildout project would include 4 chillers and 4 cooling towers with a TES tank as part of a future phase. The project team presented to the Open Space Committee (OSC) and has incorporated the comments from OSC into this presentation.

Joe Mascari with Mascari Warner Dinh reviewed the project site location, to the west of and adjacent to the existing Central Utility Plant (CUP). The site constraints include the La Jolla Project Stuart Art piece, the pedestrian path from Galbraith Hall to Scholars Drive, and the Historic Grove, as well as Herbert York Lane that divides this site from the CUP.

Neil Hadley with LandLab shared that the team is attempting to minimize tree impacts to help soften the view into the site. Access to the Galbraith loading dock will be maintained via York Lane, and the road will be rerouted to the north of the site to allow for the future expansion of additional chillers. The site is heavy with utilities which would need to be rerouted around the site and a retaining wall would need to be created with this phase to allow for the future TES tank. One goal is to minimize what will need to be removed in the future to achieve buildout.

The final buildout would expand to house 2 additional chillers and 2 cooling towers. The timeframe for the second expansion is anticipated to be 5 to 10 years in the future and will be dependent on the new projects that

come on-line. The TES tank would need to be installed at the same elevation as the existing tank. Approximately 200 trees are anticipated to be removed to prepare and grade the site and reroute the road. Only those within the Historic Grove would be subject to the 2:1 tree replacement guideline. Permeable paving is anticipated as well as onsite bioswales to capture stormwater. Keith Pezzoli inquired if these bioswales would be sufficient for future storm events due to climate change. The proposed bioswales are anticipated to capture all onsite stormwater. The Phase 2 expansion anticipates a bioswale that wraps around the retaining wall and permeable paving would be installed between the buildings to assist in onsite capture of stormwater.

Construction would be phased to maintain access to the loading dock and the Central Plant. A hammerhead would provide fire access near the Galbraith loading dock. Potential exists to create a berm up to the retaining wall and to plant trees now so they'll be more mature when the TES tank is installed and the trees can help mask the tank. A sloped and flowing rooftop is anticipated to help blend the building in with the landforms. Access to the Chiller Plant will be via a gate for security purposes. The chillers and the associated piping will be housed within the building. Plantings are proposed for the TES location in the interim until the tank is needed.

Utility realignments will be within the limit of work boundary. Adrian Borsa asked if this project could help remove the fence on the existing CUP, but it is up for security reasons. John Hughes appreciates this design. The tank can be brought in in sections and welded in place. The pad for the TES tank will be graded and ready for its future placement. Todd Pitman requested to share views from the public edges to understand the bulk and scale of the project for the next presentation.

INFORMATION ITEM: VISION INSTITUTE SITE EVALUATION (RAEANON HARTIGAN)

Raeanon Hartigan introduced the 3.4 acre project site, located on East Campus at the intersection of Campus Point Drive and Medical Center Drive. The project is anticipated to be approximately 120,000-130,000 GSF, with 50,000 SF for the Viterbi Family Vision Center and 50,000 SF for the Shiley Institute. The remainder would be for office support space and a small retail component. The Shiley Eye Institute would include clinical spaces, with operating and exam rooms for the treatment of eye disease.

The project is anticipated to be significantly donor funded. A reconfiguration of the existing parking lot P751 would be required. The lot consists of valet, ADA, and patient and visitor spaces. A minimum of 37 spaces would be impacted, plus the previous shuttle stop turnaround, which is currently used for valet parking. A concurrent study is being conducted to examine the patient drop-off at Thornton Hospital to redesign and potentially recapture parking and increase functionality of the drop-off. The project teams will need to work together.

The use of the existing Shiley Eye Institute site has yet to be determined. Marlene Shaver mentioned Ratner Clinic will stay and the Glaucoma piece will be removed. All research components would move to the new building, so potential exists to repurpose the building to office space.

The project will come back to this Committee at concept design. The possibility of reconfiguring the entire parking lot will be dependent on the building design. The site is heavy with utilities that may need rerouting or avoiding. A view corridor needs to be maintained from the Campus Point Drive/Medical Center Drive

intersection to the front door of Thornton Hospital to aid in wayfinding. The project would enhance the identity of Health Science Walk and the connection to the LRT. This site is not adjacent to the Open Space Preserve. The project is in alignment with the 2018 LRDP, the 1989 Master Plan, and the East Campus Neighborhood Planning Study (NPS).

This area was identified as a prime amenity node in the NPS therefore the project is highly encouraged to provide retail on the bottom floor since the neighborhood is lacking in retail and this is the most centrally located building parcel, considered the “crossroads” for pedestrians. A major realignment of the roads at Campus Point Drive, Medical Center Drive, and Health Sciences Drive is anticipated to help with intuitive wayfinding from Regents Road. Intersection improvements are needed to make it more bike and pedestrian friendly. The project design should anticipate this road realignment, but no funding has been identified yet for the realignment. Ideally, they would be designed together but at minimum the design team should accommodate it.

The project would attain LEED Silver at a minimum and would aspire to the highest rating possible. An addendum to the LRDP EIR is anticipated. The project was presented for potential action on site endorsement. A design build team is anticipated to be selected in May 2020. A Project Working Group would provide oversight of the program and design.

The site was endorsed by the Committee.

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