

**CAMPUS/COMMUNITY PLANNING COMMITTEE**

**Minutes of January 18, 2018 Meeting**

**Present**

Adrian Borsa  
Kim Carnot  
Firas Eid  
Ramona Ferreira  
Lesly Figueroa  
Tawnee Gomez (For Tara Cameron, Co-Chair)  
Ken Hall  
Sophia Hirakis  
John Hughes  
Russ King  
Keith Pezzoli  
Frank Silva  
Charles Sprenger  
Marlene Shaver  
Rand Steiger  
Joel Watson

**Absent**

Matthew Arrollado  
Neal Devraj  
Tal Golan  
Shirley Meng (Co-Chair)  
David Traver  
Cristy Winter

**Campus Planning Staff**

Robert Clossin  
Raeanon Hartigan  
Todd Pitman  
Elyse Sanchez  
Ginger Stout

**Guests/Consultants**

Carolyn Sheehan, Nanoengineering  
Josh Kavanagh, Transportation Services  
Melissa Luth, Campus Police  
Andy Spurlock, Spurlock Landscape Architects  
Fred Besancon, Spurlock Landscape Architects  
Andrew Beilfuss, SmithGroupJJR  
Harve Cohen, SmithGroupJJR  
Mark Rael, Capital Program Management

**Business Item: Approval of Meeting Minutes**

The minutes from November 17, 2017 meeting were approved unanimously.

**Committee Charge, Overview and Campus Projects**

Robert informed the Committee that the 2018 LRDP draft for the La Jolla campus is underway. The document is divided into 3 chapters with an executive summary and will be circulated to this committee in advance by way of a separate email. Robert will list the important items for review in the document.

### **Information Item: Hillcrest Master Planning Study**

The Hillcrest Master Planning Study has been underway for over 1.5 years and is guided by an Executive Steering Committee representing stakeholders on the Hillcrest campus. There has been a robust outreach and input process for the Master Planning Study. Andrew Beilfuss, from SmithGroupJJR, gave an overview of the planning process to date. Early on, a strategic visioning process allowed stakeholder groups to explore the programmatic vision for the campus. Several workgroups were established including an overseeing Master Planning Team that synthesized input from the workgroups. Goals behind the site development were to respond to UC San Diego Health needs and also respond to the unique nature of the site. Amenities suggested for the campus, such as a wellbeing center, are intended to support the needs of campus population and the local neighborhood. The campus is situated on the northern part of a canyon edge overlooking Mission Valley, offering amazing views of Mission Bay, the east mountains, and the downtown skyline.

The Master Planning Study offers guidelines for the new development. The goals adopted in the 2013 Hillcrest Open Space Study acknowledge wellbeing and consider the relationship of the natural canyons surrounding the site. Senate Bill 1953 requires all California acute care hospitals meet the certain seismic code definitions that the Hillcrest hospital cannot meet by retrofit. Therefore, the hospital must be rebuilt by 2030. Due to the large footprint required for the hospital, and for the existing hospital to continue to operate, only one site is plausible (to the north of the existing hospital site). Currently, this site houses several smaller research, teaching, and office buildings. In order to make way for the new hospital site, these facilities must move to another location on site. Concurrently, a new Outpatient Pavilion will be part of the initial project. In order to achieve financial sustainability, multifamily housing is proposed that would offer a revenue source to counterweight the new infrastructure. In context of the circulation, the site is akin to a maple leaf with one stem and a large leaf with many fingers. The circulation and traffic in and out of the site therefore has a strong influence on the site development. Where the Regents own land on both sides of the street, our Real Estate department is negotiating with the City of San Diego to vacate those streets. This effort will help create a contiguous campus. When the existing hospital is demolished, a new open space will be created in the heart of the campus and allow for the pedestrianization of Dickinson Street and northern section of Front Street.

Today, the Hillcrest campus has approximately 1.3 million gross square feet of building space. By 2035, the campus could have up to 2.7 million gross square feet, with the increase primarily attributed to the new residential component. Each of the 3 districts (housing, healthcare, and community) will have their own design guidelines. The Uptown Community Plan has specific guidelines to show pedestrian scale, which would be 2-3 stories in height even if mid to high rise construction continues above it. Access points in and out of buildings would leverage the future Central Green open space, to be developed after the existing hospital is removed, and emphasize permeability.

Circulation on the site is organized with the patient experience as priority. Emergency circulation would be direct down First Avenue, but vehicular access points on the site would seek to reduce the number of vehicles reaching the mesa level. One method by which this could be accomplished is to create underground parking reservoirs that have below grade access. For both housing residents and staff, this will relieve congestion at the mesa level. A new road off Bachman Place to the north will allow residents entering from Interstate 8/Hotel Circle to enter below grade and will not directly connect to the mesa level to prevent cut-through traffic. Service access points will also benefit from the subgrade entrances in order to prevent mixing with patient and emergency traffic above. A new road connection from Bachman Place to Arbor Drive will also help reduce confusion associated with the one-way streets that permeate the neighborhood. Patients will be directed to a

visitor structure and drop off area that does not require multiple decision points. Bicycle access on Bachman Place and other transit options such as an aerial tram to Mission Valley are under consideration.

The transformation will create a better connection to the Washington Street retail corridor and provide an opportunity for local residents to come use amenities on campus. Every effort will be made to provide access for local residents by alternative transportation methods to reduce new traffic on the site.

The landscape will introduce a strong transition between public and private spaces. A perimeter fence placed with respect to aesthetics will help secure campus edges. This enclosure could be approached in a similar way to the “Park at the Park” at Petco Park downtown. An urban treatment along First Avenue would strengthen a sense of arrival and assist the first-time visitor in clear wayfinding. Native plantings to the west would help mediate the view of residential towers. The visitor parking structure could have a bridge crossing as an alternative to people crossing at grade, offering views to the canyon and out to Mission Valley. Clossin discussed the potential for the multifamily housing to accommodate faculty, medical students, graduate students, and market-rate units. The housing would most likely be developed as a Public Private Partnership (P3) project offering a revenue stream to offset the costs of rebuilding campus infrastructure. Bannister House would continue to operate as it does today, but with the option to expand.

The phasing for the buildout of the campus, with the goal of a new hospital before 2030, is highly interdependent. Phase 1 will focus on priority projects, including a new Outpatient Pavilion. Phase 2 includes replacement facilities for research, office, and parking, which in turn helps clear the land for the new hospital. Phase 3 begins the construction of the first housing site. Phase 4 focuses on the construction of the new hospital. The final phase will remove the existing hospital and create the central green open space, with completion of the second phase of housing.

Keith Pezzoli asked if the site could offer environmental benefits such as water harvesting, green roofs, and food waste processing. Clossin noted the potential for those components exist at the design level. The Hillcrest LRDP will address sustainability as well. Ken Hall asked if the planning study considered underground water storage. Spurlock suggested water towers and other catchments. The Committee inquired about the potential to convert parking structures if less parking is required in the future. SmithGroupJJR explained that building codes that govern today do not suggest parking under patient care spaces. The parking structure design has the opportunity to minimize ramps within the footprint allowing for the potential to convert space at a later date. Meanwhile, these flat areas adjacent to the patient care could offer convenient patient drop off and parking in discrete, underground areas. Hirakis requested that secured, covered bike storage continue to be offered as part of the campus evolution.

The Master Planning Study is being presented for information and individual projects will return in detail. Joel Watson inquired if an off ramp from the 163 had been studied in partnership with Scripps Memorial Hospital. Clossin noted that this has been a long-discussed idea but would be very difficult, given topography, property owners, etc. The Committee requested a figure that defines open space from natural space.

#### **Information Item: Triton Pavilion and University Center Urban Core Planning Study**

Raeanon provided the background behind the University Center Urban Core (UCUC) neighborhood planning study update. The design team for the Triton Pavilion, MRY, has also been asked to analyze the urban core and update a portion of the University Center and Sixth College Neighborhood Planning Study. Details included a pedestrian scramble at Gilman and Myers is suggested to enhance pedestrian circulation and create a sense of entry. Rupertus Way would be closed to vehicular access including bus service except for service and

emergency. A new bus court for four buses is envisioned east of Center Hall. A solution for MTS buses will be accommodated at Mandeville Center loop. New vehicular drop off areas at Myers and at Russell would help serve buildings at the heart of campus, including concert goers at the Conrad Prebys Music Center.

The program for the Triton Pavilion is approximately 300,000 GSF. As currently programmed it is anticipated to contain programs such as the University Extension, Alumni Center, Health and Wellbeing, and campus support services. Hartigan reviewed the aerial layout and conceptual footprints with the Committee. The study requires enough detail to provide parameters to the Design Build team for MRY and provide a vision for the Public Realm improvements and future redevelopment of the University Administrative Complex, Building 409, and Building 965 for future design teams. Rideshare and drop off continues to be studied, however the Committee supported providing the additional drop off at Gilman west of Myers. Sophia Hirakis reminded the group that the Office of Students with Disabilities requires accessible spaces nearby. Hartigan assured that the OSD's new location would accommodate their parking needs. ADA parking spaces that support the center of campus could also be accommodated in the underground parking to be built with the Triton Pavilion. Hartigan reviewed a key build-to lines diagram that prioritizes Town Square and a future Triton Plaza and suggests arcades along pedestrian walkways, a precedent set by the Student Services Building. A UCUC district-side hardscape and planting plan seeks to provide continuity, identity and assist with intuitive wayfinding.

Hartigan then reviewed 3 massing concepts: North-South axis, East-West axis, and a District Perimeter option. Town Square would be redesigned but retain the Stuart Collection centerpiece. The Committee discussed the traffic and circulation issues, including the advent of rideshare and autonomous vehicles. Congestion near loading areas was a concern and the Committee encouraged the design team to analyze anticipated growth and ensure drop off areas and circulation routes for vehicles is right-sized. Rand Steiger noted that the future redevelopment site at the northwest corner of Gilman and Russell should be factored into the transit discussion if it helps solve issues. Joel Watson noted the budget constraint and potential impact to reduce the building footprint.

#### **Information Item with Potential Action: Campus Temporary Modular Buildings**

Two sites are under consideration for temporary modular buildings to host administrative space. The sites would host a total of 18,000 SF leased modular trailer space. Many occupants being displaced by university center projects will be moving offsite into leased space, but some groups will need to stay on campus and proximity to the University Center and School of Medicine is required for staff and student access.

Site 1 is adjacent to Building UC 409 and parking lot P405 and partially in the landscape at Matthews Quad. P405 is currently a mix of reserved, A, and ADA spaces. This site may also impact 2 trees but would not impact the Podocarpus tree. The project would be required to restore Matthews Quad to existing conditions and minimize parking impacts.

Site 2 is the old Crafts Center site, which is currently being used for construction staging and has not yet been restored to its final condition. This site is a watershed and may require removal of some smaller trees. Some utilities in this area will be impacted as well. The site would be restored as a landscape feature after occupation of Triton Pavilion as part of the Ridge Walk project.

The modular at both sites would be removed after the occupation of the Triton Pavilion and related buildings when permanent space is available. The Committee requested that if the Ridge Walk project is complete and funds have been exhausted before the temporary modular is removed, then the modular project should be responsible for site restoration per Ridge Walk plans. Hirakis noted that the Crafts Center site used to be a

student space and should continue to be a student space. Leslie Figueroa suggested additional student input for site 2.

The sites were endorsed but contingent upon the sites' restoration and removal of modulares upon occupation of the Triton Pavilion project, currently anticipated in early 2022.

**Action Item: Expedition Way Temporary Surface Lot**

Hartigan reviewed the comments from MSPPC. The site was narrowly endorsed by MSPPC, with a concern about traffic. Only one significant impact had been identified and would require modification to the signals.

Ginger Stout reviewed the project scope with the Committee. The site location is in SIO neighborhood near Venter Institute, which is currently a non-native disturbed habitat grass area. The new surface lot would fit approximately 300 spaces. The Osler Parking Structure will be coming online this year, but the large surface lots in Muir will be taken by North Torrey Pines Living Learning Neighborhood construction in June 2018. Revelle also hosts a large surface parking lot that is fully occupied at peak and well utilized even through the summer months. Bioswales and permeable pavement will be considered to help hydrology on the site. Utilities are already nearby. The site is also within the coastal zone and will require a coastal development permit. Stout reviewed the SIO Physical Planning study which shows future development parcels on the site. The project anticipates an MND, and Fall 2018 is the targeted project completion date.

Steiger questioned the purpose for placing a parking lot in this area and people's willingness to walk from it to their destinations. Josh Kavanagh described the site as overflow for West Campus overall, noting the impacts to surface lots in various parts of campus. Ken Hall also noted the impacts to parking in SIO. Allocations would be prescribed at a later date.

The site was endorsed unanimously.

This item concluded the meeting.

Respectfully Submitted,



Elyse Sanchez  
Associate Planner