

CAMPUS/COMMUNITY PLANNING COMMITTEE

Minutes of June 18, 2020 Meeting

PRESENT

Manu Agni
Jorge Cortes
Robert Frazier
Tal Golan
Tawnee Gomez
Ken Hall
John Hughes
Susan Narucki
Francisco Salinas
Marlene Shaver
Cristiana Winter

ABSENT

Adrian Borsa
Jeff Kaplan
Elizabeth Owen
Keith Pezzoli
Frank Silva
Rand Steiger
David Traver
Petia Yanchulova

CAMPUS PLANNING STAFF

Robert Clossin
Ginger Stout
Elyse Sanchez
Anu Delouri
Todd Pitman

GUESTS/CONSULTANTS

Joel King, Design and Development Services
Bryan Hooks, Facilities Management
Ji Song, Nanotechnology
Roberto Meza, Police Department
Barbara Anderson, Capital Program Management
Jacky Yung, CRTKL
Andrew Spurlock, Spurlock Landscape Architects
YuJu Liu, Spurlock Landscape Architects
Danielle Simpson, CRTKL

BUSINESS ITEM: APPROVAL OF MEETING MINUTES

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

COMMENT TO DRB: HILLCREST PHASE 1A - OUTPATIENT PAVILION & PARKING SCHEMATIC DESIGN (CRTKL & SPURLOCK)

Elyse Sanchez reviewed the project location and shared its proximity to the La Jolla campus. The Hillcrest campus is surrounded by open space on the north and west sides, with another small canyon on the south east. Parking structures are planned for each campus district, with Bachman Place acting as an improved arrival and departure road from the campus. The recently approved 2019 Long Range Development Plan (LRDP) outlines a 15 year transformation that plans for a reorganization of land uses, including a new hospital, and introduces housing. Phase 1 of the transformation includes the construction of an outpatient pavilion and parking with circulation improvements along Bachman Place, including bicycle infrastructure. The Project was reviewed by the Open Space Committee and received the following comments: consider a sustainable and maintainable plant palette, consider providing a sense of arrival, and ensure the Phase 1 plan functions well independently and in coordination of the surrounding area as well as with future phases of development.

Jacky Yung with CRTKL described the existing campus and the location of the Phase 1 project aligned between Arbor Drive, Bachman Place and along the east side of the existing campus. The Project location abuts the Hillcrest neighborhood on the east and south sides. Phase 1 includes a 4-story Outpatient Pavilion (OPP), a 1,750 space parking structure, and a non-OSHPD Central Utility Plant (CUP) supporting the Phase 1 development. First Avenue will be extended through the Project site to create a multi-level “spine” for the developing Health Care District. A central green is planned west of the OPP after the demolition of the existing hospital. Realignment of Bachman Place will connect directly to Arbor Drive.

The design pillars and vision for Phase 1 include experience, financial responsibility, connectivity, community, and resilience. The design goals for Phase 1 include highlighting the natural environment, establishing a new identity from opening day, focusing on placemaking, and creating a new gateway with improved wayfinding and a sense of arrival on campus. Multiple entrances to the Main Parking Structure, including along the realigned Bachman Place, will avoid adding congestion along the “spine,” which is designed to put patients first. First Avenue is envisioned to be treated as a vehicular and pedestrian spine with paving similar to the sidewalks and plaza. The plaza entry and patient drop-off area to the OPP includes a garden-like feel and transit stops, including seating areas.

Andy Spurlock with Spurlock Architects described one of the main objectives includes improving the wellness neighborhood through creating views out to the surrounding canyons, creating a University-owned but publicly accessible future central green, and creating healing landscapes for all campus users. Preservation of views and habitat are important components of the project. The new Main Parking Structure on the edge of the campus will leverage the topography of the site. Creation of a strong pedestrian connection throughout the open space will aid in connecting the views. The future central green will act as a center piece for the neighborhood. The canyon feel is envisioned to come up into the neighborhood, creating clear and distinct entrances, with healing opportunities for patients and families, as well as surrounding neighbors.

A tree framework consisting of rustic trees coming up from the canyons into the future central green, as well as street trees along Arbor Drive and First Avenue are proposed. Smaller trees will provide shade near seating areas. Stormwater capture will be incorporated into the OPP entry garden. The OPP’s geometry is angled toward the First Avenue “spine” to create a distinct entry to the Health Care District.

Yung shared the elevation of the OPP, and described the 4 stories above, and one below grade level, with below grade parking in the adjacent “spine” connected to the parking structure. Step backs are proposed for the top of the parking structure to mitigate mass and scale.

Spurlock guided the Committee through an experience of someone driving south on Bachman Place approaching the new parking structure. The area should be identifiable as a gateway and entry from this direction. Potential exists for University signage here. The CUP placement is north of the parking structure and partially embedded in the topography. The tree treatments on Bachman Place and Front Street will be unique to each, with the Front Street trees blending into the future Central Green.

Robert Frazier appreciated the gateway approach for the staff-heavy vehicular path of Bachman Place, and inquired if a separate staff entry will be included. The design team has worked closely with a traffic engineer to maximize throughput and minimize conflicts. Signage is included to encourage staff to enter off of Bachman Place. Two ingress and one egress points are included in the garage.

Robert Clossin mentioned most intersections along Arbor Drive and realigned Bachman will be signalized. The design team is making recommendations as to what entity should own and operate the lights between the University and the City of San Diego, as some split across the right-of-way.

Tal Golan discussed the potential for a reduction in parking needs in the future and asked if thought was given to reducing the amount of parking. Due to the new parking structure serving the Health Care District, its anticipated that people will continue to drive here and the parking is justified, in addition in Phase 1 the removal of the existing Bachman Parking Structure is proposed, thus the new parking would include a substantial amount of replacement parking. Parking studies evaluated as part of the master planning of this neighborhood consider both transportation demand measures and healthcare driven needs. The campus is served by one MTS bus line and campus shuttles, and circulation improvements will allow better access to the site. Golan inquired if comments are continually being collected on the design. Danielle Simpson with CRTKL explained the LRDP EIR included a traffic analysis. Recommendations were made at that time on the required amount of parking. CRTKL has hired additional traffic engineers to re-examine the intersections and feel confident in the projected parking needs.

Ken Hall asked if traffic has been re-analyzed since the start of COVID-19 and with appointments going virtual. Barbara Anderson explained there are many procedures that cannot be done remotely and these services require patients to come to the hospitals location. There are no indications that these trends will change due to COVID-19.

The Committee discussed the expected lifespan of the parking structure and the ability to convert the structure into another use if needed. The decision was made to make the design partially convertible after a cost/benefit analysis was completed. A fully convertible design would require the placement of the vehicular ramp on the outside of the building and would decrease the efficiency of the structure. However, this structure is intended to be the main patient, visitor and staff parking in the long range plan.

Susan Narucki appreciated the thoughtful design and asked about any expected changes in traffic flow throughout the neighborhood. Clossin explained that a key goal of the LRDP was improving circulation that

currently makes circuitous movements through the neighborhood due to disconnected streets and one-way movements. The project strengthens the connections and improves circulation. Bachman Place is currently very narrow in some sections, which limits public transit access, and does not connect to Arbor Drive. By widening Bachman Place and connecting to Arbor, campus users will not have to circulate through the neighborhood in order to access the campus, and the Uptown area will benefit from the increased multi-modal access to Mission Valley. A new driveway to the future Residential District will also allow avoid additional neighborhood vehicular traffic. Front Street and Bachman Place will function as egress points from the campus.

Joel King shared the comment received from DRB including consideration of steel beams within the parking structure to help block headlights shining into the surrounding neighborhoods.

The Committee discussed using a balance of deciduous trees and others for maintenance purposes and pollen issues, especially near air handlers.

The University expects to take the project to the Regents in September 2020 for “W” funding to complete the design of the project. The project construction start is contingent on the final Regental approval for Design & Environmental and Budget & Finance, currently at a future date to be determined.

The Committee had the following comments:

1. The Committee supports the creation of a gateway to the campus along Bachman Place.
2. The Committee is supportive of incorporating fewer pollen and sap-producing deciduous trees near entrances to the pavilion and future buildings going forward.
3. The Committee expressed concern over lights coming out of the parking structure and encouraged the design team to limit light entering the neighboring housing areas.

INFORMATION ITEM: Status of Capital Program/Projects – COVID-19 (Robert Clossin)

Robert Clossin updated that Pepper Canyon West Housing has been put on hold.

Joel King gave an overview of the Capital projects. Pre-COVID-19 the campus had over 100 capital programs. In construction at that time were 48 projects financed at \$1.2B. These projects continued since financing had already been identified. Examples include Franklin Antonio Hall, Design & Innovation (DIB), and all regional transportation projects led by SANDAG. Twenty percent of the projects were suspended due to the financial stress on the system, including PC West Housing, the Vision Institute, and Triton Pavilion.

Theatre District Living and Learning (TDLLN - formerly Future College) is ongoing. This is going to Regents for approval in September. The amphitheater and associated public realm and the teardrop circulation at the LRT station are also moving ahead.

Voigt Parking Structure has been suspended. North Torrey Pines Living & Learning housing is scheduled to open on time with the academic portion shifting to later 2020.

Marlene Shaver inquired if TDLLN is scheduled to be presented at the La Jolla Community Planning Association Meeting. Clossin stated it was initially scheduled to go in April and then due to COVID-19 circumstances the

campus asked to move it to June. The Planning Association responded their agenda was focused on more urgent items. A small group neighbors have expressed opposition to the project related mostly to building heights and traffic considerations. However those issues were addressed in the LRDP EIR and subsequent building design.

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