

**CAMPUS/COMMUNITY PLANNING COMMITTEE**

**Minutes of September 16, 2021 Meeting**

**PRESENT**

Michelle Bui  
Tara Cameron  
Jorge Cortes  
Jade D'alpoim Guedes  
Bob Frazier  
John Hughes  
Jeff Kaplan  
Francisco Salinas  
Marlene Shaver  
Frank Silva  
Cristy Winter

**ABSENT**

Zac Bradt  
Tawnee Gomez  
Janis Jenkins  
Joshua Kohn  
Stephen Dow  
Tarik Benmarhnia  
Ken Hall  
Susan Taylor

**CAMPUS PLANNING STAFF**

Robert Clossin  
Rae Hartigan  
Todd Pitman  
Elyse Sanchez  
Ginger Stout

**GUESTS/CONSULTANTS**

Vikki Cutri, SIO  
Bryan Hooks, Facilities Management  
Tom Chessum, CO Architects  
Walter Kanzler, CPM  
Andy Spurlock, Spurlock Architects  
Brad Lents, Spurlock Architects  
Judy Ou, Perkins Eastman  
Yen Vo, Perkins Eastman  
Vaughn Davies, Perkins Eastman  
Drew Hunsinger, Advancement  
Hua Wei, CO Architects  
Jason Kayne, Facilities Management  
Ximena Garcia Arceo, Graduate Student

**BUSINESS ITEM: APPROVAL OF MEETING MINUTES**

The minutes from the August 19th, 2021 meeting were unanimously approved without further comment.

## **INFORMATION ITEM – EAST CAMPUS NEIGHBORHOOD PLANNING STUDY (CO Architects)**

Rae Hartigan introduced the Study and shared that the document itself is being finalized. A link to the document will be shared with the Committee in late September for review and endorsement will be requested at the next C/CPC meeting.

Tom Chessum oriented the Committee to the Study boundaries; bound by I-5 on the west, Mesa housing on the south, Genesee Avenue on the north, and Regents Road on the east. Main goals of the Study include: encourage a 24/7 atmosphere; balance open space with building density; encourage biking and walking; incorporate circulation and wayfinding that reduces stress; address accessibility; and promote sustainability. The recent realignment of Campus Point Drive has made a significant change to the neighborhood.

The Study's proposed development potential for the neighborhood includes the following: inpatient services of 300,000 GSF; outpatient clinical and clinical research space of 1.59 mil GSF; ancillary, amenity, and support space of 557,000 GSF on 3 parcels; and potential for 5200+ parking spaces within structured parking. The overall neighborhood is being planned for growth and flexibility of uses.

A 'Village of Institutes' could be created where Moores, Shiley, Altman, and Jacobs' exist now, with room for growth. A mixed use complex that could include a hotel, conference center and/or intergenerational housing is proposed where Regents Road and Genesee Avenue meet. The housing would potentially serve a mixture of retired faculty, staff or students, or alumni. This complex would anchor the campus to the outside neighborhood.

Circulation within the Study area includes a major road realignment to create a single more prominent loop with a goal of providing simplified, yet robust, access to Medical Center destinations. Visitors would primarily use the north part of the loop, with few decision points, and service vehicles would primarily use the south segment of the loop. Health Sciences Walk, between Moore's, Thornton and Jacobs', would be expanded as the core pedestrian promenade and would tie-in to the Science Research Park parcels as well as the mixed use complex. A loop trail along the canyon edges would provide respite and recreation opportunities away from the active central neighborhood.

Fourteen parcels were identified, with setback and massing guidelines outlined. Creating open space between buildings allows for consideration of building entrances and how the buildings relate to each other. Creating view corridors for destinations and good visual access for patient drop-off was an important consideration in the development to these guidelines.

Andy Spurlock shared the proposed landscape guidelines for the neighborhood, examining the relationships between east and west campus. An 'Urban Transition' area along Regents Road and Voigt Drive is proposed, utilizing a different mix of trees but similar to the west campus Urban Forest concept. A more natural and native mix is proposed along the canyon edges on both the north and south of the neighborhood, using oak and sycamore trees.

Three major open spaces are proposed along Health Sciences Walk, and three main entrances to the neighborhood exist: one from the LRT station, one from Regents Rd on the east, and one from the Gilman Drive

Bridge crossing from west campus. Live oaks are proposed along the LRT entrance with canopy trees in the center islands. Canopy trees frame the Regents Road entrance. Torrey Pines are proposed at all entry points. The majority of service is along the south side of the neighborhood and a more native character is proposed along South Medical Center Drive. Evergreen trees are proposed along the realigned Health Sciences Drive on the north side of the neighborhood.

Bob Frazier asked about micromobility access within the Study. Chessum brought up the graphic showing the micromobility diagram.

Walt Kanzler inquired if views to Jacobs Medical Center from the I-5 would be blocked based on the massing shown. Chessum stated the VTOC parking structure is shown within the Study and may block views, and future of expansion of Jacobs, including potential inpatient towers, would need to consider various views from I-5. Spurlock mentioned the views from the LRT were considered.

Todd Pitman commended CO Architects and Spurlock Landscape Architects on the improvements within the Study and noted some additional coordination needed to occur before finalization. Robert Clossin mentioned a traffic engineer was retained to do a traffic study and design the road modification concept.

Marlene Shaver shared she supports the Study.

Jeff Kaplan thanked the Campus Planning team for ensuring all East Campus users voices were heard and involved in the development of the Study.

#### **INFORMATION ITEM – HEALTH SCIENCES WEST DISTRICT PLANNING STUDY (Perkins Eastman)**

Rae Hartigan reminded everyone that this Study was presented to C/CPC several months ago as an information item and prior to that for site evaluation. A draft of the document will be shared with the Committee via a link for comments before the next meeting, where endorsement of the Study will be requested. The Study will be presented to OSC and DRB in October.

Judy Ou with Perkins Eastman gave an overview of the document structure and the schedule for completion.

Vaughn Davies with Perkins Eastman stated the goals and objectives of the Study and shared that the document does not intend to show final designs but does hope to provoke ideas. The focus of the Study include the following: Gateways; mobility, including keeping vehicles to the perimeter; placemaking and public realm, program, including high level square footages of future buildings, and enough space for creating and research; and finally service and utilities.

An Illustrative Plan of the district was shared showing building massing and the public realm spaces in between, as well as connections to the future Triton Pavilion. The Study shows the potential to double the development capacity of the district.

A strong sense of arrival with a streamlined access into and out of the district is proposed. A central spine of open spaces running between Rita Atkinson Apartments and connecting to Triton Pavilion (and the University

Center) is proposed as the “Big Move”. View corridors between proposed buildings into the University Center to increase the sense of connection with the greater campus are an important goal. Connections for bicycles and pedestrians and making this area of campus more pedestrian friendly and less car centric is another goal of the Study.

Yen Vo with Perkins Eastman shared the team looked at mobility and circulation into and around the district, and described the potential to create a roundabout at the Gilman Drive entrance to Campus for improved shuttle circulation and to create an entry feature. Bike lanes could loop around the roundabout and connect to the Gilman Drive 2-way cycle track proposed and recently shared with C/CPC. A pinch point exists along Villa La Jolla Drive at the pedestrian bridge connecting to the VA Hospital, but future development could widen that road. Potential exists for buildings to flank a new entry where the existing one story buildings are located. The team examined how to improve access to the parcels east of Villa La Jolla Drive, south of the VA.

The Study looked at ways to reinforce the east/west and the north/south connections within the district and identified secondary opportunities for pedestrian connections. Potential exists to expand Osler Parking Structure onto the existing surface parking lot next to it (to the east). A parking garage is also desired on the east side of Villa La Jolla Drive, due to site constraints in the core of the district.

Davies shared the thoughts around improving the north/south connections including the potential removal of the MTF building and replacing it with an outdoor café and open space to create a social hub to enliven the district. The Ceremonial Lawn, where a potential development site is planned, would be re-envisioned as a central open space in the district and designed to support the programs that historically occurred there, such as the white coat ceremony. A sequence of spaces along the spine would provide clear connections for future developers to align with future buildings. The Sanford Courtyard, a donor recognition outdoor space, is proposed along the spine as well.

Consolidated utilities at both the north and south edges of the district would aid in ease of future development and reduce service vehicles in the core of the district.

Judy Ou shared the design guidelines, considering the scale and proportions of future developments, along with view corridors and alignments of facades. Ground level activation of buildings would encourage chance meetings. The material palette uses natural colors for an inspirational nature to the district. Sustainability and resilience should be preeminent moving towards the future.

Brad Lents with Spurlock Landscape Architects shared the proposed street trees and approaches to the district. Southern live oaks along with a monumental sign would create a formal entryway. A stairway from the intersection of Villa La Jolla Drive and La Jolla Village Drive would create a pedestrian entryway. The team proposes using the tree palette identified for Triton Pavilion on the opposite side of Gilman Drive for consistency. Maintaining the rustic character of the southern part of Gilman Drive aligns with the Urban Forest at that location. An improved pedestrian bridge to the south side of La Jolla Village Drive would improve connections to the future La Jolla Innovation Center. Extending enhanced paving along southern Library Walk is proposed.

Ou shared the phasing implementation ideas which included: focus on creating a street presence on Villa La Jolla, creating a quad, improving the open spaces, and connection improvements from the east to west and onto the remaining parking lots on the east side of Villa La Jolla. The team proposed a sequencing of the development that would avoid developing within the center of the district that would have been already redeveloped. Phase 1 is within zero to three years; phase 2 is a 3-6 year horizon; and phase 3 is 6 to 10 years and then beyond.

Ximena Garcia inquired how the team proposes balancing the open space and development and the ability for someone to find their way to a bus or shuttle stop since this location on campus has students on rotations with varying hours. Davies described the removal of MTF creates a clear visual path between the north and south, and intuitive wayfinding would be used around the district.

Jeff Kaplan mentioned the Study examined a place that is no longer a neighborhood, but is a district, and complimented everyone working on the document for identifying the connections between this district and the rest of the overall campus fabric. Ensuring Academic Affairs has a space within the district is important. No plans exist right now for the removal of any buildings and when that does become a reality, further communications will be needed.

Susan Taylor supports the integrated community idea and supports the visionary concepts outlined here.

Hartigan shared that final comments can be sent to her and endorsement for the Study will be requested in October.

#### **INFORMATION ITEM – SCIENCE RESEARCH PARK MASTER PLAN DEVELOPER (Robert Clossin)**

Robert Clossin shared that a Real Estate led effort to select a Master Developer for the Science Research Park (SRP) is underway. Two buildings exist at the location now with the capacity to develop more. An RFQ was put out in April of this year and four teams were short-listed and they'll go through a competitive selection process. The Master Developer is anticipated to be selected in early 2022 and they will be responsible for the design, construction, financing, ownership, and leasing of the newly developed spaces to third party tenants.

The SRP is approximately 30 acres of land and the 2018 LRDP shows the land use is Science Research. The LRDP EIR does include the development of the SRP within its development capacity.

The Center for Novel Therapeutics and La Jolla Institute for Allergy and Immunology will remain where they are, so thoughtful development of the additional up to 850,000 GSF will need to occur around those buildings. Parking for the future development will need to be resolved within the site.

A University Governance Committee (UGC) would provide input into the tenant selection programming process, and would align with Campus processes. Any proposed development will return to C/CPC and go through the OSC and DRB process, as well as the Regents process. The earliest anticipated construction start date is late 2023 or early 2024, and the site may be developed in phases.

Jeff Kaplan stated he imagines many areas of campus with connections to technology and research would be interested in joining the UGC.

**BUSINESS ITEM – SANFORD COURTYARD (Todd Pitman)**

Todd Pitman shared a plan to create a donor courtyard within Health Sciences West. The location identified is just north of the Medical Education and Telemedicine Building and is proposed as a place of respite and a place to unwind. A circular design of enhanced paving, site furnishings consisting of movable furniture in playful colors, and hammocks are proposed for the site. The walkways leading to the courtyard are proposed to be named 'Compassion' and 'Empathy'. Two trees will be removed and replaced with new trees, potentially with medicinal value. Signage acknowledging the gift from Sanford is proposed.

Marlene Shaver mentioned the gift agreement was for recognition of Sanford's contributions to the University. This type of gift typically goes through a 'Naming Committee'. Pitman shared this has been reviewed by OSC, the Art Advisory Committee, and with the Chancellor's Office.

Rae Hartigan shared that the Health Sciences West District Planning Study accommodates this project.

**BUSINESS ITEM – THEATRE DISTRICT DRIVE SHUTTLE STOP (Ginger Stout)**

Ginger Stout explained the site is the renovated Theatre District drop off located along Theatre District Drive, to the north of the existing drop-off. Although the drop off was recently renovated, during theatre events it does not function as expected for ADA access and shuttle movement. Stout explained shuttles are unable to turn from the drop off to Theatre District Drive because of visitor vehicles using the space.

The Theatre District Living and Learning consultant team has provided a temporary solution along Revelle College Drive, which consists of an asphalt shuttle stop, and a decomposed granite ADA path. The final shuttle stop will be approximately 1,400 square feet of hardscape that includes an ADA concrete path and drop off area. The new design will meet the campus no net loss and 2:1 tree replacement policies.

The shuttle stops to the north, at the southern end of Ridge Walk, have been removed with the project.

This item concluded the meeting.

Respectfully Submitted,



Ginger Stout  
Associate Planner