

CAMPUS/COMMUNITY PLANNING COMMITTEE

Minutes of January 16, 2020 Meeting

PRESENT

Manu Agni
Adrian Borsa
Tara Cameron
Jorge Cortes
Robert Frazier
Tal Golan
John Hughes
Elizabeth Owen
Francisco Salinas
Marlene Shaver
Frank Silva
Cristiana Winter
Petia Yanchulova

ABSENT

Ken Hall
Jeff Kaplan
Susan Narucki
Keith Pezzoli
Rand Steiger
David Traver

CAMPUS PLANNING STAFF

Robert Clossin
Ginger Stout

GUESTS/CONSULTANTS

Joel King, Design and Development Services
Kacy Wander, Capital Program Management
Mark Minieri, Capital Program Management
Todd Pitman, Campus Planning
Bryan Hooks, Facilities Management
Raeanon Hartigan, Campus Planning
Juli Smith, Capital Program Management
Alex Nagel, OJB
Michael Gallen, PCL Construction
Rayna Deniord, CMG Landscape
Julie Adams, LMN Architects
Julie Gawendo, CMG Landscape
Lawrence Wu, Undergraduate
Trent Wiley, Undergraduate
Alicia Tam, Undergraduate
Hsing-Kai Chen, Undergraduate
Amy Engel, Capital Program Management
Stephanie Ellsworth, Campus Planning
Erin Chapman, Capital Program Management

Anthony Penna, NSAD IPAL student
Abigail Grass, Capital Program Management
Jonathon Hernandez, Undergraduate
Ryan Bussard, Perkins & Will
Mike Wolfe, Kitchell
Wayne Einbinder, Kitchell
Mathew Chaney, EYRC
Thom Greving, HKS

BUSINESS ITEM: APPROVAL OF MEETING MINUTES

The minutes from the November 21st, 2019 meeting were unanimously approved without further comment.

COMMENT TO DRB: TRITON PAVILION SCHEMATIC DESIGN (CMG, LMN ARCHITECTS, PCL)

Kacy Wander, with CPM, introduced the project and the design team. The project site was endorsed at a previous C/CPC meeting. Juli Adams with LMN Architects informed the Committee the project expects to finalize the schematic design by January 31st, 2020. The project is expected to be approved by The Regents in July, and construction is anticipated to begin in August or September with a summer 2023 completion date. The project expects to achieve a LEED Platinum rating, with a Fitwel certification, and strives to create a memorable destination by adhering to the mission of being student centered, research focused, and a service oriented public university.

Adams shared the overall program, which includes fitness space, shared meetings spaces, the Alumni Center, a Welcome Center, the campus Bookstore, fast casual and full-service restaurants, Extension, Student Health & Wellness, International Programs, Celebration/event space, and Administrative space in addition to extensive Public Realm improvements. The location is in the University Center and intends to bring human scale and engagement opportunities framed around a central plaza. The ground floor retail amenities would help activate the site. The beacon building is proposed as a home to a Welcome Center and would be wrapped in media mesh that can be used to broadcast messaging or images.

Rayna Deniord, with CMG Landscape, shared the project boundaries and Public Realm improvements associated with the project. The site is east of Library Walk, west of Pepper Canyon Hall and Visual Arts, south of Price Center, and north of Gilman Drive, excluding the Prebys Music Center, Student Services Center, 409, and the Administrative Complex. The project team is working in collaboration with the Pepper Canyon West Housing (PCW) project team to synthesize the east-west connections through the site. Rupertus Lane would be a main bicycle and pedestrian connection from the east to Library Walk in the west.

Deniord described the landscape character moving from grove-like on the west side to urban in the center, and canyon-like on the east. The existing Administrative Complex would be a future development site.

Bike parking areas have been identified to serve the campus community.

A new Stuart Art Collection piece by Ann Hamilton is proposed, but not yet approved, as an inscribed walkway along the newly named Rupertus Walk between the LRT station and Library Walk that would consist of sandblasted pavers.

Potential exists to maintain the existing paving along Russell Lane and adding a vehicle turnaround at the section between Pepper Canyon Hall and the Prebys Music Center. Challenges connecting Prebys Music Center exist regarding grade changes in the area. The project proposes a raised walkway along the eastern side of the building that would connect to entrances into the surrounding buildings. Tal Golan pointed out the current ADA access is on the north side of Prebys and requested the team examine the issue further with the removal of cars along Rupertus.

Torrey Pines are proposed to be planted at the gateway and the Gilman Transit Center waiting areas would be enhanced and expanded with the project. The existing transit hub shelters are to remain. A vine wall is proposed along Gilman Drive on the east side of the project site to assist in minimizing the scale of the building. Marlene Shaver requested the signage on the wall behind the vines remain visible.

Town Square would be redesigned while preserving the existing Stuart Collection piece and the grass and trees associated with it. New landscape is proposed to create more intimate spaces with seating and planting areas. The “West Quad” area between the new building and Center Hall would include a bus turnaround and passenger loading for the Student Health & Wellness program. An olive grove and seating and the Geisel Library mock-up would enhance the drop-off and arrival experience. What is tentatively called ‘Music Walk’, a partially raised walkway between the new building and Prebys Music Building, is envisioned to offer a garden-like experience. The vines and columns alongside Student Services Center are to remain. Coastal sage scrub is proposed in areas of the landscaping, however it was noted that coordination on plant species selection still needs to occur with Campus Planning and Facilities Management.

Adrian Borsa inquired if the turnaround south of Gilman Drive at Myers Drive would be included in this project. A pedestrian scramble at the intersection is proposed within the project, however no improvements to south of Gilman are included within the scope. The Committee discussed parking for the site and adjacent areas. Increased demand at Gilman Parking Structure is expected and all proximate parking areas are being examined to help manage the demand. The Committee discussed the upcoming Pepper Canyon West Housing project and the assumed increased demand for parking associated with it. The LRT will become operational prior to completion of either Triton Pavilion or PCW, and students living at PCW would be expected not to have a car. The Triton Pavilion project will include an underground loading dock and no additional parking will be included, as was previously proposed due to cost impacts. Cristy Winter inquired if the valet lot along Mandeville Lane will remain open. The parking lot is temporary but may still be open when this project is completed. Adrian Borsa said this lot was discussed as being removed upon completion of the Triton Pavilion project. Rae Hartigan reminded the Committee that the Voigt Transit Operation Center with approximately 1,500 parking spaces will be open prior to Triton Pavilion completion. Robert Clossin explained that with the removal of the parking from under the building an analysis of optimizing the usage of existing and planned parking in the adjacent proximity would be performed, specific also to ensuring adequate ADA parking is provided.

Petia Yanchulova asked for the purpose of the West Quad turnaround. Tour buses and school buses would be served here, as well as drop off for Student Health services, in addition to ADA parking.

Todd Pitman relayed the comments received from the prior day's Open Space Committee:

1. Plant material - The Committee asked the consultant to work with Campus Planning and Facilities Management to create a plant palette that is sustainable and maintainable.
2. Site Furnishings - The Committee asked for additional detail on specified site furnishings.
3. Sustainability - The Committee asked to elevate the project's biotic realm by considering a holistic and sustainable design that includes topics such as hydrology, carbon sequestration and plant selection.
4. Maintenance - The Committee emphasized the schematic design presented will require a tremendous amount of daily maintenance to meet the design's vision and intent.

Alicia Tam inquired if separated bike paths are proposed along Rupertus and if the text of the art piece will affect paths of travel for micro-mobility devices. Hartigan explained that this area is envisioned to be shared because there are so many pedestrian desire lines across the walkway, and that often times a separated bike path makes users feel as if they can travel at speeds higher than what is safe. A mock-up of the proposed text on the pavement is at the intersection of Rupertus and Russell in order to test its durability and functionality.

The Committee had the following comments to forward to DRB:

1. Design for Accessibility - The Committee asked the design team to closely consider ADA access to all buildings within the neighborhood
2. Building Signage – The Committee requested building signage remain visible regardless of landscaping interventions.
3. Parking Challenges – The Committee appreciated the plentiful bicycle parking and requests consideration of vehicle parking for the neighborhood.
4. Valet Lot – The Committee requested the removal of the valet lot upon completion of the project.

COMMENT TO DRB: PEPPER CANYON WEST HOUSING SCHEMATIC DESIGN (PERKINS & WILL, OJB)

Rae Hartigan shared that the project had already been reviewed at DRB but C/CPC comments would be considered as the project moves into the design development phase. The Pepper Canyon Open Space Preserve portion of the project is not yet in Schematic Design and will be presented at a future meeting.

Juli Smith shared that the project is anticipated to house approximately 1,400 upper division and transfer undergraduate students. Construction is expected to begin in June with a completion date of fall 2022.

Ryan Bussard, with Perkins and Will, shared the comments received from DRB. Alex Nagel oriented the Committee to the building site location, east of Pepper Canyon Hall and the Gilman Parking Structure, north of Gilman, west of the LRT Guideway, and south of the future Rupertus Walk. Rupertus Walk would connect from Pepper Canyon West Housing (PCW) through Triton Pavilion in the University Center and connect with Library Walk on the western end.

Two buildings are proposed for the project, each with a high-rise tower and a low rise "ribbon" component surrounding an interior courtyard. They would align along a "woonerf", or residential street, on the western

edge, just east of Gilman Parking Structure and Pepper Canyon Hall. The woonerf would serve as a residential pedestrian connection between Gilman Drive and Rupertus Walk, as well as emergency vehicle access lane. Fire standpipes are proposed to avoid having fire lanes along the edges of the buildings. This would allow the canyon character to spill up and over the canyon edge into the courtyards.

A major pedestrian and bike pathway is proposed on the east side of the housing along western edge of Pepper Canyon and it would provide a connection between Gilman Bridge and Rupertus Walk.

A bioretention basin in the bottom of the canyon would receive stormwater runoff from the housing buildings. Hexagonal paving is proposed at the base of the LRT station, between Pepper Canyon Hall and the Gilman Parking Structure, and at the northern end near the Lyman Lane entrance to the amphitheater. A stone paver is proposed for the Ann Hamilton art piece on Rupertus Walk.

Bussard described the 'front door' experience of the buildings, which is proposed off of Russell Lane, and would include a corner of each building raised up for ingress into the courtyards to create a unique ceremonial entrance experience for students. The towers would be a visual landmark structure seen from the LRT upon arrival to campus, with hints of the green roofs and the proposed pops of color on the building skins would reflect the colors of the canyon.

The northern building's courtyard could accommodate retail space with moveable seating on the Rupertus Walk end, stacked stone seating areas, potential shade structures, and BBQ's. The southern courtyard focused more on private student spaces with fireplaces and hammocks and a community kitchen overlooking the canyon. Bike paths would traverse through both spaces, and planting could be used to buffer seating areas from major circulation paths.

A plaza at the northern end of Pepper Canyon is proposed for events or food markets, with bike parking and step seating at the northern end of the canyon.

Nagel shared the planting plans which are distinct for the canyon, the garden areas in the courtyards, and the woonerf. The green roofs of the buildings are proposed to have their own distinct planting palette.

Robert Frazier inquired if consideration had been given to how student move-in operations could happen. Juli Smith explained the team proposed utilizing the woonerf, and enough space would be provided to have a travel lane and an unloading lane. The Committee discussed parking concerns at this location as no parking is provided with the project, which is typical of undergraduate housing. Access to bike lanes and the LRT would reduce the need for students living here to require access to personal vehicles. The project consists of apartment style rooms and vary from micro apartments to 6 bedroom suites. The 6 bedroom units are proposed along the canyon, and the 4 bedroom units are proposed along the sides. Each location has shared student spaces and all students living here would have access to the roof top decks. Outdoor commons could be used to help create community. The team closely studied placement of the towers and determined the proposed locations are best for solar access and for compatibility with adjacent uses, including the amphitheater.

Jorge Cortes inquired if wind studies have been completed and if the project will be LEED certified. Bussard explained LEED silver is the required minimum on campus and the project will achieve at least that, and the

project will potentially achieve FitWel certification and others that impact student health. The stairwells are proposed to be open and glassy, linking double height common spaces to encourage their use. Noise and wind studies have been completed, and the bulk of the building on the west side will block the prevailing winds from that direction.

Todd Pitman shared the comments received during the Open Space Committee (OSC) presentation. OSC comments included:

1. Plant material - The Committee asked the consultant to work with Campus Planning and Facilities Management to create a plant palette that is sustainable and maintainable.
2. Site Furnishings - The Committee asked for additional detail on specified site furnishings.
3. Bike parking - The Committee asked for additional detail on bike and micro-mobility parking.
4. No net loss – The Committee understands that the policy specific to the Open Space Preserve will be evaluated in a future presentation.

The Committee was supportive of the project.

COMMENT TO DRB: FUTURE COLLEGE LIVING & LEARNING NEIGHBORHOOD SCHEMATIC DESIGN (HKS, EYRC)

Mark Minieri, with CPM, introduced the design team, consisting of Thom Greving with HKS and Mathew Chaney with EYRC. Greving shared the concept behind the design which identified the existing flow pattern of wind and the nearby cliffs as informing the design of the project. The project site is located between Revelle College to the north and the Theatre District to the south, and east of N. Torrey Pines Road.

In alignment with the campus' commitment to sustainability, the project is laid out along 'The Ramble' which is a stormwater component that runs north to south and captures water on the entire site. The Ramble connects to the Keeling stormwater capture on the north and guides the water south and connects with the Revelle stormwater bioretention area. Five buildings are proposed on the site, each with housing within, and various student and community amenities divided among them. The 'front porch' of each building lies along the Ramble, creating outdoor rooms and a connection to nature with maximized open space for students. The open space component of the project is approximately 200,000 gsf, or approximately 100 sf per student bed. The north end of the site is the proposed location of the Wellness Corridor with a basketball court on the west end and lawn filling the rest of the space. Astroturf is proposed in the shaded area of the building, just outside the proposed gym. Between each building is a different type of outdoor space, ranging from a bamboo garden to a sun garden with different amenities included in each.

A 4 level underground parking structure is proposed, with approximately 1,200 spaces to replace the approximately 850 spaces on the existing surface lots. Ramping within the structure is proposed within the wings, under buildings 1 (northwestern most) and 3 (southwestern most) on the site. Entrances to the parking are proposed off of Scholars Drive South, just south of Keeling Apartments, and on the south side of the site, under building 3.

A gateway element off of Revelle College Drive is under development and is proposed to give a strong University presence upon entering the campus. A conference center and 4 hotel rooms are proposed on the upper floors of building 3, allowing for views to the west. The massing of the buildings is such that the narrow ends of the

buildings are along North Torrey Pines Road, and the bulk of the scale is on the eastern side of the site. The shapes and positioning of the buildings allow sun access and takes advantage of the ocean breezes, and also consider the view from the neighboring community.

The parking structure has two elevators with light-wells reaching to the bottom. Greving described a typical theatre-goer experience which would include exiting the parking garage at the elevator on the south side of the site which would lead to the Public Market Plaza level with a direct line of site to the Theatre District. A Market Hall is proposed at the eastern end of building 3 which is where the parking garage elevator will open up to. Additional retail and a full service restaurant are proposed at the Public Market Plaza's north side, across from the Public Market Plaza.

Ridge Walk would align the east side of the site, north of Scholars Drive South, and the academic component of the project abuts it. Shuttle stops are included near the Public Market Plaza, as well as an Uber/Lyft drop off.

The building skin materials are still being explored and are anticipated to reflect the colors of Eucalyptus bark. The windows would be rotated slightly to increase the natural ventilations and for solar shading. The team is working to find the right size windows for human comfort and access to sunlight.

The project would aid in reaching the goal of 4,000 students per college. The residential units consist of single and double bedrooms, in suites of 4, 8 and 12 bedrooms.

Secured elevators within the parking structure can be opened during move-in/move-out and allow access to the bases of buildings 1, 2 and 3. A drop off zone in the north west corner is proposed that can also be utilized, and is intended for use by Revelle College as well as Future College.

All open space would be tested for human comfort levels and the results can help guide the planting strategy. The design team is striving to reach LEED Platinum, and the design is currently at high Gold.

Todd Pitman shared the comments received during the Open Space Committee (OSC) presentation. OSC comments included:

1. Plant material - The Committee asked the consultant to work with Campus Planning and Facilities Management to create a plant palette that is sustainable and maintainable.
2. Site Furnishings - The Committee asked for additional detail on specified site furnishings.
3. No net loss – The Committee understands that the policy specific to the Open Space Preserve will be evaluated in a future presentation.

Pitman shared that Astroturf was not yet discussed at OSC and there may be future comments related to that.

The Committee would like the team to work closely with a traffic engineer during the design to ensure line of sight and the road widths are appropriate for the newly aligned roads, and to ensure traffic calming measures are integrated at this location.

Petia Yanchulova appreciated the team's focus on providing bicycle parking.

Clossin invited the Committee to the Future College Open House being held on January 22nd.

This item concluded the meeting.

Respectfully Submitted,

A handwritten signature in black ink that reads "Ginger Stout". The signature is written in a cursive style with a large initial 'G' and a long horizontal stroke at the end.

Ginger Stout
Associate Planner