

INTRODUCTION & BACKGROUND

UC San Diego Health and Health Sciences is requesting site endorsement for the Vision Institute building on a site west of the existing the Shiley Eye Institute in the Health Sciences East Neighborhood. (Figure 1). The building would house both the Viterbi Family Vision Research Center and the Shiley Eye Institute. The project is significantly donor funded with additional support from campus and clinical research funds. The project would be delivered via the Progressive Design-Build process and design team selection will begin soon.

PROGRAM & PROJECT DESCRIPTION

A detailed project program will be developed as part of the Progressive Design-Build process, however the Vision Institute planned program is approximately 120,000-130,000 gross square feet (GSF) and consists of the following program elements:

- Approximately 50,000 GSF for the “Viterbi Family Vision Research Center” which is predominantly wet and dry laboratories including a possible vivarium, as well as office support space dedicated to the research and education mission of the University.
- Approximately 50,000 GSF for the “Shiley Eye Institute”, an OSHPD 3 compliant clinical space including operating rooms and exam rooms, all dedicated to the treatment of eye disease.
- Approximately 20,000 GSF of common and support space will be shared between the research and clinical components.
- A small retail component that could engage both the Health System and the greater community. The program would be determined during the design-build process.

Site improvements would include a service yard, and pick-up/drop off locations, reconfigured parking spaces, and landscape improvements.

The project team will be selected in March and will develop a detailed project program (DPP) by summer 2020. Construction is expected to begin summer 2021 and complete by fall 2023.

PROJECT SITE

The proposed approximately 3.4 acre project site is located on Parking Lot 751, south of the intersection of Campus Point Drive and Medical Center Drive (Figure 2). It includes the Ratner Building and a small auditorium associated with the Shiley Eye Institute that may be demolished as part of the project. Gas, water, electrical, telecom, and sewer utilities run along the west side of Shiley Eye Institute so the project will need to consider the cost to move these utilities if utilizing the site area and/or removing a portion of Shiley is desired from a design perspective. Since the existing Shiley Eye Institute program will move into the new facility the repurposing of the remaining facilities will be studied further as the design progresses.

There are 129 parking spaces in P751 (104 valet, 13 accessible, and 12 patient/visitor). In addition, the previous shuttle stop within the site is also being used for valet parking. The project would reconfigure P751 with the intent to preserve as many spaces as possible. It is anticipated that the building would impact a minimum of 37 spaces on the east side of the parking lot in order to fit the program. UC San Diego Health is also studying options for redesigning the drop off sequence at the Thornton Hospital entry with a solution that could increase functionality and capture additional parking spaces. If moved forward, this project would coordinate closely with the Vision Institute design team.

PLANNING PARAMETERS

Relationship to 2018 Long Range Development Plan (LRDP)

The project site is consistent with the “Academic Healthcare” predominant land use identified in the 2018 LRDP, which includes clinical and medical research, teaching facilities, and patient care associated with UC San Diego Health Sciences and UC San Diego Health.

Relationship to 1989 Master Plan

The proposed project site is consistent with the five urban design principles described in the 1989 Master Plan Study – Neighborhoods, University Center, Academic Corridors, Connections, and Park (now Open Space Preserve). The project would enhance the academic healthcare identity of the Health Sciences East Neighborhood and potentially provide a new Neighborhood amenity in the form of retail. “Connections” is another MPS principle relevant to this project, defined as an integrated system of roads, paths, public entries, landmarks, view corridors, and landscape features that tie the campus together in a manner compatible with the distinct atmospheres of the neighborhoods. The project would seek to create better connections by enhancing the legibility and vitality of Health Sciences Walk and providing new pedestrian connections between Health Sciences Walk and Campus Point Drive to the north. It will also maintain an important view corridor to the primary destination in the Neighborhood, while serving as a prominent architectural feature at a major entry and along the Campus Loop road. The project would be located along the appropriate Life and Natural Sciences Academic Corridor. The project is not adjacent to Open Space Preserve.

Relationship to 2016 East Campus Neighborhood Planning Study

The project would develop Parcel 7 in the East Campus Neighborhood Planning Study (ECNPS) which envisions a 6-story, 120,000 GSF building. The project design should conform to the parcel guidelines to maintain a view corridor to the Thornton Hospital entry to the intersection of Campus Point Drive and Medical Center Drive and from Health Sciences Walk to the Cardiovascular Center in order to assist in intuitive wayfinding, as well as maintain a 40’ setback from Medical Center Drive. The project should also provide pedestrian connections and amenities, as well as landscape improvements, per ECNPS guidelines. The project is encouraged to realize the ECNPS vision to create an Amenity Node in the center of the Neighborhood by providing a retail component oriented towards Health Sciences Walk. This area was identified as a highly trafficked, centrally located “crossroads” easily accessed by staff, doctors, patients and visitors that is deficient in retail amenities.

The ECNPS envisions realigning Campus Point Drive, Medical Center Drive, and Health Sciences Drive and providing traffic signals to enhance traffic flow, increase pedestrian and micro mobility safety, and assist in intuitive wayfinding to the Thornton Hospital entry. The realignment would include redesigning the poorly functioning Campus Point Drive and Medical Center Drive intersection to include a traffic signal. Depending on the timeline of the realignment, the project would need to coordinate with the design team or assume the future condition, per the ECNPS, in the design of the building and its service functions.

Environmental Considerations

The proposed project would be subject to the California Environmental Quality Act (CEQA). Key environmental considerations would include aesthetics/visual resources, air quality, noise, traffic, water quality, and hydrology. The project would be

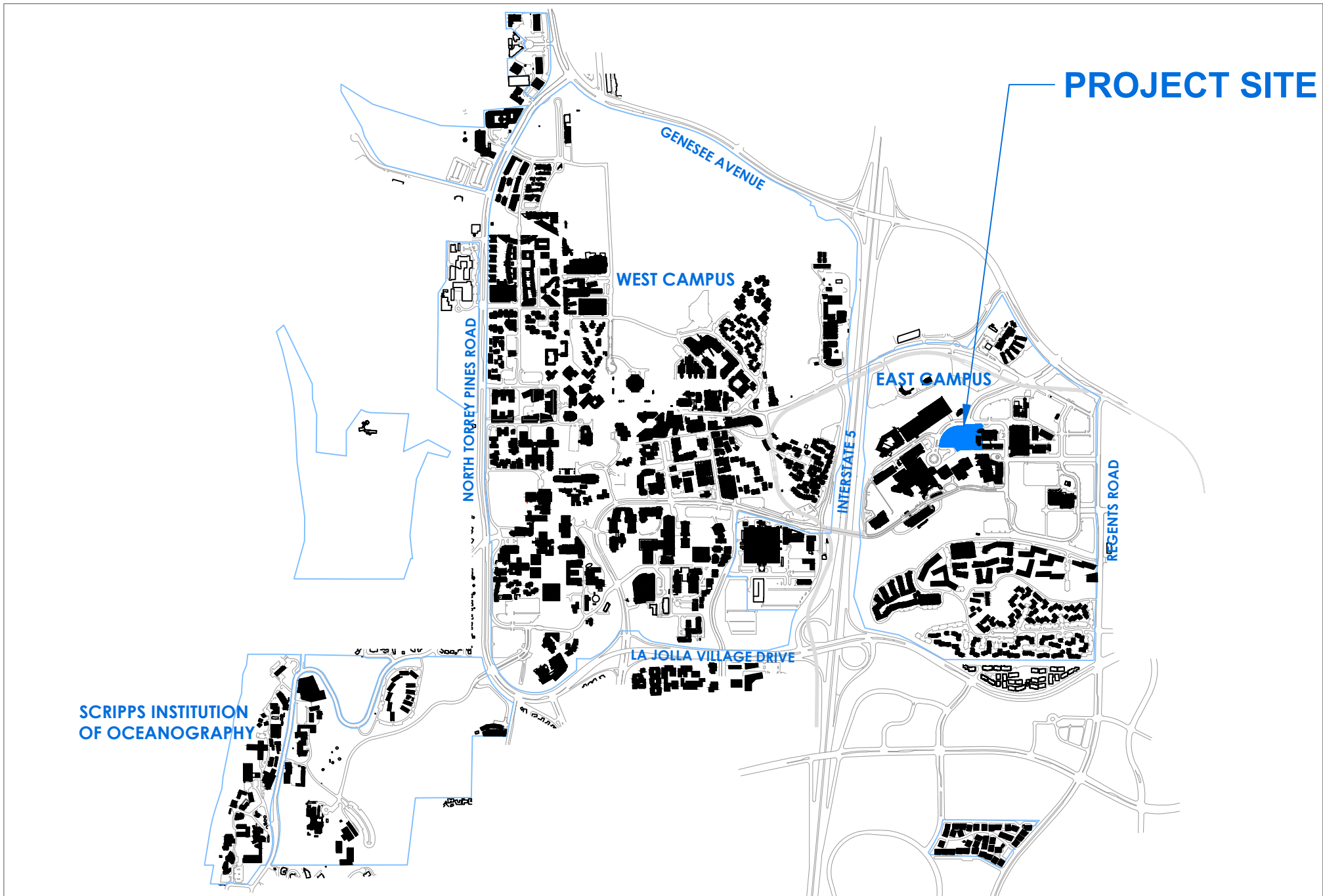
tiered from the 2018 LRDP Environmental Impact Report (EIR) and an Addendum would be prepared.

Sustainability

The project must meet the Green Building Design standards for New Buildings as outlined in the UC Sustainable Practices Policy, effective August 2018. The project shall also comply with energy conservation standards of Title 24 of the California Building Code (CBC) and California Green Building Standards Code (CALGreen). The Vision Institute would be required to achieve Leadership in Energy & Environmental Design (LEED) Silver at minimum, however the project will seek to develop the highest level of sustainability possible for the site and the target budget.

RECOMMENDATION & PROCESS

The site evaluation will be presented for information and potential endorsement at the February 20, 2020 meeting. The project will return to C/CPC at Schematic Design for Comment to the Design Review Board.



PROJECT SITE

WEST CAMPUS

EAST CAMPUS

**SCRIPPS INSTITUTION
OF OCEANOGRAPHY**

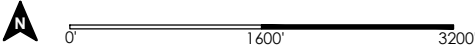
GENESEE AVENUE

NORTH TORREY PINES ROAD

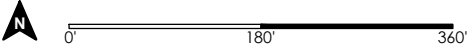
LA JOLLA VILLAGE DRIVE

INTERSTATE 5

REGENTS ROAD



Vision Institute
Figure 1 - Project Site Context
2/14/2020



Vision Institute
 Figure 2 - Project Site
 2/14/2020