

I. INTRODUCTION & BACKGROUND

The Future College Living and Learning Neighborhood (FCLLN) is a proposed mixed use development located on a 10.9 acre parcel just south of the Revelle College on two surface parking lots, P102 and P103 (Figure 1). The project is being proposed to address a number of campus needs. There is a shortage of available on-campus housing; the current wait list has been capped as enrollments increase. In January 2016 President Napolitano announced a Student Housing Initiative aimed at accelerating the construction of housing projects system-wide. The goals of the initiative are to provide sufficient housing for UC's growing student population as well as to keep housing for students as affordable as possible. UC San Diego's 2018 Long Range Development Plan (LRDP) seeks to provide housing for up to 65% of all eligible students. Currently just over 40% of students are able to be housed on campus. Additionally, the FCLLN project proposes to address shortages of academic and administrative space. The FCLLN would allow for integration of general assignment classroom space near housing and academic space. The project would create a physically consolidated space to facilitate cross-departmental collaboration and create neighborhood synergies.

II. PROJECT PROGRAM

The FCLLN will provide approximately 2,000 new beds, resident facilities and support space for undergraduate students (approximately 865,000 gross square feet). In addition to housing, the project will also provide the following: general assignment classrooms; residential life and administrative space for students and staff to support UC San Diego's undergraduate college system and approximately 1,200 subterranean parking spaces. The project also seeks to provide quality open space that can better serve the campus but additionally provides a linkage to the adjacent off-campus community via retail and public realm improvements. Planned open space improvements include a realignment of Scholars Drive South (Loop Road) to provide a more comfortable and safe pedestrian and bike environment within the core of the neighborhood, and along Ridge Walk on the eastern edge of the project site. This realignment is critical to the prioritization of bike and pedestrian movement internal to the core of the campus. Ridge Walk provides north south access from North Point Drive (north part of campus) all the way south through the Theatre District. Current conditions require a mix of vehicular, pedestrian and bike traffic causing congestion and conflicts through this portion of campus. Limited vehicular access will

remain to accommodate emergency access and adjacent building servicing.

The realignment of this section of the Loop Road through the Revelle College section of Scholars Drive South will need to accommodate vehicles. However, in areas where modal circulation is mixed it is envisioned as a complete street design that would prioritize pedestrian and bike movement. This area is seen as a connective space within the development, comfortable for pedestrians and a contributor to the open space inventory of the neighborhood. Vehicular lanes will be minimal with adjacent ample pedestrian paths and separated bike lanes. Trees and planted space will complete the approach to this area providing human scale and opportunity for seating within a pedestrian mall or plaza type design that may be shared by the Theatre District.

III. PROJECT SITE

The project is proposed on two surface parking lots south of the Revelle College neighborhood, just east of North Torrey Pines Road and covers approximately 10.9 acres of land (Figure 2). The two surface lots (P102 and P103) currently provide 840 parking spaces.

The project site spans from the public edge of the campus along North Torrey Pines Road on the west to Ridge Walk on the east, and Revelle College Drive on the south. A campus entry exists at Revelle College Drive and a pedestrian and bicycle entry exists at the termination of Torrey Pines Road. Pedestrian, bicycle and vehicular circulation through and around this site is significant.

Three Stuart Art Collection pieces run along the eastern and southern sides of the site: The Wind Garden, Red Shoe, and La Jolla Project.

The site slopes gently from east to west and includes a planted berm on the south and west sides of the site along North Torrey Pines Road. Mature trees exist along the western and southern edge of the existing surface parking lots. The Historic Grove runs along the eastern and southern sides of the site.

IV. PLANNING PARAMETERS

Relationship to 2018 Long Range Development Plan (LRDP)

The 2018 LRDP shows “Housing” as the predominant land use for this area. The proposed project is in conformance; it would help achieve the LRDP goal to provide housing for up to 65% of eligible students and provide academic and classroom space for the campus.

Relationship to 1989 UC San Diego Master Plan Study (MPS)

Recent campus planning efforts have focused on the physical movement of pedestrian and bikes throughout the campus core. This has been studied for the FCLLN in relation to the locations of academic programs, classrooms and student housing. The MPS envisioned this site to have clear connections between the Marine Sciences Academic Corridor and the Life Sciences Academic Corridor.

Connections are a MPS principle supporting the movement of people throughout the campus. The FCLLN seeks to realign the Loop Road providing a safer pedestrian and bike friendly environment along its edges and within its interior. Ridge Walk serves as the major non-vehicular circulatory element on the west campus. This feature will be enhanced as part of the FCLLN. The Loop Road will be realigned to circumvent the site, offering better vehicular circulation and minimizing pedestrian, bike and vehicular conflicts.

Another MPS principle relevant to the development is The Park, now known as the Open Space Preserve. The eastern and southern sides of the site align with the Grove, identified within the MPS as an amenity and resource. The eucalyptus grove has been identified by the MSP “as a source of the campus’ identity”. The idea behind The Park is to provide the

neighborhoods with “breathing space” and the presence of nature, which the FCLLN identified through the design principle of enhancing the campus entrance experience through the Historic Grove.

The project further seeks to provide classroom space and amenities that allow for the advantages of a mixed use development, serving the needs of the broader campus

Neighborhood Planning Study

This area has been studied in the South Gateway Planning Study to look at future development, design guidelines, open space and site capacity on this lot as well as an adjacent 30 acres (Figure 3). The goal of this study was to determine future development sites and to conceptualize the urban design guidelines for this part of campus. The FCLLN will be the first major capital project developed under this neighborhood plan.

Building Form & Massing

One of the Community Planning Goals developed for the 2018 LRDP includes sensitively integrating the campus edge with the surrounding neighborhoods. The 2018 LRDP Environmental Impact Report (EIR) identified a roughly 100’ foot buffer zone along the campus edges called the Perimeter Development Zone (PDZ). The PDZ identifies the areas of campus where future

development would be most visible to the surrounding community and could have a higher potential to alter a scenic resource. The western edge of the project site falls within the PDZ.

The building form and massing strategy seeks to blend the scale of new buildings with the existing surrounding campus development and community with particular attention to the PDZ and special consideration should be given to building placement, architecture (including building setbacks and massing), and landscaping within the PDZ. Building heights will be varied with some individual buildings potentially reaching up to 12 stories. The building form and massing will be reviewed by the DRB to ensure the project's design is consistent with the visual landscape and character of the surrounding area.

Circulation & Parking

The project would provide parking for approximately 1,200 vehicles, increasing capacity by 360 net spaces. It is anticipated that this structured parking would be below ground to reduce project density and massing.

Vehicular access to the parking structure is envisioned to occur off of the Loop Road. Emergency access and fire ladder access will need to be further studied.

The realignment of the Loop Road will provide enhanced bike and pedestrian circulation along the eastern and southern edges of the site. Further, the project should provide clear, safe, and intuitive pedestrian pathways that integrate with the existing pedestrian network. The future Light Rail Transit station will bring additional bike commuters to the campus. As such, bicycle storage should be located throughout the project. The FCLLN will include classroom space and the total racks provided should accommodate these commuters as well. Storage locations should be convenient and highly visible. Design strategies that promote safety and security are essential.

Landscape Guidelines

The project should provide a network of open spaces of adequate scale and design to provide relief from the built environment while providing human-scaled places for socialization or contemplation. These spaces will be of appropriate scale to promote activities and programs critical to the residential and college life. These might include quads, plazas, courtyards, recreational spaces, and transitional spaces. The open space system should be visually and physically connected by a network of pedestrian pathways, planted spaces, and view corridors.

As articulated in the 2015 Open Space Master Planning Study, The landscape design for the project should respond to the unique conditions of the site. A rustic palette of low water plantings should be used along North Torrey Pines Road constant with a campus edge or seam. Revelle College Drive is seen as a significant campus entry and should reflect the unique character of the University, assist in wayfinding and contribute to a sense of place. The plantings used in this area should be distinct to help identify the entry along the public edge. This entry should also be identified through the use of campus entry signage.

The Loop Road traverses through the site and should contain unique wayfinding features. Plantings, trees, paving, signage and site furnishings should reinforce this as a unique space. Further this portion of the Loop Road must acknowledge the pedestrian and community within the proposed development. This needs to be a welcoming and comfortable place for pedestrians and residents, an active place that promotes community.

A garden palette may be used in the more discrete spaces near buildings, along walkways, and internal open spaces such as quads, courtyards or plazas. Plantings can be more ornamental in character. Unique plantings and other materials should assist

in wayfinding and compliment the building architecture in these areas. Large scale open spaces should be provided to facilitate and accommodate outdoor programs related to college, residential activities and adjacent programs at the Theatre District.

Landscape guidelines and campus plans emphasize a drought tolerant and sustainable plant palette. All plant selections should require minimal pruning and maintenance and have low water needs; it is understood that the discrete spaces may require more maintenance. Landscape design should also support responsible stormwater practices and sustainable design. Low Impact Design (LID) strategies are encouraged.

V. ENVIRONMENTAL CONSIDERATIONS

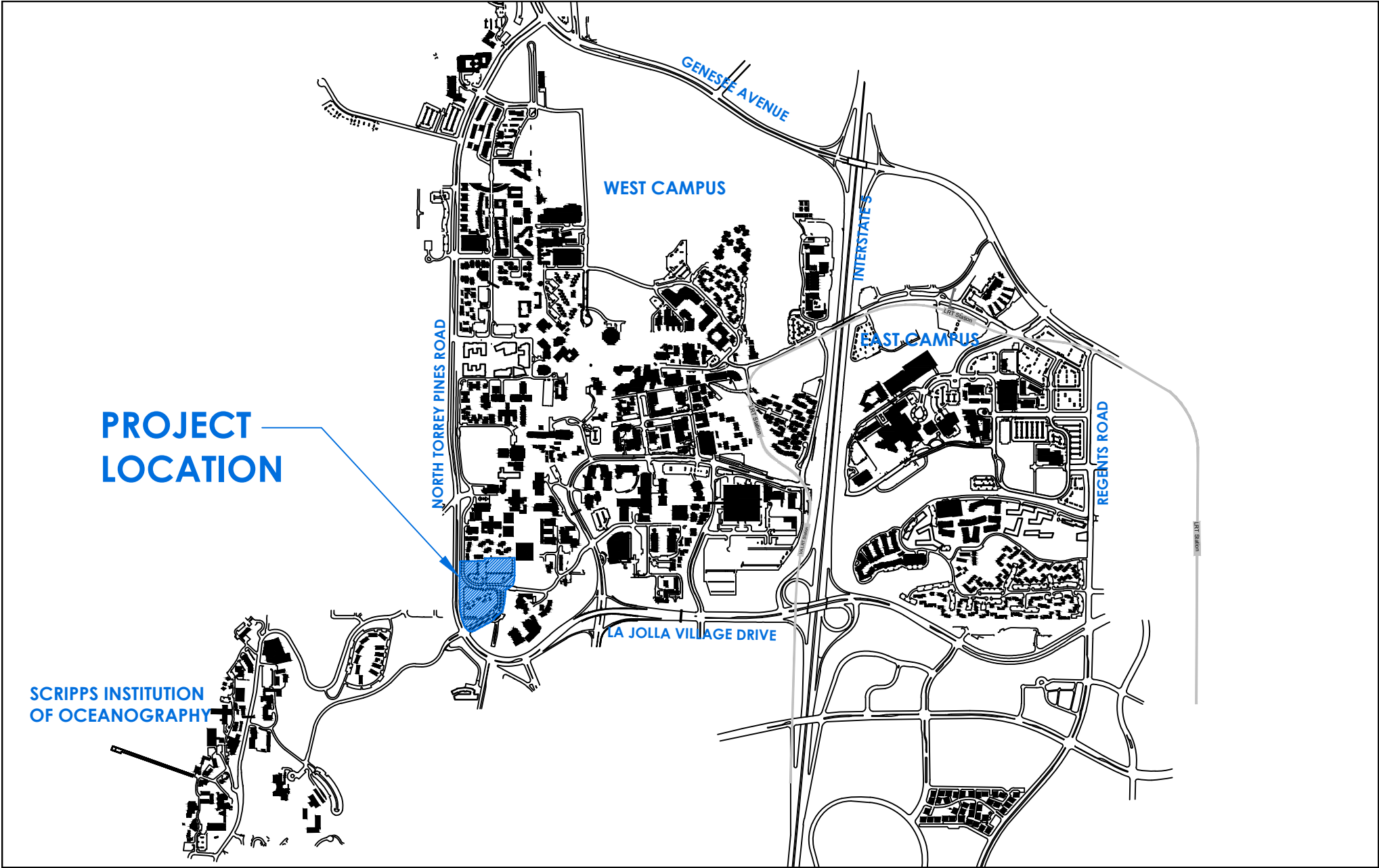
The proposed project would be subject to the California Environmental Quality Act (CEQA) and falls under the 2018 LRDP associated Environmental Impact Report. Potential environmental issues to be studied include visual quality, noise, traffic, air quality, hydrology and water quality, and emergency services. The project site is outside of the Coastal Zone.

Sustainability

The University of California has created the Policy on Sustainable Practices oriented toward energy efficient and "green building" standards established by the U.S. Green Building Council (USGBC). The project will seek to achieve and exceed the University's sustainability goals.

VI. CONCLUSION

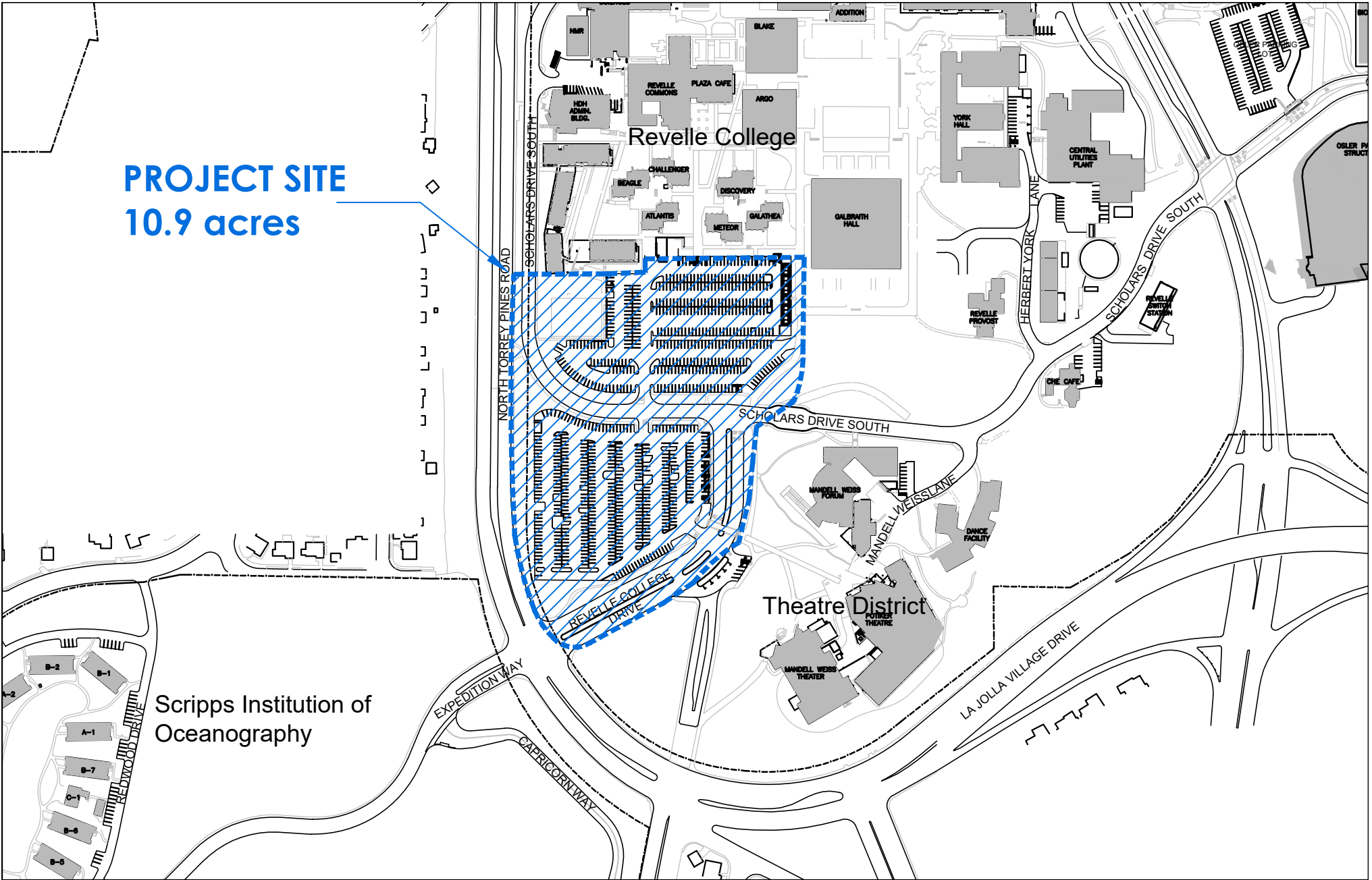
The site evaluation will be presented for information and potential endorsement of the project site at the April 17, 2019 meeting. The Building Advisory Committee (BAC) has been formed and will provide oversight on the development of the program and design. A UC San Diego Selection Committee consisting of staff, BAC members, and Design Review Board (DRB) members will conduct a series of workshops with the short listed teams and choose a winning team based on the presentations and technical proposals. The winning progressive-design-build team will be selected in July. C/CPC will have the opportunity to comment on the Concept Design before the project moves into Design Development.



FUTURE COLLEGE LIVING & LEARNING NEIGHBORHOOD
PROJECT LOCATION

4/9/2019

PROJECT SITE
10.9 acres



0' 300' 600'

FUTURE COLLEGE LIVING & LEARNING NEIGHBORHOOD
PROJECT SITE

UC San Diego
CAMPUS PLANNING



1.0.1 UC San Diego South Gateway Illustrative Plan

South Gateway Planning Study
 Figure 3 – Illustrative & Study Area Boundary