

## I. INTRODUCTION & BACKGROUND

The proposed Ridge Walk North Living and Learning Neighborhood (RWNLLN) would redevelop an approximately 9-acre underutilized infill site bound to the west by Ridge Walk, to the east by Hopkins Lane, the north by Voigt Drive, and extends to Solis Hall to the south (Figure 1). RWNLLN will provide approximately 2,000 new student beds, with a residential life program, an academic program, student dining, wellness programming, study spaces, classrooms, housing and offices for residential life staff, and public realm and necessary district site utility infrastructure improvements. The scope also includes a permanent home for the Marshall College academic program, replacement space for housing operations administrative staff currently located at Eucalyptus Point and replacement space associated with the demolition of the Economics Building and Sequoyah Hall.

RWNLLN presents another transformational opportunity for the campus to nurture a collaborative and interdisciplinary living and learning community that will provide students with an educational experience that encourages collaboration, leadership, and innovation in a diverse and interconnected world, supporting the UC San Diego Strategic Plan. Co-locating undergraduate housing and student activity and support space

with academic space, including faculty offices, classrooms, and meeting rooms, will create areas for collaboration while also promoting the mission of Thurgood Marshall College to foster engaged citizens.

Since 1975, the proposed project site has been the home of the Marshall College Lower Apartments, Buildings A through F (approximately 250 existing student beds); Eucalyptus Point (13,900 gross square feet), which includes offices for housing operations administrative staff; Goody's Market (4,100 gross square feet); Fireside Lounge (6,000 gross square feet); the Economics Building (22,340 gross square feet); Solis Hall (13,400 gross square feet); the Dean's Residence (2,400 gross square feet) and three small nearby temporary structures. The project would demolish all existing structures to make way for the proposed development. The project would also demolish the former Thurgood Marshall Administrative building and Sequoyah Hall, both located west of Ridge Walk, but those sites are not anticipated for development as part of this RWNLLN project, these sites would be improved in an interim condition by the development team. The project site also contains 109 parking spaces in surface parking lot P308 that would be removed. During the preliminary plans phase, the campus will evaluate accessible parking, access to existing service yards, emergency

vehicle access, and parking for campus service vehicles as part of a programmatic analysis.

## II. PROJECT PROGRAM

The program includes space for student dining and fitness, replacement space for academic and administrative programs currently in structures to be demolished within the development site, and permanent space for the Marshall College administrative program. These programs were previously located at the Thurgood Marshall Administration building, built in 1979 and located south of the proposed project site. This building has significant deferred maintenance needs, and its size has become insufficient as support programs have grown with enrollment. Due to these ongoing problems, the building has been vacated and identified for demolition. All staff have been temporarily relocated. Academic program includes new space for the Department of Economics, general assignment classrooms, and a glass blowing facility. The Design/Builder will make every effort to meet or exceed all University of California sustainability and carbon neutrality goals within the constraints of the overall project financial feasibility, including the requirement of LEED Gold. The successful Design/Build team will exemplify the University's commitment to Diversity, Equity and Inclusion.

RWNLLN will provide approximately 2,000 new beds, resident facilities and support space for undergraduate students (approximately 730,000 gross square feet). In addition to housing, the project will also provide the following: 20,000 gross square feet of housing operations administrative space for staff displaced with the demolition of Eucalyptus Point, and 15,000 gross square feet of space as a new permanent home for Marshall College academic program and support services.

The project also seeks to provide quality open space related to both housing and academic space. Planned open space improvements include providing a more comfortable and safer pedestrian and bike environment along Ridge Walk on the western edge of the project site. This 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 all the way south through the Theatre District. 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. Current conditions require a mix of vehicular, pedestrian and bike traffic causing congestion and conflicts through this portion of campus. During the preliminary plans phase, the campus will evaluate vehicular access, emergency vehicle access, and parking for campus service vehicles as part of a programmatic analysis. 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.

### III. PROJECT SITE

The project is proposed on an approximately 9-acre underutilized infill site (New Building Development Zone) adjacent to Geisel Library and east of Ridge Walk. Construction impacts (Site Improvement and Impact Zone) will cover 17-acres (Figure 2). The proposed project site includes Marshall College Lower Apartments, Buildings A through F, Eucalyptus Point, Goody's Market, Fireside Lounge, the Dean's Residence, Solis Hall, and three small nearby temporary structures. The project would demolish all existing structures to make way for the proposed development. The project site also contains 109 parking spaces in surface parking lot P308.

The project site spans from Ridge Walk on the west to Voigt Drive on the north, and to Hopkins Lane on the east. Pedestrian, bicycle and vehicular circulation through and around this site is significant.

The site slopes from west to east and includes many mature trees. A portion of the Open Space Preserve (Historic Grove) is located within the proposed site boundary. Expansions of facilities within the 'Historic Grove' are subject to guidelines

which require that when minor adjustments are made in the Historic Grove to accommodate campus improvements, no net loss of Open Space Preserve land should occur.

The project proposed to protect and maintain the trees within the Historic Grove along the east side of the project site. These existing trees will provide a visual buffer between the various pedestrian areas near and adjacent Geisel Library and the tall buildings planned at the new development. However through the course of construction some trees may be impacted. Trees removed from the Historic Grove are required to be replaced at a ratio of 2:1 (e.g. two new trees for every one tree removed) with appropriate irrigation improvements. The exact number of displaced, replacement and new trees will be based on concept design and will be reviewed by Campus Planning staff.

### IV. PLANNING PARAMETERS

The project is consistent with campus land use plans and the principles contained in the campus' overarching planning and design documents.

#### **Relationship to 2018 Long Range Development Plan (LRDP)**

The 2018 LRDP shows "Housing" and "Academic" as the predominant land uses for this area. The proposed project is in conformance; it would help the campus in striving to achieve

the LRDP goal to provide housing for 65% of eligible students and provide academic space for the campus.

### **Relationship to Campus Physical Design Framework**

The proposed site is located on the West Campus and planning studies indicated this would be an appropriate location for housing and academic facilities and increased density; both are components of the current proposal. RWNLLN has been conceived in concert with a planning effort that looks to provide a new mixed-use neighborhood consistent with the campus vision as a living and learning environment.

Recent campus planning efforts have focused on the physical movement of pedestrian and bikes throughout the campus Core. This has been studied for RWNLLN in relation to the locations of academic programs, classrooms and student housing.

Connections are a key campus planning framework principle supporting the movement of people throughout the campus. RWNLLN seeks to provide a safer pedestrian and bike friendly environment along its western edge. Ridge Walk serves as the major non-vehicular circulatory element on the west campus. This feature will be enhanced as part of the RWNLLN.

The eastern and southern sides of the site align with the Open Space Preserve Historic Grove, identified within the 2018 LRDP as an amenity and resource. The eucalyptus grove has been identified “as a source of the campus’ identity”. The preservation of the Historic Grove in the area also provides a visual buffer of the proposed project development that would mitigate any aesthetic or view impacts to the adjacent Geisel Library, located east of the site.

### **2016 Marshall and Sixth Neighborhood Planning Study (MSNPS)**

The MSNPS provides a physical planning framework to guide future development, open space, circulation and infrastructure improvements within the neighborhood. The MSNPS identified this project location for increased housing density and also provided the potential to incorporate academic program. Facilitating the growth and interaction of the neighborhood community is a central purpose of the plan. Developing Ridge Walk into a true, vibrant axis for travel and collaboration will strengthen the connections between academic units along it. The layout of pathways, landscaping, and new buildings should highlight interdisciplinary connections and the buildings should be designed to draw students into their classrooms, scholars into their seminar rooms, and practitioners into their centers.

### **Building Form & Massing**

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 integration of the site adjacent to the Geisel Library so that the project massing does not impact views or create aesthetic impacts. A more porous arrangement of buildings will provide views into and out of the project site. Based on preliminary massing studies, building heights would be varied with some individual buildings possibly reaching up to 14 or 15 stories. A setback along Hopkins Lane and Voigt Drive will be provided to maintain the existing Open Space Preserve (Historic Grove) and mature trees.

## **Circulation & Parking**

The project should provide clear, safe, and intuitive pedestrian pathways that integrate with the Neighborhood's existing pedestrian network. The newly opened Light Rail Transit station will bring additional bike commuters to the campus. Bicycle storage should be located throughout the project. Storage locations should be convenient and highly visible. Design strategies that promote safety and security are essential. No parking would be provided by the project except for service or accessible parking that may be require based on further study.

## **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 the edge of the Open Space Preserve Historic Grove. Ridge Walk is seen as a significant north south connection and has specific design guidelines. Other planting should reflect the unique character, assist in wayfinding and contribute to a sense of place.

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 and residential activities.

## **V. HISTORIC GROVE DEVELOPMENT GUIDELINES**

Project development would acknowledge the unique character of this site and seeks to enhance the Historic Grove aesthetic. To this end, if required, the 2:1 Tree Replacement and No Net Loss square footage will be attained within the project site.

## **VI. ENVIRONMENTAL CONSIDERATIONS**

The proposed project would be subject to the California Environmental Quality Act (CEQA) and an Addendum tiered from the 2018 LRDP Environmental Impact Report (EIR) would be required. Anticipated environmental issues to be studied include visual quality, noise, air quality, biology, and hydrology and water quality. The project site is within the Coastal Zone and is subject to review by the California Coastal Commission.

### **Sustainability**

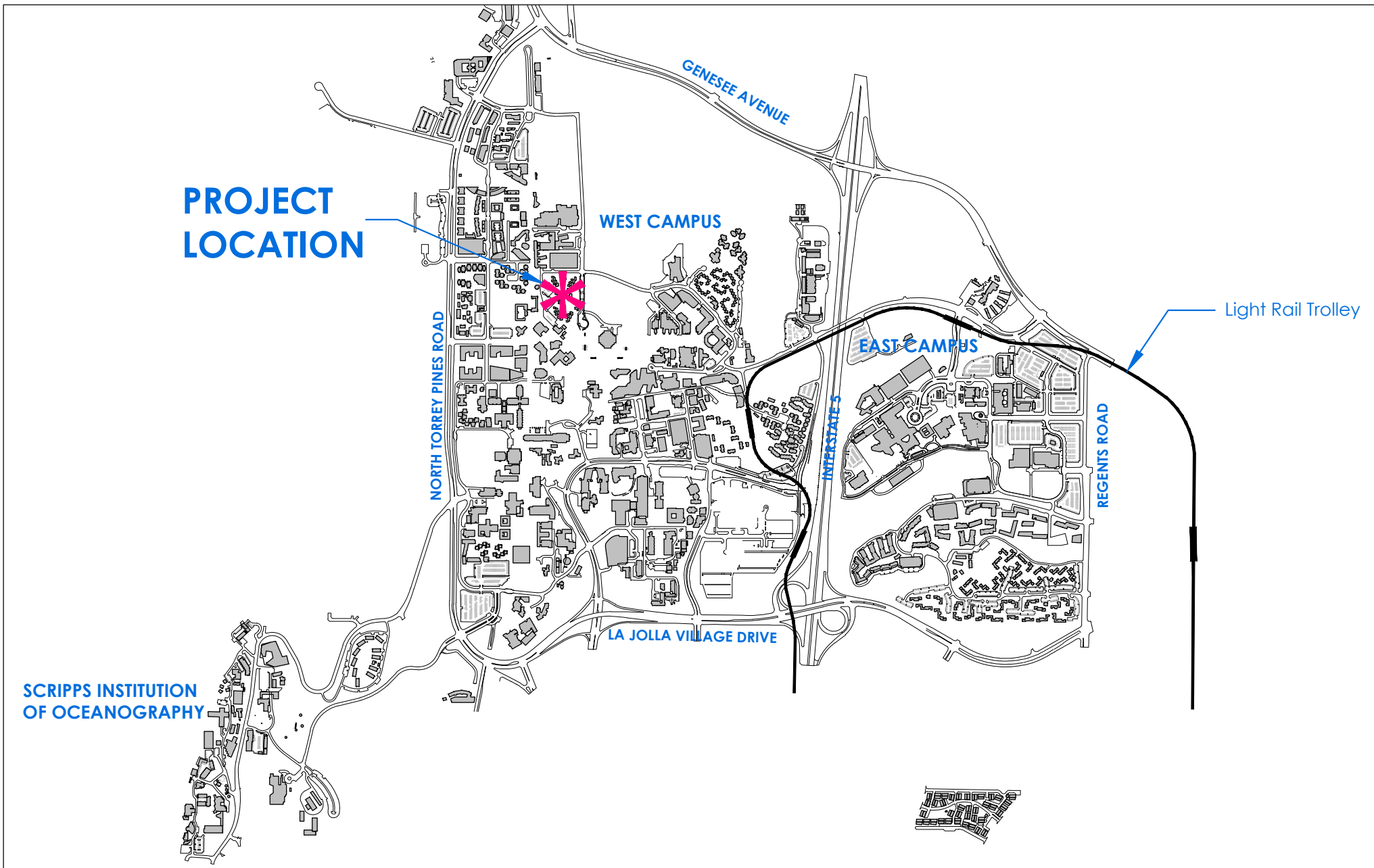
The University of California has created the Policy on Sustainable Practices oriented toward energy efficient and "green building" standards established by the U.S. Green Building Council

(USGBC). The project would strive for Leadership in Energy Efficient Design (LEED) Gold rating by the USGBC.

## **VII. CONCLUSION**

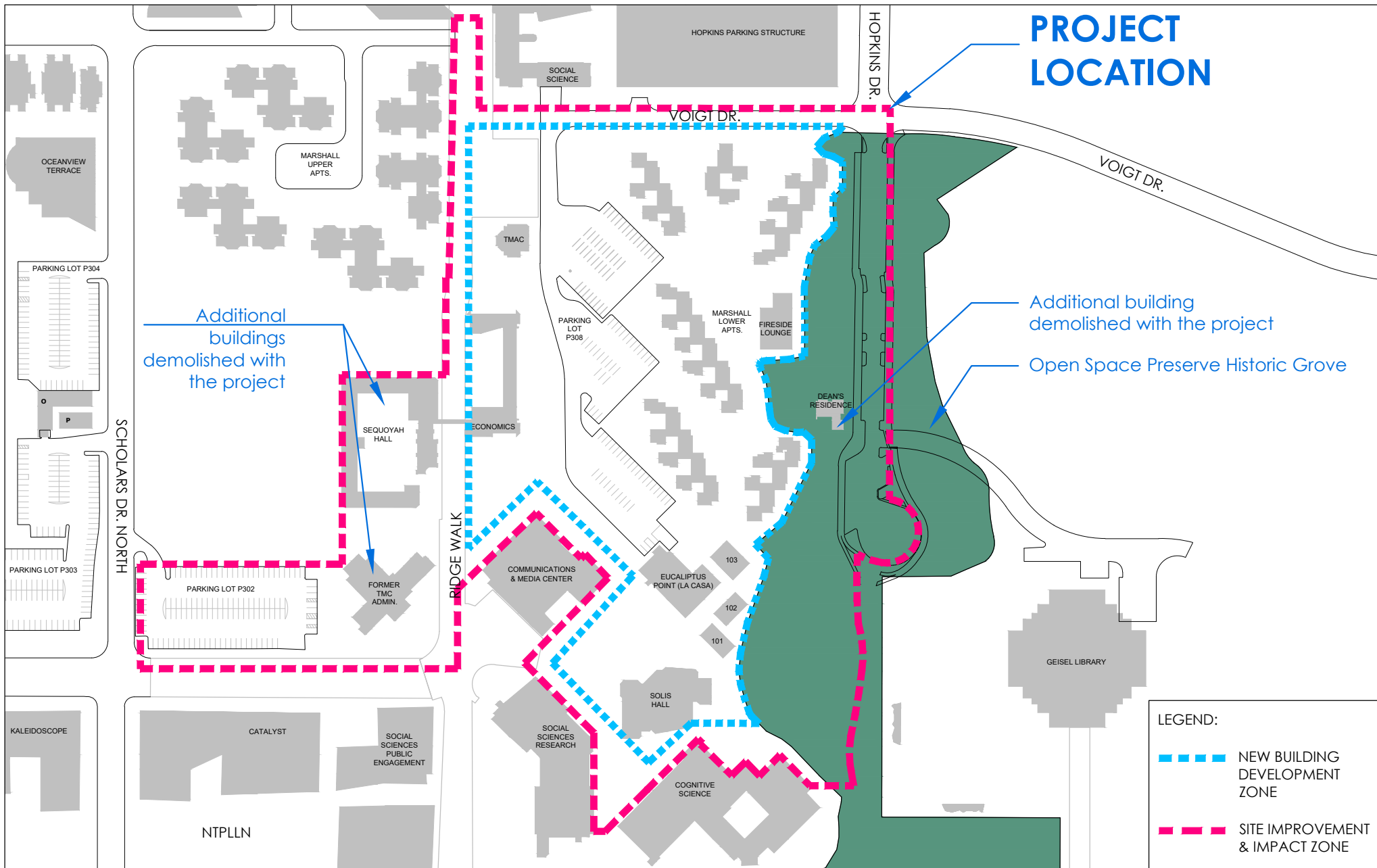
The site evaluation will be presented for information at the March 17, 2022 meeting and will return for endorsement at the April meeting. A Building Advisory Committee (BAC) is being formed and will advise on the project development program which will provide specific guidelines for pre-qualified design/build teams. As part of this process up to three design/build teams will engage in a design competition based on the Request for Proposals (RFP) submittal guidelines. 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. It is anticipated that the design-build team would be selected in summer 2022. C/CPC will have the opportunity to comment on the Schematic Design before the project moves into Design Development.

FIGURE 1



**RIDGE WALK NORTH LIVING AND LEARNING NEIGHBORHOOD**  
PROJECT LOCATION

FIGURE 2



RIDGE WALK NORTH LIVING AND LEARNING NEIGHBORHOOD  
PROJECT LOCATION