

CAMPUS/COMMUNITY PLANNING COMMITTEE

Minutes of August 18, 2022 Meeting

PRESENT

Richard Garfein
John Hughes
Vikki Cutri
Drew Hunsinger
Frank Silva
Robert Frazier
Francisco Salinas
Michelle Bui

ABSENT

Jorge Cortes
Tara Cameron
Joshua Kohn
Michael Holst
Uwe Send
Wendy Matsumura
Stephen Dow
Jeff Kaplan
Cristiana Winter
Manu Agni
Walt Kanzler

CAMPUS PLANNING STAFF

Robert Clossin
April Alarcon
Rae Hartigan
Todd Pitman
Elyse Hegstad
Jennifer Mora
Ingrid Stromberg

GUESTS/CONSULTANTS

Adrienne Gallo, Academic Affairs
Brad Phipps, Capital Program Management
Juli Smith, Capital Program Management
Kacy Wander, Capital Program Management
Mark Rowland, Capital Program Management
Jason Kayne, Facilities Management
Steve Jackson, Facilities Management
Josh Kavanagh, Transportation Services
Rayna Deniord, CMG Landscape Architecture
Julie Adams, LMN Architects
Leonardo da Costa, LMN Architects
Sung Cho, NBBJ
Yuri Suzuki, NBBJ
Alex Nagel, OJB
Kyle Fiddelke, OJB
Tony Lopez, SWA Group

BUSINESS ITEM: APPROVAL OF MEETING MINUTES

The minutes from the May 19th, 2022 meeting were unanimously approved without further comment.

BUSINESS ITEM – INTRODUCTIONS

Committee members, Campus Planning staff, guests and consultants each introduced themselves.

COMMENT ITEM – VITERBI FAMILY VISION RESEARCH CENTER (Juli Smith, NBBJ/SWA Group/Elyse Hegstad)

Robert Clossin introduced the Viterbi Family Vision Research Center (VFVRC) item and Project Manager Juli Smith. Smith introduced the design team, and explained the VFVRC will be a 100,000 sq. ft. research building located in the healthcare campus next to the Shiley Eye Institute, current parking lot P751. VFVRC is scheduled for Regents' review in November, followed by a two-year construction beginning at the end of 2022. Building occupancy is aimed to begin early 2025.

Smith introduced Sung Cho to present the project's architectural design. Cho explained the VFVRC will be adjacent to the Campus Point Dr intersection, the main entry point into the East Campus healthcare district. The building site was constrained on all sides; view corridors towards Jacobs Medical Center for visitors arriving by vehicle on the west side, an existing underground utility corridor running north/south and fire access corridor on the east side, and Health Sciences Walk on the south side. This site led to a building with no "back" door where the building can be circulated on all side by pedestrians. For those arriving from the north, including the UC San Diego Health La Jolla Trolley Station, the Campus Point Drive intersection will be the main arrival point where the Viterbi Promenade connects to Health Sciences Walk in front of the Koman Outpatient Pavilion and at a café amenity node. Clinical trials subjects are accommodated with an adjacent drop-off zone, and the parking lot P751 will be reconfigured to continue to accommodate valet parking. Cho explained there will be two building masses; the larger for lab space, the smaller for offices and other necessary services. The floor plans for the top three floors are designed to be an open, efficient laboratory workspace, and the lower two-level floorplans accommodate more diverse uses and social opportunities. Cho explained the goal to create an ophthalmology neighborhood with a central courtyard tying the VFVRC to the Shiley Eye Institute, Anne Ratner Children's Eye Center, and Hamilton Glaucoma and Jacobs Retina building.

Tony Lopez continued the presentation explaining the project landscape architecture was influenced by pedestrian connections, entry points, and the East Campus Planning Study plant palettes. The site's northern entry point is designed to be a landing space for visitors arriving from the Trolley Station to pause and take a moment before continuing into the campus. This area would include trees, strategically located to provide shade and support the arrival streetscape palette, seating, and potentially art. The western side of the building will host the Viterbi Promenade with seating and shade that leads south to the center of East Campus. The Viterbi Promenade will be a pedestrian thoroughfare and culminating at a café with an activated space for social opportunity at Health Sciences Walk. To the east will be the courtyard, designed to maximize plant and vegetation opportunities. A pedestrian connection will be created to connect the Viterbi Courtyard and the

Shiley Courtyard. The loading dock at the north east corner of the building will have frequent vehicular movement, necessitating a parkway vernacular so that pedestrians have a safe movement in either direction to be away from loading dock traffic and into the center of the courtyard. Placement of trees in the northern entry are thoughtfully placed to avoid blocking sightlines to Shiley while also screening the loading dock from direct sightline. Site paving selection between cool or warm tones will depend on the building's ultimate façade language. The pavers will be used as a wayfinding tool to get to the center of East Campus with the primary movement from the Campus Point Dr. intersection and onto the Viterbi courtyard. Lopez emphasized the courtyard space as the heart of the ophthalmology neighborhood by enforcing a green vernacular and introducing integrated seeded aggregate into the concrete.

Todd Pitman shared comments from the Open Space Committee including concern over tree irrigation, maintenance of trees planted in pots, the preferred use of structural soil for the large number of trees in small spaces adjacent to hardscape, and the careful selection of pavers that will not create tripping hazards. Smith confirmed she will connect with Mike Dayton and Kristin Hill on paver selection.

The Committee had the following Comments to the DRB:

1. The Committee asked the design team to carefully consider paving design in regard to elevation changes and potential tripping hazards.
2. The Committee requested paving textures and patterns conducive to sight impaired, visitor wayfinding. They noted that contrasting materials are preferred for this reason. The paving proposed may be confusing because it has a horizontal line pattern, but pedestrian traffic moves vertically.
3. The Committee requested any access to dumpsters and/or compactors at the loading dock be done at ground level.

The Committee supports the VFVRC schematic design.

COMMENT ITEM – LA JOLLA SHORES DR OVERLOOK (Todd Pitman)

Pitman introduced La Jolla Shores Drive Overlook Project Manager Kacy Wander and Landscape Architect Kyle Fiddelke and provided project background explaining a feasibility study was undertaken to determine opportunities, challenges and budget and was presented to the Open Space Committee (OSC) and the Marine Sciences Physical Planning Committee (MSPPC) in May of this year. Pitman shared comments from OSC concerning inclusion of native plants and limiting the environmental impact of construction, and from MSPPC concerning safety and circulation on La Jolla Shores Drive and requests to consider to how future Scripps Institution of Oceanography (SIO) development will appear from the site.

Fiddelke presented the project schematic design explaining the study area will be off La Jolla Shores Drive, adjacent to the driveway leading into the SIO Electromagnetics Research Facility. The project envisions a series of four small decks nestled into the landscape. The grading along La Jolla Shores Drive is not ADA compliant; as a result an ADA accessible deck supported by two adjacent ADA parking stalls will be constructed. Tidal gauge markers are located in the project site and the design team is in coordination with SIO to ensure protection of those features.

The Committee had the following Comments to the DRB:

1. The Committee felt the design should discourage visitors from creating their own paths to the site.
2. The Committee requested allocation of trash and recycling.
3. The Committee noted that the Ipe decking would weather to gray over time and suggested that the gray color be used in future renderings to depict the look of the material.
4. The Committee asked that the potential need for bike racks be considered in the design.

The Committee supports the La Jolla Shores Drive Overlook schematic design.

COMMENT ITEM – TRITON CENTER (Rae Hartigan)

Triton Center Project Manager Matt Smith introduced LMN Architects and CMG Landscape Architecture. Julie Adams of LMN explained Triton Center will be an enduring place of the future and function as a vibrant, urban core. The project will be approximately 300,000 gross sq. ft. with approximately 300 parking spaces. The project site is located in the center of campus at the University Center Urban Core (UCUC), bounded by Rupertus Lane to the north and Gilman Drive to the south, and in between Center Hall to the west and the Conrad Prebys Music Center to the east. There will be four buildings: a student academic resource building, a health and well-being building, an alumni/welcome center, and a celebration and gallery building with screened parking.

Adams introduced Rayna Deniord of CMG to describe the project's public realm. A primary design driver is creating a universally accessible pedestrian environment. Gilman and Rupertus are the main circulation routes for bikes and vehicles that connect to the broader campus system. To activate building facades and entry points, mixed-used programming (café, gallery space, events, retail, etc.) will be on the ground level to create an overlapping mosaic of activity. The UCUC district is envisioned as an arts and entertainment district; Rupertus can become an art walk connecting art spaces and public art pieces. Triton Center art opportunities include permanent or fixed artwork, rotating art, digital or interactive art. Triton Center paving will include a ripple effect that extends from the "Beacon Building", housing the Alumni and Welcome Center, and out into the rest of UCUC to support intuitive wayfinding. Site elements include big step seats made of wood and metal grates.

Planting will reflect the ecologically diverse character of the region through the use of varying botanical garden identities. Russell Lane will match existing paving and plant materials. The Gilman Drive frontage has limited plant space and gets full sun so the goal is to create comfort and gathering opportunities with a South American plant palate. The West Quad will have a Mediterranean garden, allowing layered and screening uses to shade the trellis and bike parking and to screen adjacent emergency services. Connecting the West Quad to the plaza, an alley will host the Australian garden featuring plants with varying needs for sunlight. Music Walk has grade changes that starts arid and moves down into a riparian zone that can support some water treatment. Rupertus Lane is envisioned using a South African garden palette. The design team explained there are currently no trees planned along Rupertus Walk as a result of coordinating around utilities and fire setback requirements, however, proposed integrating smaller trees that work with the palette into the raised planters along Rupertus.

Pitman shared comments from the Open Space Committee concerning the need for more trees on Rupertus Walk, legibility of various, distinct gardens and durability of plants in an urban location.

The Committee had the following Comments to the DRB:

1. A variety of tree options were presented, some of which are not appropriate. The schematic design should include the actual species that are proposed and locations for review.
2. The Committee suggested studying ways to tie the landscape palette together for a more cohesive design.
3. The Committee was concerned that locations at Gilman Drive and Rupertus Walk did not include adequate shade trees.
4. The Committee requested the design team consider how sound systems should be setup when needed and to confirm that noise will not be an issue.
5. The Committee suggested the Arroyo area include rainwater or condensation capture to support stormwater and hydrology goals.

The Committee supports the overall Triton Center design.

This item concluded the meeting.

Respectfully Submitted,

A handwritten signature in black ink that reads "April Alarcón". The signature is written in a cursive, flowing style.

April Alarcón
Associate Planner