

CAMPUS/COMMUNITY PLANNING COMMITTEE

Minutes of March 17, 2022 Meeting

PRESENT

Manu Agni
Michelle Bui
Tara Cameron (For Jeff Kaplan)
Jorge Cortes
Ken Hall (for Vikki Cutri)
Michael Holst
John Hughes
Drew Hunsinger
Frank Silva
Cristy Winter

ABSENT

Joshua Kohn
Wendy Matsumura
Richard Garfein
Bob Frazier
Francisco Salinas

CAMPUS PLANNING STAFF

Raeanon Hartigan
Elyse Sanchez
Matthew McCreary
Matt Garcia
Adrienne Gallo
Todd Pitman

GUESTS/CONSULTANTS

Anu Delouri, Government and Community Relations
Walt Kanzler, VC-RMP
Mark Rowland, Capital Program Management
Rob Meza, UC San Diego Police Department
Abigail Grass, Capital Program Management
Bryan Hooks, Facilities Management
Robert Northrop, Capital Program Management
Elisa Pittner, Capital Program Management
Roland Bartsch, Capital Program Management
Keith Whaley, Capital Program Management
Kevin deFreitas, Kevin deFreitas Architects
Joel Watson, Economics
Josh Kavanagh, Triton Auxiliary Programs and Services
Uwe Send, Scripps Institution of Oceanography (CCCE)
Steve Jackson, Associate Vice Chancellor RMP

BUSINESS ITEM: APPROVAL OF MEETING MINUTES

The minutes from the February 17th, 2022 meeting were unanimously approved without further comment.

COMMENT TO DRB ITEM: Halicioğlu Data Science Institute (HDSI)

Robert Northrop introduced the project team and project architect, Kevin de Freitas Architects (KdA) who provided an update on the project. The project is an interior renovation to the 4-story building located south of Warren Mall and east of the Warrant Lecture Hall (now named the HDSI Building), built in 1990. The building will feature a new lobby, fire and life safety improvements, and exterior maintenance. New building signage and paint will be specified by the donor. Located at the end of Warren Mall, the building contributes to wayfinding in the area, which is important since industry partners may navigate to the building likely from the direction of the Gilman Parking Structure or the Central Campus Trolley station, the building has very non-descript signage/access that is challenging.

The improvements include replacing interior finishes and window coverings, changing indoor lighting to LED, and restroom refurbishment. A reconfiguration of 12 private offices in a large multipurpose area will help to accommodate graduate student space, while a total of 128 office spaces will remain in the building. The building will also feature upgrades to improve accessibility.

Project improvements include sustainability features such as encouraging people to use the stairs, lighting, lower water-use fixtures in the restrooms, and allowing natural light deeper into the building core. A shower facility and a Mother's room would also be included. Existing exterior patio space will be re-activated to provide more ground-level evening activity, but also provide additional privacy between the patio and the adjacent parking lot. Tiles in the courtyard will honor the building donor. Landscaping components are a 1-to-1 replacement and feature drought-tolerant plantings.

Jorge Cortes asked if the project is pursuing LEED certification. KdA replied that the project would only qualify for LEED Silver ID+C since it does not include mechanical system upgrades.

Bryan Hooks inquired about if the replacement tree along Warren Mall would still contribute to the seasonal color changes. Todd Pitman replied that the new tree would be evergreen and not contribute to the seasonal color.

Manu Agni inquired if the type of bike rack had been chosen, but the design team replied not yet. Josh Kavanagh noted that some existing U-racks may remain in place, but if replacing any racks, the ground control varsity type rack is generally preferred by the campus population.

The Committee had no further comments on the design and appreciated the update on the project.

BUSINESS ITEM: Triton Center Update (Raeanon Hartigan)

Raeanon Hartigan introduced the project and the Project Manager, Matt Smith. In May 2018, the university received preliminary funds approval and had progressed through schematic design. In March 2020, the project had to be put on hold due to the onset of the pandemic. In spring 2021, the project proceeded with schematic design and received additional Regental preliminary funds approval yesterday (March 16th, 2022). Scope reduction included removing Town Square, Lyman Lane and Russell Lane improvements, which could be included with the future redevelopment of the Campus Administrative Complex (time line unknown).

UC San Diego Extension, once part of project, will instead be moving to the 8980 Villa La Jolla building currently in construction. A multipurpose space would help to activate the Rupertus pathway, which will soon become a pedestrian and micromobility-only space. The project would impact 110 parking spaces,

but would replace those and add 190 spaces (or 300 total with the project) to provide limited proximate and accessible parking. The programs include an Alumni Center, Welcome Center, Global Education, Student Health & Wellness, Celebration Space, Multipurpose Room, Administrative space, Center for Transfer Student Success, Teaching + Learning Commons, and retail.

Hartigan reviewed renderings from various directions.

The project is anticipated to be presented to the DRB in May 2022, with construction anticipated to begin in early to mid-2023, following Regents approval of budget, design and CEQA.

Todd Pitman asked for greater attention to the southeast corner program, which is a parking structure wrapped with retail along Gilman Drive. He noted that area would be close to a lot of activity.

Jorge Cortes asked about LEED certification and solar paneling on the parking structure. Smith replied the project targets LEED Gold but is striving for Platinum, noting that 2025 is also the university's carbon neutrality goal. The design team has been challenged to consider an all-electric solution, and PV paneling is going to be included.

Josh Kavanagh noted the importance of the retail component, noting that Triton Center is the "downtown" of the campus and would be activating the area. He also noted the activation and sight lines as passive security design components.

Bryan Hooks praised the project as a great front door to the university. He asked which destinations were desire lines from the proposed bus drop-off behind Center Hall. The team promised an answer to this question in Schematic Design.

Walt Kanzler asked what intersection improvements are being considered at Gilman and Myers. Matt Smith replied that it hasn't been designed and more coordination with Planning and Transportation needs to occur to ensure cohesiveness with future projects. Hartigan added that a tabled intersection with enhanced paving is the current vision, with the goal to slow cars in the area.

Smith noted the BAC is being reconvened to help advise on the current project design.

BUSINESS ITEM: University Center Tactical Mobility Update (Raeanon Hartigan)

<https://transportation.ucsd.edu/initiatives/art-intervention.html>

Raeanon Hartigan introduced the project background. Public realm improvements are needed to connect the campus fabric to the LRT, however the projects responsible for these connections were put on hold at the onset of the pandemic (except the Trolley). The 2020 Urban Design Challenge produced a quick and cost-efficient design solution as a result of a student design competition. Students overwhelmingly advocated for closing Rupertus Lane and the north segment of Russell Lane to cars, painting streets vibrant colors, and providing seating. The resulting interim mobility and placemaking plan is being implemented with a phased process. Russell Lane most recently was improved with a turnaround area with a gated entrance to manage access for service vehicles only.

During Spring Break 2022 Lyman, Russell and Rupertus will be repaved or slurry sealed, and restriped to reflect the new circulation plan closing Rupertus and Russell. Magnetic bollards would protect

pedestrians and micromobility, however are removeable and strategically located. Rupertus Lane will then be painted with University-branded colors (approved by University Communications). The project team consulted subject matter experts from Portland and New York City on the paint design and paint type. The paint would not be slippery due to a special additive. Everyone is invited to the Rupertus Lane Paint Party on 3/28 and 3/29 during Week 1. Hartigan acknowledged Transportation Services and Associated Students sponsorship with a special thank you to Josh Kavanagh and Manu Agni.

INFORMATION ITEM: Ridge Walk North Living and Learning Neighborhood Project Site (Matthew McCreary)

The project was presented to the Open Space Committee (OSC) on March 16th, 2022. Matthew McCreary introduced the project overview.

The project helps work toward several campus goals, including on-campus below market-rate housing, a 4-year housing guarantee with 65% of students on-campus, and replacing older buildings that are past their useful life. The project also supports the 2018 LRDP goals, which include balancing the built environment and open space, and reducing carbon footprint with fewer commuter vehicles.

The site is located on 9 acres with a full project impact to include 17 acres. The site topography slopes from west to east, and sits alongside the Historic Grove boundary. The site is located in land uses designated for housing and academic use, and is also consistent with the 2016 Marshall and Sixth Neighborhood Planning Study. The project also supports the campus Physical Design Framework in its respect for the Open Space Preserve. For reference, the UC San Diego Extension site was also evaluated but could not accommodate a large enough parcel to meet the student housing target of 2,000 beds. Redevelopment as infill at the campus interior also helps address neighbor concerns. The program includes approximately 2,000 beds, Housing Dining Hospitality space, academic space (including replacement of the Economics Building), classrooms, and the continued enhancement of Ridge Walk. The project will provide secure bike storage but will not have parking except for service and accessible spaces. Some buildings will be demolished as part of the project including the Dean's residence, the Fireside Lounge, Solis Hall, Economics Building, Sequoyah Hall, former TMC Admin Building, the Marshall Lowers residences (~250 beds), Eucalyptus Point, and 3 small modular trailers. McCreary reviewed site photos and proof of concept images with the Committee. The site was studied at a concept level to ensure the new buildings fit on-site, do not create view impacts or block sunlight, and could blend with the scale of existing campus development. The selected Design-Build team will be responsible for final design that will be reviewed with the Committee at a future date.

The Open Space Preserve (OSP) is a distinct land use in the 2018 LRDP, serving as an amenity and part of the campus identity. Any tree removal requires a 2:1 tree replacement and no net loss to the OSP if a project encroaches into the OSP. The project borders the Historic Grove, a section of the OSP, and will preserve the buffer between the buildings and the Historic Grove. The public realm improvements are envisioned to offer a mix of larger and smaller spaces, with a unique presence along Ridge Walk.

A CEQA addendum as well as a Coastal Development Permit would be submitted. The project strives for LEED Gold. A Building Advisory Committee is currently being formed, and a Design Build team will be selected by Summer 2022. The project would be presented to this Committee at Schematic Design after the Design Build team selection.

Manu Agni asked if the book drop on Hopkins would be impacted. Pitman replied that there would be no impact to the book drop, but Hopkins Drive would receive a slurry seal. Drew Hunsinger asked if the Communications Building and Solis Hall were also included in the demolition, and Smith clarified that only Solis Hall would be impacted of those two buildings. Donor and honorific naming implications would be considered. The project is working on a more than one-to-one classroom replacement. The Committee asked if the project would be all-electric, and Smith confirmed that it would be all-electric, with a 2025 delivery and a life-cycle cost analysis to be completed.

Jorge Cortes asked about the scale and height of the buildings, noting the area has a quiet character now. Pitman answered that urban design consultants Skidmore Owings and Merrill (SOM) is helping to provide a proof of concept and the towers would be 14-15 floors, but height would vary between buildings. Pitman emphasized that in order to preserve the open spaces, the university has to become more comfortable with density where appropriate. Walt Kanzler added that the walk from Hopkins Parking Structure to the Geisel Library would remain as an edge of open space, buffering the buildings behind it. He felt that continuing this element to Ridge Walk could be a good strategy. Joel Watson brought forward the importance of balancing density at western portion of project while respecting the Preserve. He asked if the Design Build process would address the potential trade-offs, or if the university would be advising them on the preferred trade-offs. Smith clarified the Design Build selection process includes some information and guidelines to be provided to the teams by the university. Pitman noted that minor impact in the Historic Grove is likely but would be mitigated. The 2:1 tree replacement policy applies only in the OSP; however, the university assesses the best place for the trees. The replacement is getting more challenging due to increasing density, utilities below grade, and other constraints. Watson and Tara Cameron strongly advocated for trees to be replanted in this particular area. John Hughes also noted the character of the trees here is spectacular, and added that the design should balance that with access to sunlight and warmth.

Smith added that the project considers aging buildings, activating Ridge Walk, and has a good idea of the overall height from the test fitting process. The Committee discussed the connection between the Economics department and the Global Policy Studies program, and possible locations for the academic spaces.

The Committee unanimously endorsed the project site.

This item concluded the meeting.

Respectfully Submitted,



Elyse Sanchez