**INTRODUCTION & BACKGROUND**

UC San Diego Resource Management and Planning, Academic Affairs, and Health Sciences is requesting site endorsement for a new Multidisciplinary Life Sciences Building (MLSB) and associated site improvements in the Health Sciences West area of the La Jolla campus (Figure 1, Project Location). The proposed building would provide approximately 150,000 gross square feet (90,000 assignable square feet) of space for Health Sciences and Biological Sciences research. There is a current and projected shortage of academic research space for Health Sciences and Biological Sciences driven by the need to demolish obsolete research buildings at the Hillcrest Campus, accommodate growth in life sciences, and accommodate growth in undergraduate majors in the Biological Sciences.

**PROJECT PROGRAM**

The proposed project would encourage multidisciplinary research and provide transformative research space that would allow for cross-departmental collaboration and student learning opportunities with flexibility for expansion and evolving laboratory needs. As currently proposed, the program predominantly includes space for Health Sciences and Biological Sciences research programs, as well as dry research laboratory, laboratory support space, faculty offices, administrative support space, undergraduate instructional laboratory space, a shared vivarium, shared conference space, and building services space. The design of the research laboratories would use a modular approach to ensure long-term adaptability.

**PROJECT BUDGET & SCHEDULE**

The total project budget is approximately $300 million. The design team will be selected by a Selection Committee via competitive interview process in early 2023 and the Integrated Construction Manager / General Contractor (iCM/GC) delivery method will be utilized. Project working groups and key campus stakeholders will be engaged to inform the project design, while carefully considering schedule and budget constraints. Construction is anticipated to begin late 2024 and be complete in early 2027.

**PROJECT DESCRIPTION & PROJECT SITE**

The project would include a new 150,000 GSF, 5 to 6 story building, and road, landscape, and utility improvements. The new building would be located south of Biomedical Sciences Way and west of Pharmacy Lane, between the South Parking Structure, the Skaggs School of Pharmacy and Pharmaceutical Sciences Building, and north of the Central Research Services Facility (Figure 2, Project Site). The project site is approximately 134,000 SF, or slightly more than 3 acres, and will also accommodate improvements to Library Walk South, Biomedical Sciences Way and Pharmacy Lane to enhance pedestrian/micro-mobility safety and wayfinding, as well as accommodate necessary utility improvements. Enhancements include realigning Library Walk South to encourage safe pedestrian crossings, extending and expanding sidewalks and other streetscape improvements along Biomedical Sciences Way and Pharmacy Lane, and providing traffic calming solutions.

The topography of the site is varied, with an approximately 20-foot grade change from the low point at the P604 surface parking lot to the high points at Pharmacy Lane and Biomedical Sciences Way. The project would maintain access to the east side of the South Parking Structure by realigning the existing driveway. Depending on the design, the first one or two floors of the building will be partially below grade. A service yard would be provided under the building.

The project will need to relocate an existing temporary chilled water line on the building site, and extend it, along with high-temperature hot water and potable water, to and through the site from Biomedical Sciences Way. Electrical power, emergency power, telecom, gas, sanitary sewer

and stormwater are all in proximity to the project site with various options for connection that will be studied.

The project would displace 38 parking spaces in the temporary Parking Lot 604, which currently consists of 34 "B" and 4 Accessible parking spaces, and 10 spaces along Biomedical Sciences Way, which currently consists of 4 Reserved, 2 Loading Zone, 2 Service Yard, and 2 Accessible parking spaces, for a total of 48 spaces impacted. Loading and service yard spaces could be accommodated in the new service yard.

**PLANNING PARAMETERS**

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

The project site is consistent with the Academic Land Use identified in the 2018 LRDP Land Use Plan. Specifically, the project aligns with the following two key LRDP development objectives:

- Recognize land as a limited and valuable resource and optimize usage of the few remaining development areas; and
- Target future development in areas that strengthen programmatic relationships, allowing resources and support to be shared

**Relationship to 2021 Health Sciences West Planning Study**

The building would be located on the parcel identified as "G" in the Health Sciences West Planning Study (HSWPS or Study). The Study considered the option to expand the South Parking Structure as part of the building project, however it was more recently determined that the constraints of the site would result in an inefficient and costly parking structure design that would not be financially feasible. The proposed building is consistent with the massing envisioned by the Study, without the lower parking structure option. The building would follow the east and south setbacks provided by the HSWPS, which align with CRSF and Skaggs School of Pharmacy building facades, respectively. The building may need to encroach into the north setback recommended by the HSWPS in order to meet program needs, given the need to remain under 75' in height to avoid the cost implications associated with high rise building codes. The intent of this setback, which is to allow for pedestrian views to the Skaggs School of Pharmacy entrance from the west, could be accommodated by providing this setback at the entry on Biomedical Sciences Way. The selected design team will further study the site opportunities and constraints in addition to further defining the project program and other facility requirements.

The HSWPS provides Architectural and Landscape Guidelines that will guide the project's design.

**Environmental Considerations**

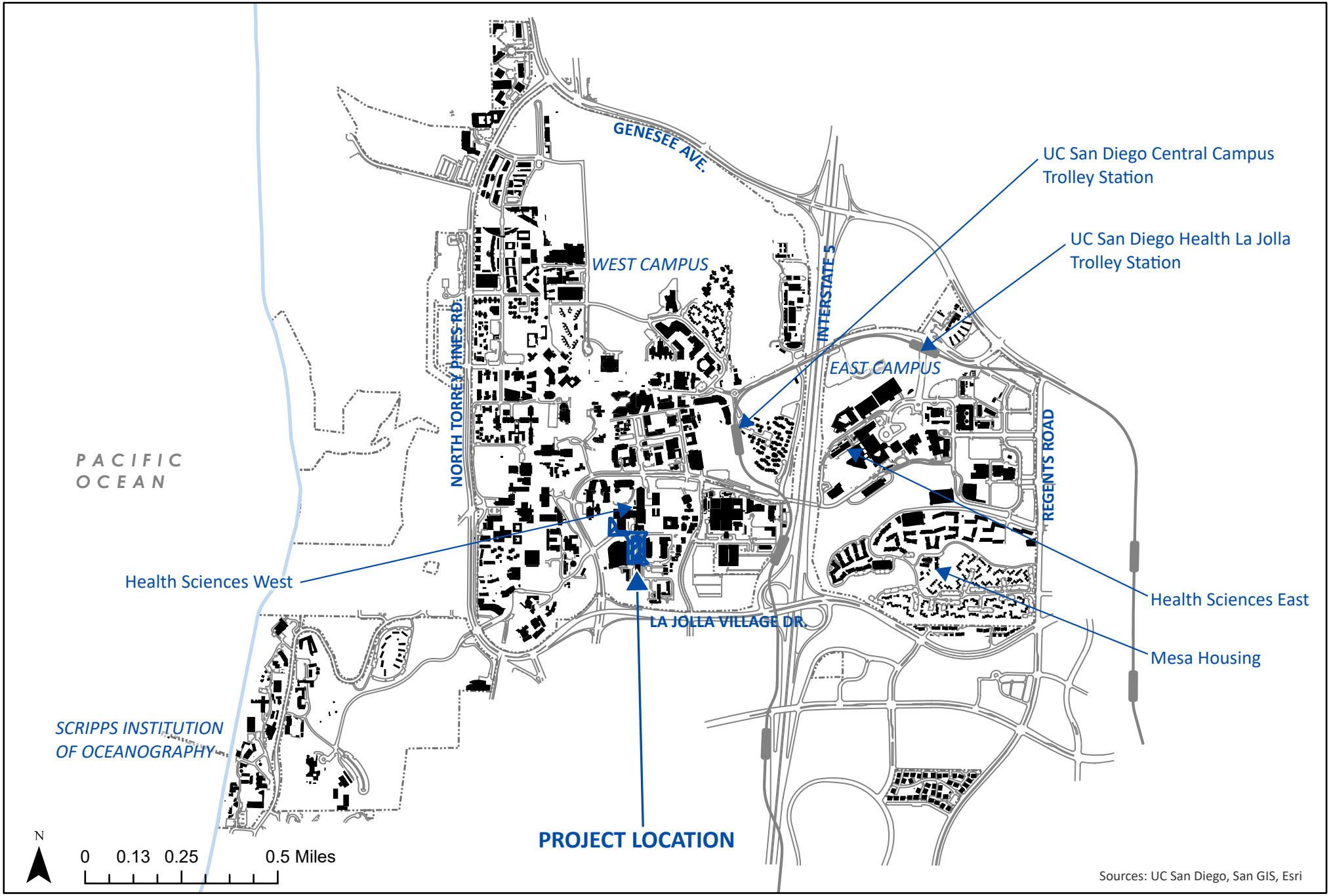
The proposed project would be subject to the California Environmental Quality Act (CEQA) and an addendum to the 2018 LRDP EIR is anticipated. Key environmental considerations would include aesthetics/visual resources, and water quality and hydrology. The project is not located within the California Coastal Zone.

**Sustainability**

The project will comply with the University of California Policy on Sustainable Practices, including meeting (or exceeding, if feasible within project budget constraints) US Green Building LEED Gold certification. The Sustainable Practices Policy establishes goals for green building, clean energy, transportation, climate protection, facilities operations, zero waste, procurement, food service, and water systems.

**RECOMMENDATION & COMMITTEE PROCESS**

The site evaluation will be presented for information (and potential endorsement) at the December 15, 2022 C/CPC meeting and the project would return for Schematic Design review and Comment to the Design Review Board in Fall 2023.




Multidisciplinary Life Sciences Building

Figure 1: Project Location

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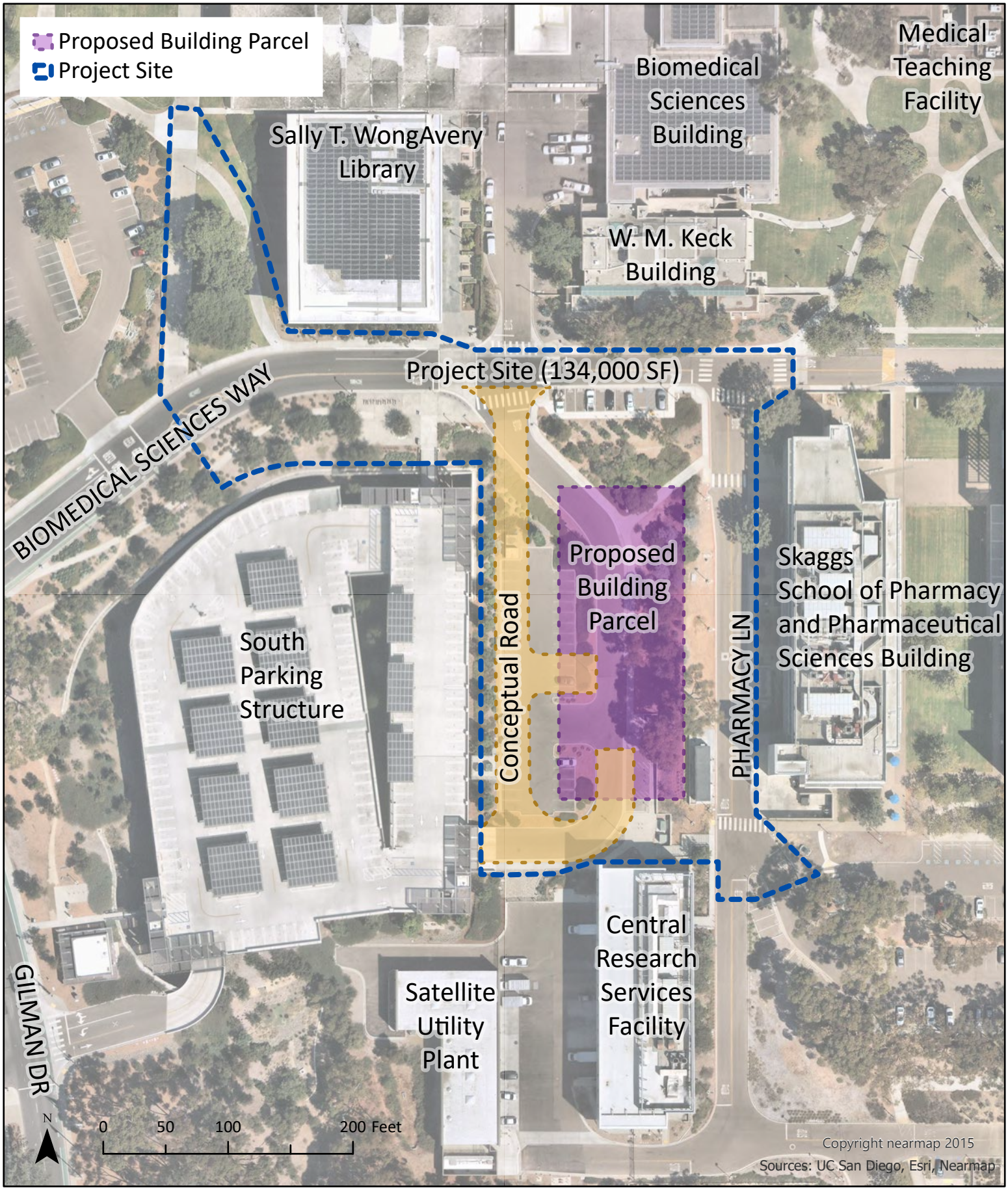


Multidisciplinary Life Sciences Building
Figure 2: Project Site

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