

CAMPUS/COMMUNITY PLANNING COMMITTEE

Minutes of November 17, 2022 Meeting

PRESENT

David Kirsch (Committee Co-Chair)
Drew Hunsinger
Elizabeth Komives
Francisco Salinas
Frank Silva
John Hughes
Ken Hall (Committee Co-Chair)
Kristin Hill
Michelle Bui
Prabhakar Bandaru
Robert Frazier
Sky Yang

ABSENT

Adrienne Gallo
Cristiana Winter
Elizabeth Winzeler
Lorraine Pillus
Richard Garfein
Robert Brill
Tara Cameron
Uwe Send

CAMPUS PLANNING STAFF

April Alarcon
Elyse Sanchez
Lauren Livers
Robert Clossin
Todd Pitman

GUESTS/CONSULTANTS

Anh Huynh, Associated Students
Anuradha Delouri, Government and Community Relations
Bryan Hooks, Facilities Management
Carlos Paredes, Associated Students
Fabi Huda (on behalf of Sky Yang), Associated Students
Jose Perez, Transportation Services
Michelle Chiew, Associated Students
Walt Kanzler, Facilities Management
Vikki Cutri, Scripps Institution of Oceanography

BUSINESS ITEM – APPROVAL OF MEETING MINUTES

Robert Clossin began the meeting and announced the first agenda item, *Approval of Minutes, Meeting of October 20, 2022*, was moved to be the last item in the agenda.

COMMENT ITEM – RIDGE WALK NORTH LIVING AND LEARNING NEIGHBORHOOD – SCHEMATIC DESIGN (Chris Page, EYRC Architects and SWA Group)

Clossin explained the Ridge Walk North Living and Learning Neighborhood item was for Committee review of overall design. Todd Pitman added that this item was presented to C/CPC in March for site endorsement, prior to commencement of detailed design. The project is being delivered via the design/build process where the design team was selected via a competitive competition process.

Project Manager Chris Page explained this project aims to support fulfillment of the University's 2018 Long Range Development Plan housing targets with over 900,000 SF throughout four buildings. The design team engaged with representatives from Thurgood Marshall College (TMC), the Department of Economics, Academic Affairs, the student body and the Chancellor's Cabinet to determine overall design.

Ashley Richardson of EYRC Architects launched the schematic design presentation elaborating that this project will accommodate over 2,400 beds for undergraduate housing, house the Economics Department, TMC Administration and the Dimensions of Culture (DOC) writing program, and include a Basic Needs space, glass-blowing lab, market-café piloting Amazon *Just Walk Out* technology and 19 flexible learning classrooms (over 960 seats). Richardson located the project site at what is currently Marshall College's "Lowers" Apartment housing; it is bordered by Ridge Walk on the west, Hopkins Parking Structure to the north, the Historic Grove and Geisel Library to the east. The site has a 50-foot west-east grade change from its high point on the west to lower elevations east. Richardson highlighted this grade change as the driving factor in "right-sizing" outdoor spaces and determining how students and visitors will move through the site and connect to the greater campus.

Project program themes focus on creating a home and sense of community by weaving a range of experiences, from those seeking rest and semi-private space to others seeking lively activity and opportunity to engage with others. To facilitate a balance of public space and semi-private space, Richardson explained most active programs will be located adjacent to Ridge Walk, the major pedestrian and micro-mobility device arterial. Three of the four proposed buildings are high-rise (9+ stories) and these will include housing; buildings A and B will only accommodate housing, building C will be mixed-use accommodating housing, classrooms, TMC Administration, the glass lab and market-café, and building D will be six stories accommodating the Economics Department, components of the School of Global Policy and Strategy, and the Basic Needs space. The Committee highlighted the outdoor space in between buildings A and B will often be shaded due to the height of the adjacent buildings and suggested the project team be mindful of this in plant selection and in how to leverage this to create a major outdoor space.

Sustainable design principles include use of low-flow fixtures and building orientation that maximizes natural ventilation and sunlight in such a way that the University will not have to mitigate for solar heat gain. The project aims to obtain at least LEED Gold certification, and the Committee supports obtaining certification beyond Gold. Acknowledging the Stuart Art Collection and TMC's Public Arts Initiative, Richardson presented potential locations for art on site; the Committee noted their appreciation for maintaining art within TMC. Bryan Hooks noted the importance of identifying art and signage locations in conjunction with the landscape design.

Richardson introduced SWA Group's Tony Lopez to elaborate on the landscape design. Lopez explained that the design team reviewed the University's Open Space Guidelines and other existing studies to establish a design framework that supports overall uniformity and continuity throughout campus. Lopez described the design team's focus on providing sense of place in each of the twelve planned outdoor spaces, including the Kumeyaay Garden, Gavel Green, The Huddle, The Quoteyard, and Solis Garden. The Kumeyaay Garden and Gavel Green are public open spaces for residents and visitors, located on the site's western, more active edge. The Huddle and Solis Garden are spaces created in response to adjacent academic uses in building C. The Quoteyard is an informal green space intended for residents to build community; this space will include art and unique signage, and in time potentially support a garden. David Kirsch inquired on the role of enclosures and boundaries in placemaking and identifying distinct areas; Lopez reassured the site's vertical grade transition will be leveraged to communicate separation of spaces.

Lopez reviewed additional details including hardscape materials and a furniture location plan. Lopez explained the planting approach considers high-fire severity and drought and shade tolerant plants. Inventory of impacted trees was conducted and the 2:1 tree replacement policy for the Historic Grove will be applied; the 63 impacted eucalyptus trees will be replaced with 126 new trees.

Following the presentation, Pitman reviewed Open Space Committee (OSC) comments on this item. The OSC requested consideration to resolution of site edges, particularly that the northwest site corner be treated as a standard Ridge Walk "node" and that the northeast corner be addressed for erosion and reforestation with this project. The OSC also requested consideration of a student-propelled food production space with accompanying guidelines that balance space management responsibilities between students and Facilities Management staff. The need for outdoor study and work space was also voiced, especially in terms of Wi-Fi infrastructure and glare reduction on electronic screens. Finally, the OSC emphasized the need to provide inclusion of trees while working within the constraints of utilities, fire safety, etc.

The Committee commended the design team's consideration to maximizing natural ventilation and sunlight in such a way that the University will not have to mitigate for solar heat gain., Robert Frazier shared that heat gain issues in west-facing buildings have encouraged students to bring their own personal air conditioning units, compromising building energy demand. The Committee described current campus challenges with micro-mobility device parking impeding pedestrian flow and requested the design team consider this when developing mobility infrastructure. The Committee also inquired whether one market-café will be sufficient to accommodate the planned 2,400 residents and additional visitors. It was explained that model for the market is quick order/delivery and was assuming a large residential population.

The Committee was supportive of the RWNLLN schematic design.

BUSINESS ITEM – APPROVAL OF MEETING MINUTES

Clossin circled back to the meeting minutes; the minutes from the October 20, 2022 meeting were approved with no objections.

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