

CAMPUS/COMMUNITY PLANNING COMMITTEE

Minutes of December 15, 2022 Meeting

PRESENT

Adrienne Gallo
David Kirsch
Elizabeth Komives
Frank Silva
John Hughes
Ken Hall
Michael Salas
Michelle Bui
Richard Garfein
Robert Frazier
Tara Cameron

ABSENT

Cristiana Winter
Drew Hunsinger
Elizabeth Winzeler
Francisco Salinas
Kristin Hill
Prabhakar Bandaru
Robert Brill
Sky Yang
Uwe Send

CAMPUS PLANNING STAFF

April Alarcon
Elyse Hegstad
Ingrid Stromberg
Jennifer Mora
Lauren Livers
Rae Hartigan
Robert Clossin
Sally Lam
Todd Pitman

GUESTS/CONSULTANTS

Campus Police—Lamine Secka, Roberto Meza
Capital Program Management—Brooke Sween-McGloin, Mark Rowland, Roland Bartsch
Facilities Management—Jason Kanye, Walt Kanzler
Real Estate—Andrew Kiesling, Michael Heyer

Dokken Engineering—Darwin Cruz, Mark Tarrall
Kevin deFreitas Architects—Kevin deFreitas
Latitude 33—Kyle Boyce, Vanessa Bolles
RELM Studio—Chad Krenzke, Hana Georg, Scott Baker, Yong Kim
Spurlock Landscape Architects—Brad Lents, Lori Tang
Wexford Science + Technology—Rosalio Arellanes
ZGF Architects—Brett Meyer, Sean McGreal

BUSINESS ITEM – APPROVAL OF MEETING MINUTES

The minutes from the November 17, 2022 meeting were unanimously approved with no objections.

COMMENT ITEM – EAST CAMPUS LOOP ROAD SCHEMATIC DESIGN (Rae Hartigan, Dokken Engineering, Spurlock Landscape Architects)

Robert Clossin introduced the first item of the agenda, explaining the East Campus Loop Road project aims to accommodate growth and improve routing for all modes in East Campus as envisioned in the recent East Campus Planning Study.

Darwin Cruz of Dokken Engineering described project goals: create intuitive paths of travel for all modes, build utility infrastructure within realigned roadways to support the full buildout of East Campus, improve traffic conditions through installation of adaptive traffic signals, and establish boundaries for future infill parcels. Cruz explained technical engineering components include the realignment and reconfiguration of Health Sciences Drive as a 4-lane roadway with planter and stormwater medians and dedicated left turn pockets, and the extension of Medical Center Drive through P784 and P785 as a 2-lane roadway with class II bike lanes.

Brad Lents of Spurlock Landscape Architects articulated the project's public realm and open spaces will be consistent with the University's Physical Design Framework and Open Space Master Plan guidelines. Campus entry points on the project site will be treated as gateway opportunities—spaces that intuitively accommodate transition in and out of the Medical Center. The project southwestern site limits are adjacent the Ecological Reserve. Lents presented the Landscape Framework Plan, identifying the project's three plant palettes: Medical Center Core, Urban Transition Core, and Open Space Preserve. The Medical Center Core palette will include native coast oaks, evergreens and accent colors; the Urban Transition Core palette will be located along the Regents Road entry featuring evergreens and more sculptural succulents, aloes and agaves; the Open Space Preserve palette will strictly include native, noninvasive plants only. The Landscape Framework Plan at the Regents Road entrance is designed to preserve a view corridor to Health Sciences Walk. Lents shared various conceptual street sections, elaborating that on the extension of Health Sciences Drive, near the utilities plant and Athena Parking Structure, the roadway will be constrained and not suitable for trees or bike lane delineators. However, stepped landscaped walls would be utilized along the slope as opposed to a large retaining wall.

Hartigan noted that the Health Sciences Walk extension design is not at Schematic Design level and will return to the Committee for design review.

Todd Pitman summarized Open Space Committee comments on this item, including, suggestion to study utility work alongside landscape design work to maximize opportunity for tree inclusion, request for tree and plant selections that perform well in this area and avoid future landscape challenges, and urgency to coordinate with Transportation Services on the design of bike lanes for East Campus.

At comment, Ken Hall noted the current street names, Health Sciences Dr, Medical Center Dr, and Health Sciences Walk may be easily confused. Tara Cameron inquired on the reconfigured entrance to Athena Parking Structure; Project Manager Roland Bartsch explained the existing staff entrance on the south side of the Athena will be removed after the realignment of Health Sciences Drive, and the primary staff entry to Athena will be on its northwest corner, off a new, signalized intersection. The entry along the west side of the structure would remain unchanged. Clossin noted the tactical sequencing and phasing of work is being studied, and requested implementation timelines and identification of impact zones when this item returns to the Committee.

The Committee was supportive of the East Campus Loop Road Schematic Design, and provided the following comments:

1. Study utility conflicts with landscape so tree locations can be planned to maximize tree plantings and avoid future conflicts.
2. Consider the most effective, safe, and maintainable bike lane design for this area.
3. Return to the Committee with the Health Sciences Walk extension design and project phasing.

INFORMATION ITEM – SCIENCE RESEARCH PARK MASTER PLAN CONCEPT (Rae Hartigan, ZGF Architects, RELM Studio, Wexford Science + Technology)

Clossin introduced the Science Research Park (SRP) Master Plan Concept item, explaining the presentation outlines master planning concepts and general building layout. Today’s presentation would be provided by the recently selected developer and design team (Wexford, ZGF Architects and RELM Landscape Architects). This item will return to Committee with refinements and concept design in the next few months.

Sean McGreal of ZGF Architects explained Science Research Park is located in East Campus, bridging Health Sciences East and Mesa Housing. The project site is bounded by Health Sciences Drive on the north, Miramar Street to the south, Regents Road to the east, and Canyon Preserve to the west. The location of SRP and the project’s public-private partnership (P3) nature will be leveraged to create an activity hub for East Campus. The SRP currently consists of two tenants – the Center for Novel Therapeutics and the La Jolla Institute for Immunology. The current plans will build-out the remainder of the research park.

McGreal explained the East Campus Planning Study calls for three distinct vehicular entries on Regents Road: one for Health Sciences East and the UC San Diego Health Medical Center, another for SRP, and one for Mesa Housing. This project will also enhance pedestrian networks; currently, Health Sciences East includes Health Sciences Walk as its central spine of pedestrian traffic and Mesa Housing has a robust network of pedestrian pathways, but they only connect once, at the westernmost edge of East Campus. The SRP site will implement a pedestrian network to enhance connectivity. Medical Center Drive and Health Sciences Drive will be realigned and extended for a more intuitive loop configuration and entry from Regents Road as part of another project. The extension will traverse east through current Lots P784 and P785 and loop back towards Campus Point Dr through Lot P703 and along the northern edge of Athena Parking structure. The loop road forms the northern and west boundaries of the SRP site.

Scott Baker of RELM Studio elaborated on the project’s open space framework explaining the East Campus Planning Study calls for leveraging of building patterns and open space to inform overall site design. SRP will develop three park/plaza spaces to balance overall site design: (1) Innovation Walk running north-south and connecting Health Sciences East to Mesa Housing, (2) Campus Mews running east-west through SRP and towards the Canyon, and (3) Regents Promenade activating the Regents Road frontage.

McGreal explained the project site will include three life sciences buildings and two parking structures, totaling to 850,000 –1,200,000 SF, depending on final building plans and Regents approval. Phase 1 will develop buildings 1 and 2 and parking structure 1, and Phase 2 will develop along Regents Road with building 3 and

parking structure 2. McGreal noted that consolidating parking into structures increased usable open space by about 100,000 SF.

At comment, Robert Frazier voiced concern with using Miramar Street as an egress/ingress point to SRP and impacting traffic at the Regents Rd/Miramar St light intersection, explaining traffic backups already occur there. McGreal confirmed a traffic study is currently being conducted to determine the impact of parking structure egress/ingress points. Richard Garfein inquired if the pre-concept models consider sun/shade studies. McGreal confirmed the design team considered shade levels and leveraged building massing and location of open spaces with it; a mix of sun and shade will be available. Clossin suggested consideration to wind and shade studies and Pitman emphasized consideration to screen use in outdoor spaces. Hall inquired on building occupants and if the sizes of parking structures are defined. Andrew Kiesling explained there will be no direct UC San Diego use in these buildings or parking structures, but private companies leasing the space in effort to bring more commercialization to campus which aligns with the campus research enterprise. Parking will be scaled with the buildings, depending on final square footage, however, the rough parking ratio is about 2 per thousand.

The Committee was supportive of the Science Research Park master plan concept and provided the following comments:

1. Conduct wind, sun, and shade studies and adjust open spaces and building massing accordingly if possible.
2. Study the traffic impacts for a parking entrance on Miramar Drive.

COMMENT ITEM – PRICE CENTER WEST PLAZA RENOVATION SCHEMATIC DESIGN (Ingrid Stromberg, Reyes Architects, Sotelo Landscape Architects)

Hall introduced the next item on the agenda, explaining this item was already presented to DRB, but today C/CPC has opportunity to provide comment to the design team. Pitman explained there have been scope changes, including phasing the project in two components (interior phase and exterior phase). The project is currently in the second, exterior phase. Today's presentation is on the exterior schematic design.

Hector Reyes of Reyes Architects launched the presentation explaining the project is located on the eastern side of Library Walk, bounded by Price Center West on the north, east and south, and on the west by the Price Center fountain and lawn. The limit-of-work extends along the pathway to the north east, past Dirty Birds, ending where the walkway intersects the east-west path just south of the ATMs. The main goals for this project include creating indoor/outdoor connectivity between the food court and plaza, emphasizing a direct connection between Price Center East, West, and the plaza, and facilitating a balance of varying uses. To establish more indoor/outdoor connectivity, a 45-foot sliding door will separate the interior from the exterior and be opened at appropriate temperatures and events. To highlight a direct connection through all of Price Center, the materials of the interior yellow tunnel will be mimicked on plaza paving to create an extension effect. Price Center Plaza renovation is approximately 21,000 SF with access points at the Library Walk fountain and ADA ramp, and northeast by Starbucks. Price Center's last survey of users and sales showed roughly 30,000 people traverse through the plaza each day, with peak hours between 11:00 am and 1:30 pm seeing roughly

3,000 – 4,000 people an hour. This project will create a Promenade “Diagonal” that traverses through the plaza from the Library Walk fountain, northeast past Starbucks and Dirty Birds. The main portion of the promenade within the plaza will be 25-feet wide to accommodate exhibitor space and facilitate movement through the plaza. The main components of the plaza include a lounge, dining area and exhibitor space (Promenade “Diagonal”).

Angelina Sotelo described site materials including contrasting paving patterns, interlocking pavers, shade canopies and cast-in-places planter walls. Elevated planters will be placed along the Promenade “Diagonal” to discourage users from cutting through. The south east dining area adjacent to the food court will be shaded and the shade canopies will be painted with high-performance paint to mimic the look of Corten steel without color bleed onto other surfaces. Sotelo explained the selected plant palette will be suitable year-round and easy to maintain. Site furnishing will include neutrals with a splash of color. Reyes confirmed maintaining visual sightlines to the existing electronic display on PC Theatre is critical to the design team.

Cameron inquired if the exhibit space tents are the same tents seen on Library Walk. Reyes confirmed the 10x10 tents are those also on Library Walk. Cameron also asked if this project add more dining space, to which Hector confirmed that 150-200 additional seats will be created.

Pitman shared comments on this item from the Open Space Committee including concern over use of Corten steel due to color-bleed and staining, high solar exposure in the plaza and the overall reduction in number of trees, request for large scale and non-invasive tree species, and suggestion to narrow the Promenade “Diagonal” if events are not an everyday occurrence, particularly since the southern entry point near the fountain is too constrained to facilitate heavy pedestrian movement.

At comment, David Kirsch noted university plans to reduce energy consumption and embedded carbon and encouraged consideration to reducing the use of energy-intensive materials like iron and steel and possibly include more wood. Garfein noted the steep staircase on the Plaza’s northwest corner; Robert Northrop confirmed the bottom two steps will be modified to meet ADA compliance, but no more. Hall acknowledged Pitman’s comment about the constrained entry point and suggested including more site furnishings here and elsewhere throughout the site, not just in the dining area.

The Committee was supportive of the Price Center West Plaza Renovation schematic design, and provided the following comments:

1. Consider reducing the use of energy-intensive materials.
2. Consider including furnishing in more areas throughout the site.
3. Balance a variety of comfort opportunities on site, i.e., shade seating, sun seating, electric canopy heaters, etc.

***POTENTIAL ACTION ITEM – MULTIDISCIPLINARY LIFE SCIENCES BUILDING SITE EVALUATION (Rae Hartigan)**

Rae Hartigan introduced the last item on the agenda, the Multidisciplinary Life Sciences Building (MLSB) site evaluation, explaining this is the first time this project is presented to Committee; it is presented today for

potential action on site endorsement and is anticipated to return to Committee for Schematic Design Review in Fall 2023.

Hartigan explained the building's proposed location is in Health Sciences West, south of Biomedical Sciences Way and West of Pharmacy Lane, in between South Parking Structure and the Skaggs School of Pharmacy and Pharmaceutical Sciences Building. MLSB will be approximately 150,000 GSF dedicated to Health Sciences and Biological Sciences research in response to the current and projected shortage of academic and research lab space for these programs. MLSB will encourage cross department research and student learning opportunities. The design team will be selected early 2023 and construction is anticipated from late 2024 until early 2027.

Hartigan explained this specific site in Health Sciences West was selected because it is appropriately sized for a program of this scale. This site also does not displace current programs and is near other programs that are likely to collaborate, there are fewer public realm responsibilities to develop, and it is straightforward to service the building's proposed vivarium. In addition to the new building, this project is encouraged to implement the Health Sciences West Planning Study recommended improvements to Library Walk south, Biomedical Sciences Way and Pharmacy Lane in order to enhance pedestrian and micro-mobility safety and wayfinding. The project will maintain the east side entry to South Parking Structure and provide service yard entry to MLSB with a new roadway in between MLSB and South Parking Structure.

Hartigan confirmed the project is consistent with Long Range Development Plan land use and objectives for this site. The Health Sciences West Neighborhood Planning Study recommends a north setback in line with the parking structure to avoid blocking view of the Skaggs School of Pharmacy and Pharmaceutical Sciences Building to pedestrians and drivers, however in order to fit the required program, MLSB setback will align with Skaggs, but building massing will be designed to provide an opening view to the Skaggs School of Pharmacy and Pharmaceutical Sciences Building at the pedestrian and driver level to meet the intent of the setback. The project aims to achieve LEED Gold, at minimum.

At comment, Hall inquired if South Parking Structure's solar panels would be impacted by the new building; to which Clossin confirmed the location of the building should not have a significant impact but would be studied further once design commences.

John Hughes motioned to endorse the MLSB site location as presented; Cameron seconded the motion. No opposition to site endorsement.

This item concluded the meeting.

Respectfully Submitted,



April Alarcón
Associate Planner