

## **CAMPUS/COMMUNITY PLANNING COMMITTEE**

### **Minutes of March 16, 2023 Meeting**

#### **PRESENT**

Adrienne Gallo  
Belinda Zamacona  
Cristiana Winter  
David Kirsch  
Drew Hunsinger  
Elizabeth Winzeler  
Francisco Salinas  
Kenneth Hall  
Michael Salas  
Michelle Bui  
Sky Yang  
Tara Cameron

#### **ABSENT**

Elizabeth Komives  
Prabhakar Bandaru  
Richard Garfein  
Robert Brill  
Uwe Send

#### **CAMPUS PLANNING STAFF**

April Alarcón  
Elyse Hegstad  
Ingrid Stromberg  
Rae Hartigan  
Robert Clossin  
Sally Lam  
Todd Pitman

#### **GUESTS/CONSULTANTS**

Campus Police—Lamine Secka, Roberto Meza  
Capital Program Management—Bethany French, Brooke Sween-McGloin  
Facilities Management—Bryan Hooks, Jason Kayne  
Kevin deFreitas Architects—Kevin deFreitas  
Real Estate—Andrew Kiesling, Jenner Smith, Michael Heyer  
RELM Studio—Scott Baker, Xinxin Shen  
Transportation Services—Jose Perez  
VC-RMP—Stephen Jackson  
Wexford Science + Technology—Joseph Reagan, Rosalio Arellanes  
ZGF Architects—Brian Kenworthy, Sean McGreal

#### **BUSINESS ITEM – APPROVAL OF MEETING MINUTES**

The minutes from the December 15, 2022 meeting were unanimously approved without further comment.

### **BUSINESS ITEM – CAFÉ VENTANAS RENOVATION (April Alarcón)**

April Alarcón announced the upcoming renovation of the Café Ventanas dining facility within Eleanor Roosevelt College (ERC). Café Ventanas is located on the northern edge of ERC, adjacent to the north campus Wedge landscape feature, followed by Seventh College further north. Alarcón explained the café originally opened in 2003 to serve ERC, however, the opening of Seventh College in 2021 increased demand for dining facilities in this portion of campus. The renovation project aims to improve capacity and service at the café, enhance intuitive wayfinding from Scholars Drive, and highlight outdoor dining and passive recreation opportunities.

The renovation will upgrade the café interior to feature a new menu and ambiance inspired by the African diaspora. Exterior work will introduce planters and pavement surface enhancements to the patio and Scholars Drive access point, and as an additive alternate, soften seating and create shade at the amphitheater. Alarcón shared renderings from the design team and explained the renovation will begin March 27, 2023, continue through Spring and Summer, and is anticipated for completion August 15, 2023.

At discussion, the committee discussed project activity impacting access through Scholars Drive. Alarcón confirmed Scholars Drive will not close during renovation.

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

Rae Hartigan introduced the project management and design teams and explained the Science Research Park (SRP) Master Plan Concept was last presented to C/CPC in December 2022 as a draft and is now being presented for endorsement by the Committee.

Sean McGreal launched the presentation, refreshing the Committee on the site context. SRP is on East Campus, and its site borders include Health Sciences Drive on the northern edge, Open Space Preserve on the west, Mesa Housing on the south, and Regents Road on the east. 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 and create an activity hub for East Campus, with up to 1.1M square feet of third party lab/life sciences space and structured parking on approximately 14 acres.

McGreal explained that another UC San Diego project will realign the East Campus Loop Road and reduce congestion and create a more intuitive road system. Three distinct vehicular entries to East Campus will exist off of Regents Road: at Health Sciences Drive, Athena Way and Miramar Street. The entry at Athena Way will be branded as the SRP entry and Athena Circle will no longer connect to Health Sciences Drive, ultimately minimizing vehicular activity on the realigned Health Sciences Drive. The SRP has good proximity to two trolley stops, one to the north and another to the east. Furthermore, the East Campus Loop Road will extend Health Sciences Walk to SRP which provides a major design opportunity for SRP to connect to the larger pedestrian network.

McGreal explained how in developing the master plan concept, the Open Space Framework was first established to determine building locations and massing. The SRP Open Space Framework is made up of three major

components: (1) the north/south *Innovation Walk* connecting Health Sciences through SRP and to Mesa Housing, (2) the east/west *Campus Mews* connecting Regents Road through SRP and to the Canyon Preserve and (3) the *Verdant Edge* outlining and defining the SRP site. McGreal explained this framework revealed five distinct building parcels in conjunction with the two existing buildings on site; the final building configuration resulted with three new buildings and two new parking structures. Programmatically, the majority of each building will be dedicated to lab and office space; however, Building 1's frontage on the western edge will be *Innovation Commons*, designed to be the main public square featuring *Innovation Hall* with terraces, meeting rooms, touchdown spaces, food and retail, *Innovation Walk* and *The Green* lawn space. Furthermore, Building 2's frontage on the northern edge will be along the *Campus Mews*, featuring *Research Court* hosting retail and porch spaces, and adjacent to the *Gateway Steps* and Canyon Gardens. McGreal concluded, summarizing project master planning themes of leveraging building edge programming to activate outdoor spaces and strategically locating outdoor spaces to capture views to the Canyon Preserve.

Scott Baker continued the presentation, explaining that the SRP Open Space Framework was defined by two key influences: (1) views to the Canyon Preserve and (2) the University's use of destination walkways throughout campus. The Innovation Commons features terraces and The Green, facing west to the canyon and includes Innovation Walk with its own additional destinations within. The design team is continuing to develop a thoughtful and safe solution for connecting Health Sciences Walk and Innovation Walk, across the realigned Medical Center Drive. The design team is continuing to develop Athena Plaza, with the goal to provide a drop off zone. Baker concluded, summarizing how the design team aimed to create open spaces that facilitate mobility and circulation through SRP. Innovation Walk and Campus Mews serve as both, circulation backbones and open space highlights.

Pitman shared Open Space Committee comments:

1. North-south Innovation Walk promenade – The Committee discussed the design of Innovation Walk and questioned if the current configuration may be designed for more pedestrian through-traffic than is realistic to expect. The Committee further asked the project team to make sure the expression of the Walk is demonstrably different from Library Walk.
2. Circulation patterns and volumes – The Committee urged further study of vehicular patterns accessing the parking structures during peak hours. The Committee additionally asked the design team to continue to consider bicycle connections around the SRP project, particularly direct connections from Mesa housing down to Athena Circle.
3. Entry sequence – The Committee noted that the drop-off circle at Athena Circle feels fairly car-centric, and does not reflect the sustainability focus that is evident in the rest of the master plan. The Committee suggested exploring solutions to the Athena Circle approach and drop-off that are more in line with the open space-focused approach of the rest of the Master Plan.
4. Landscape design direction – The Committee noted several landscape design features that warrant close attention as the design continues to evolve. Tree locations across the site should reflect the balance of formal and rustic consistent with landscape design across East Campus. The Committee also noted that campus generally supports lawn space as shown in the master plan, when there is a programmatic reason for it. The Committee encouraged the project team to continue to demonstrate the programmatic studies that show need for lawn space within SRP.

At discussion, the committee requested an update from December's presentation, concerning parking structure entrance locations impacting traffic on Miramar Street. McGreal confirmed the design team has engaged a traffic consultant and analysis is underway to evaluate parking entrance locations and overall traffic engineering. The committee also inquired on the location and sufficiency of designated passenger drop-off areas. McGreal explained there are two drop-off areas designed into the site, one at the end of the Athena Way entry and another on Medical Center Drive, at the northern facade of Building 1. The committee requested the design team highlight key sustainability features of this project. McGreal explained the main components concern building orientation, significant open space and opportunities for passive design solutions, and a significant tree canopy. Inside the buildings, opportunities for less energy-intensive materials and efficient energy use in building systems are key.

There were no objections to endorse the final Master Plan Concept. The project will proceed into Schematic Design. The Committee should expect a presentation of the Schematic Design for Comment to the DRB in the coming months.

This item concluded the meeting.

Respectfully Submitted,

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

April Alarcón  
Associate Planner