

CAMPUS/COMMUNITY PLANNING COMMITTEE

Minutes of October 18, 2018 Meeting

Present

Adrian Borsa
Vikki Cutri (for Ken Hall)
Tawnee Gomez (for Tara Cameron)
John Hughes
Jeff Kaplan (Co-Chair)
Russ King
Frank Silva
Charles Sprenger (Co-Chair)
Andrea Tao
David Traver
Joel Watson
Cristiana Winter

Absent

Matthew Arrollado
Tara Cameron
Robert Clossin
Firas Eid
Neal Devaraj
Ramona Ferreira
Tal Golan
Ken Hall
Keith Pezzoli
Marlene Shaver
Rand Steiger

Campus Planning Staff

Raeanon Hartigan, Campus Planning
Todd Pitman, Campus Planning
Ginger Stout, Campus Planning

Guests/Consultants

Dan Benjamin, HED
Nilou Golkar, HED
Walt Kanzler, DDS
Josh Kavanagh, Transportation
Joel King, Design and Development Services
Saumya Kini, Walker Macy
Matthew McCreary, Campus Planning
Brent Miller, HED
Jennifer Mora, Campus Planning
Carolyn Sheehan, Nano-Engineering
Juli Smith, Capital Program Management
Greg Snelling, FM
Deborah Wylie, HED
Mike Zilis, Walker Macy

Business Item: Approval of Meeting Minutes

The minutes from the September 20, 2018 meeting were unanimously approved.

Business Item: C/CPC Introduction and Overview (Raeanon Hartigan and Todd Pitman)

Rae Hartigan and Todd Pitman introduced the purpose and objectives of the Campus/Community Planning Committee(C/CPC), provided an overview of campus planning documents, and gave a brief overview of current campus projects with a focus on Public Realm projects. The Open Space Committee and Marine Sciences

Physical Planning Committee are the two sub-committees that send comments to C/CPC for consideration on projects and planning studies.

Upcoming campus projects include the bicycle and pedestrian bridge across the east campus canyon from Mesa Housing to the Gilman Bridge; the Light Rail Transit (LRT) project, scheduled for completion in 2021; Mesa Nueva East and Mesa Nueva West housing projects; Ridge Walk improvements; Franklin Antonio Hall; Triton Pavilion in University Center; and an update to the Hillcrest Long Range Development Plan.

Pitman shared upcoming public realm improvements, beginning with the activation of Ridge Walk, a main north/south thoroughfare through West Campus. Ridge Walk currently is lacking in activated spaces, as was identified by a study done by Gehl for the South Gateway Planning Study. Connections between the LRT and Ridge Walk will be improved through the Triton Pavilion project and Pepper Canyon West Housing project, as well as an already funded Ridge Walk project to include separated bike lanes and improved pedestrian connections. Public spaces within each college and throughout the overall campus have been identified as locations primed for activation.

Pitman went on to provide current plans surrounding activation of campus public realm. Efforts are being made to determine where investment into campus open space can help provide for areas of informal recreation, gathering, relaxation and study. There are two separate but parallel efforts; one looks at major campus public spaces such as Revelle Plaza and Warren Mall and the other looks at smaller projects that are specific to housing areas. Campus Planning staff is working with various stakeholders to gather information so that these projects can move forward and provide new and improved amenities throughout the campus.

Informational Item: Pepper Canyon Neighborhood Planning Study

Raeanon Hartigan informed the Committee that the Pepper Canyon Neighborhood Planning Study (PCNPS) just completed its fourth Planning Advisory Committee, and will go to Open Space Committee in November. Hartigan introduced Deborah Wylie from HED to present progress on the Study. The Study area is approximately 63 acres, including Pepper Canyon, Sixth College, Structural Materials and Engineering and Canyonview Aquatic Center. Currently, 22 projects are “active” within the Study Area, creating coordination challenges. The Pepper Canyon Open Space Preserve would be celebrated as part of the neighborhood identity, and Pepper Canyon could be improved to connect the two sides of the neighborhood. The NPS proposes activation of Rupertus Walk with retail opportunities and extending the Walk to a new, potentially mixed-use, development along Gilman.

Building heights vary and are proposed to step down from Gilman Drive to Rupertus Walk. Housing for 1,400 beds for Upper Division, non-college affiliated students would be provided on the west side of the Canyon, known as Pepper Canyon West. Housing for 2,000 beds would be provided on the east side, known as Pepper Canyon East and could be a future college location. The ground floors could be predominately common space, like laundry rooms and study spaces. A new building site has been identified east of the Canyonview Aquatics Center, which is an existing surface parking lot, and redevelopment of portions of the Aquatics Center is envisioned. The new mixed use building site along Gilman could be the architectural and programmatic terminus of Rupertus Walk and two levels of subterranean parking could be provided underneath. The new building could be up to 11 stories and provide a strong UC San Diego identity along I-5. A new crescent road between the PC East housing and the new mixed use building would allow service access, access to the new ECEC, as well as pick up and drop off for residents.

Various trails would connect through the canyon, and a wide bike path would connect from the Gilman Bridge along the west side of the canyon to the LRT station. A 45 foot grade change exists between Rupertus Walk and the bottom of the canyon. The Committee inquired if the canyon paths will be ADA accessible. Not all of the

paths will be accessible down the steep slopes, but the trails along the canyon rim will be accessible and all trails would be designed to county standards.

Due to proximity to Interstate 5, the LRT, and Gilman Drive, the taller buildings are proposed along the edges of the site to act as barriers to alleviate traffic noise and the buildings along I-5 are massed and sized to allow for traffic pollutants to be drawn back down to the freeway. A new ECEC is located away from the freeway, and close enough to the LRT station to encourage parents to take the LRT. ECEC is proposed to be an 'L' shape with the outdoor activity space nestled away from the freeway. It is proposed to serve infants of 3 months up to 24 months.

A Committee member noted that the intersection of Villa La Jolla Drive and Gilman Drive is an important entry to the Main Campus and asked what the project would look like at that location. The Committee discussed the massing strategy. Hartigan noted that this was a good comment and the team would look at massing strategies and architectural guidelines that did not overwhelm Gilman Drive and compete with the future Triton Pavilion or Geisel Library. Joel King requested that the massing strategy in the Study remain flexible to allow future design teams to have some flexibility.

The Committee discussed the 'introverted' feel of the housing facing the canyon, leaving the largest walls facing the outside world. Hartigan noted the need to balance exterior aesthetics and the desire to provide quality living space that embraces the canyons and provides views to the canyon from most locations within the building.

Joel Watson asked what will happen to the surface parking lot at the southeast corner of Gilman Drive. Hartigan noted it is part of the PC West building site.

Russ King inquired if move-in day had been considered for the housing at this site. Hartigan explained that Hemlata has requested this be accommodated and the design team is balancing the needs of move in day with the desire for the site to function well all days of the year, noting that operational solutions may also be required.

Joel King asked if there might be a solution to balance the massing between the two proposed phases of the plan. Hartigan explained that HDH is not ready to take the housing on the east side offline for approximately 8-10 years

Adrian Borsa pointed out the circulation corridor between Gilman Parking Structure and PC West might not provide the front door experience students would like if it serves service vehicles, trash collection, and other uses. The design team agreed it was a challenge and said they would take a deeper dive in to how that could work.

Watson inquired what the mandated buffer is between the LRT station and the housing buildings. Buffers are not required.

Watson asked if the southeast corner of the site, where Gilman Drive transitions from east/west to north/south was a future building site. If so, he'd like to see it as a more park-like arrival for those arriving via LRT. Todd Pitman mentioned yes, this corner is slated for a more rustic feel that could be observed from the LRT arrival onto campus. Watson asked for clarification about the ability to shift the boundaries of the Open Space Preserve on this site. Pitman explained the boundaries can be moved around if no-net loss of open space was achieved.

The Pepper Canyon team will be back in December to request endorsement of the PC NPS

This item concluded the meeting.

Respectfully Submitted,

A handwritten signature in black ink that reads "Ginger Stout". The signature is written in a cursive, flowing style.

Ginger Stout
Associate Planner