

**CAMPUS/COMMUNITY PLANNING COMMITTEE**  
**Minutes of February 15, 2018 Meeting**

**Present**

Adrian Borsa  
Tara Cameron, Co-Chair  
Kim Carnot  
Ramona Ferreira  
Tal Golan  
Ken Hall  
Sophia Hirakis  
John Hughes  
Shirley Meng (Co-Chair)  
Keith Pezzoli  
Charles Sprenger  
Marlene Shaver  
Frank Silva  
Joel Watson

**Absent**

Matthew Arrollado  
Neal Devraj  
Firas Eid  
Russ King  
Lesly Figueroa  
Rand Steiger  
David Traver  
Cristy Winter

**Campus Planning Staff**

Robert Clossin  
Todd Pitman  
Elyse Sanchez  
Ginger Stout

**Guests/Consultants**

Roderick Villafranca, SmithGroupJJR Architects  
Fred Besancon, Spurlock Landscape Architects

**Business Item: Approval of Meeting Minutes**

The minutes from the January 18, 2018 meeting were approved as submitted.

**Information Item: Outback Adventures Relocation**

Ginger Stout from Campus Planning introduced the site for the temporary location for Outback Adventures. Outback Adventures is currently located on Artists Lane near Pepper Canyon and serves over 11,500 participants annually. The program provides outdoor experience opportunities and an equipment rental service. The existing building requires relocation due to the Light Rail Transit and related projects. An agreement to place soil in part of Pepper Canyon caused the displacement. While the permanent location is resolved, a temporary location has been identified near the Spanos Athletic Facility in North Campus. Alternative locations, including north of the Spanos Athletic Facility, in place of the tennis court south of Hopkins, and in the area north of Main Gym, were all studied but determined not to be cost-effective or in conflict with other projects.

The site is within the Sports and Recreation Land Use and is currently a lawn area bounded by Hopkins Drive and Northpoint Lane with trees lining the sidewalk to the west. The temporary facility would be approximately 3,600 SF with approximately 2,300 SF outdoor space. Creating an access point into the site may require the removal of 2-4 ornamental trees, 2 parking spaces, and some shrubs. A service yard area would be shared with Facilities Management. The project would be exempt from CEQA but require a waiver from the Coastal Commission. The project will return to this Committee at Schematic Design.

Sophia Hirakis questioned about traffic and parking impacts during construction. The project would be responsible for traffic control measures and would likely require some parking reallocation for the parallel parking spaces on Northpoint Lane. The Committee noted that the parking reallocation should consider the Outback Adventures program needs. Temporary modular buildings are typically approved for up to 3 years. The goal for this project is to determine a permanent location within 3 years or otherwise be revisited by this Committee.

The Committee noted that they would like to see more on the background and alternatives for projects like the Outback Adventures Relocation. The Committee endorsed the site.

**Action Item: Hillcrest Master Planning Study**

The Hillcrest Master Planning Study has been in progress since August 2016 when university leadership approved to move forward with the Long Range Development Plan (LRDP) for the Hillcrest Campus. A key driver for the new plan is in response to Senate Bill 1953, which requires the acute care inpatient hospital facility be replaced since it cannot be retrofitted to meet required seismic codes. With the future hospital occupying a large footprint, and an outdated LRDP, the university acknowledged the need for a new LRDP. In order to keep the existing hospital in operation, there was only one option for the new hospital, to the north of the existing. With this element in place, the other replacement elements and required adjacencies started to fall into place. In August 2016, we kicked off an early strategic validation phase that challenged all big assumptions of program anchors at the Hillcrest Campus. Outreach to Health Sciences leadership including the Council of Health Sciences Chairs and the UC San Diego Health Executive Committee helped influence the types of work groups relating to access and mobility, research and teaching, healthcare, and housing. Since that time, an Executive Steering Committee has helped review and provide direction on key decisions relating to the Master Planning Study and related LRDP. From Spring 2017 through Fall 2017, several work groups consisting of staff and faculty convened to provide input in their area of expertise. Rosters from these groups can be made available upon request. During this time, the planning team also hosted internal Town Halls and community-based Open Houses to solicit input and socialize the big ideas that were emerging from the planning process. With the Master Planning Study now complete, we have a land use district diagram with associated design guidelines prepared for the Committee's review and endorsement. This land use district plan will be the foundation from which the LRDP and EIR are developed.

The SmithGroupJJR and Spurlock Landscape Architects teams reviewed the goals for the Master Planning Study. With a phenomenal site and 360-degree views, parcel placement worked toward a balance of preserving and leveraging views while also prioritizing program adjacencies. The campus boundary includes part of the canyon systems to the north. The Washington Street commercial corridor is distant from the campus core but the study proposes a stronger connection. The 2013 Open Space Study identified several goals for development including stronger legibility and access that are being incorporated into the new Master Planning Study. Keith Pezzoli inquired about stormwater management. The Master Planning Study identifies some potential stormwater management areas but it will largely be addressed at the project level. The developable areas are divided up into 5 land use districts: healthcare, residential, mixed use, open space, and canyons. Retail opportunities should face the future open space core. Up to 1,000 housing units are being studied and tested on site. These residences will help fund and subsidize the large investment into new infrastructure, research, and support space on the campus. The one way streets remain in their current directions, but First Avenue would be extended to the north, bridged over underground parking.

The healthcare district would be the primary district on the campus, oriented on the east to northern side of the site. The multifamily housing would be along the western edge, with the central green creating a buffer. A well-being center with housing above is proposed for the mixed use district to the south, with potential to include gym facilities, a pool, and additional retail amenities. The open space would remain university land but could be

accessed by the community. The team reviewed the capacity square footages. The scale of the buildings should feel comfortable at the pedestrian level and integrate with neighborhood.

Sophia Hirakis asked about the circulation and parking. Emergency access roads would line much of the perimeter of campus, but have limited access to the public. The design guidelines describe the progression of materials, facades, and overall framework. Tal Golan inquired about community outreach. The team confirmed that this planning study is in general alignment with the Uptown Community Plan and their Urban Design Guidelines. The recently completed Uptown Community Plan was also approved with a higher density in the area. Clossin added that extensive outreach has been done with the 5 local community groups: Uptown Planners, Hillcrest Town Council, Bankers Hill Planning Group, Mission Valley Planning Group, and Mission Hills Town Council. The planning team and government affairs team with UC San Diego Health has also reached out to local advocacy groups and elected officials. The communities' biggest concerns were pertaining to traffic and homelessness issues.

The patient experience will be more streamlined by organizing the buildings along a perimeter road that leads directly to the visitor parking structure and adjacent drop-off area. Emergency services and patients bound to the Emergency Department would turn the corner to the east side of the hospital where a small surface parking lot and drop off would be located. This location helps minimize decision points for patients already distracted and under duress. A new access point from Bachman Place to Arbor Drive would help those approaching from the I-8 travel in a less circuitous way. This road work will need to be coordinated with the City of San Diego. Faculty and staff would arrive to an underground parking area without needing to come to the mesa. Service vehicles will use canyon access roads from Bachman Place or the new driveway to the north, which would also provide gated residential access. The new driveway will not meet Dickinson Street so it will not be a "cut-through" opportunity.

The Committee had concerns about the patients' cross-traffic with emergency vehicles. The new roads could have dedicated emergency vehicle lanes to help identify those traveling to the ED, and a pedestrian bridge is proposed from the parking structure to the hospital. The new roads would also accommodate bike lanes. Signalization would be likely at Arbor Drive and First Avenue. The Committee suggested stormwater management near the buildings positioned near the canyon edges and permeable pavement where possible. Fred Besancon described the potential for bicycles to travel through the central green. Charles Sprenger inquired about views from the surrounding vistas. The planning team agreed to study these further. Watson asked about the possibility for access from the 163 into the site for emergency access. Clossin would check with the traffic engineer on whether this has any feasibility.

The transit opportunities include an MTS bus stop layover area in its current location. The campus shuttle, which also transports patients, could be moved closet to front door for best patient access while also providing bike parking nearby for those riding to La Jolla. The Committee added that students frequently use this shuttle. They also liked the aerial tram idea suggested by the Mission Valley planners. Watson suggested considering a future tram in the design of the central green. Clossin added that there is a space available to receive the aerial tram, but that it would not be funded by the university.

The Committee discussed opinions on the potential for affiliate housing on the Hillcrest Campus. Financial decisions pertaining to the mix of housing is not under the Committee purview, however it was suggested that these opinions should be shared with the CFO and Real Estate, and potentially the Faculty Welfare Committee.

#### Open Space Committee Comments:

1. The Committee noted the importance of landscaping being used to encourage or discourage specific types of uses.

2. The Committee asked that massing and views of buildings be considered to compliment the surrounding neighborhoods. Trees and landscaping should be utilized to screen buildings when possible to create pleasant views for visitors.
3. The Committee asked that bicycle circulation be further evaluated along First Street and Front Street and also within the central park area. Consider bike paths on the west side, between the residential buildings and the central park area to best accommodate future conditions and limit circulation conflicts.
4. The Committee asked for special attention be paid to stormwater runoff into canyons. Additionally, consider green roofs on available rooftops.
5. The Committee suggested to support the academic mission of the University through offerings of educational components around the site, especially along the perimeter of the site overlooking the canyons.
6. The Committee was supportive of the planning study.

Joel Watson, Charles Sprenger, and Keith Pezzoli left the room but submitted their votes to Co-Chair Meng. The Committee unanimously endorsed the planning study land use districts.

This item concluded the meeting.

Respectfully Submitted,



Elyse Sanchez  
Associate Planner