

**CAMPUS/COMMUNITY PLANNING COMMITTEE**

**Minutes of December 20, 2018 Meeting**

**PRESENT**

Adrian Borsa  
Tara Cameron  
Jeff Kaplan (Co-Chair)  
Ken Hall  
John Hughes  
Russ King  
Marlene Shaver  
Joel Watson  
Adrienne Gallo for Cristy Winter

**ABSENT**

Neal Devaraj  
Ramona Ferreira  
Tal Golan  
Keith Pezzoli  
Frank Silva  
Charles Sprenger (Co-Chair)  
Rand Steiger  
Andrea Tao  
David Traver

**CAMPUS PLANNING STAFF**

Raeanon Hartigan  
Robert Clossin  
Cathy Presmyk  
Lauren Kahal  
Elyse Sanchez  
Ginger Stout

**GUESTS/CONSULTANTS**

Joel King, Design and Development Services  
Carolyn Sheehan, Nano-Engineering  
Walt Kanzler, Design and Development Services  
Laura McCarty, Capital Program Management

**BUSINESS ITEM: APPROVAL OF MEETING MINUTES**

The minutes from the November 15, 2018 meeting were unanimously approved without further comment.

**BUSINESS ITEM: HILLCREST 2019 LRDP UPDATE (ELYSE SANCHEZ)**

Elyse Sanchez reminded the committee the Hillcrest Long Range Development Plan (LRDP) was brought before the committee in the past, and gave an existing conditions summary of the Hillcrest campus. The campus is 62 acres of approximately 1.1 million GSF. Most developable land is fully developed and is surrounded by canyons and the Hillcrest neighborhood. Existing inpatient and outpatient programs include a regional burn center, a level 1 trauma center, a comprehensive stroke center, and emergency department, and behavioral health. The 2019 Hillcrest LRDP will address land use, circulation, urban design, and sustainability, open space, housing goals, and services and infrastructure. The key drivers and planning considerations for the LRDP include: ensuring buildings are compliant with Senate Bill 1953 seismic requirements, maintaining existing operations during construction, improving traffic circulation and access, creating housing aligned with smart growth objectives, replacing parking structures, meeting UC sustainability policy requirements, and creating a welcoming campus environment. Marlene Shaver asked for whom the housing is intended. Robert Clossin

explained that the approximately 1,000 units are intended to be for UC San Diego staff, professional students and affiliates, and a recent housing survey confirmed that there is high interest to live there. Jeff Kaplan mentioned a topic for future consideration is about what could be done to exceed UC sustainability requirements, rather than just meet them. Sanchez reviewed the proposed LRDP land use districts: health care, residential, open space, mixed use, and canyon. Outreach for the LRDP included employee town hall events, community forums and open houses, meetings with elected officials and government agencies, and updates to the local planning groups. Joel King asked if any objections occurred during the outreach events. Clossin said traffic and access are the largest issues. Community feedback was received and summarized at the following link: <http://lrpd.ucsd.edu/hillcrest/involvement/feedback.html>.

As part of the LRDP process, an Environmental Impact Report (EIR) is being prepared. The Notice of Preparation, which went out earlier in the year, marked the beginning of the draft EIR's development. The public review period for the EIR is anticipated in the spring, and the LRDP and its associated EIR is anticipated to go before the Regents in late summer of 2019. Sanchez mentioned an LRDP does not typically go in depth into construction phasing, but due to the need to keep all services functional during construction and the current buildout of the campus, this LRDP does outline 5 phases as follows: 1a/b – build outpatient pavilion and parking structures; 2a/b – build residential and mixed use, demo parking structures, and prepare future hospital site; 3 – construct new hospital and central plant; 4 – demo existing hospital and central plant; 5 – residential space and central open space constructed. The new parking under the residential buildings would strictly be for residents, separate from the new parking structures in the Health Care district. Joel Watson suggested the open space be classified and designated the same as the Open Space Preserve on the La Jolla Campus. Clossin mentioned the central open space is more like a plaza or community park and will be used by hospital visitors and residents but also contribute to the neighborhood's open space and park network. A list of open space principles are addressed in the LRDP. The new design will yield approximately 4 acres of new open space on the campus, where currently only small pockets exists.

**ACTION ITEM: HILLCREST PHASE 1A: OUTPATIENT PAVILION AND PARKING (ELYSE SANCHEZ)**

Sanchez presented the phase 1 project for information and potential site endorsement. The first proposed project at Hillcrest is the Outpatient Pavilion and parking structures on the eastern side of the campus. Consistent with the 2018 Hillcrest Campus Master Planning Study, the project would also be consistent with the 2019 Hillcrest LRDP land use is in the Health Care district, and parking would be an allowed ancillary use. The proposed site excludes the existing Bachman parking structure, which will remain open and accessible during construction. Tara Cameron noticed homes across the street, and Clossin replied that noise mitigations will be considered in the design. The full extension of First Avenue will be completed with a later phase, so as to not constrain the hospital buildout. The subgrade access points to the new parking structures may help reduce congestion closer to the future hospital. The distance between visitor parking and the front door of the hospital can be resolved during the hospital construction phase. The future heliport needs to be further studied to ensure proposed buildings are not in the flight path. The current facilities in the project site are in disrepair, and this project will create an improved gateway experience to the campus. Kaplan asked if there is elasticity in the LRDP to change this land use from 'Health Care' to 'Academic Health Care' in order to accommodate potential future research on this land use. The LRDP land use description for healthcare is flexible enough to accommodate research. The Committee unanimously endorsed the site. The project will come back to the Committee at concept level for comment to DRB, most likely near the end of summer.

**INFORMATION ITEM: PEPPER CANYON NEIGHBORHOOD PLANNING STUDY UPDATE (RAEANON HARTIGAN)**

Raeanon Hartigan presented the Pepper Canyon Neighborhood Planning Study (PCNPS) for information to the Committee. Hartigan reminded the Committee that there are a multitude of projects happening in and around Pepper Canyon which the PCNPS has taken into account. The Study identifies sites and design guidelines for

1,400 beds for Upper Division students, 2,000 beds for a possible future college, a new Early Childhood Education Center (ECEC), expanded Canyonview Aquatic Center, an unprogrammed building, and open space. The building footprints presented are conceptual and demonstrate options that would achieve project goals.

Ken Hall thought the ECEC would stay at Mesa Housing. Hartigan explained that it would, however the current plan is to provide more childcare options on campus. The IdeaWave on the subject identified a demand for more centrally located childcare, and since childcare can be a barrier to using public transit, a site near the trolley was identified. The ECEC would house up to 60 infants and toddlers. Russ King asked about the timing of the ECEC construction, and Hartigan explained it could be built now at the identified location. It will be sited at least 500 ft from the freeway – the distance deemed safe from pollutants and noise by the State of California. Adrienne Gallo commented that the proposed location for the ECEC would make a good snack bar and restroom. Hartigan noted that they are currently studying the option of locating ECEC within the first housing project and the ECEC site could then be used for other things. However, bathrooms for Warren Field are planned for the Canyonview Aquatic Center.

Pepper Canyon is an Open Space Preserve and seen as a defining feature of the Neighborhood. Cameron expressed concern over safety in the canyon, and Hartigan explained there will be lighting and pathways, however the design is still being developed. She explained that the character of the canyon has evolved as security concerns have arisen regarding visibility in a canyon near an LRT station. The canyon is proposed to be less rustic and more park like, with fewer trees and shrubs and more ground cover. A bike/ped path is envisioned along the rim to connect to the Mesa Housing bike and pedestrian bridge. This, along with providing gathering spaces at the edges of canyon, would help provide more eyes on the canyon. The topography will remain as is. Hall inquired if the bike path could follow below the LRT line, but challenges within the topography do not support this.

As part of the Triton Pavilion project, Rupertus Way will be transformed to Rupertus Walk and will extend east to Ridge Walk and west to the new LRT station. It would be bicycle and pedestrian only, with some service access. The Study envisions extending Rupertus Walk further east to a new building along Gilman Drive. Rupertus Walk is envisioned to be activated by retail and amenity nodes along the entire length. The Visual Arts Building is considering including a gallery area on the side facing Pepper Canyon. A Stuart Art piece by Anne Hamilton, which includes swings hanging from the guiderail and words etched into the walkway, would be incorporated into Rupertus Walk.

The upper division housing component is sited on the west side of Pepper Canyon, termed Pepper Canyon West. The Study test fits an 800,000 GSF of building space, and up to 13 stories. The taller buildings are envisioned near the center of the site, to reduce massing on Rupertus Walk and at the entry of the campus at Gilman Drive. Pepper Canyon East, on the east side of the canyon, could be a new college. Residential area open spaces are proposed to face towards the canyon to make them feel larger and more connected to the natural features of the canyon, maximize units with views to the canyon, and minimizing the number of units located close to the LRT guideway. The landscape framework includes rustic yet visible canyon, with discrete interior spaces, a rustic edge along Gilman Drive and the freeway, and more of the plant palette will be included in the study. The building massing for Pepper Canyon East includes taller buildings towards the freeway to help mitigate noise for interior buildings. The interior buildings can then be naturally ventilated. Joel King mentioned the campus tries to steer away from long corridors of housing, so it will be a challenge to create a livable buildings, however there are architectural solutions to break up building footprints that the design teams will be challenged to come up with.

**INFORMATION ITEM: PEPPER CANYON WEST HOUSING SITE EVALUATION (RAEANON HARTIGAN)**

Raeanon Hartigan presented the Pepper Canyon West Housing site for potential site endorsement. The housing is proposed for upper division non-college affiliated students. Beds for up to 1,400 students, retail amenities, and programmed outdoor space would all be included on the site. The housing is needed due to the 2018 LRDP proposal to house up to 65% of students in on-campus housing. The land use at this location is academic mixed-use, within which housing is compatible and retail would also be incorporated. The approximately 6.5 acre site would be redeveloped once Sixth College moves to North Torrey Pines Living and Learning. The site sits on what is currently Camp Snoopy, home to approximately 400 Sixth College students. The existing housing is very low density, with outdated buildings. The idea is to create a transit-oriented district around the LRT station. 81 parking spaces would be displaced. The planning study guidelines are proposed to be finalized in February, after final review by C/CPC and DRB. The massing strategies in the neighborhood include maximizing sunlight, maximizing resident's views, and maintaining sensitivity to public views from beyond the neighborhood. Adrian Borsa mentioned CCCE discussed intergenerational housing and wondered if that idea could be incorporated at this location. Clossin and Hartigan explained the intergenerational housing is proposed to be located on East Campus, along Regents Road. The views from Gilman Drive and Villa La Jolla Drive are sensitive and need to be designed carefully. The housing will be a minimum of LEED Gold and subject to CEQA.

The process going forward is a design competition between December 2018 and March 2019, at the end of which a Design Build team will be chosen. A BAC will provide oversight, and the project will come back to C/CPC to review schematic design before the project goes into design development. Construction would begin in June 2020 and complete in 2022.

The 81 surface parking spaces removed would be partially mitigated by 300 spaces at Triton Pavilion. John Hughes mentioned that regardless of the challenges of building housing at this location, students are very glad Warren Field is being preserved. Russ King thinks the accessibility to off campus for the upper division students in this area is a good thing. Joel King said there was resistance from HDH to create direct access from the LRT station into the housing buildings, due to security reasons, and Hartigan mentioned the benefits didn't seem to outweigh the costs however the Planning Study doesn't preclude future projects from revisiting the idea. One thought is that vitality along Rupertus Walk is created by not having direct access to the housing from the station from the buildings. King and Joel Watson support remaining open to the idea of a direct connection. Parking will not be part of this project, except for service vehicle parking.

The Committee endorsed the site.

**BUSINESS ITEM: TRANSFORMATIONAL BUILDING PROGRAM (LAURA MCCARTY)**

Laura McCarty presented an overall blueprint of how the campus is handling its transformative intellectual, physical, and cultural growth. The campus is undergoing an explosion of growth and there is a need to not only understand the logistics of it, but communicate and engage with the campus and wider community about the growth. The campus is poised to increase the construction over the next several years, so understanding the smaller CPM projects, FM projects, and HDH projects is imperative. The campus is beginning to use a GIS system to track project timelines, heat maps of construction, pathway and connection issues, and for analyzing neighborhoods to be best able to function. The major projects, like Price Center West housing, Franklin Antonio Hall, and Design and Innovation, will be using the same soil hauling routes and will often require the same or competing construction parking and staging areas. Nearly 1,000 construction crew are expected to be on campus in 2019, up to 1,300 in 2020, and over 2,300 in 2021, all of whom need somewhere to park. A functional flow of goods and services needs as well as safety and emergency response needs to be maintained during construction disruptions. The student experience needs to be a top priority, as some of them will see

construction cranes all 4 years of their time on campus. Someone with 'Student Engagement' experience will be hired to help the students throughout their time on campus. The next steps are to develop a work plan and a roles and responsibilities organization chart. A multi-platform, multi-level, communication plan needs to be developed. Opportunities exist for thought leadership and innovative ideas.

The Committee discussed the idea of keeping students engaged with the process to allow them to be part of the solution. Maintaining communication channels, engagement, and relationships with resource agencies, the local community, and other external partners should be considered. A need exists to channel the gathered ideas on how to improve the areas around construction projects to the people who can affect change. Communication within affected areas and to the specific departments and facilities needs to be considered, before the project begins.

Marlene Shaver informed the Committee that alumni from the 1970's were not as happy as other graduating years due to a sense of mattering less than faculty. A concern is that incoming students will also be unhappy which could affect future fund-raising efforts. The long term effects of constant construction for 4 years needs to be considered. Russ King mentioned current Sixth College students are offered additional programming to help soften the blow of the LRT construction. Clossin shared that a SANDAG-led event was held at Sixth College in the fall to share design plans which was well received and appreciated by the students.

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