

CAMPUS/COMMUNITY PLANNING COMMITTEE

Minutes of July 18, 2019 Meeting

PRESENT

Adrian Borsa
Tara Cameron
Ramona Ferreira
Ken Hall
John Hughes
Jeff Kaplan (co-chair)
Russ King
Eleanor Grudin (AS Rep)
Frank Silva
Cristy Winter

ABSENT

Neal Devaraj
Tal Golan
David Hickman
Keith Pezzoli
Marlene Shaver
Charles Sprenger (co-chair)
Rand Steiger
Andrea Tao
David Traver
Joel Watson

CAMPUS PLANNING STAFF

Robert Clossin
Raeanon Hartigan
Todd Pitman
Elyse Sanchez
Ginger Stout

GUESTS/CONSULTANTS

Joel King
Josh Kavanagh
Brooke Sween-McGloin
Mark Rowland
Roland Bartsch
Carolyn Sheehan

BUSINESS ITEM: APPROVAL OF MEETING MINUTES

The minutes from the June 20th, 2019 meeting were unanimously approved without further comment.

INFORMATION ITEM: TRITON PAVILION CONCEPT DESIGN (BROOKE SWEEN MCGLOIN)

Brooke Sween-McGloin presented the concept design for Triton Pavilion, which will be presented to the Design Review Board and return to C/CPC for comments on Schematic Design. Triton Pavilion is proposed as a 500,000 GSF project (includes parking). Included in the program are a welcome center, alumni center, health and well-

being program, University Extension, retail and restaurant spaces, a fitness center, underground parking of approximately 300 stalls, and extensive public realm improvements within the University Center Urban Core district. Project completion is anticipated in August of 2023. The guaranteed maximum price (GMP) is anticipated to be determined by mid-2020, prior to construction, and the project will be designed to the budget. Sustainability goals include achieving LEED Platinum with Fitwell certification at minimum, with the ultimate goal of Living/Building Challenge if the budget allows.

The location for the Triton Pavilion buildings is north of Gilman Drive, west of Russell Lane, and south of Lyman Lane, within the University Center Urban Core. The pre-concept feedback received includes incorporation of a beacon building, drawing visitors and students to the area from the Light Rail Trolley station, Geisel Library, Sun God Lawn, and other areas of campus; retail edges and restaurant seating along the plaza; and unique architectural expression on each building. Public Realm improvements would include transforming Rupertus Lane and part of Russell Lane into a pedestrian and bike promenade, improvements to Lyman Lane, and the redesign of Town Square.

Adjacent projects include Ridge Walk Improvements, Pepper Canyon West Housing, and Design and Innovation Building. Rae Hartigan noted that the project seeks to implement the University Center Urban Core (UCUC) Planning Study vision to transform the district transforming the area from vehicular-oriented to pedestrian- and bicycle- oriented. The program in the ground plane of the buildings would help enliven the area day and night. Parking access is being studied, and there is potential for underground valet. Rupertus Lane will become a major east/west connector between the LRT station and Ridge Walk. Design challenges remain as it has utility ducts underneath and will act as a fire access lane, so iconic trees can be planted along the proposed pedestrian thoroughfare, but will have to be strategically placed. The Stuart Art Collection piece by Michael Asher in Town Square will remain, and there is the possibility of keeping the weekly farmers' market at this location.

Four buildings would frame a new Triton Plaza which is envisioned as a lively, urban gathering space. Challenges exist with planting the plaza due to the parking podium underneath. The size is proposed as similar to the Muir Plaza upper quad. The team is examining events that happen around campus to create a space that is flexible for a variety of uses. The west quad area would be used for a bus drop off area for campus visitors. A variety of retail including a restaurant, grab and go food store, and the Bookstore is proposed

Adrian Borsa inquired about realigning Villa La Jolla to enter into Triton Pavilion. Hartigan explained the timing of the lights along Gilman will be altered, and an enhanced intersection with a pedestrian scramble is proposed at Gilman Drive and the current Myers Drive. The access to the parking lot on the south side of Gilman Transit Center at Russell Lane is planned to close to create more efficiencies in the timing of the street lights. Robert Clossin shared that the details about the grand entry to Triton Pavilion will be presented when this project returns to this Committee. Jeff Graham expressed concerns about valet access for the proposed restaurants. The design team is examining underground valet within the parking structure, and focus on circulation and public realm are important pieces to this project. Jeff Kaplan offered that future development plans at the School of Medicine should be compatible and should be considered with the improvements at this project site. Borsa suggested clearly identifying the pedestrian and bicycle paths in future presentations, noting that circulation and Public realm/open space is of particular interest to the Committee.

INFORMATION ITEM: EROSION REPAIR AND PARKING LOT SITE EVALUATION (GINGER STOUT)

Ginger Stout presented the Erosion Control and Parking Lot for potential site endorsement. The project site includes approximately 8.5 acres. The location of the project is at the northwest corner of I-5 and La Jolla Village Drive, south of the VA Hospital and surface parking lots, and east of Villa La Jolla Drive. The 2018 LRDP identifies the area as part Academic land use and part Open Space Preserve (OSP), with the identifier of Restoration Lands. Restoration Lands provide an opportunity to create and restore native plant habitats, significantly contribute to the campus' identity, and acts as a permanent campus feature. A temporary access road from Villa La Jolla Road would be cut and utilized to provide construction access for the proposed surface parking lot on the top of the slope.

The Open Space Master Planning Study (OSMPS) identifies the area as both a Campus Entry, which acts as a gateway, assists in wayfinding, and displays distinct plantings, and as a Campus Seam, which establishes the physical presence of the campus within the local community and also helps integrate the surrounding natural landscape. The approximately 5 acres of OSP at the location is identified as Restoration Lands, so native and drought tolerant plants would be planted in all areas impacted by construction within the OSP boundary to help stabilize the slopes and reduce future erosion. The project will also be subject to the 'No Net Loss' policy within the OSP; however no loss of OSP is envisioned.

Restoration of the eroded slope along the campus seam is included in the project scope, along with improving the aesthetics of this prominent public entry to campus. A surface parking lot adjacent to the existing surface lots would be included in the area on top of the slope, after approximately 120,000 cu/yds of fill is used to correct the erosion issue. The surface parking lot would provide approximately 300 spaces for near-term construction parking and laydown for upcoming nearby projects, including Design and Innovation, Pepper Canyon West, and Triton Pavilion.

Borsa inquired how many mature trees along the slope will be removed with the project. Stout explained that the design team will be given instructions to preserve in place as many trees as possible. Ramona Ferreira asked if the fill will come from other campus projects. Identification of a campus project that has an aligning schedule to utilize the fill is being considered. Borsa would like to see renderings of what the final slope and surface lot will look like, as well as which trees will be impacted. The project will return to Committee for schematic design review. The temporary access road will be removed at construction completion. The parking would become available for UC San Diego staff, faculty, and/or students after the temporary road is removed, and would be accessible through the VA Hospital intersection. The slope will be designed to look natural and blend in with the existing slope. Borsa asked if the existing road to the east of the VA could be used to access the site for construction, but due to security reasons the VA will not allow this. Borsa requested this project return to Committee during the planning stages through construction, to ensure the Committee's comments and suggestions are incorporated.

The project would be subject to CEQA, and the environmental issues that would be studied include visual quality, noise, air quality, biology, water quality and hydrology, and traffic and circulation.

The project will require review from the Open Space Committee and will return to C/CPC for schematic design review.

The site was endorsed by the Committee.

INFORMATION ITEM: VOIGT EAST PARKING STRUCTURE SITE EVALUATION (ELYSE SANCHEZ)

Elyse Sanchez presented the site evaluation for the Voigt East Parking Structure, located near the southeast intersection of I-5 and Voigt Drive, on lot P701. The previous Voigt Parking Structure location, north of Geisel Library was opposed by Coastal Commission due to habitat impacts, so four new locations were examined: 1. Warren Field, which would have temporarily displaced recreation space; 2. Surface parking lot P401 at Sixth College, which was a much smaller footprint and not efficient; Surface parking lot P602 at School of Medicine, which was rejected due to it being a future academic use; and 4. The location at I-5 and Voigt Drive. Adrian Borsa inquired about parking lot P510 as a candidate, but Sanchez mentioned the I-5 Switch Station project constrained the site in this location, and the area is within the coastal zone. Jeff Kaplan asked who the structure will serve and Josh Kavanagh brought up the expected near term congestion on West Campus due to the multitude of projects in planning or design: Design and Innovation, Pepper Canyon West Housing, Triton Pavilion, and Franklin Antonio Hall. This project would offer parking availability for those affected in University Center. In the future the structure would provide sufficient flexibility to meet demand as needs arise.

An anticipated 1,800 spaces could be provided at this location, double the 900 at the previously identified location. The design team for this structure is the same as the previous location. Additional scope of this project would include 10,000 SF of transportation services office space, driveway improvements, and a permanent home for campus shuttles when not in use. The structure would also require a secondary fire road that is being studied to connect to the east. The project is aligned with the 2018 LRDP land use identified as Academic in this location, since parking is an ancillary use. The 1989 Master Plan also promotes locating parking structures along the perimeter of campus, particularly along the Campus Loop Road, to which this site is adjacent.

The identified location would retain a 50 foot buffer from the Ecological Reserve, and would be adjacent to the Triton Ballfield along the east side of I-5. The building design would be reviewed by DRB, and an addendum to the LRDP's EIR is anticipated to satisfy CEQA requirements.

Jeff Kaplan asked for a description of the bulk and scale of the structure. Joel King offered it is anticipated to be 10 parking stories, with 2 faces of the structure consisting of artistic scrim, and the sides facing the Open Space Preserve and the baseball field would expose the frame of the parking structure. Kaplan mentioned the view to each side of the structure is important, including that from Jacobs Medical Center and ACTRI. Kaplan asked if the pedestrian bridge from the East Campus Plan was part of this project, which it is not but would not preclude a future connection. This project will return to this Committee for concept review and comment to DRB. The north side of the site would be the shuttle bus parking at grade, screened and secured with fencing. Todd Pitman mentioned signage on this structure could be important from a donor perspective. Ramona Ferreira noticed the parking structure nets 600 new spaces over the previous location, due to the loss of ~300 spaces in the surface lot, and inquired for the anticipated user types. Kavanagh mentioned this location is on the campus shuttle route and the MTS route. Users could park here and take a shuttle around campus, or park and bike to their destination. John Hughes would like the view from athletics/recreation to be considered since the fire access road may run alongside the baseball field and potentially impact the field adjacent to Campus Point Drive that is used by the Archery Club.

The site was endorsed with the caveat that the following Committee concerns be shared with the design team: massing, design, and screening of the structure.

ACTION ITEM: HILLCREST LRDP REVIEW AND ENDORSEMENT (ELYSE SANCHEZ)

Prior to Elyse Sanchez beginning her review of the Hillcrest LRDP for endorsement, Frank Silva offered that if the Committee members had already reviewed the draft LRDP that Sanchez had distributed previously, then a vote on endorsement could commence. The Committee agreed and voted to endorse the document.

This item concluded the meeting.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Ginger Stout". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Ginger Stout
Associate Planner