

I. INTRODUCTION & BACKGROUND

UC San Diego Housing, Dining & Hospitality (HDH) is requesting site endorsement for a new progressive design-build housing project for upper division students. The project would redevelop the Sixth College Residence Halls and Deans Residence, affectionately known as “Camp Snoopy” (Figure 1). The project is needed to meet the 2018 Long Range Development Plan (LRDP) goal of housing 65 percent of eligible students, comply with the UC Office of the President housing initiative, and to provide a housing option on campus for upper division students who are currently forced to live off campus. It is anticipated that the project would be completed by fall 2022 to provide additional undergraduate housing for the campus.

A Building Advisory Committee (BAC) has been assembled to oversee the progressive design-build project process.

II. PROJECT PROGRAM

The project would construct approximately 800,000 GSF of new building space with approximately 1,400 non-college affiliated beds for upper division undergraduate students, residential support services, and retail opportunities to serve residents as well as the campus community. The winning design-build team will work with the BAC and staff consultants to develop a detailed program. In addition, the 2019 Pepper Canyon

Neighborhood Planning Study will be completed in February 2019 that will provide the planning framework, open space and development guidelines for consideration of the design-build teams.

III. PROJECT SITE

The project site is approximately 6 acres and is bounded by Pepper Canyon to the east, the future Rupertus Walk and Pepper Canyon Amphitheatre to the north, Pepper Canyon Hall and Gilman Parking Structure to the west, and Gilman Drive to the south (Figure 2). The site was identified as the most appropriate site for the next phase of housing development because Sixth College residents are moving to North Torrey Pines Living and Learning Neighborhood (NTPLLN) in fall 2020, it is very low density with only 432 beds in 2-story buildings, the buildings are outdated (1967) and it is located near the Pepper Canyon Trolley Station; providing an opportunity for higher density transit oriented development at the campus urban core.

The project would displace the 11 buildings associated with Sixth College Residence Halls and 81 surface parking spaces in P406.



IV. PLANNING PARAMETERS

Relationship to 2018 Long Range Development Plan (LRDP)

The proposed project is in conformance with the 2018 LRDP. It would help achieve the LRDP goal to provide housing for 65 percent of eligible students and the site is designated for "Academic Mixed-Use" land use, which allows for housing.

Relationship to 1989 UC San Diego Master Plan Study (MPS)

The proposed site is located in the future Pepper Canyon Neighborhood. The Sixth College Neighborhood is defined as a distinct Neighborhood in the Master Plan Study (MPS), however it will be called the Pepper Canyon Neighborhood once Sixth College moves to NTPLLN. The "Neighborhood" is one of the five MPS planning principles that guide the physical development of campus and is defined as the "building block" of campus, "a place with common academic or other campus functions" that "should be made up of related buildings and open spaces within a defined area with clear boundaries." The project would be a significant step in the transformation of the Pepper Canyon Neighborhood into a denser, mixed use transit-oriented community – with proximate access to the campus university center urban core and its many services and amenities.

"Connections" is another MPS principle relevant to this project, defined as an integrated system of roads, paths, public entries, landmarks, view corridors, and landscape features that tie the campus together in a manner compatible with the distinct atmospheres of the neighborhoods. The project would seek to create better connections particularly for bicycles and pedestrians around the Trolley Station. It will also serve as a major public entry for many Trolley riders and will require a design that is sensitive to such a prominent location. It is also located along the campus Loop Road (Gilman Drive).

Relationship to Draft 2019 Pepper Canyon Neighborhood Planning Study (PCNPS)

The PCNPS will provide massing and design guidelines for the Pepper Canyon West project. The Study has been presented to C/CPC in October of 2018, an update will be provided at the December meeting and the Committee will be asked to endorse it at the January 2019 meeting. The Study envisions activating Rupertus Walk with retail opportunities that complement those provided in the area and providing substantial bicycle and pedestrian connections throughout the site. Massing strategies focus on maximizing views to Pepper Canyon for residents, maximizing sunlight in critical areas, and sensitivity to public entries. Residential open spaces with active



and passive programs are envisioned to connect to the larger Pepper Canyon.

V. ENVIRONMENTAL CONSIDERATIONS

The proposed project would be subject to the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration (MND) will be prepared; tiered under the new 2018 LRDP. Anticipated environmental issues to be studied include visual quality, noise, air quality, and hydrology and water quality.

Sustainability

The University of California has created the Policy on Sustainable Practices oriented toward energy efficient and “green building” standards established by the U.S. Green Building Council (USGBC). The project will seek to achieve Leadership in Energy Efficient Design (LEED) Gold rating by the USGBC.

VI. CONCLUSION

The site evaluation will be presented for information and potential action at the December 20, 2018 meeting. A UC San Diego Selection Committee consisting of staff, BAC members, and DRB members will conduct a series of presentations/workshops with short listed design build teams

and choose a winning team based on the presentations and technical proposals. The BAC will then provide oversight on the development of the program and design. C/CPC will have the opportunity to comment on the Schematic Design before the project moves into Design Development.

