

I. INTRODUCTION & BACKGROUND

The campus is requesting site endorsement for the Pepper Canyon Amphitheater and Public Realm Improvements located in the Pepper Canyon Neighborhood (Figures 1 & 2). The project supports campus and the new Pepper Canyon Neighborhood by providing a programmable campus event space and an enhanced new entry and arrival experience to campus from the Light Rail Transit (LRT) station. Significant input from campus stakeholders has occurred to define the project's scope and program. The design team anticipates completing the design phase by March 2020, and completing the construction phase by November 2021 to align with completion of the LRT project. The project also is in alignment with a Strategic Plan goal to be a live-learn-play campus and welcoming destination for students, staff, faculty and the community.

II. PROJECT DESCRIPTION

The project would construct an amphitheater as well as enhancements to the surrounding public realm near the LRT station. The amphitheater would include an amphitheater stage, support facilities, 1,500 fixed seats, lawn area that could accommodate an additional 1,500 people, circulation, and restroom facilities. The public realm enhancements would

include a proposed Stuart Collection artwork (Rupertus Lane Concordance Walk), and hardscape and planting improvements that would extend from Lyman Lane to the east of the new Design & Innovation Building (DIB). Other improvements near the project would be the responsibility of SANDAG (LRT) or the Pepper Canyon West housing project.

The project amphitheater and public realm improvements intend to create a new and enhanced entry to the campus for both UC San Diego members and the broader community.

The new Pepper Canyon Amphitheater is envisioned as a major transformation for the Pepper Canyon Neighborhood entrance with a fresh identity and aesthetic that weaves well with the existing Structural and Materials Engineering (SME) building, the DIB, the Pepper Canyon West Housing, and the Open Space Preserve to the southeast. The architectural intent of the new Pepper Canyon Amphitheater creates visual attractors that identify an unmistakable entry point for the greater Campus and Pepper Canyon Neighborhood.

The new Pepper Canyon Amphitheater and Public Realm Improvements will contain artwork by Ann Hamilton that will connect the LRT station to the central campus. The Concordance Walk (an easterly extension of Rupertus Way) will serve as a main thoroughfare element to create opportunities

for engagement of an amphitheater that serves the campus on a daily basis as a place of reflection, contemplation, creativity, and entertainment between the Visual Arts Buildings, the SME Building, and the new DIB.

The Pepper Canyon Amphitheater and Public Realm Improvements will further enhance the overall LRT arrival experience by introducing hardscape and landscape treatments in front of the DIB project; thus reinforcing the new identity of the Pepper Canyon Neighborhood entrance. This new amphitheater experience will transform the way UC San Diego engages with the greater San Diego community through Transit Oriented Development and opportunities for regional entertainment events.

III. PROJECT SITE

The project site is approximately 230,000 SF (5.2 acres), is located between the Visual Arts Facility, SME, Warren Field and Pepper Canyon (Fig. 2), and accounts for the future DIB project currently in construction. The site was identified as the most appropriate for the stated program as it is located near the Pepper Canyon trolley station and University Center urban core.

Constraints and considerations for the site include proximity to the Open Space Preserve (Urban Forest) to the south,

construction impacts, massing and scale, aesthetics, and noise and operational considerations.

The exact noise level impacts of the Amphitheater to the surrounding buildings (Visual Arts, SME, DIB and Pepper Canyon Neighborhood) will be further studied based on the concept design to identify appropriate noise mitigation features, if deemed necessary, and will be reviewed by Campus Planning staff.

IV. PLANNING PARAMETERS

Relationship to 2018 Long Range Development Plan (LRDP)

The project is consistent with campus land use plans and the principles contained in the campus' overarching planning and design documents. The proposed site location has been designated "Academic" land use in the 2018 LRDP (Figure 3).

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

The project is consistent with the 1989 UC San Diego Master Plan Study. 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 Pepper Canyon Neighborhood once Sixth College moves to North Torrey Pines Living and Learning (NTPLL).

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 assist 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 (another MPS principle).

“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 to and from, and 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.

Finally, the project would be located north of the Open Space Preserve (formerly “Park” in the MPS); it is designated under the “Urban Forest” category per the 2018 LRDP. It should seek to celebrate the Preserve while avoiding any impacts.

Relationship to 2019 Pepper Canyon Neighborhood Planning Study (PCNPS)

The amphitheater has been envisioned for this location as far back as the 2004 University Center/Sixth College NPS when planning for the LRT was at its early stages. It was carried forward in the subsequent PCNPS. The PCNPS provides massing and design guidelines for the Pepper Canyon Neighborhood. The Study was presented to C/CPC in October of 2018, with an update at the December 2018 meeting and final endorsement received at the January 2019 meeting. The Study envisions the Pepper Canyon Neighborhood becoming a new gateway into campus from the LRT. The PCNPS proposes an amphitheater and an activated Rupertus Walk with retail opportunities to create an active sector of campus. Residential open spaces with active and passive programs are envisioned to connect to the larger Pepper Canyon. The study states the Pepper Canyon Neighborhood should feel like a community, with a distinct sense of place; a community for the student residents, a place of arrival and transition, and even a destination.

V. ENVIRONMENTAL CONSIDERATIONS

The proposed project would be subject to the California Environmental Quality Act (CEQA) and an Addendum 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.

VI. RECOMMENDATION

The Committee is asked to review and endorse the site for the proposed Pepper Canyon Amphitheater and Public Realm Improvements project. In addition, this project will return to the Committee for schematic design review at a future C/CPC meeting.

Figure 1



UC SAN DIEGO CAMPUS - PROPOSED SITE LOCATION

LEGEND

- PROPOSED SITE
- - - UC SAN DIEGO CAMPUS BOUNDARY



