

CAMPUS/COMMUNITY PLANNING COMMITTEE

Minutes of March 15, 2018 Meeting

Present

Adrian Borsa
Tara Cameron, Co-Chair
Kim Carnot
Lesly Figueroa
Tal Golan
Sophia Hirakis
Russ King
Marlene Shaver
Joel Watson
Cristy Winter

Absent

Matthew Arrollado
Neal Devraj
Firas Eid
Ken Hall
John Hughes
Shirley Meng (Co-Chair)
Keith Pezzoli
Frank Silva
Charles Sprenger
Rand Steiger
David Traver
Ramona Ferreira

Campus Planning Staff

Robert Clossin
Raeanon Hartigan
Todd Pitman
Elyse Sanchez
Ginger Stout

Guests/Consultants

Anthony Garcia, UC San Diego Health Construction Projects Department
Joel King, AVC/Campus Architect, Design & Development Services
Chuck Morgan, Facilities Management
Robin Tsuchida, Capital Program Management
Sally Young, UC San Diego Health Construction Projects Department

Business Item: Approval of Meeting Minutes

The minutes from the February 15, 2018 meeting were approved as submitted.

Business Item: La Jolla LRDp Draft Document

Robert Clossin reviewed the composition of the Long Range Development Plan (LRDP). The LRDP is a policy document accompanied by an Environmental Impact Report (EIR) that are approved by the UC Regents. Landscape policy and guidelines including development guidelines for projects are included. Campus Planning ensures that each new project is consistent with the neighborhood planning studies, design guidelines, and LRDP framework. The Campus/Community Planning Committee reviews projects and makes recommendations to the Chancellor. The LRDP process began in 2015 when the University acknowledged that the campus started to exceed the student capacity previously stated in the 2004 LRDP. In early spring 2017, the student projection for 42,000 students at a horizon year of 2035 was endorsed by this and other campus committees and leadership. After that time, the LRDP team started to evaluate future land use and capacity for new development and redevelopment. Open Houses were hosted in May 2017 both in the community and on campus. These events resulted in good dialogue with faculty, staff, and students. A website and associated email address also provided opportunities for input. Additional open houses aimed at students were held in Geisel Library at 2 different

sessions. The feedback emphasized more parking and more trees, but also included a robust database of responses. In 2016, a Community Advisory Group (CAG) was created with participation from individuals in the community from each local planning group. UC San Diego provided the CAG with an idea of the campus and LRDp with focused meeting topics on Health, Housing, Dining, Transportation, and more. This group will continue to meet on a quarterly basis. Input was received on topics including traffic, alternative transportation, parking, historic places, public services, and campus-community edges. The 2035 projections are an umbrella capacity that assures teaching, public service, and healthcare excellence can be maintained. The 2018 update embraces an increase in housing to create a living-learning campus that meets new sustainability goals. Student enrollment is projected to 42,400 with a total campus population of 65,600. The new construction and redevelopment results in an additional 9 million square feet and double the number of beds, resulting in 65% of students housed on campus. The LRDp does not identify phasing. If development exceeds the envelope of the LRDp and has extenuating circumstances, then an LRDp amendment can be drafted and presented to the Regents for approval.

An EIR is in development at this time. The EIR kicked off with a scoping meeting about one year ago and several outreach events have occurred between then and now. Upon completion of the draft EIR, a public review period in May to June will occur with public circulation of the document to entities such as neighbors, agencies, the City of San Diego and SANDAG. The LRDp and EIR will be presented to the Regents in September 2018.

The Draft LRDp is prepared for this Committee's review and will come before the Committee in April for endorsement. Clossin gave the Committee a high-level look at the document. The document will be available on OneDrive shortly after the meeting for review and comment. The LRDp starts with the history of the campus, describes property acquisitions and deed restrictions, shows alignment with local and regional plans, and more. The EIR is based on numbers in the LRDp document. Near-term projects under the 2004 LRDp are moving forward now. Goals and objectives support the 2014 Strategic Plan and enrollment growth, including refreshed goals related to the 1989 Master Plan. The "Park" is now called the "Open Space Preserve." Parking and transportation goals have been reviewed by Josh Kavanagh and team. Hirakis inquired if it included analysis of other campuses on specific topics, such as bike infrastructure. Clossin noted that UC San Diego planners do meet with other UC planners and exchange ideas, however each campus is unique and has different challenges. It was also noted that the Hillcrest Campus will have its own LRDp and will come before this Committee in the coming year.

Action Item: CALI MRI Temporary Building

UC San Diego Health Sciences is requesting a site endorsement for a temporary cassette building for a 3 Tesla (3T) magnetic resonance imaging and patient support spaces for the Center for Advanced Liver Imaging (CALI MRI) on the East Campus. The CALI MRI Facility project site is approximately 12,200 square feet and is east of the Radiation Oncology PET/CT (ROPCC) building, directly adjacent to the temporary Center for Translational Magnetic Resonance Imaging (CT MRI) on parking lot 703. The temporary CALI MRI is an approximately 53'x30' premanufactured "cassette" that would house the MRI scanner, control room, scanner equipment, and patient and staff support space. The required utility connections for the cassette building would be brought from the (ROPCC) building and include; electrical, data/telecommunications, fire alarm, domestic water and sewer. Site improvements would include curbs and gutters, sidewalks, new ambulance pad, parking spaces, and plantings compatible with the surrounding site. The project would remove 22 parking spaces and construct 9 new parking spaces resulting in the net loss of 13 parking spaces. The facility requires an approximately 15' to 18' setback for vehicles referred to as the "Moving Metal Proximity Limit Line." As a result of program adjacencies and colocation with an existing MRI facility this is the only viable location. The room housing the magnet is shielded for the safety of people outside passing by.

The "UCSD Policy on Trailers and Modular Buildings" provides guidance to the campus with respect to the installation of trailers and modular buildings. The policy is intended to prevent the proliferation of temporary

facilities by assessing the need and justification for temporary space, available existing space, and alternative solutions. The CALI MRI would support a valuable liver disease research program and is a justified, immediate need requiring a temporary facility. The policy states that the initial site approvals for trailer installations shall not exceed three years and any exceptions shall be at the discretion of the Chancellor. The anticipated life of the CALI MRI is five years and the project is supported by the Chancellor. The project site is located on a future development site per the draft East Campus Neighborhood Planning Study and would be subject to displacement if and when the site is identified for a higher and better use.

The project site is not likely to be disturbed by future construction for several years. A staff entry from the south a staff patio, and staff support spaces are included. The 3T MRI weighs approximately 17,000 pounds and would be delivered on the west side of the unit. The adjacent MRI in CTPIM has been here 3 years and is associated with research in Altman CTRI. Radiation Oncology has been in operation for 10-11 years but these programs will be considered in future clinical and research buildings on East Campus. Sophia Hirakis voiced concern about construction traffic safety issues, but Kim Carnot noted that this modular would be largely prefabricated and not generate substantial walk-in foot traffic. Hartigan added that the road realignment could happen in the next 5 years. When the East Campus Neighborhood Planning Study is presented, an overlay will be shown.

The project will return for Schematic Design Comment to DRB. The Committee endorsed the site with none opposed or abstaining. Keith Pezzoli reviewed the staff report and voted in favor by email before the meeting.

Information Item: Price Center West Renovation

Ginger Stout provided background on the project. Round Table's lease in Price Center West is ending in June 2018 and will not be renewed. Round Table's back patio to the north and surrounding space has the opportunity to be renovated as part of improvements to Price Center. UCAB is involved with the tenant selection and no suggestions have been proposed by the tenant yet. The tenant would only have a say in the area within the patio fence and not the public area beyond the outdoor patio. The area surrounding the patio is currently a bermed vegetated buffer that is part of the campus public realm. A feasibility study conducted a few years prior had looked at a complete renovation of the interior and exterior of the building in this area. Currently, the patio is not often used and can only be accessed through the restaurant. This renovation could be an opportunity to enliven both the patio area and this entry way into Price Center West.

The Committee was asked to provide input on the existing site and make suggestions for improvements. Todd Pitman noted that this project was here with early site work ideas in order to be more transparent by the Committee's request. The study shows a change in public realm and character in the area. The change would also mean that the building's architecture would be more exposed than before. University Centers would like to transform this space into a nicer gateway into Price Center. If the future tenant continued to serve alcohol, the patio area would still need to be gated in some fashion. Joel King added that the project could reinvent the look and feel of the area and improve connections to the University Core, and that helped justify this Committee's review. The project would be consistent with the University Core renewal and update to the Neighborhood Planning Study. Russ King pointed out that this patio has always felt inward facing and cut off from the circulation surrounding Geisel Library.

Sophia Hirakis advised that keeping the existing path outlined would help with bicycle traffic in the area. Defining the patio as part of the restaurant would help make its existence known. Pitman noted that due to the grade change, there will have to be some separation regardless. Joel Watson noted the more contemplative areas surrounding Geisel Library should not be disturbed by this project. A buffer, like the existing vegetated buffer, would help achieve that feeling. He also noted concerns with large branding elements facing north. Hirakis added that the area could also be a nice lunch break area with solar chargers and large shading elements. Lesly Figueroa preferred space that could be occupied, but agreed that some trees could act as a buffer. Carnot inquired if the fence could be part of the project. Stout confirmed the project would include both the leased space and the public

realm. Watson advised that special attention should be made to the “pinch point” near the corner and to enhance the plantings around the patio.

Hirakis made a separate request for an impact of ADA parking on campus overall. Clossin would follow up with transportation Director Josh Kavanagh.

This item concluded the meeting.

Respectfully Submitted,



Elyse Sanchez
Associate Planner