

INTRODUCTION & BACKGROUND

UC San Diego Athletics and Recreation is requesting site endorsement for the Canyonview Recreation Expansion and Renovation (Figure A). The project would consist of a multi-story building that would replace the existing and expand services. The project's budget is estimated to be \$33M.

The existing Canyonview Recreation Center is home to competitive swimming, diving, and water polo teams with two Olympic-size pools, a climbing gym, storage and locker rooms. The existing facilities are outdated, inefficient, and insufficient to meet current programmatic needs. As nearby on-campus housing grows with the addition of Pepper Canyon West Housing, additional recreational capacity and alignment with fitness trends are necessary.

The proposed project would replace and/or renovate the existing single story locker-room and climbing gym building at the south end of the site (approximately 8,800 gross square feet (GSF)) and construct a new three-story, 40,000 GSF building. The new building would consist of fitness and yoga rooms, training rooms, administrative space, and public restrooms flexibly located to serve both Canyonview Pools and Warren Field.

PROGRAM & PROJECT DESCRIPTION

The project is anticipated to be implemented via an integrated Construction Manager/General Contractor (iCM/GC) delivery method, which allows for early cost validation, constructability, phasing input, site logistics, design management, and schedule development, reducing risk for budget and schedule overages. An executive architect has been selected and will develop a detailed project program (DPP) by Spring 2020. Construction, starting with demolition, is expected beginning Spring 2021 and expected to be completed by Fall 2022.

PROJECT SITE

The proposed project would be located on the north area of the Pepper Canyon Neighborhood along the canyon edge north of Voigt Drive and east of the intersection of Matthews Lane (refer to Figure B).

The Canyonview Recreation Expansion and Renovation would be sited where the existing Canyonview Recreation Center is located now, south and east of the Canyonview Pools and Open Space Preserve. The existing topography quickly steps down with a high of approximately 345 feet above sea level at sidewalk along Voigt Drive to a low of approximately 339 feet above sea level at the pool decks.

The project will be well-served by alternative transportation options. In 2021, the UC San Diego Blue Line Pepper Canyon station will help improve access options to the area. The project will link its pedestrian access to the new roundabout on Voigt Drive.

PLANNING PARAMETERS

Relationship to Long Range Development Plan (LRDP)

The project site is consistent with the "Sports and Recreation" predominant land use in the 2018 LRDP, which allows for "sports and athletic facilities" like the proposed project.

Relationship to 1989 Master Planning Study (MPS)

The Canyonview Recreation Expansion and Renovation supports the urban design principles of "neighborhoods" and "connections." Its co-location with other recreational features accentuates the neighborhood, and its semi-public use along the Campus Loop Road aligns with a greater system of connectivity and wayfinding.

Relationship to 2018 Pepper Canyon Neighborhood Planning Study (PCNPS)

The project site aligns with the previously identified PCNPS expanded building parcel that allows existing locker rooms to remain in place and provides a small plaza near the pedestrian connection to the south.

Building Form & Massing

The proposed project would be up to 40 feet in height with an estimated 3 levels above grade at the pool deck. The south-facing side of the building should consider views from Voigt Drive and the elevated Light Rail Transit.

The proposed building footprint should respect the following guidelines:

- A setback of 25 feet should be considered from Voigt Drive (realigned by the roundabout) along the south side of the site in order to have adequate area for landscaping. Near the roundabout edge, a setback of up to 60 feet should be considered to create a building entryway.
- A set back of 50 feet should be respected from the Open Space Preserve boundary.
- A setback of up to 100 feet from the existing biology may be required by the Coastal Commission. Site-specific biological mapping has not yet been completed, but a preliminary boundary from the 2016 biology mapping has been shown (Figure B).
- Building height should consider shade implications and seek to balance with surrounding structures (such as the elevated LRT guideway).

The project design will consider the visual prominence of building as they function as a gateway to the campus and is a major wayfinding node visitors.

Coastal Commission

The proposed project is located in the Coastal Zone and would require an amendment to the existing or a new Coastal Development Permit (CDP). Biology in the canyon may be considered Environmentally Sensitive Habitat Area (ESHA) by the Coastal Commission and therefore requires adequate setback. Campus Planning will be work with the Coastal Commission throughout project design to define this setback.

Displacement

The Canyonview Recreation Renovation and Expansion would replace and rebuild the existing Center, with potential renovation only to the northern section of the building. Continued access to the locker rooms would be required throughout project construction.

Utility & Infrastructure

The utility connections for this site would already existing with the existing Center.

Environmental Considerations

The proposed project would be subject to the California Environmental Quality Act (CEQA) and an addendum to the 2018 LRDP EIR would be prepared. Key environmental considerations would include aesthetics/visual resources, biological resources, air quality, noise, traffic, water quality, and hydrology.

Hydrology and Stormwater

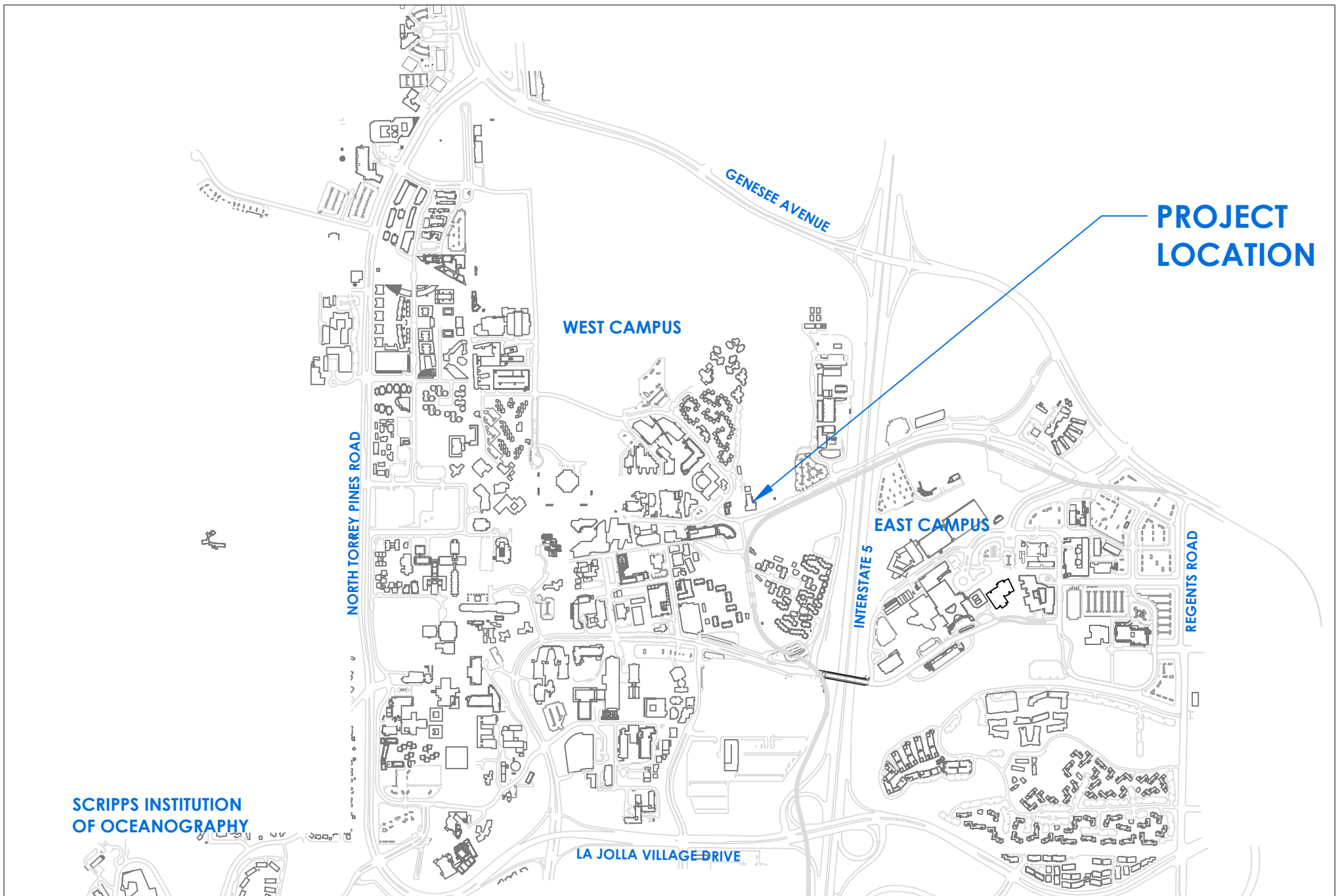
The project would seek to improve hydrology of the existing site.

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 would seek Leadership in Energy & Environmental Design (LEED) Gold.

RECOMMENDATION & PROCESS

The site evaluation will be presented for information and potential endorsement at the February 20th meeting. The project will return to C/CPC at Concept for Comment to the Design Review Board.

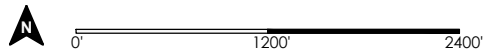


**PROJECT
LOCATION**

WEST CAMPUS

EAST CAMPUS

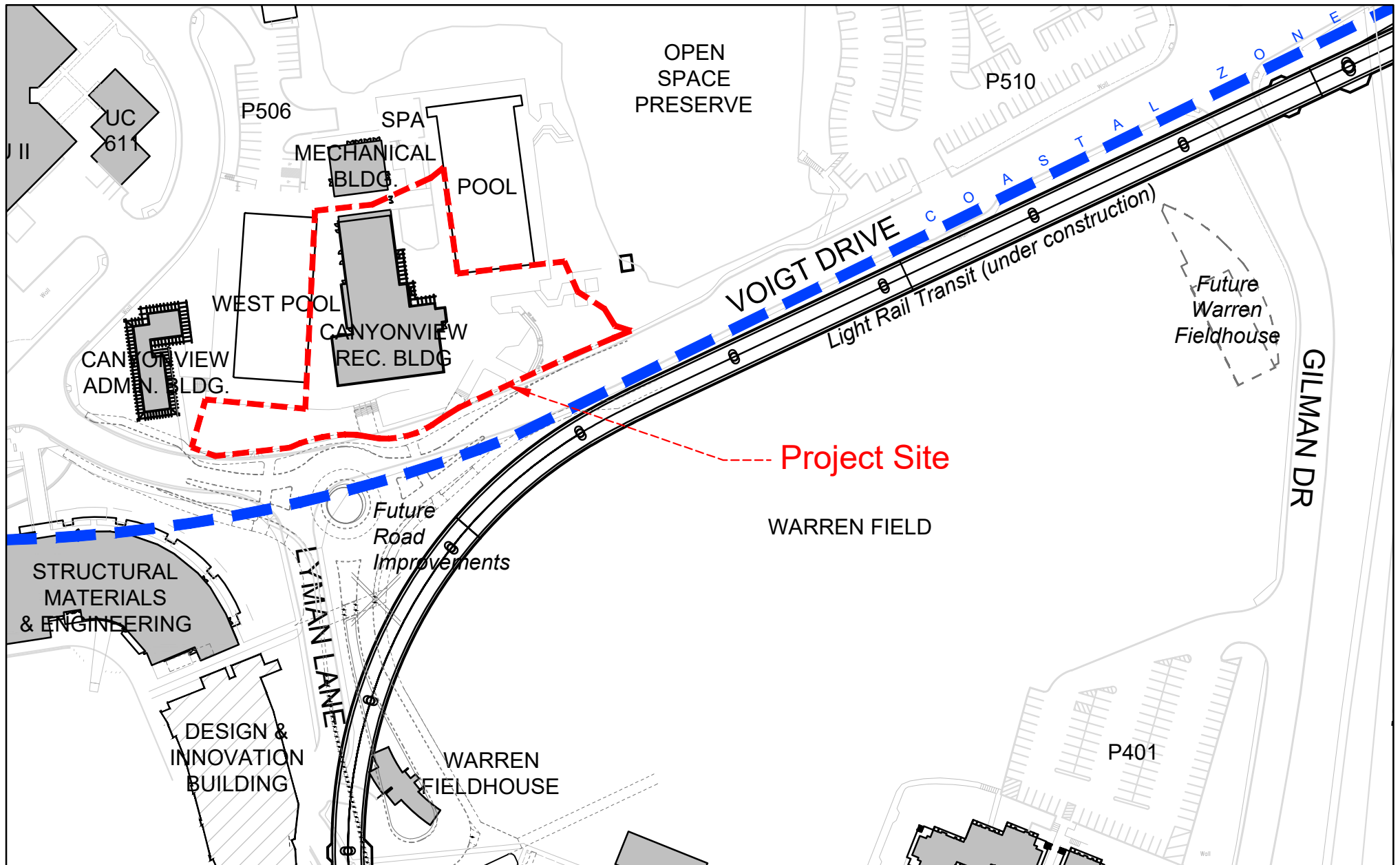
**SCRIPPS INSTITUTION
OF OCEANOGRAPHY**



Canyonview Recreation Center Expansion and Renovation

Figure A - Project Location

02/12/2020



Canyonview Renovation and Expansion Project Site

Figure B