

## **CAMPUS/COMMUNITY PLANNING COMMITTEE**

### **Minutes of April 16, 2020 Meeting**

#### **PRESENT**

Manu Agni  
Adrian Borsa  
Tara Cameron  
Jorge Cortes  
Robert Frazier  
Tal Golan  
Ken Hall  
John Hughes  
Susan Narucki  
Keith Pezzoli  
Francisco Salinas  
Marlene Shaver  
Frank Silva  
Cristiana Winter

#### **ABSENT**

Jeff Kaplan  
Elizabeth Owen  
Rand Steiger  
David Traver  
Petia Yanchulova

#### **CAMPUS PLANNING STAFF**

Robert Clossin  
Ginger Stout  
Raeanon Hartigan  
Stephanie Ellsworth  
Todd Pitman  
Adrienne Gallo  
Matthew McCreary

#### **GUESTS/CONSULTANTS**

Joel King, Design and Development Services  
Steve Jackson, Facilities Management  
Bryan Hooks, Facilities Management  
Michael Vanderhoof, Mascari Warner Dinh  
Nicole Cheng, Capital Program Management  
Yvette Wu, Mascari Warner Dinh  
Neil Hadley, LandLab  
Joe Mascari, Mascari Warner Dinh  
Ji Song, Nanotechnology  
Roberto Meza, Police Department  
Juli Smith, Capital Program Management  
KK Clark, Clark Construction  
Ryan Boussard, Perkins Will

Kyle Fiddelke, OJB  
Erin Dibos, OJB

**BUSINESS ITEM: APPROVAL OF MEETING MINUTES**

The minutes from the February 20th, 2020 meeting were unanimously approved without further comment.

**COMMENT TO DRB: CENTRAL UTILITIES PLANT EXPANSION SCHEMATIC DESIGN (MASCARI WARNER DINH)**

Joe Mascari reviewed the project location and reminded the Committee that the project's intent is to support near term projects currently under construction and other projects scheduled for completion in the next several years. Views of existing conditions from various vantage points were shared. Significant grade changes exist from York Lane/Scholars Drive intersection towards Galbraith Hall. A pedestrian pathway bisects the site and the team proposes to maintain it. An access road that connects to the Galbraith Hall loading dock will be rerouted along the north side of the site. Service access to the existing Central Utility Plant (CUP) and thermal energy storage (TES) tank will remain open.

Mike Vanderhoof gave an overview of the utilities in the area and described the changes and upgrades that would need to occur. Water and power lines run under the majority of the site. The bulk of utilities run underneath York Lane, which separates the project site from the existing CUP. The elevations of the existing CUP and TES tank will need to be matched by the expansion project.

Neil Hadley shared the planting plan. The number of trees within the Historic Grove that may be impacted will be determined and replaced at a ratio of 2:1. The project will adhere to the No-Net Loss policy for the Open Space Preserve. The proposed project would displace up to 1600 SF of OSP, and this would be replaced with 1900 SF on the south side of the proposed TES tank location. An additional 725 SF could be recaptured as Historic Grove on the northwest side of the TES tank.

Todd Pitman shared the previous comments from C/CPC surrounding the concerns of the view from La Jolla Project lawn. The anticipated plantings and trees will provide screening from the lawn.

Susan Narucki asked if the additional 1900 SF of OSP to the south impacts the Stuart Art Collection piece. It was explained that this would have no impact to the art piece. Pitman said that representatives from the Stuart Collection have been briefed on the project.

Vanderhoof shared the site plan, consisting of two chillers, a temporary service yard, a utility yard, the plant building, cooling towers, and the future location of the TES tank. Hadley described the concept of utilizing the TES tank area as a planted area until it's needed, with low maintenance understory typology. A mix of oak trees and California sycamores are proposed to capture stormwater onsite.

Installation of the TES tank is anticipated in 5-10 years. Potential exists to paint the TES tank a deep forest green to blend into the surroundings. Mascari shared sections of the building. The floor of the building needs to be at the same elevation as the existing CUP, which helps aid in noise reduction due to the difference in topography to the west. This also allows the reduction in impact to the surrounding Grove.

Views of the proposed building were shared with the existing and proposed trees. The concept of the building is of a lantern in the trees with low light levels at night illuminating the pathways. The buildings are well screened from the Stuart Art location and appear nestled among the trees from the west.

Hadley shared the site plantings and proposed bioswale concepts based precedent areas on other campus locations. Eucalyptus cladocalyx will be planted within the Historic Grove, with areas outside of the grove planted with a more rustic understory including low maintenance and low water plants. Utilization of the trees felled at the site could be incorporated as furniture and other elements. Robert Frazier is in support of using legacy logs.

The primary building material is proposed as concrete with wood textures added and an interior smooth finish. Joel King impressed upon the team that based on input from DRB the building design is to be more understated rather than elegant or iconic and agrees with the roof shape matching the flow of the topography. This area expects to see an increase in pedestrians passing through once Future College is constructed. King stated he and the DRB are impressed with how the design evolved.

Pitman shared the comments from Open Space Committee. The OSC is supportive and likes the way the building sits on the site as it integrates well into the existing topography. The Committee was supportive of utilizing the trees onsite as seating elements, but requests the design team to be able to follow through with protecting in place the majority of the existing trees through both written and verbal comments to the contractors.

Keith Pezzoli inquired if inspections are done during projects to ensure trees are protected. Pitman explained that moving utilities or the beginning of a project can affect the trees. Nicole Cheng expects to have the contractor on board by the end of the year.

Marlene Shaver and Keith Pezzoli agree the project looks really good and the lantern idea is positive.

Robert Clossin appreciates the team's effort and complimented their response to the Committees prior comments.

Bryan Hooks requested to ensure ingress/egress from the site for trash removal during construction. Cheng explained access will be phased with one lane remaining open at all times.

The Committee had the following comments for DRB:

1. The Committee is supportive of utilizing felled trees for site furnishings or other landscape features.
2. The Committee appreciated the thoughtfulness of the 'lantern' concept and aligning of the curved rooftop to the topography and landscape.

#### **COMMENT TO DRB: PEPPER CANYON OPEN SPACE PRESERVE (OJB)**

Rae Hartigan reminded the Committee that they had previously seen the presentation for Pepper Canyon West Housing (PC West Housing) and the Open Space Preserve design was lagging behind the building design to keep the project on schedule. The Open Space Committee reviewed the design.

Kyle Fiddelke with OJB shared the project site plan, located near I-5 and Gilman Drive, where the Pepper Canyon LRT station is located. The Design and Innovation Building (DIB) is to the north, and the future Pepper Canyon West Housing is to the west. The project would reestablish and improve the canyon, and create passive recreation and informal use areas.

Trees have been clear cut from the canyon for construction of the LRT guideway and the project would thoughtfully recreate a safe, resilient and environmentally complimentary canyon; a place that feels natural but works well for students. OJB is working in coordination with MCTC, whose scope is the rail, platform, and refurbishment of part of the canyon. The Pepper Canyon West project will finish the restoration of the Pepper Canyon Open Space preserve after MCTC is off the site. The work will be done in two phases but the design team will make it look cohesive.

The canyon would include a bioretention basin for stormwater runoff from DIB, PC West Housing, the Amphitheater and future projects. A rustic plant palette will help create the stormwater basin and encourage informal use of the canyon. Two retaining walls are proposed on the west side due to the grade. The canyon landscape aesthetic will be pulled up into the PC West Housing courtyards to better integrate the site.

The west rim walk would be ADA compliant and the multimodal shared use paths will connect to the on-street bike lane along Gilman Drive and will include some areas that are bridged. Frank Silva asked how high the bridges are from the ground. A comfortable 7-8 feet off the ground, but not too high to be a safety concern.

A maintenance road of asphalt will provide access to the bottom of the canyon. Emergency egress stairs from the south side of the LRT will meet the top of the canyon.

The project team followed County Trail Standards to assist in providing a more rustic feel. The location to the south where a current parking lot (currently part of MCTC construction area) is located will become a passive recreation lawn – aka “Gilman Park.” Activity nodes will be placed around the periphery of the canyon, creating spaces for art or study groups. Decomposed granite paths will be used around the canyon.

Frank Silva inquired if the outdoor space will be ADA accessible. The ADA paths are compliant at 5% grade.

A social kitchen is proposed for the flat part of what is currently Camp Snoopy. Safety is a critical component of the design, and areas for programmed events are included, along with lighting during the evening. Tree species with limbs that are higher up the trunks are proposed to help wayfinding and for safely seeing through. Proposed trees include Brisbane box, *Quercus lobata*, *Plantanus racemosa*, and *Pinus torreyana*. MCTC removed 700 plus trees and the project will put back 200 plus trees. The slopes will be planted with fire resistant and drought tolerant plants to act as ground cover, like acacia, and manzanita. Climbing or hanging vines will be incorporated into the retaining walls to soften the scale of the mass at the canyon edge.

Todd Pitman reviewed the comments from the OSC. Safety was a large consideration from the Committee and the need to limit hiding spaces was discussed. Resilience and conservancy should be incorporated into the canyon. Maintenance of the space was another OSC topic of concern. Keith Pezzoli described the possibility of using this space as an opportunity to engage student research at this living laboratory, considering climate change, use of tree canopies, and bioretention.

Pitman described that the Open Space Preserve boundary will be adjusted based on the final design. We realize this is a unique location on the campus and although part of the Open Space Preserve, it will need to accommodate the context of the adjacent development. Safety, lighting and accessibility are of greater importance in this location due to the adjacency of both housing and public transit. There is a potential to create an overlay zone of some kind that helps guide development in this unique location while protecting and enhancing the open space. Robert Clossin agrees this could be an interesting research opportunity. Robert Frazier supports the idea of incorporating a research component and learning component.

Juli Smith shared there has been a schedule shift and it is uncertain where this project falls with the LRT and PC West Housing completion dates.

Ken Hall questioned if the project has been reviewed by UC Police and by FM. Security issues have been discussed with Robert Meza, and irrigation has been discussed with FM and MCTC to ensure everything is compatible. Robert Meza confirmed he's received the plans and is in the process of reviewing with his team for lighting, emergency phones, and camera coverage.

The project will go to DRB in May.

Hartigan shared that the OSP overlay will return to this committee, if it is required.

The Committee endorsed the project design.

#### **INFORMATION ITEM: Status of Capital Program/Projects – COVID-19 (Robert Clossin)**

Robert Clossin relayed that COVID-19 is having a significant financial impact on Capital Improvement Plans. Some projects are being deferred and timelines have not been updated yet. Projects currently under construction will continue with additional safety measures in place. Many unknowns currently exist, including if students will fully return to campus in the fall.

Projects currently under construction and continuing include: Nuevo East; North Torrey Pines Living and Learning (NTP LLN) housing will open in fall, but the academic component may open later; Franklin Antonio Hall; Design and Innovation; I-5 Switch Station; Mid Coast/Voigt Drive improvements on east campus, with expected closure and realignment of Campus Point Drive; Ridge Walk; and Marine Conservation and Technology Facility will be going out to bid.

Major projects that are currently in either design or planning include: Pepper Canyon West housing (PC West housing), although there may be a slight change to the schedule with delivery moving to 2023 from 2022. Expected Regents approval was May, but this has been shifted to September. Campus Snoopy housing was anticipated to be razed in December for PC West housing construction to start, but instead it can be utilized for housing while NTP LLN is working towards fully opening. Public realm improvements associated with Pepper Canyon Amphitheater may be deferred, but discussions are ongoing. Joel King shared the shade canopy, house lighting, and restrooms for the Amphitheater may be deferred at this time. This project is funded through 100% campus fund, so it's being closely examined to identify the scope moving forward. HSS building repairs are ongoing, as there are life/safety concerns including the concrete walls that need to be repaired. Revelle College Seismic renovations at York Hall and Mayer Hall are ongoing. Design for the Central Utility Plant Expansion is

continuing. Future College is anticipating going to Regents in July with final design. The Campus Erosion Control & Slope Repair project south of the VA is ongoing. Potential exists to utilize soil from another campus project for fill use at this project site, particularly the Future College project.

Major projects being deferred include: Triton Pavilion, although aspects of the public realm and circulation still need to move forward to provide access to the LRT. Canyonview Recreation Center renovation and expansion is anticipating funding from a student referendum in 2021, which would allow the project start to align with Pepper Canyon West Housing's 2023 opening. Voigt Transit Operations Center's design will get to a pause point that will be easily picked up in the future. Jorge Cortes asked if this parking structure is under construction. It is not, but NTP LLN parking will open in the fall. The Vision Research Institute on east campus, presented at the last C/CPC meeting is deferred. The Biomedical Sciences Building upgrades is being reduced to a seismic project only, due to the failure of Prop 13 to pass. The Main Gym and Natatorium design work is on hold, as funding for that project was already experiencing challenges. The renovation of Café Ventanas is on hold. The Geisel level 2 revitalization is deferred. Several P3 projects from Real Estate are on hold, including a medical office building with space for health sciences.

The Campus Communication Office is working on how to carefully release this information, since donor sensitivity with several projects is a consideration.

Marlene Shaver inquired about the fire station project. Campus money has been given to the City, but Clossin is unsure of the status as a result of covid-19 impacts that are also affecting the City, however the architect selection process was in progress before the pandemic. Relocation of utilities to prepare for the fire station is ongoing. John Hughes would like to be kept informed of the fire station timeline due to the impact on the tennis courts and recreation area.

This item concluded the meeting.

Respectfully Submitted,

A handwritten signature in black ink that reads "Ginger Stout". The signature is written in a cursive, flowing style.

Ginger Stout  
Associate Planner