

INTRODUCTION & BACKGROUND

Site endorsement is requested for temporary modular buildings to be located in two sites: between Matthews Quad adjacent to Building UC409 and on the former Crafts Center site located north of Bonner Hall (Figure 1). The project will include the acquisition of approximately 18,000 SF of modular buildings and related site improvements. The buildings will host office and administrative spaces. Future project development on campus including several existing buildings in University Center requires the temporary relocation of building occupants while permanent space is developed. These include occupants of Buildings UC201, UC202, UC301, UC302, UC401 and UC 402. Many occupants work with nearby departments in the University Center and the School of Medicine, and require to be within a reasonable walking/travel distance.

Installation of the temporary modular buildings will be completed prior to the Fall 2018 academic quarter to allow users to be moved prior to the start of the academic year. It is anticipated that the modular buildings would be removed from these sites by early 2022. This aligns with planned projects that will provide permanent space in addition to space on campus vacated by other projects in progress.

PROJECT SITES

The project sites are shown in Figure 2. The Matthews Quad project site encompasses approximately 14,000 SF and a portion of surface parking lot P405, located on the southwest corner of Lyman and Russell Lane and surrounding UC 409. These modular buildings will occupy approximately 8,000 SF. The site slopes to the northeast falling approximately 6 feet across its length. Vegetation in this area is primarily lawn. Two existing trees on site

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may be impacted and some existing light poles may be displaced as a result of this development. The site will be restored to its original condition upon removal of the modular buildings.

The former Crafts Center site is approximately 14,000 SF and is located within the Grove Reserve. That development covered approximately 10,000 SF. This temporary project will occupy a similar footprint at approximately 10,000 SF. The site remains in an unrestored state following the demolition of the Crafts Center Building in 2016. Following the demolition minimal improvements were made to stabilize soil and handle stormwater but no reforestation or significant improvements were implemented as future plans for the area were undetermined and funding was not available at the time. The site is a watershed for adjacent developed space and surface flows will need to be accommodated with the proposed development.

Several mature trees exist in and adjacent the site. The project seeks to minimize any impacts to these trees.

SITE EVALUATION

Several other sites were considered all of which had significant disadvantages. Parking lot P406 located adjacent to the Gilman Parking Structure was rejected as it would have displaced approximately 60 to 70 parking spaces. A location south of Muir College housing north of the Main Gym/Natatorium was also considered but ultimately rejected as it would have resulted in a displacement of student recreation space.

Matthews Quad/UC 409 Site

The Matthews Quad/UC 409 site is relatively unencumbered. This site will be reimagined as part of the University Centers Urban Core Neighborhood Planning Study (UCUC) currently in development. Ultimately

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public realm projects associated with the development of the Triton Pavilion will implement improvements in this area following the removal of the temporary modular buildings. As an interim condition the placement of these temporary modular buildings will not limit or impact those plans.

Crafts Center Site

This site is located within the UCSD Park boundary, specifically the Grove Reserve. Facilities proposed within the Grove Reserve are subject to guidelines set forth in the 1989 Master Plan Study, 2004 Long Range Development Plan, and the “Development Guidelines for Facilities Located within the UCSD Park Grove Reserve.” These guidelines state that expansion of facilities in the Grove Reserve are strongly discouraged and should only be considered if there is a compelling programmatic justification.

The 2016 demolition of the Crafts Center was consistent with these guidelines as no building replacement was proposed following the demolition. However since the removal of the Crafts Center the site has remained unimproved, no reforestation occurred resultant to that project. In 2017 campus leadership approved funding for the Ridge Walk Phase 1 project. This project was endorsed by C/CPC in July of 2017 and proposed reforestation and improvements at the Crafts Center site consistent with campus planning documents. Due to scope and construction logistics it is anticipated that this work would be completed over a period of several years. Therefore the area at the former Crafts Center could accommodate these temporary modular buildings without delay to the Ridge Walk Phase 1 project. The modular buildings would be removed upon the occupancy of Triton Pavilion. Following that removal the Ridge Walk Phase 1 project would complete proposed improvements as planned.

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The modular buildings are required on an interim basis to accommodate staffing needs, meeting the programmatic justification required. However given the temporary nature of these facilities and the existing committed funding to restore this area the project will not be required to meet guidelines set forth in the Grove Development Guidelines as restoration of the area is already funded and the modular building site is an interim condition.

RECOMMENDATION

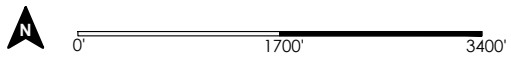
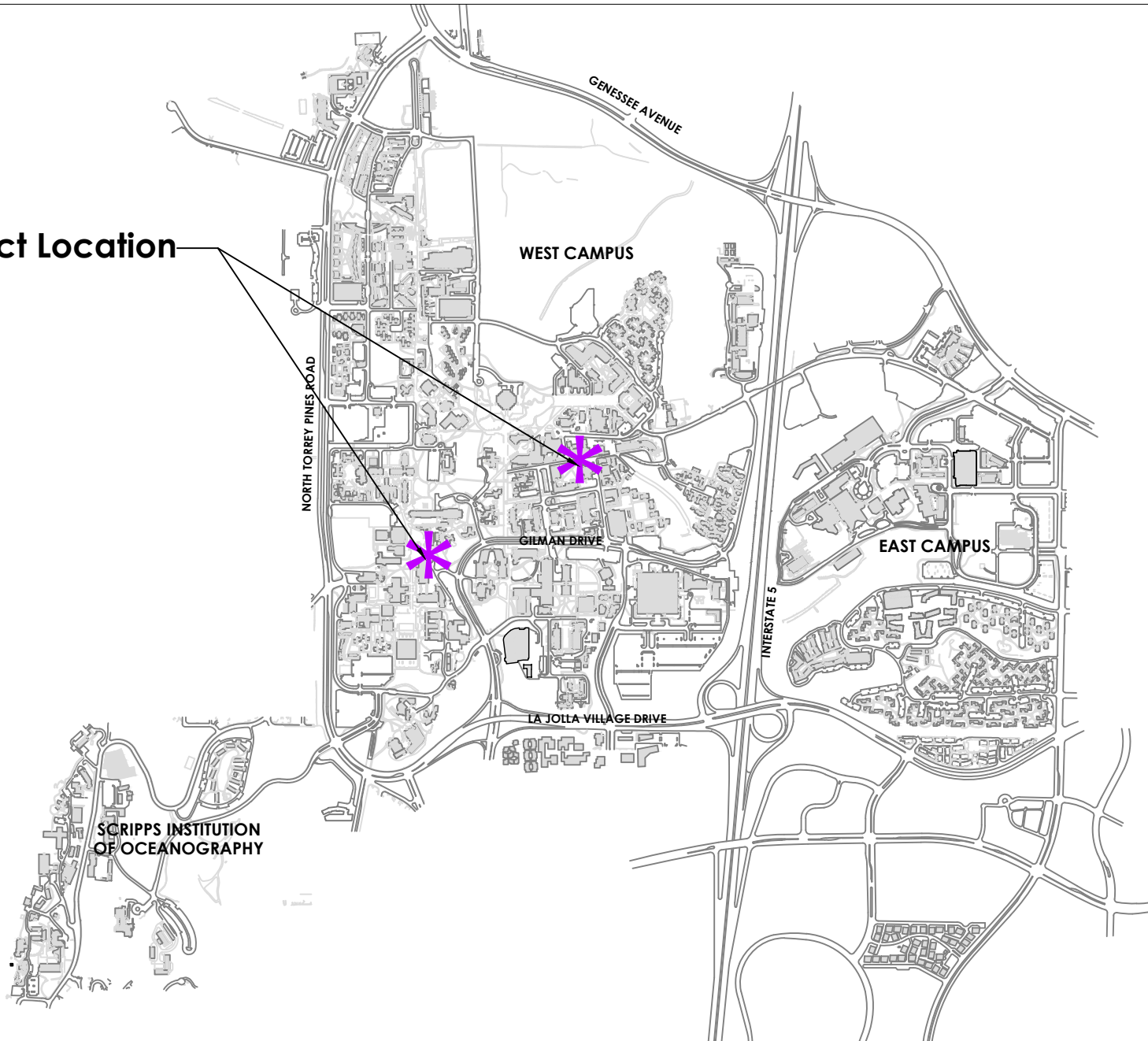
The two sites both sit with areas that are identified for near term improvements. These projects are fully funded and are expected to commence following the removal of these modular buildings. The removal of the modular buildings is triggered by the occupancy of Triton Pavilion. Temporary use of these sites in the interim to accommodate current staffing will not preclude the restoration and improvement of these sites.

The site evaluation will be presented for information and potential action at the January 18th, 2018 meeting. The project will return to C/CPC in February for site endorsement if required.

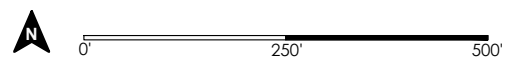
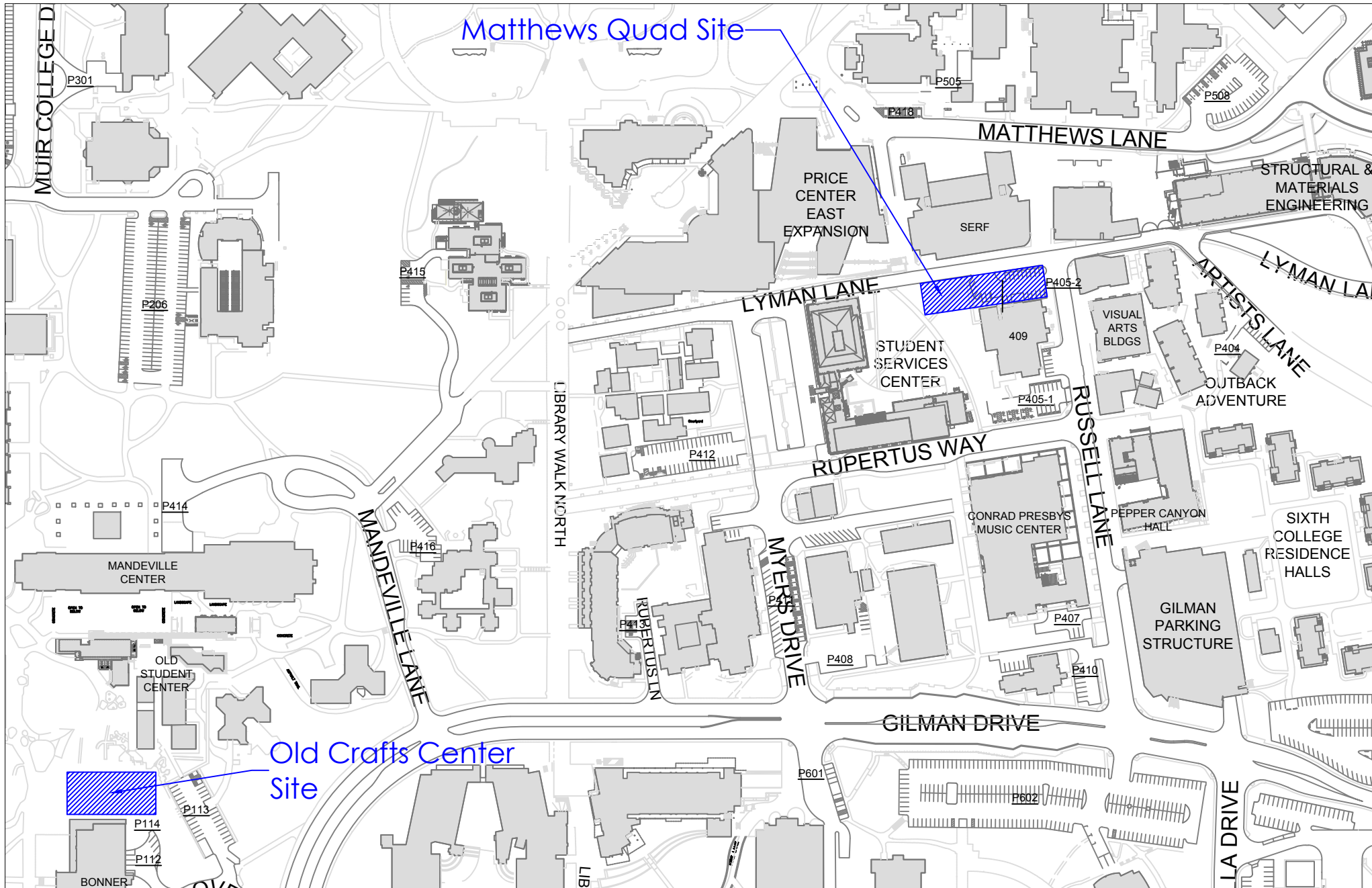
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Project Location



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