

INTRODUCTION & BACKGROUND

Site endorsement is requested for a new temporary surface parking lot in the "Upper Mesa" Neighborhood of Scripps Institution of Oceanography (Scripps) at the intersection of Expedition Way, North Torrey Pines Road, and Torrey Pines Road (Figure 1). The site is a future development site and is currently vacant. Ongoing physical development of the campus as a whole has had a significant impact on the demand for and availability of parking, especially in central areas of campus. The closest lot to this location, P102 on West Campus in Revelle College, saw 100% occupancy during peak hours in Fall 2017 for both "S" and "B" spaces. The site is in an area of campus particularly underserved by parking and would allow a 5-10 minute walk to many high demand facilities including the Theatre District, Revelle College and Muir College.

PROJECT DESCRIPTION

The project will include the design and construction of an approximately 300 space surface parking lot for staff, students and faculty. It is anticipated that modifications to the adjacent pedestrian crosswalks would be required as part of the project. Traffic consultants recommend additional crosswalks along the south leg of the North Torrey Pines Road/Expedition Way intersection and a second crosswalk along the west leg of the North Torrey Pines Road/Torrey Pines Road intersection. The installation of these intersections would facilitate pedestrian access from the parking lot. A third crosswalk installation is recommended at the intersection of Capricorn Lane and Expedition Way for ease of access to the shuttle stop on the north side of Expedition Way. Landscaping and lighting improvements will be included with the project.

PROJECT SITE

The proposed project site is located at the intersection of North Torrey Pines Road, Torrey Pines Road, and Expedition Way (Figure 2). Access to the site is off of Capricorn Lane which is an internal road to the Venter Institute located adjacent to the project site. The topography is fairly consistent across the site, with a high point of 400' near North Torrey Pines Road to the east, and a low point of approximately 385' at the western end of the site. The western portion of the site is primarily Diegan coastal sage scrub (DCSS) habitat and non-native grass. Biofiltration currently exists along the northern, northeast and eastern sections of the project site. The northern section of the bioretention area will be modified to accommodate the entrance to the parking lot. An additional water detention basin is proposed on the southwest portion of the site.

PLANNING PARAMETERS

Relationship to 2004 Long Range Development Plan (LRDP)

The proposed project site is within an area designated for predominant "Academic" land use in the 2004 Long Range Development Plan (LRDP). Parking is considered an ancillary support facility that may be included in academic use areas which is consistent with the 2004 LRDP. This parking would be temporary until the site is eventually developed with buildings.

Relationship to 2016 Scripps Institution of Oceanography Physical Planning Study (SIO PPS)

The proposed project site is consistent with the 2016 Scripps Institution of Oceanography Physical Planning Study recommendation for the Upper Mesa area regarding parking and states "surface parking along Capricorn Lane is appropriate for UC San Diego programs."

Expedition Way Parking Lot
Site Evaluation



Utility & Infrastructure

The proposed parking lot will include the use of electricity for lighting and reclaimed water for irrigation. Electricity will be brought over from an existing substation in Revelle College. The infrastructure for reclaimed water currently exists at the site.

Environmental Considerations

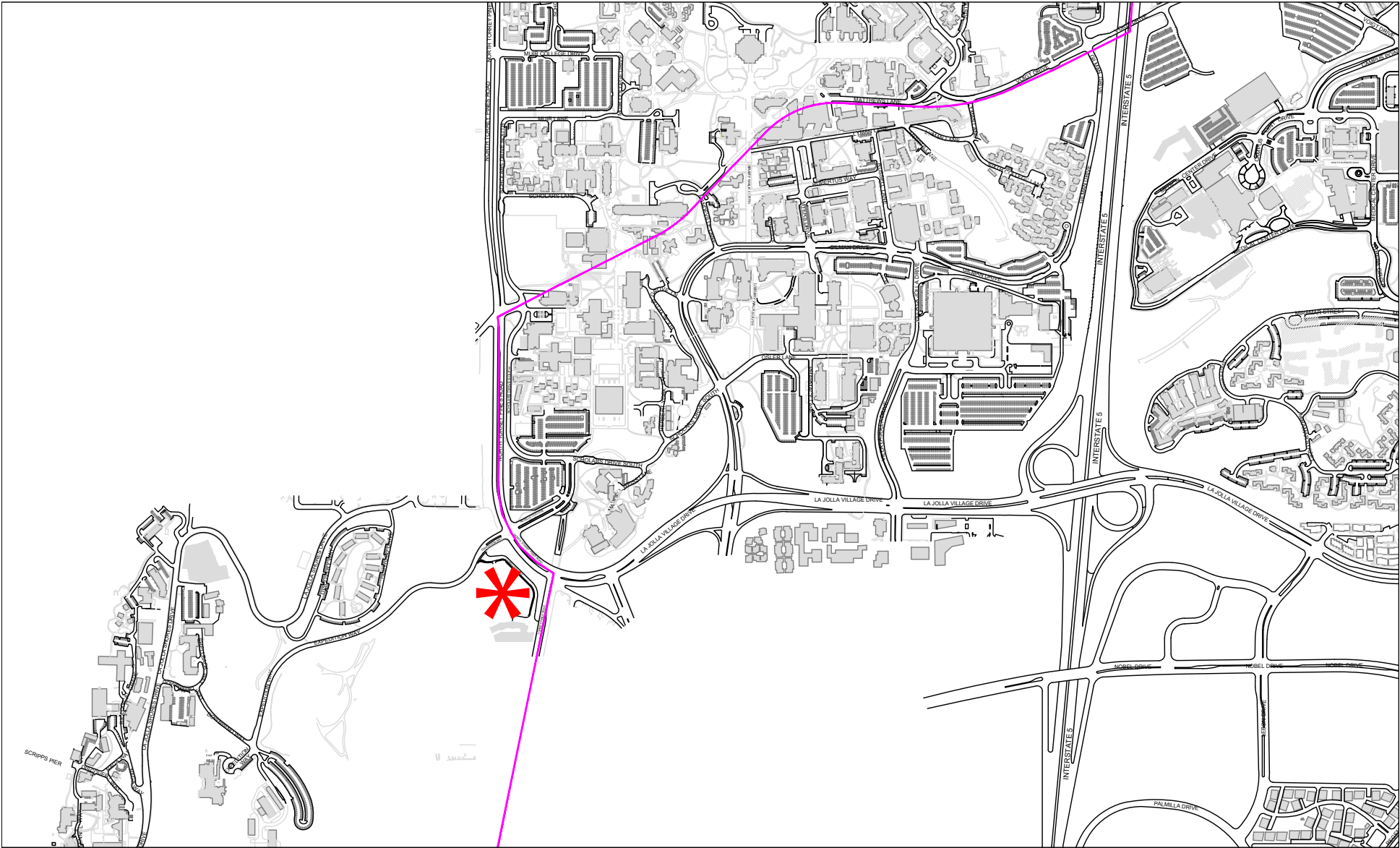
The proposed project would be subject to the California Environmental Quality Act (CEQA). It is anticipated that a Mitigated Negative Declaration (MND) would be required for the proposed project. The project location falls within the California Coastal Zone and would require a Coastal Development Permit (CDP). Environmental considerations include, but are not limited to, biological resources, hydrology/water quality, and transportation/traffic.

RECOMMENDATION & PROCESS

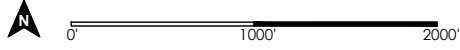
The site evaluation will be presented for information and potential action on site endorsement at the January 18, 2018 meeting. The item will return to the Committee for comment of Schematic Design at a future meeting. It is anticipated that the project would be completed by October 2018.

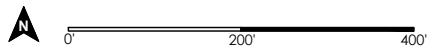
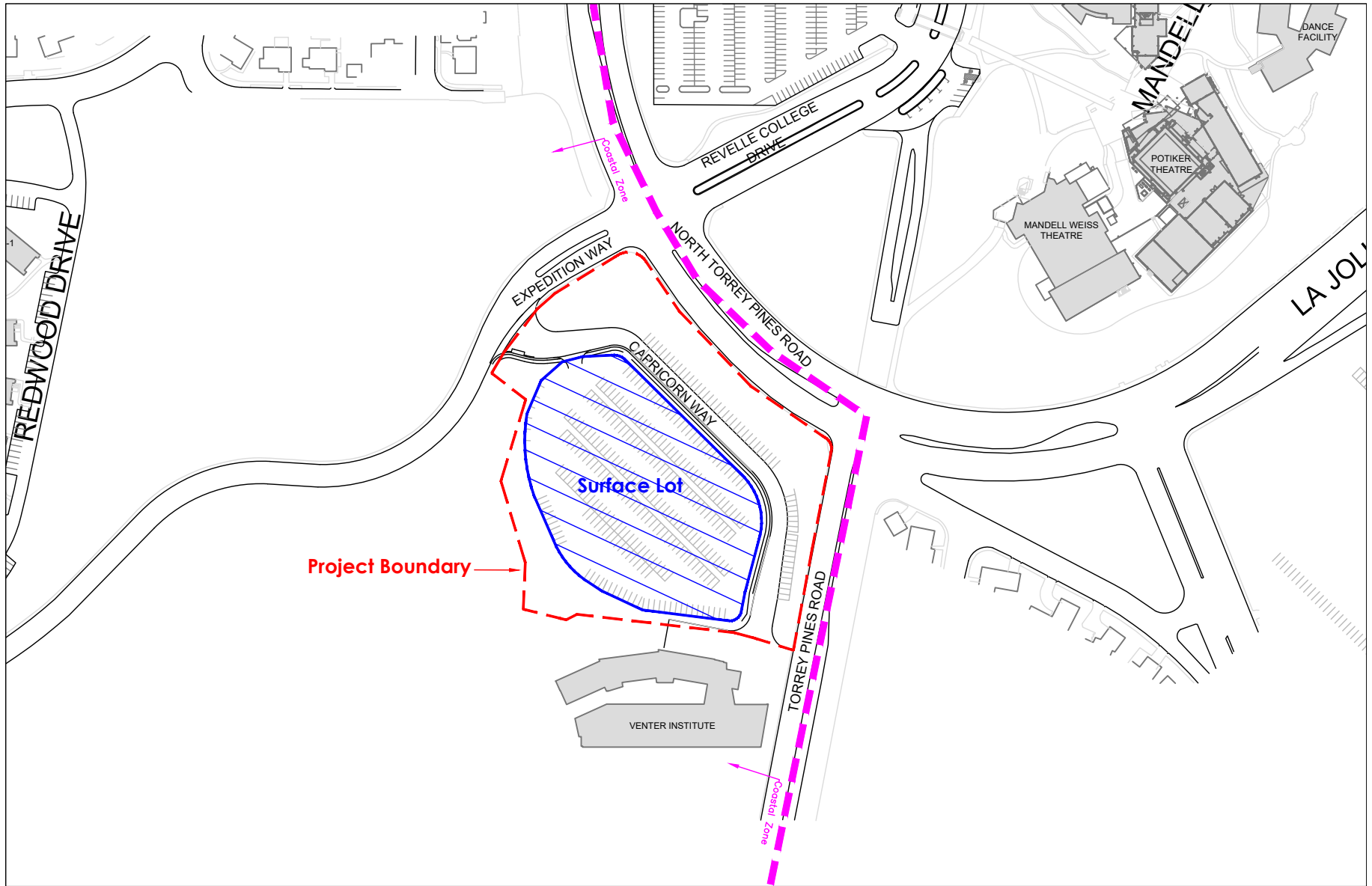
Expedition Way Parking Lot
Site Evaluation





Expedition Way Surface Parking Lot Location





Expedition Way Surface Parking Lot