CAMPUS/COMMUNITY PLANNING COMMITTEE
Minutes of February 25, 2016 Meeting

Present
Tom Allen
Christina Baek
Kim Carnot, Co-Chair
Don Chadwick
Mark Cunningham
Ross Frank
Nathan Maselli
Shirley Meng
Cara Fladd
Ken Hall
Eric Halgren, Co-Chair
Marlene Shaver
Dave Stegman

Absent
Stefan Llewellyn Smith
Nancy Kwak
Petia Mercia-Jones

Staff
Robert Clossin, Physical and Community Planning
Anu Delouri, Physical and Community Planning
Raeanon Hartigan, Physical and Community Planning
Todd Pitman, Physical and Community Planning
Elyse Sanchez, Physical and Community Planning

Guests/Consultants
Todd Berven, Transportation Services
Joel King, Facilities Design and Construction
Orville King, Resource Management and Planning
Kyle Fiddelke, The Office of James Burnett
Chuck Morgan, Facilities Management
Rosalie Pham, Facilities Design & Construction
Sohrab Rashid, Fehr & Peers
Alejandra Royo, Skidmore Owings and Merrill
Doug Voigt, Skidmore Owings and Merrill

Business Item: Approval of Meeting Minutes

The December 17, 2015 meeting minutes were unanimously approved without comment.

Information Item: SIO Physical Planning Study

Raeanon Hartigan briefed the Committee on the status of the Study. She reviewed the boundary that would be included in the study and noted that MSPPC and C/CPC would have a chance to comment and review the progress 2-3 times before it is finalized. 7 teams have been shortlisted, and the schedule will be developed once a team is on board.
**Action Item: Open Space Master Planning Study (OSMPS)**

Todd Pitman reminded the Committee that they had reviewed the OSMPS in December, and did not provide any comment. The OSMPS has only been updated with minor edits and was endorsed by the Open Space Committee on February 17, 2016.

Pitman reviewed the plan’s framework, which built upon the 2014 Strategic Plan and the 1989 Master Planning Study. The plan outlines several principles, including Legibility, Identity, Mobility, Social Spaces, and Resiliency. The plan presents several case studies of campus open spaces, which highlights successes and opportunities. The OSMPS puts forth goals for the management, design, planning and installation of all campus open space. Efforts were taken to provide flexibility; the document is not meant to be prescriptive in most cases rather it provides a vision and set of guidelines to show how open space can help achieve these goals. It should allow design teams to quickly visualize and better understand these goals in the context of any new project.

Pitman presented the OSMPS’s case studies for Ridge Walk and for Rupertus Way, illustrating the plan’s ability to outline key connections and mobility needs within the greater context of the campus networks.

Pitman asked the Committee for the plan’s endorsement, noting that any comments shared will be brought forward to DRB in March.

Orville King requested that projects take advantage of opportunities to improve safety and security. He emphasized that often the security is not evaluated until later in the project design. Joel King suggested the plan could incorporate subtext that mentions safety as a reminder to those that may reference the plan.

The plan was endorsed unanimously by the Committee.

**Action Item: Mesa Housing Neighborhood Planning Study**

Raeanon Hartigan introduced the project and reminded the Committee that they have previously seen a draft version of the presentation. It is being presented for endorsement and will continue on to the March 3rd DRB meeting for endorsement of the Design Guidelines. Doug Voigt from Skidmore, Owings, and Merrill (SOM) noted that the plan has evolved to address comments and concerns from the last round of review. Participants in the Study preparation process included staff and students that currently live in or previously lived in Mesa Housing. The neighborhood will be close to several LRT Stations when complete, enhancing connectivity. The existing Eucalyptus grove and surrounding canyons continue to serve as a primary organizing principle in the plan and will serve as places for recreation and amenities instead of residual open space that exists now. Surrounding the open space with housing will help increase the residents’ ability to keep “eyes on the street” and build community. SOM modeled the shading impacts from the conceptualized high-rise housing units to ensure permeability for sunlight and to reduce indoor climate controls.

The Study is consists of three main themes: Connectivity, Creativity, and Community. New suggested physical attributes include a pedestrian and bicycle bridge across the canyon toward Gilman Bridge.
With Mesa Nueva under construction, and Nueva West in early planning stages, two new parking structures will be constructed to house residents’ vehicles and bicycles.

The central open space, or “Arboleta,” helps tie together the smaller villages prescribed for the neighborhood. Rustic corridors help link to the canyon landscape, and a new area for urban farming is set aside. A proposed relocation site for the Early Childhood Education Center (ECEC) was identified further south and nearer to Regents Road to be better situated for drop-off and pick-up circulation. The existing site would offer minimal room for expansion since the location is near capacity. If relocated, the existing ECEC buildings would be repurposed into social space that relates to the Arboleta. The mixed-use development along Regents Road would be denser and include a variety of retail, social, and community spaces. This mixed-use model and ground-floor retail would activate the campus edge and leverage below-grade parking for resident and non-resident parking. District-based systems would help work toward climate neutrality. The team was exploring energy management systems by means of smart grid and/or fuel cells, however these opportunities need to be explored further as the neighborhood develops. “Nueva West” would be the next village to be developed.

Shirley Meng asked how sustainability goals would be met. Clossin shared that the Climate Action Plan (CAP) required the University to work toward carbon neutrality by 2025, an ambitious goal that will be considered with the proposed development. The LRDP update will analyze goals in the context of overall regional climate action goals but also University of California mandates.

Marlene Shaver voiced concerns that the retail area proposed would not be substantial enough to serve the residents, but Doug Voigt assured her that the amount of amenity space available would be large enough to serve the residents and surrounding community, reducing the need to drive. Halgren added that bicycle infrastructure should be given high priority in order to reduce vehicular traffic and support CAP goals.

The Committee asked about the vitality of the neighborhood at high density, and Hartigan explained that the goal of the plan was to test what kind of density would maintain and enhance the quality of life for residents. The PAC felt that the increased density in village clusters, along with the increase in meaningful open space and multi-modal connective would provide a higher quality of life and sense of community that the existing Neighborhood provides. The Plan is meant to be flexible, so each Village may not be built to the maximum density however the Study envisions approximately 8,000 beds. A parking ratio of 0.7 parking spaces for every 1 bed is utilized to estimate parking needs, but parking demands may decrease with the public transportation improvements coming to the area, therefore the Study has incorporated flexibility in relation to parking requirements. A one-to-one ratio is used for bicycle storage per bed.

Clossin commended the design team for incorporating the previous comments and addressing concerns in the final plan. The information discovered and documented through the process of this Neighborhood Planning Study will help inform the LRDP Update.

The Committee unanimously endorsed the plan.

**Information Item: Nueva West Graduate Student Housing**

Hartigan explained that Housing, Dining & Hospitality is requesting endorsement of the proposed site for Nueva West, as identified in the Mesa Housing NPS. She explained that there are over 2,000
graduate students on the waiting list and the demand will increase with projected enrollment increases. UC President Napolitano has created a Housing Initiative that requires all UC campuses to expand and accelerate housing projects. Thus, UC San Diego is proposing to move forward with the first phase of housing identified in the Mesa Housing NPS, which is in line with a 2007 Graduate and Professional Student Experience and Satisfaction Committee. The site is located between Mesa Nueva, under construction, and One Miramar Street Apartments. As determined by the Mesa Housing NPS, Nueva West would house approximately 800-1,000 beds at about 500,000 GSF. As the site is internal, minimal community impacts are expected and opportunities for high-rise buildings are suitable. The project would displace approximately 125 parking spaces, 25 of which are assigned to ECEC (which will be relocated). In a strategic partnership with the Health System, a parking structure would also be constructed nearby on surface lot P783 to serve Mesa residents and the Health System. As P783 was identified to remain as permanent surface parking to serve future SRP tenants, an amendment to the SRP Development Concept will be required to construct a parking structure on the lot. Two related, but separate projects that require design coordination are a road to connect Athena Circle to Miramar, and a bicycle and pedestrian bridge to connect the Mesa Neighborhood to the Gilman Bridge, and therefore main campus. A preliminary traffic study shows that the parking structure would not require Miramar Road to be widened. An environmental impact report (EIR) will be required.

The project would complete “Village 1” as identified in the Mesa Housing NPS, and better activate and connect OMS to the rest of the neighborhood. Special attention would be paid to pedestrian street crossings. Hartigan described the planning guidelines for the project envisioned in the Mesa Housing NPS. A primary pedestrian path is envisioned to connect the OMS and Mesa Nueva primary pedestrian paths. Building Heights are to be varied, ground floors should be programmed with active uses, and community spaces should be provided at the ground floor as well as rooftops. Outdoor rooms, including courtyards, commons, patios and terraces, should be clearly defined and linked together with a legible open space network. Taller buildings should be sited reduce the shading of other buildings or open spaces. The Mesa Housing NPS identifies a plant palette for rustic, garden and native landscape typologies, all of which will be included in this project. The NPS envisions improvements and widening of Miramar Road however it may occur during a later phase. Hartigan presented photographs of the site. The design would have oversight by a Building Advisory Committee and construction is anticipated in early 2018. The project was presented for potential action on site endorsement.

Joel King elaborated on the project goals and expectations. He emphasized that this one project should not carry the burden for smaller improvements. In order to provide affordable housing for students, some items in the Mesa Housing NPS may not be implemented. Mark Cunningham added that the housing rent falls below the market average and he continues to looks for models that offset cost. Frank Ross emphasized that the amenities are critical components for the apartments to remain in demand and foster community, and that funding models that support amenity construction should be sought out.

Halgren inquired about the single-unit demand, and Cunningham replied that “micro-units” are being constructed with Mesa Nueva and could be further evaluated once complete. The Committee also discussed the options for off-grid energy, as Mesa Housing currently sources from SDG&E. King added that the University will watch for appropriate technology to help Mesa infrastructure meet climate action plan goals. Shirley Meng noted that we have some time to analyze and advance energy solutions for this area of campus.

The site was endorsed by the Committee.
Information Item: Preuss School Fabrication Lab Modular (FabLab)

Pitman briefed the Committee on the Proposition Z grant funding of $1M for the lab. Two modules and a storage shed exist nearby now, and the new modular building of approximately 2,700 SF would be placed on the site. The academic land use is consistent with the LRDP. The Fab Lab would house robotics and fabrication equipment that is currently staged in hallways at the school. Some impacts to the existing Eucalyptus trees would occur, and about 4,700 SF would be re-landscaped, and some gardening space would be incorporated.

Chadwick inquired if the UC San Diego temporary trailer policy would be applied for this modular building. Pitman explained that it would not. The University partnered with San Diego Unified School District (SDUSD) for the grant funding and project delivery. Part of that partnership required a license agreement that stipulated the useful life of the modular building which the SDUSD suggested is at least 20 years.

The Committee endorsed the site.

Information Item: Fire Station

The City of San Diego (the City) retained Citygate Associates, LLC to prepare “Fire Service Standards of Response Coverage Deployment Study for the City of San Diego Fire Rescue Department” which was released in a February 2011. The report concluded that there are insufficient fire crews and stations to allow the City to achieve its desired firefighting response time performance measures in all areas. Nineteen “gap areas” were identified and prioritized based on a variety of factors including location relative to high workload areas, providing coverage to under-served areas, improving service to high population areas, and maximizing coverage by individual stations. UC San Diego is ranked the eighth most critical gap area.

UC San Diego retained an architectural firm to help define the site that would be required to build a fire station that meets the City’s construction standards. The approximately 0.8 acre project site is located east of North Torrey Pines Road, west of North Point Lane, and north of North Point Drive. The project would displace one existing tennis court. The site slopes up from North Torrey Pines Road approximately 15 feet, depending on the location, requiring fairly extensive grading to allow adequate Fire Apparatus vehicle access, and a retaining wall along the southern and eastern edge of the site.

Several UC San Diego project EIRs reference the Fire Station project as necessary mitigation and requires UC San Diego to pay its proportional share. UC San Diego will fund and construct the project and then transfer the land ownership and operations of the station to the City. C/CPC had previously endorsed a site at the Gliderport, but the Salk Institute did not support this site. This site has limited impact to the existing and future development. Both Sanford Consortium and the Salk Institute support this site.

The project program would include a 13,000 GSF building with 4 drive through fire apparatus vehicle bays to house a standard fire crew of 12 personnel per 24 hour shift. A traffic study has provided options for traffic circulation and signalization, which would need to be permitted by the City of San Diego. The preferred option recommends a traffic signal that would be activated only by the fire trucks and emergency vehicles and provide full access from Torrey Pines Center North. The project site impacts Site 10 in 1994 North Campus Neighborhood Planning Study (NPS) which showed two options:
recreational or academic. The NPS should be reevaluated within the context of current and anticipated needs and the land use should be revisited in the LRDP update.

Don Chadwick voiced concerns about impacts to the recreational area, particularly the throwing field and the tennis court. Preliminary studies showed the throwing field could be accommodated, however direction has not been identified for the tennis court. The Committee also questioned if the high-rise housing with operable windows would be affected. Delouri noted that the new station in University City and many other fire stations are located in residential areas. Clossin also noted that any noise impacts would require mitigation through the project design.

Joel King and Orville King contributed their positive feelings about the new station, adding that UC San Diego would use the first responders often. Clossin noted that an LRDP amendment would change the site’s land use to “General Services.”

The Committee endorsed the site with one abstaining (Don Chadwick) from the vote.

**Comment to DRB: SIO Standby Electrical Generator**

Hartigan reviewed MSPPC’s and the DRB’s previous comments with the Committee, which included researching opportunities to screen the project, enhanced landscaping, and maintaining pedestrian pathways. She introduced Project Manager Rosalie Pham to present the project design. Pham presented a site plan and massing studies. The original project identified only one generator, and is now including a second generator in the design, as Building D is changed from SDG&E to the SIO network, it will add enough capacity such that a second generator would soon be warranted. It has not been determined if the second generator would be installed with the first one, or at a later date.

The new site at the north end of Deep Sea Drilling area would require the removal of the Core Storage building and a wing addition to the Deep Sea Drilling East. The placement would work around existing trash bins because a manhole is directly below them, and the two functions can coexist. The project would also install 12kV switch gear, close to but not blocking access to the generators.

The Committee echoed the need for additional screening on along Downwind Way. Pham noted that circulation and maintenance requirements limited screening options. Design standards require that the removable bollards be visible (“yellow”), but the Committee requested that the color be evaluated for aesthetics. The Committee sought options for plantings in front of the generators, but freestanding planters may be difficult to maintain. Cara Fladd suggested working with Physical and Community Planning to assist with landscaping. Halgren asked if fuel cells could be incorporated, and Rosalie Pham replied that electrical codes required diesel-fueled power. Green power is always part of the design evaluation and integrated when possible.

The Committee offered the following comments to the DRB:

1. The Committee suggested further evaluate adding planting around the generator units for screening purposes, where possible. Given the prominent location, consider aesthetics which may include, but are not limited to, screening with wood paneling, gates, and/or landscaping. Consider selecting more decorative bollards.
2. The Committee suggested simplifying the plant palette and selecting plant materials that would screen the equipment from Downwind Way while maintaining adequate sight lines at key pedestrian crossings.

3. Ensure that existing pedestrian access to and from Deep Sea Drilling is maintained or improved.

This item concluded the meeting.

Respectfully Submitted,

Elyse Sanchez
Recording Secretary