DEVELOPMENT GUIDELINES FOR FACILITIES LOCATED IN THE UCSD PARK “GROVE RESERVE”

I. Grove Reserve

A. Purpose

The eucalyptus Grove Reserve is a physical feature of UCSD’s natural setting that contributes to the campus’ distinctive identity. Consequently, UCSD’s plans have consistently emphasized the importance of preserving and enhancing the Grove as a visual, educational, recreational, and research amenity. Further, the Grove has been designated as a component of the UCSD Park to protect this open space amenity in perpetuity and these guidelines have been crafted to ensure the long-term viability and integrity of this resource.

B. Description

1) The 1989 UCSD Master Plan Study established the Park which was included as a land use in the 1989 Long Range Development Plan (LRDP) and will be sustained in the 2004 LRDP. The UCSD Park is comprised of three land categories: Ecological Reserve, Grove Reserve and Preserve Lands.

   The Grove consists of approximately 112 acres and includes the major eucalyptus grove in the western area of the main campus, stretching from Genesee Avenue to the northern end of the SIO. The eucalyptus trees are a beautiful resource on campus, although the grove has been diminished by past development and weakened by pests and drought.

2) Modifications to existing buildings in the Grove are subject to these development guidelines.

C. Use of Grove Reserve

The Grove is seen as a resource and an amenity. While some parts of the Grove will require greater care than others to ensure preservation, UCSD’s overall intention is to make it accessible so that people may experience this forested landscape, and to provide the campus neighborhoods with “breathing space”.

D. Maintenance and Management

Ongoing enhancement and implementation of a maintenance and management program is required to protect and/or enhance the groves.
II. Facilities in the Grove Reserve

A. Definition

“Facilities” are defined as permanent or temporary buildings, roads, pathways, underground and above ground utilities, art installations, and staging and lay down areas associated with capital improvement projects.

B. Existing buildings in the Grove are:

- Theatre District: Mandell Weiss Theater, Mandell Weiss Forum, and La Jolla Playhouse Play Development and Education Center
- Dance Facility
- Che Café
- Revelle Provost
- Central Utility Plant
- Original Student Center
- International Center
- Career Services Center
- Student Health Center
- Marshall College Dean’s Residence
- Revelle Substation
- Stuart Collection Art Installations
  - Red Shoe
  - Blue Fence
  - La Jolla Project
  - La Jolla Vista View
  - Trees

The Grove is also traversed by two major roads, (i.e., Voigt Drive and Scholars Drive South) several service roads, contains numerous pedestrian and/or bike paths, and several parking lots.

C. Development Guidelines

1) New developments, where no facilities currently exist, in the Grove Reserve are prohibited. Based on projected space needs for future academic and administrative facilities, the area set aside for the Grove should not require encroachment.

2) Expansion of existing facilities in the Grove are strongly discouraged and should only be considered if there is a compelling programmatic justification. Such expansion would require amendment of the Master Plan entailing review by the Park Committee, Campus/Community Planning Committee, the Design Review Board and approval by the Chancellor (see UCSD Master Plan Study pages 30 and 112).
3) In cases where expansion of existing facilities is unavoidable, expansion will be subject to the following guidelines:

a) An existing paved area, such as a patio, may be enclosed.

b) A second story addition may be built over an existing first floor with the intent to maintain intimate scale.

c) Limited encroachment on unpaved areas should be determined on a case-by-case basis and may be permitted when impact to the Grove is minimized and the location is justified, subject to the “no net loss” policy.

d) The maximum height of buildings in the Grove should be determined on a case-by-case basis. For example, a second story addition over an existing single story building would be limited to the same floor to floor height, excluding parapet and mechanical screens.

e) Building mass should be articulated to avoid large, continuous facades with the intent for the building to appear “set in a grove”.

f) Building additions should generally be oriented so that the narrow sides face public roads and prominent pedestrian paths, such as Library Walk, to enable views into the Grove and prevent a “walled edge”.

4) New or expansion of existing parking lots in any area of the Grove is prohibited. Cart storage should be limited to existing parking lots.

5) New utilities requiring grading and trenching through the Grove should respect the existing grove pattern to minimize displacement of trees.

6) Mechanical rooftop equipment should be concealed and set back at least 10 feet from the parapet of flat roofs and screened in a manner appropriate to the overall building design.

7) Design of facilities in the Grove should enable entry by pedestrians from all sides. Service areas should be discrete and screened in a manner consistent with building design and landscape materials:

a) Service areas should reflect the minimum area necessary to accommodate trash dumpster, and mechanical equipment. They should be completely screened in a manner consistent with the overall building design.

b) Outdoor equipment, such as utility boxes and utility meters, should be screened with an enclosure and/or landscape materials.
D. Colors

1) Buildings within the Grove should be finished in materials complementing the natural setting, colors and character of the Grove. Colors will be reviewed by the campus color consultant and approved by DRB.

III. Site Development Guidelines

A. Policy of “No Net Loss of Land”

In the event that minor adjustments must be made to the boundaries of the Grove to accommodate campus improvements, no net loss of land to the Grove should occur. This goal should be accomplished by adding comparable acreage into the Grove to compensate for any loss or by converting paved areas (e.g. parking lots) to Park land.

B. Tree Replacement

Trees removed from the Grove should be replaced at a ratio of 2:1 (two new trees for every one tree removed) with appropriate irrigation improvements. Replacement of previously damaged or missing trees does not fulfill the 2:1 replacement ratio. Trees should be replaced where appropriate per the Grove maintenance and management plan.

C. Grading

1) Grading should be minimal for the placement of a facility or improvement. Grading that would remove existing mature trees is strongly discouraged.

2) Disturbed areas due to grading for infrastructure or building expansion must be restored.

D. Access (service, vehicular and pedestrian)

1) Modification of fire access relative to building expansion should be minimized by the building design and when necessary should adopt the least invasive approach to avoid impact to the Grove. Consultation with the UCSD Fire Marshal is required.

2) No new roads should be located in the Grove.

3) Existing surface parking within the Grove should be converted over time and replanted with trees, except where accessible parking spaces are required.

4) Due to existing steep topography, accessible paths through the Grove will be accommodated in the key area of the campus (e.g. the site of the planned Peterson/Geisel Promenade).
5) A series of smaller rustic paths covered with mulch may be used to provide reasonably direct connections through the Grove to key destinations.

6) Except where pedestrian traffic dictates, paths in the Grove should be narrow (rather than wide), and informal (rather than formal). The width and configuration of new paths should be determined by existing adjacent trees. Tree removal and grading for paths in the Grove should be minimal.

7) Major paths in the Grove should use materials such as gravel, asphalt, or wood planks (but not concrete).

E. Grove Site Furnishings

1) Benches within the Grove should be “parklike in character” and appropriately sited.

2) Lighting within the Grove should be pedestrian in scale and subtle, but provide a sense of safety and clarity for the users.

3) Low walls and appropriate gateways can also help to separate the Grove from adjoining development and reinforce its rustic character.

IV. Landscape Guidelines

1) The eucalyptus trees are a beautiful resource on campus and every attempt should be made to sustain their health, including clear cutting and replanting as appropriate. Replanting should occur during the appropriate time of the year as to not impact the Monarch butterfly.

2) The Grove maintenance and management should occur regularly to protect and/or enhance the vegetation. There should be an active and routine program of thinning, pruning and providing irrigation for the trees.

3) Replanting should be of appropriate density to enhance and maintain the health of the trees as set forth in the “Maintenance and Management Plan for the Park Eucalyptus Groves”.

4) The roads and service driveways which penetrate and traverse the Grove should be seamlessly landscaped as much as possible.

5) No lawn is permitted in the Grove Reserve, except where it complements a transition to programmatic use.
6) Understory (groundcover and shrubs) plantings should consist of native species indigenous to the campus, succulents, or other drought tolerant species which complement the Grove character. Selection of appropriate understory plants will be influenced by sunlight penetration, plant species, irrigation and the relationship to buildings and walkways. Ornamental or linear plantings along building foundations and walkways within the Grove are not appropriate.

V. Stuart Collection

Site specific art installations that are part of the Stuart Collection require protection and preservation of the Grove around them as they are an integral part of the setting. Consultation with UCSD staff is required to modify or remove an existing installation or add a new art installation to the Park.