Individual site planning and development will be controlled. The aim is to ensure best use of the area relative to the open space framework, nearby uses and site access patterns. A successful union of site and development will help create an interesting and vital neighborhood. The concept calls for a strong open-space structure, with supporting building edges and building mass. Building design and landscaping are less rigidly controlled and are described by character.

SYSTEM

Setbacks from circulation systems and open spaces define building sites. A major goal of creating development sites is to be able to better budget site costs. Building programs will be contained within sites but can be linked to common facilities or open space. Figure 18 defines the site limits in relationship to view corridors, curbs and walkway centerlines. Site sizes are in the Program section. (Table B)

The two neighborhoods of North Campus are distinguished from each other in several ways by site planning and landscape. The key site planning concept emphasizes a difference in the way building clusters relate to courtyards and the rustic landscape. The south neighborhood, which is described as the Academic Grove district (and which contains College A) is introverted. This area has little view and the sites are inwardly focused to courts and quads. The north neighborhood, the Torrey Pines District (which contains College B) is extroverted. Sites are oriented to views and the external landscape more than they are in the Academic Grove, while courts are generally smaller and tightly contained. (Figure 17)

The following design principles apply to both neighborhoods.
SITE DIMENSIONS
Figure 18
Development sites are established by setback from circulation and view corridors.

- Development Site Boundary
- Fixed Dimension
- Averaged Dimension
- Minimum Size for Courtyard
- Development Sites

HIGH-POINT BASELINE North 263.200 on Campus Grid
Site Edges

Edges fall into five major categories reflecting relationships to boundaries and open spaces. Edges are located at the site limits identified in the Site Dimensions Plan (Figure 18). The Framework Concepts (Figure 20) are the basis for the Treatment of edges, as shown in the Edge Types (Figure 19) and Development Edges Plan. (Figure 21)

- **Strong Definition**
  Building facades should be at site limits to create continuous architectural edges. Neighborhood pedestrian circulation is also part of these strong edges. The edges should provide major entries to buildings and courtyards.

- **Medium Definition**
  These edges should define a volume of space but are not intended to have major entries or continuous pedestrian traffic. Buildings will meet the setback but should not have continuous planar walls or major entries.

- **Weak Definition**
  Buildings should have weakly defined mass or facade walls at the site limits with added offsets and upper story setbacks, such as patios or undulations away from the edge. Trees and rustic landscape should appear to flow into these edges.

- **Pedestrian Facades.**
  The edges of major public buildings such as RIMAC and the commons should provide landmarks when viewed across open space. Edges of all buildings along pedestrian spines should provide pedestrian uses and accessibility.
EDGE SECTIONS
Figure 22

A  RIDGEWALK
   CAMPUS LEVEL MALL

B  TORREY PINES TERRACE
   PRIMARY WALK

C  WEDGE-NORTH SIDE
   COLLEGE SPINE

D  VIEW CORRIDOR
   PRIMARY WALK

E  PRIMARY WALK
   SOUTH SIDE OF THE WEDGE

F  NORTH TORREY PINES ROAD

G  SCHOLARS DRIVE AT
   TORREY PINES OR ACADEMIC
   GROVE DISTRICTS

H  PARKING EDGE-BELOW
   N.TORREY PINES / ENTRY DRIVE

I  PARKING EDGE-AT
   SCHOLARS DRIVE / RIDGEWALK
Building Height

Building heights should vary within development parcels to afford views through and over sites to the west. While varied building heights along ridge walk are encouraged, it is critical that the ridge retain its character within the context of the natural elements. Design of buildings along ridge walk should not dominate qualities inherent in the site, specifically the row of eucalyptus trees on either side of ridge walk. It is the intent of these guidelines that buildings on the ridge recede visually in relationship to the existing landscape. As some of the buildings along the ridge line may extend above the tree line (currently 45 to 50 feet), portions of buildings over 50 feet in height should be permitted only when occupied by programs that benefit from the view. Further, the visual impact of portions of buildings that exceed 50 feet should be minimized. There are several ways that this can be accomplished.

- Provide a minimum 15 ft. setback at 50 feet as a cornice line.

- Construct one or more building floors (as necessary) below the elevation of ridge walk.

- Arrange portions of the building over 50 feet so that they appear lighter in massing and treatment than lower parts of the building. 'Lightness' can include a narrow profile, thinner detailing, or use of 'atmospheric' colors which blend with the sky.

Each designer should develop a creative building composition that conforms to the intent stated herein, permitting the eucalyptus hedgerows to maintain their dominance of the ridge.
SITE PLANNING GUIDELINES

It is open space and siting more than architectural design that will provide the sense of place in North Campus. The potential of the neighborhood must be realized by each facility which should reinforce the strength and character of the open-space framework. Designers should review recommendations for open space and landscape as an early part of the formulation of project design concepts. (see earlier Figure 20)

There are three major criteria for siting facilities: view orientation, solar exposure and location on the sloping topography. Priority should be given to protecting and framing views from ground-level public spaces. Designs should take advantage of views both east and west from private courtyards, windows and roof terraces. Figure 23, the site sections, indicate the idea of stepping buildings for view as well as maintaining view corridors for open space views.

Sun Exposure

Providing the maximum amount of sun for use areas should be a key consideration for contained open spaces and major indoor spaces. When a building complex frames a court, higher elements should usually be on the north side of the complex, with lower elements on the south. Taller structures should be at higher elevations to dramatize the topography. Lower buildings should be at lower elevations. (Figure 24)

Access / Orientation

Pedestrian access to buildings used by the public and visitors should be oriented to the rustic landscape and the major circulation connectors. These are defined in the Circulation section. Such public buildings are the commons complex, RIMAC, satellite bookstore, cafe and meeting and administrative facilities. Pedestrian access to residential and academic clusters can be oriented to discrete landscapes: quads, courts and secondary walkways.
Relationship to Open Space

Gathering places should be created as part of most site developments and be protected from wind by buildings and screen walls. Entries and views should be inviting and fit with the larger rustic setting. The gathering places should provide much of the individuality and expression of complexes as opposed to the exterior elevations and facades. Meeting rooms, lobbies, lounges and entries should be oriented to outdoor space. Open space should frame landscape and ocean views.

View Orientation

Primary consideration to views should be given in building siting and the arrangement of height and mass within sites. Roof lines should complement topography by stepping with the grade and generally reflecting the tree line. Building mass should create simple strong masses which step with the topography and frame space. Attention should be given to emergency and disabled access to all ground-level courtyards and entries. For instance, provide access at grade to all buildings or courtyards from ridge walk, Torrey Pines Terrace or Scholars Drive to simplify both disabled and emergency access.

Grading

Sites should be terraced to step with the grade, but the step should occur between the major access levels rather than providing mid-level access which would provide barriers of steps and ramps between major north-south circulation routes and entries.

Site Program

There should be a detailed analysis of each selected site as each project and budget is formulated. It should include activities, site development, off-site relationships and the compatibility of the development with the site. It should consider off-site costs, including possible assessment of a percentage of development cost for the North Campus open-space framework discussed in the Implementation chapter.
ARCHITECTURE GUIDELINES

Open space and landscape are integral elements in the North Campus study. If the landscape defines the identity and character of the neighborhood, what should be the effect of the architecture? The building program is intense for the development sites with a floor area ratio up to 3.3 for residential and academic sites. Buildings will be an important part of the landscape, but they should interact with landscape, to frame, shape and define spaces and views rather than preside as objects in open settings. Building forms should be simple, roofs should be flat or gently sloping (Figure 25).

Building Form

Facade expression should not be overly faceted or extremely detailed. Any detailed expression should be related to the treatment of openings, solar protection of windows and definition of entrances. This treatment may relate to the general theme of sun, shadow, breeze and view. Richness and detail in architecture should derive from environmental features such as shading devices, wind deflection screens, view terraces, or the play of light, shadow and the color variations of light from sunrise to sunset.

This concept of architecture may yield a range of building forms to serve particular sites as background and landmark buildings. The tradition of noted architects who have worked with the La Jolla landscape and the natural environment, should be upheld.

Architectural Context

North Campus includes several existing buildings plus two under construction. The architecture of these buildings varies significantly. None of these buildings should necessarily be considered models to be emulated, but neither should they be perceived as incompatible with the philosophy of this plan - to some extent each emphasizes landscape and site values over elaborate architecture.

Fenestration

Ground level fenestration and entrances should be as large and as open as possible to emphasize indoor/outdoor relationships and the connections to open space. Upper level fenestration should emphasize discrete and clearly articulated windows and bands of glazing, within the solid field of the facades.
Roof Treatment

Carefully consider treatment of the roofs of buildings west of the ridge to avoid blocking views or presenting unattractive foreground views of mechanical equipment and flat gravel expanses. Strategic use of parapets, screens and taller elements can create interesting roofscape.

Materials

Exterior materials should emphasize simplicity and background character of the buildings. Mixing of exterior materials on a building is discouraged. Simple planar fields of concrete, stucco or masonry are the preferred exterior palettes. Attention should be given to how these planes will relate to exposure: for example, north facing buildings on the highpoint wedge will be read primarily in silhouette against the sky, while south facing buildings will be brightly lit and provide a canvas for the shadows of trees. Every effort should be made in all construction to use recycled products and those which minimize energy use in their production.

Colors

Color of buildings is an important aspect of the overall UCSD campus image and offers opportunities for enhancing the concept for North Campus. UCSD is developing a campus-wide color palette and will review all colors of architectural features as part of the design process. The University's color consulting firm, Conover, prepared a specific color palette for North Campus which is provided in Appendix C. This section describes the approach to color.

The UCSD campus has a high degree of chromatic unity through the use of integrally colored materials such as natural concrete, wood, stone, glass and metal; set within the Eucalyptus Grove. However, the five existing and proposed buildings on North Campus diverge from the overall campus theme and from each other. In addition, the Ocean View Complex adjacent to North Campus is a cool, blue-gray with blue trim. Color should be used to relate North Campus to Central Campus and not to create the impression of an isolated complex as it is currently tending. North Campus should not feel completely distinct from Central Campus. Relationships should include, materials, natural earth and atmosphere colors and extensions of the tree canopy. The neighborhood can have a unique character in the way these elements and vocabulary are used.

The bodies of buildings should generally be light masonry colors in keeping with the palette of materials of the central campus as well as the Salk Institute and the work of San Diego modern architects such as Irving Gill. The color palette of these buildings tends to warm earth-gray and buff off-whites.
Detail or accent colors include wood, oxidized or bronzed metal, the mustard yellow and gold of San Diego earth and cobble, gray-green of Eucalyptus, red brown of native burnt adobe brick and occasionally white or the violet blue of light. Irving Gill had a particular theory that may apply to this site: That his palette of warm-gray masonry and "tree color" trim intensified the particular violet blue of San Diego light. The subtle use of color by Louis Kahn at Salk seems to confirm his observation.

Special Sites

Six building sites have special characteristics which should be reflected by signature architecture. Three sites (6, 7 and 11) frame the top of the highpoint wedge and can provide a visual anchor for the neighborhood. A fourth site is on North Point (site 8 or 10) which is a gateway location. The fifth site is RIMAC which anchors the athletic fields with a major public events facility. The sixth site is site 15 which is in the wedge. All remaining buildings should be simple, subdued background structures that recede into the landscape.

• **Highpoint Sites**
  Emphasize pedestrian edges for wedge and the profile against the sky. Create a strong contrast between the edges and the buildings within the wedge in both scale and texture. (Note that the south edge of site 6 is adjacent to the Institute of the Americas and should be carefully designed to complement its one and two story scale.) Provide a mixed-use focus along the south edge of the wedge. It should include a sundry shop, food service facility perhaps a satellite bookstore and/or cafe, and open to a protected gathering space. These buildings should have the strongest presence on the wedge.

• **North Point Site**
  North Point can provide an important sense of identity for the University as a whole from North Torrey Pines Road to the north and from the entry drive. Buildings on this site should have an image of dignity and restraint with magnificent materials (like Salk).

• **RIMAC Site**
  The RIMAC facility has been designed and approved and includes features which are related to its landmark potential.

• **Wedge Site**
  Because this site is in the wedge, it should have the character of terraced cottages set in a grove of Torrey pines.
Parking Structures

Parking structures should be simply designed in earth colored materials: deep gray and buff colors rather than light colors. Special care should be given to shielding lighting from the landscape to protect the character of the scenic drive on Torrey Pines Road and views of sunset from buildings and open spaces overlooking parking. Refer also to parking structure descriptions in the Open Space and Landscape and Edge Sections (see Figure 22).

ARCHITECTURAL PARADIGMS

North Campus buildings should be reminiscent of the “classics” of southern California contemporary architecture - buildings which respond to the particular light of San Diego, and to the climate, colors and textures of the Southern California coastline. It should be noted that these buildings have achieved great distinction over time although they are restrained and not flashy. This area of campus offers a great opportunity for other architects and landscape architects to excel in a similar way.

Salk Institute: Louis Kahn

The Salk Institute provides an example of a very quiet building with powerful presence in the way it defines the ocean view. It also demonstrates sensitive use of materials and colors for the seacoast sky and soil colors. The rough texture of the landscape setting complements the simple volumes of the building.

Scripps House and Women’s Club, La Jolla: Irving Gill

Irving Gill’s architecture is overly imitated (or at least referenced as a source) but seldom equaled. Proportions are its key, but perhaps bear little relationship to the scale of buildings planned for North Campus. Rather note the rich yet subtle colors of concrete, stucco, gold stone, and dark brick. Colors complement not mimic natural earth material of La Jolla.
**Molecular Biology: Charles Moore**

This building is a recent example of a building which uses warm gray concrete and subtle gray green, gold and gray in a way which is effective with the Eucalyptus trees. The building looks best in fog.

**Beckman Institute, UCI: Skidmore Owings & Merrill**

Beckman Institute in Orange County is an example of a new building set in a newly planted Eucalyptus grove which has both the restrained form and rich detail of pedestrian courtyards that North Campus should have.

**Pueblo Ribera: Rudolf Schindler**

This building is still the best example in San Diego of the stepped picturesque mass that the guidelines describe for the residential sites.