2 Planning Context
Chapter 2 Planning Context

2.1 UCSD Master Plan Study

The SOM Neighborhood Planning Study builds on the objectives and principles of the 1989 University of California, San Diego Master Plan Study. The key guiding principles of the Master Plan are as follows:

- **Neighborhoods**
  The development of the campus occurs within a series of neighborhoods, each with clear boundaries and a distinct character of its own. Buildings and open spaces provide a specific sense of place for a series of Colleges or special purpose neighborhoods within the University. The SOM Neighborhood reflects the teaching, clinical and research needs of the core medical program and related sciences.

- **Academic Corridors**
  Each campus neighborhood is linked to adjacent neighborhoods in a series of academic corridors, groupings that loosely follow related programs and disciplines to promote natural cross campus connections. The SOM Neighborhood is centered on the Life and Natural Sciences Corridor with Revelle College to the west and the VA Medical Center and East Campus Health Sciences to the east.

- **University Center**
  At the heart of the campus is a distinct University Center which is the hub for campus activity and the focus of undergraduate services and programs. As the social and academic heart of the University community, it has strong links to the surrounding neighborhoods. The SOM Neighborhood, immediately to the south of University Center, must be developed in a way that enhances and promotes those connections.

- **The Park**
  The presence of a rustic landscape of canyons, bluffs, mesas and eucalyptus groves gives UCSD a unique, distinctive quality which is to be preserved in a series of interconnected open spaces. This ‘Park’ is another layer to the overall campus Master Plan Study and has a significant presence along the western edge of the SOM Neighborhood.

- **Connections**
  The roads, paths, public entries, view corridors, landscape features and landmarks contribute as much to the overall coherence of the campus as they do to each neighborhood. Strengthening connections within and on the edge of the SOM Neighborhood is critical to the successful implementation of the neighborhood plan and the campus as a whole.

2.2 UCSD Long Range Development Plan

The Long Range Development Plan (LRDP), adopted in 1989, sets forth, in more concrete terms, a comprehensive long range plan for the physical development of the main campus and its neighborhoods. The 1989 LRDP targets a goal of total enrollment for 27,500 students and eight colleges. Incorporated into the plan are the principles of the Master Plan Study. In addition, more specific goals are set for the colleges and academic disciplines on the campus, including the School of Medicine. The SOM Academic Plan anticipates significant growth to its graduate academic program and modest growth in the graduate medical program. In particular, the plan anticipates considerable growth of its research program, responding especially to new developments in the biological sciences. Major program expansion is anticipated in molecular and cellular medicine. The 1989 LRDP is also the basis of goals for the provision of parking, student housing and for setting the limits of overall program build-out on the campus. This is reflected in Section 2.5 Proposed Development Program.

Since the publication of the LRDP, a major complex for cellular and molecular medicine (CMME and CMMW) has been completed at the northwest corner of the neighborhood. In addition, a School of Pharmacy has been specifically identified as a new professional school which will be developed in the SOM Neighborhood. Other currently projected facilities reflect the anticipated pattern for new growth within the neighborhood.
Unless State funding policies for medical research change, the School of Medicine’s expansion will continue to rely on relatively small scale, incremental development. This will have a significant impact on the scale and texture of the expanded SOM Neighborhood.

2.3 Adjacent Neighborhood Plans

The Neighborhood Planning Studies that have been completed for Revelle College and University Center, together with the planning study for East Campus Health Sciences, are critical points of reference for the SOM Neighborhood Planning Study. Some of the most notable influences on the SOM Neighborhood are as follows:

2.3.1 Revelle College

The Revelle College Neighborhood Planning Study foresees major growth in the portion of the campus lying directly west of the SOM Neighborhood. Included are 1.3 million square feet of academic buildings with significant focus on the biological sciences. This suggests the increased importance of the Life and Natural Sciences Academic Corridor and the east-west links between Revelle and the SOM across Gilman Drive.

2.3.2 University Center

University Center will continue to grow as the social and academic focus for undergraduates on the campus as well as significant administration functions. This suggests increased activities on a series of north-south streets and walkways which connect University Center to the SOM. Currently, a major parking structure for 850 cars is under construction at Russell Lane and Gilman Drive, at the northern terminus of Villa La Jolla Drive. This will have a major impact on vehicular traffic circulation at the perimeter of the SOM and choices about infrastructure development within the SOM’s expanded neighborhood.

2.3.3 East Campus Health Sciences

As the SOM Neighborhood expands to accommodate teaching and research, the new East Campus Health Sciences (ECHS) will grow to provide health care and related clinical facilities. Student and faculty will increasingly find themselves moving between these neighborhoods as they fulfill their teaching, clinical and research goals. Unifying and connecting these distinct and separate parts of the Health Sciences functions is therefore of critical importance. Of major significance for these parallel, expanding programs will be the construction of the new bridge extending Gilman Drive east across the Interstate 5.
2.4 Site Constraints

The existing SOM neighborhood comprises 54 acres on the west campus, bounded by Gilman Drive on the north and west, La Jolla Village Drive on the south, and Villa La Jolla Drive on the east. In addition, the study has been expanded to include a 17 acre parcel of UCSD land south of the Veterans Administration (VA) Hospital and east of Villa La Jolla Drive.

2.4.1 General Planning Zones

The neighborhood can be thought of in terms of three general zones as follows:

- **Core Neighborhood, north of Osler Lane.**
  This zone is characterized by a series of large academic and research buildings, ranging from one to five stories, arranged as a series of discrete blocks within a park-like setting of mature trees and lawns. To the north, surface parking lots stretch along Gilman Drive and provide the most available potential building sites for the near future. The UCSD ‘Park’ is adjacent to the existing buildings and lawn area on the east side of Gilman Drive. The southeastern corner of this zone is occupied by one-story buildings, mainly small scale and of a temporary nature. These are also candidates for replacement by denser development some time in the future. The topography is generally flat or gently rolling. There are some limited views across the southern half of the neighborhood which steps down to the south.

- **Core Neighborhood, south of Osler Lane.**
  The northern two thirds of this zone is dominated by surface parking lots, occupying a series of flattened terraces, below street level along Gilman Drive to the west and well above the street to the south and east, along La Jolla Village and Villa La Jolla Drives. The only buildings occupying this zone are a series of temporary one story buildings along the eastern edge. The western edge is dominated by the remains of a canyon and a Eucalyptus Grove. The Grove, paralleling Gilman Drive, is designated as part of the Park Grove Preserve, a key element of the Campus open space system. To the south are steep, tree covered slopes separating the parking lots from the neighboring University Community Plan Area in the City of San Diego.

- **East extension, east of Villa La Jolla Drive.**
  The 17 acre zone south of the VA Hospital is also dominated by surface parking lots which completely occupy the mesa top. To the east, south and west are steep bluffs which separate the site from Villa La Jolla and La Jolla Village Drives and Interstate 5. This site is essentially bare, with sweeping views to the southeast towards the Hyatt Center, Mormon Temple and the rolling hill country beyond. The visible hills encompass both developed and undeveloped areas within the boundaries of the City of San Diego.

While the core neighborhood north of Osler Lane requires a careful strategy of infill to maintain the integrity of the existing buildings and green spaces, the latter two zones have the potential for major restructuring, establishing a new sequence of buildings and open spaces to provide a positive southern edge to UCSD’s central campus.
2.4.2 Current Traffic Conditions

The School of Medicine (SOM) Neighborhood Plan area access is based on the existing campus circulation network. The existing circulation network currently loops around the SOM Neighborhood Plan area on campus via Gilman Drive and Villa La Jolla Drive. Existing traffic control on the campus circulation network consists of four-way stops at the intersections. Congestion is currently experienced in the AM and PM peak hours at three primary network locations:

- Gilman Drive at Osler Lane.
- Villa La Jolla Drive at the VA Hospital entrance.
- Villa La Jolla Drive from the VA Hospital to La Jolla Village Drive.

The congestion is localized at these areas due to either the delay experienced at four-way stop-controlled intersections for a high traffic volume or a reduction in the number of available travel lanes on the roadway.

Currently, Gilman at Osler is a four-way stop-controlled intersection. Villa La Jolla Drive at the VA Hospital is a three-way stop-controlled “T” intersection. No access is available to the west at this intersection. Villa La Jolla Drive reduces from a four-lane road facility at the VA Hospital entrance to a two-lane facility at Gilman Drive.

The Gilman Parking Structure, located at the northern terminus of Villa La Jolla Drive, will be completed by 2001. This parking structure is generally adjacent to the north east corner of the SOM Neighborhood, sufficiently proximate to serve the interim needs of its community.

As part of the design and improvements for the parking structure, the widening of Villa La Jolla Drive north of the pedestrian bridge will be implemented with the installation of either a traffic signal or additional improvements to the four-way stop-controlled intersection at Gilman Drive and Villa La Jolla Drive.

The completion of the Gilman Parking Structure will result in an increase in traffic volumes within the existing circulation network that will be used by the SOM Neighborhood for access. With the addition of the parking structure traffic, the circulation network would continue to experience similar levels of congestion to the existing conditions without operational improvements.

Signalization or traffic control at Gilman Drive/Osler and Villa La Jolla Drive / VA Hospital entrance intersections and the widening of Villa La Jolla Drive from the VA Hospital to Gilman Drive (and possibly, from the VA Hospital south to a Jolla Village Drive) would improve the circulation network operation.
2.5 Proposed Development Program

In early 1999, the staff, in consultation with members of the PAC, developed a program for space and infrastructure expansion for the SOM neighborhood. The program addresses the following components:

- Existing buildings which are to remain.
- Buildings considered to be temporary which ultimately will be replaced.
- Future facilities based on expanding academic and research programs.
- A potential future component of graduate housing.
- Infrastructure needs including parking structures to replace existing surface parking and the creation of a satellite plant to the central utility plant in the adjacent Revelle College neighborhood.
- Potential additional program beyond the capacity anticipated by the LRDP, including additional parking, research and academic facilities, based on available land and infrastructure capacity.

The neighborhood planning study has explored options both with and without a housing component based on the perceived needs of the PAC. The plan can accommodate between 240 and 400 beds or alternatively be used for 120,000 gsf of research space.

Because any additional program beyond UCSD’s projected needs for the SOM Neighborhood represents potential capacity rather than actual anticipated need, the study has focused on identifying additional footprints for buildings and structured parking which reinforce the overall physical strategies of the plan. Thus each footprint for space beyond the basic program has a potential range of development density based on massing, height guidelines and setback requirements. Consideration has also been given to the overall parking capacity of the site and its relation to global campus strategies for private and public transportation.

Table 1 (opposite page) summarizes the basic program (existing and new) defined by the University and accommodated in the SOM Neighborhood Plan.

In relation to the initial program, the development capacity scenario envisioned in this planning study includes the following components in addition to what is targeted in Table 1:

- 594,000 to 694,000 gsf of additional academic / research space.
- 785 to 1,029 additional parking spaces.
- 160 additional beds.

The final program summary (Table 2) and illustrative plan locating each program element are located at the end of Chapter 3.
## Table 1

### SCHOOL OF MEDICINE NEIGHBORHOOD PLANNING STUDY PROGRAM

<table>
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<th>existing</th>
<th>gsf</th>
<th>asf</th>
<th>new program</th>
<th>gsf</th>
<th>asf</th>
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<td>existing buildings (1)</td>
<td>790,000</td>
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<td>Pharmaceutical Sciences (mixed functions)</td>
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<td></td>
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<td>SOM Research Facility (Garamendi II)</td>
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<td></td>
<td></td>
<td></td>
<td>Health Sciences Research Facility (&quot;dry lab&quot;)</td>
<td>83,000</td>
<td>50,000</td>
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<td>Brain Imaging Center (formerly fMRI)</td>
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<td>Bio Med Library Expansion</td>
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<td></td>
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<td>Other New Programs (T.B.D.)</td>
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<td>remove temp. bldgs (2)</td>
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<td>Replace temp. bldgs with permanent building</td>
<td>27,000</td>
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<td>Housing (6)</td>
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<td>total existing</td>
<td>763,000</td>
<td>473,000</td>
<td>total new program</td>
<td>512,800</td>
<td>317,000</td>
<td>1,275,800</td>
<td>790,000</td>
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</table>

(1) Existing buildings include permanent, temporary trailers and temporary buildings.
(2) Temporary buildings are SOM Buildings 8-20, as illustrated in the plan on page 20.
(3) 1,908 existing surface parking spaces in the SOM neighborhood.
(4) Master Plan recommended 1,625 parking spaces in structure(s) in the SOM neighborhood and 500 spaces east of Villa La Jolla and south of the VA Hospital.
(5) Explore appropriate locations for a satellite utility plant (approximately 15,000 GSF for land & bldg)
(6) Assumes 2.0 acres, 4 story bldgs., 240 beds. Explore 400 beds.

Notes: The above table is based upon 2004/05 Capital Improvement Projects (CIP):

(A) "Other New Programs" assumed after the 2004/05 CIP. Specific programs to be determined.
(B) Explore the SOM neighborhood "building capacity" beyond the program listed above.
(C) Replace space located in temporary trailers in New Program bldgs.