VI. DESIGN GUIDELINES

A. Introduction

1. Purpose

The design guidelines for the Scripps Upper Mesa Neighborhood are intended to reinforce the planning principles previously outlined. The guidelines have been framed to assist the architectural team in meeting the overall design intentions for the neighborhood. We have also included some specific recommendations.

2. The Neighborhood Context

The Scripps Upper Mesa Neighborhood is undeveloped at present. It is also remote from other buildings and neighborhoods on the campus. The physical setting is unique with strongly defined characteristics which the planning principles reinforce. The physical character of the buildings can therefore respond specifically to the opportunities of this site and create a unique place within the spirit of the larger SIO environment.

3. Neighborhood Scale

This neighborhood is unusually small in scale, with a potential for four building sites. The proposed structures will be relatively low in scale comprising three, two and one story heights. The four buildings should be a complimentary set of structures allowing for individuality of expression within a unitary framework. The first building will inevitably set the tone for future development and will need to clearly demonstrate the design intent embodied in these guidelines.

B. Architecture

The spirit of architecture within the Scripps campus can best be characterized as site and topographic specific, environmentally responsive, and relatively low scaled. There are numerous buildings with a strong relationship between landscape and built form with outdoor rooms responding to interior space. Trellises, roof overhangs, courtyards, and exterior walkways occur frequently, and where programmatically possible, there is a level of informality. The buildings are not stylistically determined; the palette of materials varies but there is a preference for “natural,” durable materials, with appropriate detailing.

1. Massing

As described in the planning principles and planning elements, buildings are to respond to two contrasting edges; the more urban street edge with parking, and the view-oriented, open-space edge facing the Ecological Reserve. The massing is described in diagrams and as follows:
On the parking edge buildings are to be three floors in height. Although indentations are possible, and the setback to parking may vary, the intention is to create a street wall edge on this side. Elevator motor rooms, stairs, or mechanical or utility protrusions are possible, preferably set back from the facade to allow for the three story reading.

Towards the common open space, the buildings are to step down in scale from three to two to one floor in height as described in diagram. The organization of the three and two story portions should create, where possible, relatively private courtyard spaces framed by the trellis walkway edge.

Beyond the line of the trellis walkway, towards the open space, only one story structures are possible. These “pavilions” should contain common space (e.g. cafe, lounge, seminar room, lecture hall) and form the outer edge of the Belvedere.

The trellis walkway, can vary its height, width, and profile, but should allow for continuous passage from one end to the other.

2. Setbacks

As noted in the building massing diagram, building setbacks are required to accommodate the Grove Path, the Ravine Path, the view corridor, and the service yard of Parcel 3. The site boundaries on the parking edge and the Ecological Reserve edge are building lines.

3. Facades

Although there are to be two distinct primary facades to the proposed buildings, these should be considered as fronts. There are no backs on these structures given the visibility of the proposed buildings on all sides.

- On the three story edge, the intention is to be urban, planar with the entries strongly identified. The ground level should contain uses requiring few windows to minimize parking lot views and to give privacy to the functions within. It is recommended that the ground floor be differentiated from the upper two floors in some manner such as materials, plane of the facade, or relative solidity.

- The upper two floors should be relatively open and reflective of the functions within. These floors will be visible through the trees from the surrounding roads. It is important that these buildings avoid the appearance of a typical “office park” associated with strip windows, thin facades and overly repetitive elements.

- On the open space edge, the character of the buildings will be largely determined by the massing strategy. Building form will
be more important than facade. View seeking spaces with appropriately scaled windows are likely to be located on this edge. Trellises, roof overhangs, porches and various forms of sun shading will be needed to give sun protection from the west and south. These elements should be designed to give depth to the building elevations. The intention is to allow the buildings to be light and open on this side, and whenever possible, to blur the edges between interior and exterior spaces.

- The one story portions forming the outer edge of the Belvedere should capitalize on their view location and be expressive of their functions.

4. Roofs

In general, the roof form and profile is not a special feature on the urban edge. The lower roofs on the open space edge should be designed as fifth elevations.

- For the three story facades facing south, the roof may overhang to give sun protection.
- On the two story portions of the buildings, the roofs should be used as landscaped terraces whenever possible. Roof should be finished with a topping slab or concrete pavers with movable planters. If not used in this way, they should be finished with visually acceptable materials such as standing-seam metal or tile.
- The one story structures should be linked to the main buildings to give weather protection. The roofs may form landscaped terraces or be expressive of special functions contained within them. The roofs should be visually finished.

5. Windows

Natural ventilation should be provided whenever appropriate. However, offices and laboratories with computers and scientific equipment may require air-conditioned environment. Punched windows should be set into the facade to give sense of wall depth. Nailed on windows in the plane of stucco or other materials should be avoided.

6. Exterior Materials

The Scripps Upper Mesa Neighborhood is removed from the bulk of the Scripps campus which is located in a highly corrosive coastal environment. However, the coastal fog is present during the season and material durability is still an issue. Given the coastal environment, wood siding and wood trellises have been used extensively and give character to much of the SIO campus. The wood used in this neighborhood will reflect our concern for the environment, and care will be taken to choose wood that comes from sustainable sources. For budgetary reasons, concrete
block is present but not recommended for buildings on this highly visible site. “Natural” materials have tended to be preferred on the SIO campus. Glare inducing materials are not encouraged, especially reflective glass.

- The Belvedere edge will set the character for the materials palette on the open space. The walls will rise out of the landscape and are expected to be masonry. If the budget permits, stone, in its natural state, is recommended, or concrete. Sandstone is the preferred material interspersed with rock bluffs (refer to Landscape Guidelines).
- The walkway trellis should preferably be built of concrete or masonry piers, concrete or pipe columns and wood for the trellis itself. The first building should set the material palette and character of this important element, to be continued in the neighborhood.
- Buildings rising from the terrace of the Belvedere should feel as light as possible. It is expected that porches will be recessed into the facades and that rooms will open out onto terraces paved with stone or concrete and planted as specified. Where the buildings are grounded, solid materials such as masonry, tile, or stone should be used.
- Stucco is likely to be the predominant material above, preferably applied to concrete masonry walls for long-term durability. If the budget allows for a superior finish, preferences should be given to “natural” materials, simply applied (e.g. stone or ceramic tiles) over those produced in a “high-tech” process (e.g. sandwich metal panels).
- On the urban facades, the base should be made of durable solid materials as described above.

7. **Color**

The color palette will be specifically defined for the first building project. The principles for the color range are as follows:

- The urban facades will be viewed through a screen of trees. The colors should be recessive and of medium hue. The color palette of the eucalyptus grove, used elsewhere on the campus would be appropriate for this neighborhood.
- On the open space, the colors should preferably be integral to the material. Where paint is applied, non-fading colors should be used.

C. **Landscape**

The design of the landscape will be a major factor in the plan for this neighborhood. Landscape will integrate the neighborhood into the campus as a whole by providing elements of continuity so essential to the overall UCSD Master Plan.

Landscape guidelines are intended to provide direction for the
planning of facilities and for the development of sites within the neighborhood. Guidelines reflect the Campus Landscape Planning Study in landscape character and plant materials.

1. Eucalyptus Grove Edge

- Slope area to buildings: Plant eucalyptus trees in a wide grid with similar spacing and species to the eucalyptus grove along North Torrey Pines Road. Establish the orientation of the grid parallel to circulation to maximize the impact of the grid. Use open masses of low growing groundcovers along the circulation edges. Use masses of deep green 4-5’ high shrubs to screen the edges of parking. The foreground near the street should be open to views into the trellis and shrub mass placed near the parking to create an understory similar to groves in the theatre district on West Campus. Grade the slope to maximize the screening potential of the landform and to emphasize views of the second story of buildings from the street. Ground treatment can consist primarily of Eucalyptus litter and decomposed granite, with some areas of groundcover in drifts up to the edges of paving. Continue the same planting across the parking areas and up to the face of buildings.

Plants:
Bougainvillea
Calocephalus brownii
Ceanothus
Galvezia speciosa
Hardenbergia
Rhus integrifolia
Cistus spp.
Trachelospermum asiaticum

Paving and furniture: Natural grey to warm grey concrete. Signs probable. Benches possible.

- Expedition Way: The eucalyptus grove extends part way down Expedition Way, and then planting changes past the buildings to low growing coastal sage scrub. The Meander follows Expedition Way along the west edge of the neighborhood and should be designed per design guidelines included in the Grand Park and Campus Meander Study.

- Grove Path: This path should be ramped at 1:20 and pass diagonally through the grove. It should be lined up with the eucalyptus trees extending across the road to the Belvedere trellised walkway. The path widens to form a plaza as it passes between development Sites 1 and 2. From this space, it is desirable that the adjacent buildings have major entries.
2. Torrey Pines Road Edge

- Torrey Pines Road edge: Add Torrey pine trees to existing trees along the road edge. Plant trees on the slopes between the sidewalk and parking at the building pad level, and in planting areas between parked cars. Plant in an irregular pattern to create a naturally spaced grove. Use masses of grey-green 3-4' high shrubs up to the edge of the sidewalk to screen parking and service areas. The ground plane in this area can be more grey-green than in the eucalyptus grove to relate to the color of the Torrey pine foliage.

**Plants:**

- Pinus torreyana
- Bougainvillea
- Calocephalus brownii
- Ceanothus
- Galvezia speciosa
- Westringia fruticosa
- Iva hayesian
- Gazania
- Rosmarinus officinalis

**TORREY PINE**

**CUSHION BUSH**

**ISLAND BUSH SNAPDRAGON**

**IVA**

**WHITE FLOWERED GREY GAZANIA**

**ROSEMARY**

3. Allen Field

The south edge of the site is an important view edge from buildings. Landscape can be similar to Torrey Pines Road, in which medium height shrubs will screen views of parked cars from Allen Field, but the pine trees should be more openly spaced for views.

4. Ecological Reserve Edge

- Reserve edge: The area of the site between the Belvedere and the ecological reserve should visually relate to the Reserve and contrast with the plantings on the terrace above the Belvedere edge. The tall sage scrub of the Reserve should be extended into the site along the natural swale, and up to the pathway which can act as a firebreak. The area around the tall sage scrub should be very low in character and use plants which retain some summer green color, are drought tolerant, and may be native or exotic. The Planning Advisory Committee recommends that the lower growing plantings should have an attractive appearance - not necessarily characteristic of the summer dormant appearance of coastal sage. For that reason, the use of evergreen plants, such as laurel sumac or ceanothus for long term establishment, is emphasized.

**Container Plants:**

- Ceanothus spp.
- Quercus dumosa
- Rhus laurina

**SCRUB OAK**

**LAUREL SUMAC**

Pattern of Torrey pines along Torrey Pines Road.

Cross section showing depressed parking at Torrey Pines Road.
Salvia apiana
Salvia clevelandii
Salvia munzi

WHITE SAGE
CLEVELAND SAGE
SAN MIGUEL MOUNTAIN SAGE

Seed Mix:
Artemisia californica
Diplacus puncicus
Encelia californica
Eriogonum fasciculatum
Eschscholzia californica
Lotus scoparius
Lupinus succulentus
Nassella lepida
Nassella pulchra

CALIFORNIA SAGEBRUSH
RED MONKEYFLOWER
COAST SUNFLOWER
FLAT-TOPPED BUCKWHEAT
CALIFORNIA POPPY
DEERWEED
ARROYO LUPINE

- Reserve meadow transition: As the view corridor opens out into the Reserve, planting should remain low growing in order to maintain the view and to maximize the definition of the Belvedere edge. The groundplane can be terraced with multiple low walls. Some surfaces can be decomposed granite or gravel, but also incorporate an accessible pathway which is paved and slopes at less than 5%. Plant material selection should consider especially summer character, because of the generally unattractive dormant character of low-growing sage scrub and the prominence of this area to the view and setting for the buildings, including non-native Mediterranean plants as long as they are fire resistant, drought tolerant and non-invasive. All plants, especially seed mixes should be cleared by the Reserve advisor as not posing a threat to the Reserve ecology.

Container Plants:
Artemisia californica “canyon grey”
Cistus spp.
Sisyrinchium bellum
Trichostema lanatum

CALIFORNIA SAGEBRUSH
ROCKROSE
CALIFORNIA BLUE-EYED GRASS
WOOLLY BLUE-CURLS

Seed Mix:
2-4 lbs. Of flower per acre
20 lbs of grasses per acre
10-15 lbs of nurse crop/grasses
Eschscholzia californica
Hordeum cismontaneus
Layla platygloosa
Lotus scoparius
Lupinus bicolor
Lupinus succulentus
Melica californica
Mimulus spp.
Nassella pulchra
Sisyrinchium bellum
Trichostema lanatum
Zauschneria spp.

CALIFORNIA POPPY
TIDY TIPS
DEERWEED
DOVE LUPINE
ARROYO LUPINE
CALIFORNIA ONIONGRASS
MONKEY FLOWERS
PURPLE NEEDLEGRASS
CALIFORNIA BLUE-EYED GRASS
WOOLLY BLUE-CURLS
CALIFORNIA FUCHSIAS

Paving and furniture: Decomposed granite with redwood headers throughout terminating at the concrete walkway along the west side of the parking lot.
4. View Corridor

The view corridor plays a critical landscape role for both west campus and the neighborhood: it is one of the few areas from which the ocean is visible at ground level on the west campus. For visitors approaching the campus from the east along La Jolla Village Drive, the combination of the ocean view to the west, views into the theatre district, and the arrival at the eucalyptus grove, creates a strong sense of entry into the campus as a whole. The corridor separates the Torrey pine landscape from the west campus eucalyptus grove and it provides a topographic connection like a small canyon from the campus shallow ravine into the Reserve.

- **View Corridor:** The view corridor through this neighborhood intersects the corner of the site at the intersection of Torrey Pines Road and North Torrey Pines Road. The open break, or negative space between the Torrey pines landscape and the eucalyptus grove is both an entry to the neighborhood and the “marker” at the edge of the central campus landscape. In that sense it would reinforce this campus gateway to continue the Torrey pine trees across North Torrey Pines Road on the south edge of the theatre district. Planting around this corner should be understated and not accent plants with flowers. The groundplane of the eucalyptus grove edge should come up to paving on the north and west side of the corridor, and the groundplane of the Torrey Pines Road edge paving on the south side. This may be somewhat different in plant character, as discussed above, but should create continuity as well for the entire edge. Plants must be low enough to allow both views down the “ravine” and into the Reserve and out to the horizon.

- **Ravine:** As the view corridor continues into the neighborhood between buildings, it drops in grade and eventually passes beneath a bridge at the level of the Belvedere. This ravine-like space should be landscaped with low-growing plants similar to the meadow transition into the Reserve. Side walls of the ravine should be of similar materials to the edge of the Belvedere. The pathway will be referred to as the Ravine Path.

5. Belvedere Terrace

- **Belvedere edge:** Very little planting should occur immediately at the edge of the Belvedere at the walls or at the pathway.
The emphasis on hardscape - viewing places and circulation - is part of the unique character of the edge. A trellis forms an arc, creating an edge of this view space and defining the major circulation path. Vines should be planted on portions of the trellis but not necessarily all of it. Sprawling groundcovers should be planted among boulders, if they are used as part of the Belvedere edge. By contrast with the Belvedere, the reserve visual space rather than a use area. The foreground is very low growing meadow-like gray-green plants which blend into the character of the native landscape in the canyon.

**Plants:** Tough seaside, wind tolerant plants like iceplant sceoncio vines, sedums. Colors should contrast with the grey-greens and buff of the sage scrub. Bright yellow greens and reds for example. These include many of the seacoast bluff plants for the South Scripps Neighborhood Plan.

- Aloe spp.
- Agave shawii
- Cupressus guadalupensis
- Cistus ‘Sunset’
- Sedum spp.
- Crassula spp.
- Cotyledon spp.
- Cotoneaster microphyllus
- Malephora crocea
- Imperata cylindrica
- Dudleya spp.

**Paving and furniture:** Paving should be non-reflective—either rough in texture and/or dark in color to reduce the sun glare on the west/southwest. Seating should be built into the Belvedere walls and be low in profile. Additional metal or wood seating for viewing westward could be added but must be coated with a corrosion-resistant material.

* Terrace courtyards:* These spaces can be sheltered from wind and sun by both architectural screens, trellises and planting. They may have some view but should create inviting views from ground floor windows, indoor/outdoor rooms for some spaces, and small quiet gathering spaces.

**Plants:** Plants for the courtyard are not restricted except to prohibit tall palms which extend above the buildings and plants which are potentially invasive to the Reserve.

- Aloe arborescens
- Agave shawii
- Cupressus forbesii
- Cycas revoluta
- Cistus ‘Sunset’
- Dracaena draco

**Paving and furniture:** At the discretion of individual project but should retain resemblance to and character of the Belvedere terrace.

* Terrace gathering and viewing places:* By definition, these areas are more exposed to the elements and yet have spectacular views. They should include ground plane planting such as groundcovers, succulents and some shrubs, but few
trees in order to maintain views from the buildings. The trellis provides some shading. The major gathering space might be a terrace for the a café (part of which might also be in a more protected courtyard).

**Plants:** See Belvedere edge above.

**Paving and furniture:** Paving should be non-reflective - either rough in texture and/or dark in color to reduce sun glare. Can include moveable tables, chairs, and umbrellas. Chairs and cafe tables could be metal mesh if coated with a corrosion-resistant material or durable wood because of the salty ocean air.

- Building entry courts: These areas generally face parking and can be enclosed by low walls and have a contrast with the rustic landscape. An entry could be a garden-like courtyard and follow guidelines for terrace courtyards above. Most entry areas could be defined by architectural elements and need not contrast with the rustic landscape.

**D. Parking and Service Yards**

Entries to buildings and service yards should be demonstrated by breaks in the parking with widened sidewalks with tree planting as shown in the Master Plan. Individual service yards are located between buildings to minimize their visibility from the public roads. The service yards are to be totally screened from view preferably by walks extending from the adjacent structures, with service gates.

**E. Neighborhood Signage**

Signage should be in accordance with the UCSD Signage Program Guidelines with the following emphases:

- There are three pedestrian routes into the site:
  The primary access from the West Campus is the Grove Path leading from the corner of North Torrey Pines Road and Expedition Way. A neighborhood marker should be located at this pedestrian entry.
  The corner of North Torrey Pines Road and Torrey Pines Road, which forms the view corridor, leads to the Ravine Path. At this intersection, a neighborhood marker should be used.
  The southerly entry from the Meander is relatively minor but could be identified with a neighborhood marker.
- Expedition Way is the major entrance to the SIO campus and should be marked with a Campus entry monument.
- There are two vehicular entry points to the site, from Expedition Way and from Torrey Pines Road. Each should be identified with a neighborhood marker.
F. Lighting

Lighting should conform with the UCSD Outdoor Lighting Policy. The following strategies are important:

- The common open space adjacent to the Ecological Reserve should be lit by the night sky to preserve its natural beauty. Lighting should be contained within the trellis, the terraces, and designed into the buildings. No lighting should occur beyond the edge of the Belvedere.
- The pedestrian entry ways, the Grove and Ravine Paths, should be lit with bollards.
- Parking area lights should be located on the street side, as low in scale as possible. On the building side, lights should be incorporated into the structures to illuminate the sidewalk, the parking edge, and the building entryways.