IV. NEIGHBORHOOD PLAN & PLANNING PRINCIPLES

The site has a unique location, prominent and highly visible to the surrounding streets, but private and secluded to the open space with views of the ocean and hills. The site is relatively isolated from the rest of the campus. It will be a smaller neighborhood than the norm. It occupies a hinge position between the SIO neighborhoods to the west and Revelle College and the theatre district to the east. The planning principles are designed to perform in the spirit of the Master Plan but also to capitalize on the natural amenities and characteristics of the site. Given the small scale of the development, the plan and design guidelines aim to provide visual coherence to the complex.

A. Relationship to the UCSD Master Plan

As the neighborhood forming the link between SIO and West Campus, the site plan adheres to the ideas of continuity in the Master Plan, namely through its pattern of development, view corridors, pedestrian links and landscape elements. The following principles occur:

- The neighborhood will have a clear community focus via a shared outdoor space.
- The neighborhood will have distinct and identifiable edges.
- The “gateway” at the intersection of North Torrey Pines Road, Revelle College Drive, and Expedition Way will be enhanced by extending the existing Park grove into the neighborhood.
- The pedestrian routes which converge on this intersection will be continued into the site as the primary pedestrian entry. The Meander, passing through the site parallel to Expedition Way, will provide pedestrian linkages to the Park lands at SIO and other SIO neighborhoods to the west.
- The view corridor from the theatre district will be preserved and provide visual linkage between the two neighborhoods.

B. Relationship to the SIO Campus

Although the site is proximate to the West Campus, this site plan adheres to the “spirit” of the SIO neighborhood planning principles. These have been interpreted as having an organic relationship to the land, intertwining buildings and landscape. The following principles occur:

- The buildings are low in scale (one, two and three stories high).
- The buildings form courtyards oriented towards the landscape and the views.
- The buildings and landscape elements are intertwined.
- The plan is topographically explicit, capitalizing on the views to the west and south, and responding to the shape of the land.
In the spirit of the man-made structures that have given specificity to the SIO neighborhoods such as the pier, the bridge, and the ladder, this neighborhood is planned around the Belvedere, the terrace that frames and directs the view of the SIO campus and the ocean. It is the final element in this iconic sequence.

C. Landscape Continuity

The landscape concept takes its direction from the rustic and discrete landscapes described in the Campus Landscape Planning Study. Creating continuity in the rustic landscape includes visually linking West Campus and the SIO campus across North Torrey Pines Road, linking the site to the other SIO neighborhoods and the coastline through the natural coastal sage scrub landscape of the Ecological Reserve's canyon and creating an attractive connection between the campus and La Jolla on Torrey Pines Road. The discrete landscapes of the neighborhood, as in other parts of the campus, can be sheltered or visually enclosed by buildings and have their own unique character. The following principles are proposed:

- Continue the eucalyptus grove of West Campus to the south and west across North Torrey Pines Road into the neighborhood.
- Retain the Torrey pine trees and add additional Torrey pines along Torrey Pines Road to create a distinctly different character along the east edge of the neighborhood across from residential uses.
- Bring the character of the low growing scrub of the Ecological Reserve up and into the neighborhood on the south and west, but consider summer drought appearance, fire hazard, invasiveness, as well as irrigation runoff into the Ecological Reserve.
D. Edges

The site has two distinct edge conditions, one relatively urban, noisy, and public, the other rustic, quiet and relatively private. In order to respond to these conditions, the following principles are proposed:

- Buildings are set back from Torrey Pines Road and North Torrey Pines Road. Landscaping and parking form a buffer to the traffic noise. Street trees screen the buildings from view from the passing vehicles.
- The main spaces in the facilities are to be oriented to the open space and the view. Buildings are to be set back from the common open space extending the landscape of the Skeleton Canyon Ecological Reserve. Buildings form courtyards open to the landscape and the view.

E. Building Massing/Views

The building massing responds to the edge conditions and dominant views to the west, southwest, and south. The principles are as follows:

- Adjacent to the parking lots and the entry road, the buildings are to be three stories.
- On the open space, buildings will step down in profile to one and two stories forming courtyards open to the landscape. Uses such as offices, seminar rooms, or conference rooms will face the view. Lower roofs become landscape terraces.
- Building entries will form a passageway linking the parking and the open space.

F. Circulation

In response to the massing principles for buildings and the buffer zone to noise, vehicular circulation links parking and service areas only. The parking is depressed in relation to the surrounding streets and screened with planting to reduce its visibility. All service areas are to be screened. Pedestrian routes connect to the major circulation intersections, linking foot traffic from the lower SIO neighborhoods as well as the West Campus neighborhoods to the entries from the parking areas as well as from the focal open space.