V. PLAN ELEMENTS

The plan elements for this neighborhood are backed up by the planning principles reinforced by design guidelines. The three elements are as described below.

A. Open Space and Landscape

1. Belvedere Terrace

The key to creating a special sense of place in this neighborhood is the way in which landscape interface is developed at the edge of the Belvedere. The Belvedere should feel like a neighborhood porch which overlooks the Skeleton Canyon Ecological Reserve, lower SIO, and La Jolla Cove. The Belvedere is the public component which includes the trellised walkway and the terraces and walls which extend from it to the common open space. The characteristics are defined as follows:

- Distinct edge: create grade change with a wall or bluff-like edge between the building level (the discrete landscape and the Reserve).
- Create a continuous trellised walkway linking all the four buildings. Diagrammatically, the pathway is a semicircle but can be added to and transformed while retaining continuity.
- Uses for Belvedere: incorporate both interior but “common” facilities such as conference rooms or a café and outdoor seating areas into the edge. Allow the trellised walkway to connect these facilities.
- Relationship to Reserve: the Belvedere foreground will blend into the character of the native landscape in the canyon.

2. External Edges

The landscape of each edge provides for both visual character and functional considerations.

- Torrey Pines Road: the east edge of the site has a relatively narrow setback and includes parking. The existing Torrey pines are to be retained and added to on a slope between the road and parking.
- North Torrey Pines Road: the area between North Torrey Pines Road and buildings functions as an extension of the eucalyptus grove from the West Campus and an entry to the neighborhood. Buildings have a greater setback from the road than on Torrey Pines Road to create and reflect the character of seeing buildings through the trees in the theatre district to the north.
- 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.

- Allen Field: the south edge of the site is an important view edge from the buildings. Landscape can be similar to Torrey Pines Road.
- In order to create the appropriate landscaped edges to the parking, the landscape setbacks are 30'-0" from Expedition Way, 60'-0" from North Torrey Pines Road, 25'-0" from Torrey Pines Road, and 10'-0" from Allen Field. A 75'-0" setback for fire protection is required from the planted edge of the Reserve.

3. Discrete Landscapes

These landscapes can each be unique and also have some of the character of courtyard spaces within the established parts of SIO. Many of the courts and yard areas have almost a residential scale and invite outdoor gathering or contemplation of the view.

4. View Corridor

The view corridor plays a critical landscape role: it separates the Torrey pine landscape from the West Campus eucalyptus grove and it provides a topographic connection like a small canyon from the campus and out into the Reserve.

B. Building Parcels / Phasing

The buildings parcels are defined as buildable areas set between the parking and service road and the focal open space. The Belvedere edge
and the terraces are included in the parcel. The boundaries of each parcel are further defined by pedestrian routes into the site and by the view corridor from the theatre district. The parcels are defined as follows:

Parcel #1: The western edge is defined by the setbacks to the Reserve and Meander. The eastern edge is defined by the pedestrian link to the corner of Expedition Way and North Torrey Pines Road.

Parcel #2: The northwest edge is defined by the pedestrian link to the corner of Expedition Way and North Torrey Pines Road and the southeast edge is defined by the view corridor and service yard.

Parcel #3: The north edge is defined by the pedestrian link to the corner of North Torrey Pines Road and Torrey Pines Road. The south edge is defined by the service yard.

Parcel #4: The northeast edge is defined by the service yard of Parcel #3 and the west edge is defined by the setback from the Reserve.

Parcels #3 and #4 could be combined or the boundary line between the parcels changed to suit program needs.

Phasing of development would logically proceed by building from Parcel #1 in sequence through Parcel #4. Parcel #1 has the highest linkage to Scripps and West Campus and should be reserved for a suitable program in this location. Phasing may be dependant on the utility infrastructure and could theoretically develop in the reverse sequence.

### C. Circulation and Parking

1. **Vehicular Circulation**

   Site access will occur at Expedition Way south of the central planted median. The second connection point will be Torrey Pines Road at the southern edge of the site with a right-hand-turn-only in and out. Individual vehicular circulation links these two points with parking and roadways running parallel to North Torrey Pines Road and Torrey Pines Road.

2. **Parking**

   Parking occurs at 90° to the main circulation, broken-up with planting and sidewalks to demarcate crossing points. The parking is a few feet lower than the surrounding roads. A short spur road runs parallel to Allen Field. One hundred and seventy parking spaces are planned.
3. Service Yards

Individual service yards are accessed directly from the loop road and spur. These will be precisely configured in relation to each building program but will be screened from view on all sides.

4. Pedestrian Access

There are two main pedestrian paths connecting the West Campus and the site, the Grove Path, and the Ravine Path.

- The Grove Path starts at the intersection of Expedition Way and North Torrey Pines Road, passes diagonally through the eucalyptus grove, and links to the sidewalks and the Belvedere terraces.
- The Ravine Path starts at the intersection of North Torrey Pines Road and Torrey Pines Road where the gap between the eucalyptus and Torrey pine trees allows for a view corridor. The path leads to the sidewalks and the Belvedere terraces. A ramped pathway leading to the Reserve extends the view corridor.
- From the SIO campus, west of the site, the Meander path links to the trellised Belvedere walkway.

There are two major paths connecting the buildings on the site: a continuous sidewalk between the parking lot and the buildings, and a trellised walkway.

- The trellised walkway, depicted diagrammatically as semicircular, will vary in width and configuration but will allow clear unobstructed passage from one end of the site to the other.
- All main building entries are to allow for through passage from the sidewalk to the courtyard spaces flanking the continuous trellised walkway.