A. Goals and Objectives

These eight Goals and Objectives were prepared as part of the Study to direct the development of the University and Sixth College Neighborhoods.

1. A Center of Campus Life

University Center should provide a mix of academic, administrative, retail, cultural, and recreational functions that work in synergy to create a critical mass of people and activity within a new, exciting and distinctive urban campus environment.

- Make pedestrian and vehicular spaces distinct but integrated to bring people and activity together in a synergistic manner through a cohesive and well functioning network of plazas, walks, streets, and alleys.
- Use buildings and landscape to help frame public open spaces and walks, and to define gateways and boundaries within the neighborhood and to adjoining campus neighborhoods.
- Locate active ground-level uses in buildings, wherever possible, to invite pedestrian access, passage, and interaction.
- Provide a mix of uses should promote daily and nightly year-round activity for the campus population and visitors alike.
- Maintain and enhance “Town Square,” as a flexible pedestrian space available for a variety of uses and events and as one of the campus’ central urban spaces.
- Extend a central pedestrian core east from Library Walk to the transit station, and extend Rupertus Way and Lyman to Ridge Walk, linking all the campus’ major north-south routes.

2. Integrated Neighborhoods

University Center and Sixth College have different missions and programs; however the two neighborhoods should be related in a way that celebrates the lively “downtown,” urban center of campus. Both areas should grow into an integrated living-learning community.

- Connect open spaces within Sixth College to University Center and to areas used by the larger campus community, such as the recreation fields, courtyards, walkways, and Pepper Canyon.
- Integrate the two neighborhoods with a related and congruent architectural and landscape aesthetic.
- Design transit and circulation functions to serve University Center primarily and to provide convenient access to and from Sixth College. Carefully consider and integrate the campus shuttle system, as well as public and regional transit service into the neighborhoods.
- Improve bicycle circulation within the neighborhoods, providing connections to the broader campus and public roadway system.
3. Program Efficiency

Redevelopment and new development in University Center and Sixth College should optimize development sites with the appropriate density to generate activity and create a human-scale urban setting with quality public spaces.

- Define the development capacity of University Center and Sixth College, including the amount, location, and desired adjacencies of future academic programs, administrative offices, retail, service and entertainment uses, open spaces, housing, alternative transportation, and parking infrastructure.

- Identify site options based on the preliminary program, adjacencies, and phasing.

4. A “Walkable” Environment

University Center and Sixth College should be thriving pedestrian neighborhoods that support gathering and social exchange through a variety of connected pedestrian spaces and activities.

- Encourage ease of pedestrian movement throughout the neighborhoods with plazas, courtyards, walks, streets, and through-building passages that afford multiple travel combinations.

- Minimize conflicts between modes of traffic (i.e., vehicles, pedestrians, shuttles, bikes).

- Make “interface” spaces between vehicular and pedestrian functions—such as transit stops and parking areas—convenient, secure, and inviting, offering direct and attractive access to neighborhood destinations.

5. A Gateway to the Region

Strengthen the role of University Center and Sixth College as a major crossroad of and public entry to campus. Make University Center the primary entry to the University from the San Diego region.

- Make arrival to University Center and Sixth College clear and easy for all modes of transportation, including city and regional buses, Light Rail Transit (LRT), automobiles, the campus shuttle, and bicycles.

- Make the transfer between different modes of transportation attractive, convenient, and coordinated with supporting land uses and pedestrian spaces. For example, a visitor “welcome” center could guide and facilitate pedestrian orientation to campus programs, events, and services.

- Use the future LRT alignment and station to create a campus gateway and activity generator.
6. A Sustainable Environment

Both neighborhoods should grow as a model for sustainable development, affording a living laboratory for sustainable environmental design.

• Use the recent UC Policy for Green Buildings as a guide for the design of buildings and landscapes.

• Promote water conservation, storm water retention, filtration, and recycling in the design of neighborhood open spaces and selection of plant material.

• Ensure that the development form encourages energy conservation and remains flexible for future changes to the land use program.

7. Coordinated Phasing and Financing

The development of University Center and Sixth College should be incrementally phased to optimize land and financial resources and promote sensitive redevelopment.

• Identify potential phasing schemes and dislocation issues to be considered in the ongoing redevelopment of the neighborhood.

• Ensure that each increment contributes to the total development of the neighborhood and provides the appropriate infrastructure improvements and open space network needed to support growth.

8. Incorporating Pepper Canyon

Pepper Canyon should be integrated with, rather than disassociated from, future development and the Light Rail Transit. The Canyon should contribute to bridging the University Center and Sixth College neighborhoods as well as attracting and sustaining campus life at the neighborhood and campus-wide scale.

• Retain Pepper Canyon as open space to serve as a passive recreation area, transit corridor, and buffer to adjacent future development.

• Use Pepper Canyon for appropriate environmental functions such as collecting and retaining storm water runoff.

• To achieve the above, reshape and develop Pepper Canyon, transforming its character from a “naturalistic” backdrop to a more deliberate “urban” landscape.
B. Glossary

**Arcade.** Covered walkway attached to a building and supported on one or both side(s) by columns.

**Assignable Square Feet (ASF).** The sum of all areas on the all floors of a building assigned to, or available for assignment to, and occupant or specific use. Assignable area includes classrooms, labs, offices, study facilities, special use, support, health care, residential and unclassified space that are used to accomplish the institution’s mission.

**Building Transparency.** The area of the building facade that is transparent—i.e., composed of glass—allowing views into and out of the building.

**Building Frontage.** The frontage of a building is the maximum horizontal dimension of that side of a building abutting on or generally parallel to the front lot line or, in the case of a corner building, the combined maximum horizontal dimensions of the sides of the building abutting or generally parallel to the front lot line and the corner side line.

**Build-to Line.** Line that sets the location of building walls in order to give spatial definition to streets and open spaces.

**Building Height.** The vertical distance from the finished grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or from average grade to the highest gable of a pitch or hip roof.

**Clerestory.** Upper story row of windows.

**Cultural Resource.** Improvements, buildings, structures, signs, features, sites, landscapes, trees or other objects of scientific, aesthetic, educational, cultural, architectural or historical significance to the citizens of the city.

**Facade.** The face of a building, usually the front.

**Figure Ground Diagram.** The figure ground was developed by Giambattista Nolli with the well-known 1748 Map of Rome. It showed building footprints (a building outline that has been filled in) on a neutral background. Since then the figure ground has become a standard convention used by planners and architects to study the relationships of built structures. By placing the building footprints on a neutral background, the eye is drawn to the negative space - the space between buildings. This is useful for studying how buildings frame open spaces, such as the traditional campus quadrangle. It can also be used to analyze building density, relative building size, and building placement.

[http://home.earthlink.net/~mmwedig/webpages/infodes/intromp.html](http://home.earthlink.net/~mmwedig/webpages/infodes/intromp.html)

**Finished Grade.** The natural or revised grade exterior to all buildings or structures created by any proposed development.

**Floor Area Ratio (FAR).** The net floor area of a building or buildings on a lot divided by the lot area or site area.

**Gross Square Feet (GSF).** The sum of all areas on all floors of a building located within the outside faces of its exterior walls, including excavated basement areas, corridors, mezzanines, and storage (not arcades).

**Loggia.** A roofed open gallery especially at an upper story overlooking an open court. It may be used for building circulation.

**Parcel.** A development site or portion of land occupied or capable of being occupied by a use, building, or unit group of buildings and accessory buildings and uses, together with such open spaces and service areas and setbacks.


**Mixed Use Development.** An integrated development containing residential, commercial and/or industrial activities and adhering to a comprehensive plan and located on a single tract of land, or on two or more tracts of land which may be separated only by a street or other right-of-way, or which may be contained in a single building.

**Off-Street Service Facilities.** A site or portion of a site devoted to the loading or unloading of equipment or materials, including loading berths, aisles, access drives, and landscaped areas.

**Pedestrian Passageway.** Ground level, outdoor access meeting ADA requirements.

**Setback Line.** A line within a lot parallel to a corresponding lot line, which is the boundary of any specified front, side, corner side or rear yard, or a line otherwise established to govern the location of buildings, structures or uses. Where no minimum front, side, corner side or rear yards are specified, the setback line shall be coterminous with the corresponding lot line.

**Story.** A portion of a building between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, the space between such floor and the ceiling next above it.

**Sustainability.** The physical development and institutional operating practices that meet the needs of present users without comprising the ability of future generations to meet their own needs, particularly with regard to use and waste of natural resources. Sustainable practices support ecological, human, and economic health and vitality. Sustainability presumes that resources are finite, and should be used conservatively and wisely with a view to long-term priorities and consequences of the ways in which resources are used.

http://www.ucop.edu/facil/greenbldgs/
C. Acknowledgments

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