IV. PHASING

A. Introduction

The conceptual phasing of the development plan is presented through the year 2038. The years assigned to each phase are approximate based on information known at the time of this study. While the development plan provides additional land area beyond the current program, some specific areas within the neighborhoods have just sufficient land for their program. For example, the residential neighborhood of Sixth College, to be located entirely east of Pepper Canyon, is nearly built out. There are only a few sites for new buildings to complete this residential development of Sixth College.

Phasing incorporates the estimated development schedules of projects currently in progress, and factors the economic life of facilities and buildings associated with Sixth College housing.

Phasing attempts to coordinate relocation, demolition, construction staging and development to promote as much efficiency as possible given current information. The years estimated in this phasing section refer to projected occupancy.

The partial filling and regrading a portion of Pepper Canyon to create Pepper Bowl will serve the campus by accepting excavated soil from the construction of multiple building
projects and the Light Rail Transit. The con-
struction of the LRT is an important develop-
ment of the neighborhoods since it will require
significant altering of Pepper Canyon, bringing
significant amounts of pedestrian activity, and
result in new developable areas.

B. Development Phases

Phase 1 - 2004-2006
Student Academic Services Facility
Canyonview Aquatics and Activities Center

Student Academic Services Facility (SASF) is to
meet many needs of the campus population
and it will help define the edges of two of
University Center’s major public open spaces,
Town Square and Matthews Quad, within the
Central Pedestrian Core. The building design
includes the use of double height arcades
along the Town Square and Rupertus Way, and
sun-shading devices along south, west, and
east facades. The site plan and ground floor of
the building are permeable to allow pedestrian
movement between Town Square, Matthews
Quad, Rupertus Way, and Lyman Lane. SASF
will utilize a service parking lane on the north
side of Rupertus to meet SASF’s service needs.

Matthews Quad will be rehabilitated with the
construction of SASF to improve pedestrian

Figure 4-2 Phase 1
Occupancy estimated in 2006 after the construction period.
movement through the Quad.

Development at Canyonview Aquatics and Activities Center includes a new swimming pool and building addition supporting the center. A new electrical switch station will be located north of the new pool to service the campus utility network.

A grading and phasing plan should be developed to determine the quantity and schedule of fill soil available from UCSD projects including the LRT in coordination with a landscape design for Pepper Bowl.

**Phase 2 - 2007 – 2009**

Parcel U-1 Price Center Expansion
Town Square
Parcel U-6 Music Building

The Price Center expansion offers the opportunity for the Price Center, built prior to the 1989 Design Guidelines, to play a major role in the implementation of the development plan and design guidelines. Most of the expansion will be east of the existing building. In addition, a new expansion of the existing buildings to the south enables tree-lined Lyman Lane to be realigned to run parallel to provide a more defined plaza intersection of Library and Mandeville Walks with Lyman Lane. The expan-
A new multi-story parking-garage is proposed, wrapped with office and/or specialty housing development above ground floor retail. If a 10’ wide separation is maintained between the garage and the exterior buildings, the garage can be naturally ventilated, avoiding the need for expensive fire separation walls and mechanical equipment.

Completion of this parcel as a parking structure will support the viability of the Price Center, and support the SASF, and School of Medicine to the south.

Gilman Transit Hub should be developed to provide an attractive and functional gateway to the campus and neighborhood and provide a strong visual and pedestrian link to the University Center and School of Medicine. It should include sheltered seating, and signal-activated pedestrian crosswalk on Gilman Drive, and pedestrian walk to Rupertus Way.
The Structural and Materials Engineering Building will be the initial expression of the connection of University Center across Pepper Canyon with Sixth College. Structural and Materials Engineering, part of the Jacobs School of Engineering, has been under study for this site for some time. It proposes in two phases to continue the alignment and build-to-facade parallel to Lyman Lane and should complete site improvements for Matthews Lane including the intersection at Voigt Drive. Service access is limited from Matthews and will provide service access to Visual Arts across Lyman Lane. Lyman Lane will serve as a pedestrian path and emergency vehicle path. The landscape south of the building is contiguous with the Pepper Bowl, separated by Lyman Lane.

The Engineering I & R Building will complete Lyman Lane improvements and the courtyard spaces related to Pepper Bowl to the south. The building will define the northern edge of Station Square and the western edge of Station Square Street. Service access will be from the south in coordination with Station Square.
These two building sites at the eastern edge of University Center hold numerous opportunities for fulfilling the development program. They may be opportunities for small-infill projects. U-3 frames the east side of Matthews Quad and can enhance the pedestrian movements along Lyman Lane and Russell Lane. Ground floor pedestrian uses and passageways to the quad are important features of this parcel. Service access is from Russell opposite Visual Arts limited service access.

U-7 at Gilman and Russell is a gateway building opposite the Gilman Parking Structure. Service access is shared with the Music Building: Development parcel U-6.
Phase 5 - *
Parcel U-2 Town Square West

This development parcel is very important because it will complete the framing of Town Square, Library Walks, and Lyman Lane opposite Price Center. The development parcel is at the center of campus and has limited service access. A central courtyard is recommended with ample pedestrian access from all directions reflecting the central location and adjacency to major walks.

* Phase 5 diagrammatically depicts a logical step in the development sequence. The exact time frame is not known.
Phase 6 consists of building sites that could also be redeveloped immediately.

S-5 could provide a new ground floor site for Housing and Dining Services’ dining commons. The site must also provide for housing above the dining commons. Access from Gilman Drive would require substantial regrading of the existing parking lot. If the project were constructed with the parking structure, student parking would be replaced and the cost of the access road could be shared.

S-6 is an attractive site for the relocation of Housing and Dining Services and other maintenance facilities.

S-8 is the current location of Foodworx. With its relocation to the dining commons site (S-6) this site is available for other uses. The Provost Hub could be sited on this parcel if it is to be completed prior to the LRT. If enrollment constraints slow the time-line parcel S-7 as another suitable site and S-8 should be developed as Sixth College Housing.

S-10 is the redevelopment of the existing
Lodge building to house an artist-in-residence program and the redesign of the open space west of the building.

The infill development of the Sixth College residential district is based upon student enrollment, the economics of Sixth College housing, and, to some extent the completion of adjacent projects including the LRT and parking structure.

**Phase 7 – 2015**  
Parcel S-11 Pepper Bowl South

This building site is a keystone in integrating the two neighborhoods. It will bridge Pepper Canyon and provide the theatrical backdrop to Pepper Bowl. It includes many challenges/opportunities including a complicated site. The development program assigned to the site should be a major destination for those arriving at the future Light Rail Transit station in Pepper Canyon. New roads on Sixth Mesa, Sixth Street “A”, and Sixth Street “B” will provide automobile, service, and emergency access.

The new buildings should align with the Pepper Canyon Hall east and maintain the same elevation with Russell Drive to Sixth Lane to form a bridge at a consistent elevation across the upper canyon. The Rupertus Way facade should be as permeable as possible with active uses along its length to enhance the pedestrian environment.
**Phase 8 - 2012 - 2013**
Parcel S-16 Light Rail Transit Line, LRT Station, and Station Square
Parcel S-12 Station Square South
Parcel S-4 Warren Field / Parking Structure

The construction of the Light Rail Transit (LRT) line and station in Pepper Canyon will be a major milestone in the development of the UCSD campus. It will enable thousands of students, university employees, and visitors to arrive and depart the heart of the campus by public transit. The partial filling of Pepper Canyon will allow for the creation of new developable land necessary for the completion of the Sixth College residential district and future growth of the academic program onto Sixth Mesa.

The LRT station (S-16) will require support facilities to be located in adjacent buildings.

Parcel S-12 may be included in this or later phases. Located directly adjacent to the LRT station it should be designed in close coordination with SANDAG to provide shared facilities. This site is also suitable for development of specialty housing associated with Housing and Dining Services with its location adjacent to the Sixth College residential district.

The Light Rail line will run beneath Gilman Drive, entering the canyon at a lower level before rising to the new station. The station will be located where Rupertus Way, Lyman Lane, Sixth Lane and Station Square Street intersect. The LRT line will continue north under Station Square Street before swinging northeast to parallel Voigt Drive and surfacing again at the intersection with Gilman Drive before recrossing I-5.

Pepper Canyon and Parcel S-4 can serve as the staging areas for the LRT. Use of S-4 will require temporary displacement of the athletic fields and scheduled activities.

S-4 is the only location serving this part of the campus for a large-scale parking-garage. The proposal is to build a partially below grade two level garage with access from Gilman Drive. Pedestrian and emergency vehicle multiple access up to the athletic fields could be from Station Square Street.

The athletic fields can be reoriented to align for greater site efficiency. Improvements are required to sufficiently buffer the impacts from field and parking structure lights and noise to the adjacent land uses. Existing maintenance facilities required to support the athletic activities may be designed into the parking structure or as part of Parcel S-3 or S-6.

Completion of the LRT, Station Square and the parking structure will allow the final changes for Pepper Bowl and set the groundwork for the following phases.
Figure 4-9 Phase 8
Phase 9 - 2013
Parcel S-3 Station Square East
Parcel S-7 Sixth College Lane
Parcel S-9 Pepper Canyon South

These buildings are best developed after the completion of the LRT and Warren Field/Parking Structure (S-4).

The building area available on parcel S-3 is not in the current development program. It is the eastern urban edge to Station Square and should include pedestrian uses on the ground floor such as retail and/or a wellness center. It will replace the space and functions of the existing recreation building.

S-7 located, on what is referred to as Sixth Lane, is directly east of the LRT station offering a special gateway opportunity and 24-hour activity.

Housing is anticipated for parcel S-9. It would be accessed from multiple levels, at the elevation of adjacent housing and stepping down into the canyon. An important Sixth College neighborhood open space or green is part of this development.
Phase 10 - 2014
Parcel S-13 Sixth Mesa Northwest
Sixth Quad
Parcel S-14 Sixth Mesa Southwest
Parcel S-15 Sixth Mesa East

Like development parcels S-11 and S-12, the development of these parcels depends upon the relocation of all existing housing from the site east of Pepper Canyon. The building area identified for each parcel is available for future campus expansion that is not part of the current development program.

S-13 is adjacent to the Gilman parking structure and near the center of campus which provides interesting opportunities for specialty housing or academic expansion. Sixth Quad is Sixth Colleges’ academic open space focus. S-14 and S-15 are gateway sites for entry into the Sixth College academic area. The development of S-15 is to be built onto the slopes of the lower canyon creating an urban edge to this side of the open space and increasing the amount of developable land. Partial filling of the canyon will assist the construction of parcel S-15.
**Future Phases**
Sixth College Matthews Apartments redevelopment after 2029.
Sixth College Matthews Apartments redevelopment after 2038.

The next stage of Sixth College could occur once the existing apartment buildings become due for replacement. Redevelopment should continue the planning concepts and principles established by the Neighborhood Planning Study and reinforce the main circulation spine