Warren College
Neighborhood Planning Study
University of California, San Diego

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with
BSHA

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# WARREN COLLEGE NEIGHBORHOOD PLANNING STUDY

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Executive Summary
WARREN COLLEGE NEIGHBORHOOD PLANNING STUDY

EXECUTIVE SUMMARY

OVERVIEW

The Warren College Neighborhood Planning Study is divided into seven sections. The initial chapter, Purpose, describes the intent of the study, the existing program and the planning approach. Chapter II, The Context, describes the urban and environmental elements of the campus and college that gave basis to the generation of planning and design concepts. The third chapter, Concept Alternatives, discusses possible arrangements of program and spatial allocations on the site, leading to preferred solutions. Chapter IV, Plan Elements, describes the land use, circulation, urban form, landscape, and open space elements of the plan. The fifth chapter, Design Guidelines, provides the guiding principles and criteria for future implementation. Chapter VI, Warren Mall, describes a schematic design for Warren Mall while the final chapter, Implementation, outlines the phasing and priorities for college development. This Executive Summary highlights the major points of the Neighborhood Planning Study, the full report should be reviewed to completely understand the concepts, guidelines, and design direction.

A number of issues could not be resolved within the context of this study. The academic program cannot be fully accommodated within the study area, requiring development of 40,000 to 60,000 assignable square feet (ASF) of program space outside of the Study Area. The full parking program and recreational needs cannot be achieved unless considered jointly with sports facilities outside the college. Future planning studies for Fifth College and University Center will address in more detail the interface areas of these neighborhoods with Warren College and resolve the issues of program accommodation, shared parking, and recreational facilities raised in this planning study.

PURPOSE

The intent of the Warren College Neighborhood Planning Study, as established by the UCSD Master Plan, is to define the academic, recreational, service, and residential development areas, the character of the development, and the specific guidelines for future implementation.

Warren College, in its 45 acres, will primarily house the disciplines of Physics and Engineering with 197,000 ASF of academic program and 900 beds of undergraduate housing. The college is planned to grow to a total of 653,000 ASF of academic space and 1,500 housing beds. Six building sites within the college and one site in University Center have been identified to accommodate the majority of the academic program. One 4.5 acre site has been targeted for residential expansion within the study area.

CONTEXT

Warren College is unique in its location. Its natural environment, its landscape, and its existing architecture inspire a special neighborhood character. Warren College has an emerging urban structure of edges,
(All new building plans are schematic and do not represent the final design.)

Figure 1  Illustrative Plan for Warren College
paths, nodes, gateways, and landmarks, which should be preserved and reinforced. It is furthermore the only area of campus to comprise two distinctive and contrasting grid patterns by which the buildings and paths are organized. The "Academic Grid" is established by the orthogonal pattern of existing academic development within the campus while the "Land Grid" is established by a diagonal orientation of the landform features. The developing urban form should respond directly to these grids. A strong urban structure within prescribed grid patterns should give the college the character of an organized, fitted arrangement of parts - of building masses, surfaces, landmarks and the space that binds them.

The image of the college is also dependent on the surrounding rustic and parkland landscapes. Enhancement and maintenance of these areas is viewed as critical to the development of a clear sense of identity, as is the preservation of the view of the Central Library from the adjoining canyons and Warren Mall.

CONCEPT

To develop a concept for the college, various parcelization alternatives were explored to address massing and site allocations on the development areas. Arrangements of the parcels in arcs, grids, diagonals, or the combination of both led to different development areas and circulation patterns. The campus wide loop road was analyzed for its preferred location as it corresponded to the specific planning for academic and residential areas.

A preferred plan was developed that establishes seven academic building sites following an orthogonal grid, major pedestrian routes following a diagonal grid, and the loop road between the academic and residential districts (Figure 1).

ELEMENTS

The initial program for the college was a total of 653,000 ASF (197,000 ASF of existing development and 456,000 ASF of new academic development). An assessment of the study area capacity during this planning study indicated that the study area was not able to accommodate the entire program. Rather, six academic sites will provide approximately 388,000 new assignable square feet within Warren College, yielding a 2.1 FAR development intensity. The site within University Center will provide a seventh site for a 60,000 ASF academic building. Additional development area, either in University Center or Fifth College, will be necessary to accommodate the remainder of the academic program, approximately 40,000 to 60,000 ASF. Approximately 500 cars will be parked in a parking structure and 100 to 150 cars in two small surface lots, leaving a deficit of 100 spaces relative to the total of 750 spaces initially proposed for Warren College. Additional parking may be provided in a shared structured facility, possibly at the interface of Fifth College. If approved, new residential development will provide 600 beds of undergraduate housing with no provision for graduate housing as shown in the Master Plan. Two recreational areas will replace Pryatel Field, one area to the north of Warren College and one area at the interface of Fifth College.
Vehicular circulation will be confined to the campus loop road and parking access roads. Service will be provided to all new academic and residential buildings off of the loop road through a system of service courts. The campus-wide shuttle will have two potential access points, located at the housing and at the north parking structure, to serve the College. Fire and emergency circulation will be provided on a minimum of three sides to every building.

Warren College is designed to be pedestrian oriented, with the internal circulation through corridors and gathering areas such as courtyards. The campus meander, at the edge of the rustic landscape, provides an informal path for additional circulation. Bicycle circulation follows the loop road around the entire perimeter of the college. Bicycle storage areas are provided at three key entries and within the housing clusters.

The urban form for Warren College can be characterized as a collection of framed linear paths and spaces regulated by two contrasting grid patterns and bounded by the rustic vegetation. Its rustic edges determine the college boundary while the districts are distinguished by their organization along either of the two underlying orthogonal and diagonal grids. Paths or "corridors" through the districts allow the pedestrian to experience the gathering areas or "nodes". Landmarks form the gateway to the college, using key buildings to demarcate the entries, such as the High Bay Physics Lab and the future building on the University Center site.

The objective of the college landscape is to raise the spatial and environmental quality of the place while expressing the college's engineering, physics, and research functions. The university-wide Master Plan calls for three landscape typologies within the campus: the Rustic, the Transitional, and the Discrete. The landscape concept for the College adheres to these types and distributes them in the neighborhood according to the proximity or distance to the scientific, research, and housing activities.

**DESIGN GUIDELINES**

The design guidelines for Warren College are a statement of design intent, not of design solutions. They should thus be used as an interpretive rather than prescriptive tool with which to judge future design proposals. Any specific recommendations, such as building setbacks and heights, are based on basic concerns for safety and environmental quality.

The design theme for the college is a recognized organization governing the college's urban form and contrasting with the surrounding rustic landscape. The densely sited buildings are interspersed with tree filled courts for gathering and sunny open spaces. Although large in scale, the concrete buildings will be rich in detail at the ground level for variety and interest. The landscape transitions from the flowing rustic vegetation surrounding the college to the controlled plantings in the central gathering areas. As a whole the design guidelines establish the parameters for continuing and expanding the character of Warren College.
housing courts in the discrete areas the planting, although xeric, tends to the colorful and more intricate to give visual interest. The three types give specific identity to the gathering areas, corridors and buffer areas of the college. The guidelines prescribe materials and patterns for each.

WARREN MALL

Warren Mall is designed as the college's symbolic center and major gathering area. It also functions as the main pedestrian connector from the entire campus, the Price Center, and University Center to the Warren housing. A staggered allee of eucalyptus frames the view to the library while creating amenable seating pockets under flowering canopy trees. The design permits adequate fire service to the various buildings that frame the Mall.

The design theme for the Mall is inspired by an art piece by Alexis Smith, *Snake Path*, which references the concept of Paradise Lost: man's expulsion from paradise following the temptation to eat from the "Tree of Knowledge." The Mall becomes the conveyor of knowledge from the library by which "Paradise," through scientific research and investigation, is reconstructed on its east end, opposite the library.

IMPLEMENTATION

The implementation of the Warren College Neighborhood Planning study and the proposed program will occur during the next 20 years based on demand, funding, and campus-wide growth policies. Spatial concerns also suggest priorities for phasing in order to provide a coherent structure to the college as it moves towards buildout.

The first project under the neighborhood plan will be the expansion of Warren College Housing. Improvements to the existing housing should occur simultaneously. Shortly thereafter, EBU II will begin construction, forming the terminus at Warren Mall. It is recommended that all improvements to Warren Mall be constructed at this time. Construction of additional housing and EBU II will remove most surface parking. The construction of a parking structure should occur before the third surface parking lot in Warren college is redeveloped for a recreational field.

The following chapters discuss the Warren College Neighborhood Planning Study in greater detail.