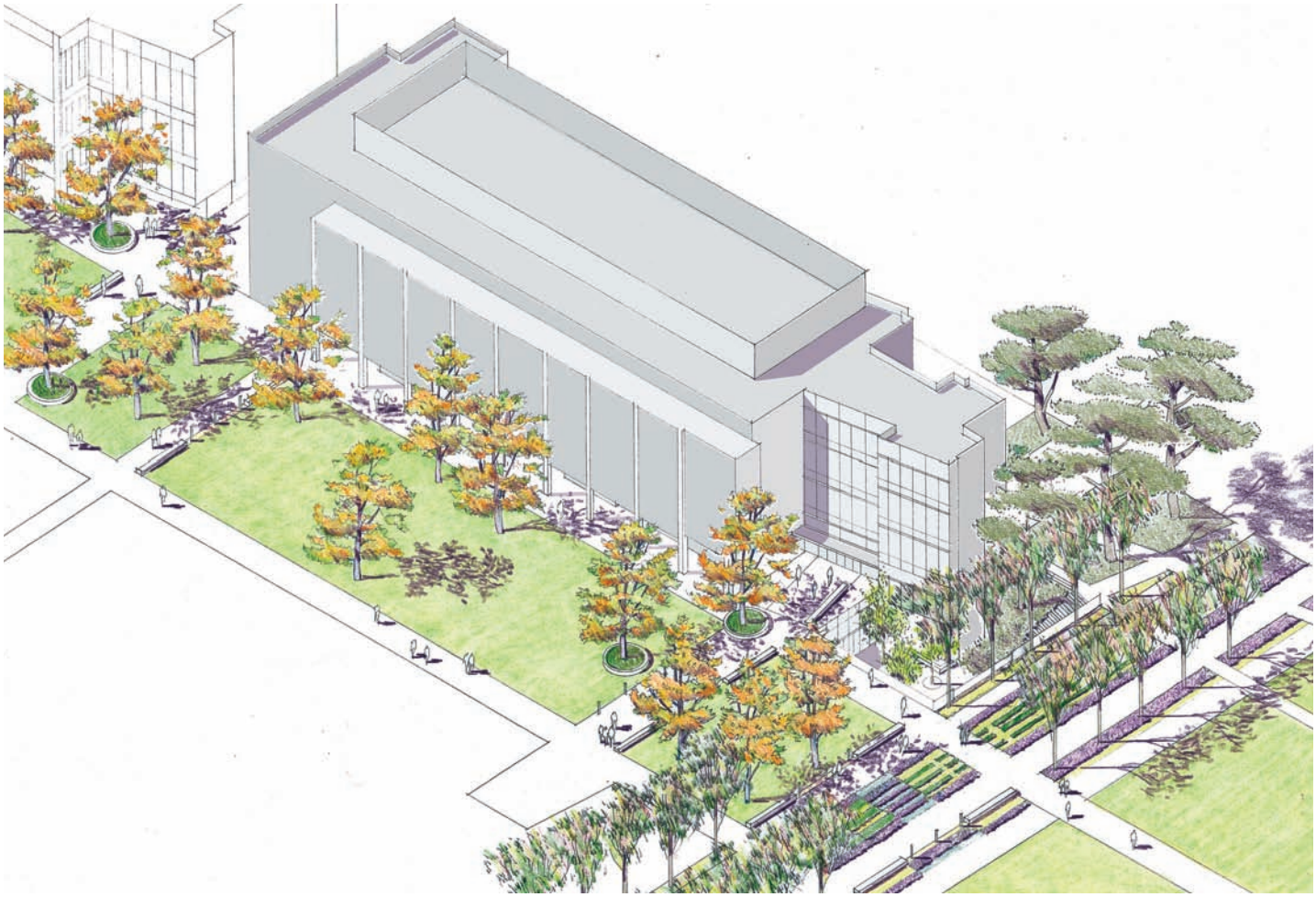
The Academic Mall

DESIGN GUIDELINES



School of Medicine

University of California San Diego

February 2006

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University of California San Diego

School of Medicine

Academic Mall

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Background and Purpose

In June of 2000, the School of Medicine Neighborhood Planning Study (NPS) was completed - providing long term planning and design guidelines for the development of the School of Medicine(SOM) on the southern edge of the University of California, San Diego West Campus. The study created four districts within the neighborhood - The Quads, The Canyon, The Academic Mall, and East Promontory.

Prompted by the design of a new Pharmaceutical Sciences Building in the Academic Mall district, this report was commissioned to provide more specific guidance to designers of the buildings that will surround the central open space of the Academic Mall and share in its ambience. The study was guided by the Building Advisory Committee that was established for the Pharmaceutical Sciences Building, Physical Planning, Facilities Design and Construction and Design Review Board Member, landscape architect Owen Lang.

The Academic Mall open space is developed as an axially plan joining four new low-rise research buildings surrounding a central open lawn area with informal plantings of California Sycamores. The Mall serves primarily as a circulation and gathering space.

This report provides more specific detail regarding:

- Site Grading
- Service and Emergency Access
- Pedestrian Circulation
- Landscape Character
  - Planting
  - Hardscape Materials and Finishes
  - Site Lighting

Unless specified in this report, the guidelines for development provided in the June of 2000, the School of Medicine Neighborhood Planning Study (NPS) shall take precedence.

The Components of the Plan

This illustration depicts the existing and proposed components of the Academic Mall district of the School of Medicine.

The Pharmaceutical Sciences Building is the first new addition to the district. It has been sited in the location formerly designated as AM2. In response to program needs the building footprint extends south beyond the NPS 250' maximum length. This extension will limit the size of site AM4, (Figure 1).

A below grade auditorium/learning center facility along with a sunken pre-function courtyard is located at the north end of the Academic Mall. Currently the Auditorium is connected to the Pharmaceutical Sciences Building at the basement level with a proposed basement level connection to AM1 in the future.

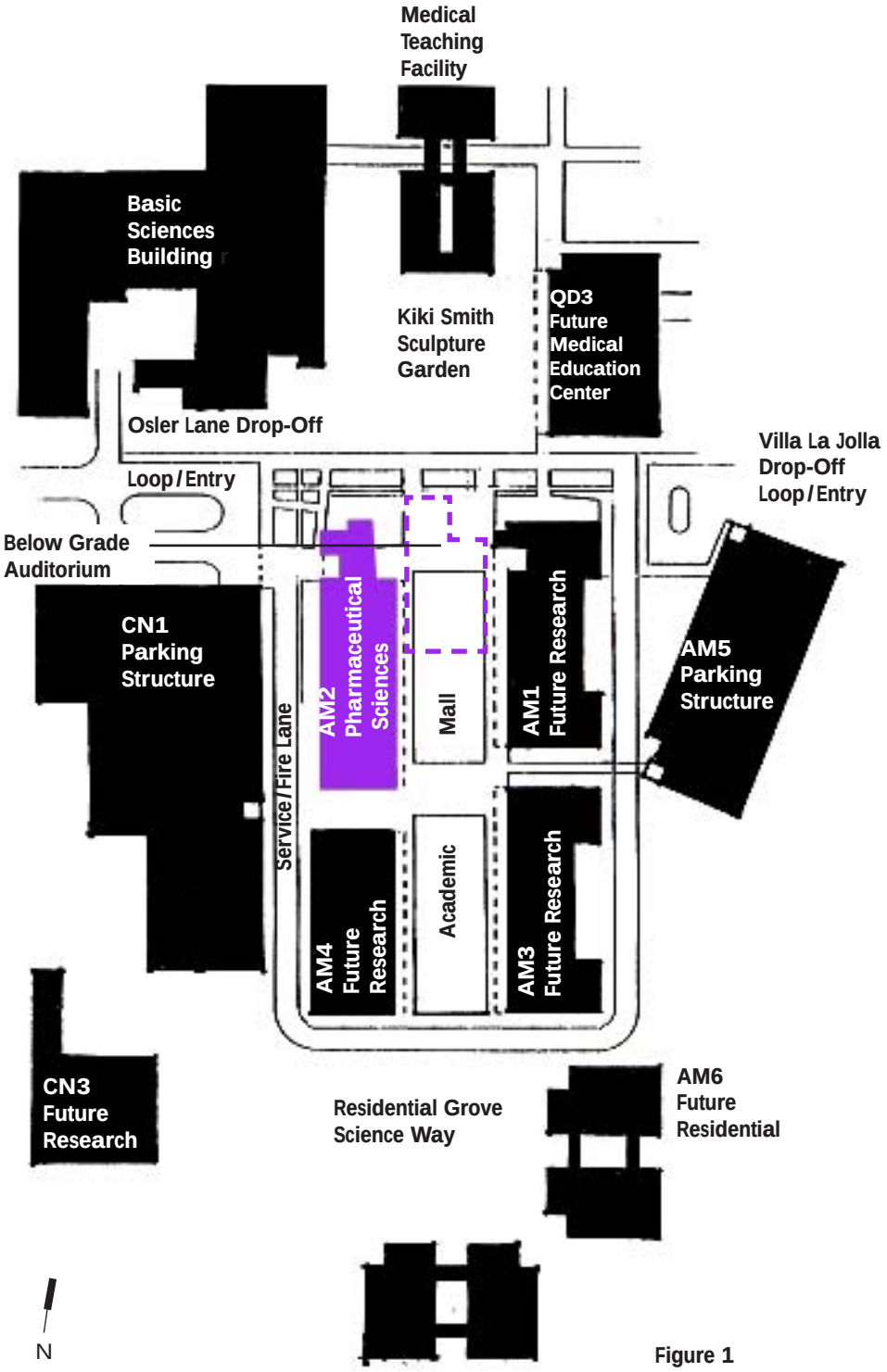


Figure 1

Site Grading

The existing site slopes dramatically from north to south, in a series of stepped, surface parking lots that drop approximately 30' - from a high point of 355' above mean sea level (msl) at the Arrival Court to 326' at the Residential Grove.

A goal of the SOM neighborhood is to facilitate interaction among students, faculty and staff. In this case, given the significant grade change, it was important to focus on how site grading could enhance pedestrian circulation between the four buildings surrounding the Mall. A series of grading alternatives were developed. The selected alternative, (Figure 2) places all future research buildings at the same topographic elevation. The central Academic Mall open space provides unimpeded, universally accessible, pedestrian circulation.

This grading scheme requires a large retaining wall to support the loop road and transition the grades, from the mall at 354' elevation down to the 326' elevation at the Residential Grove.

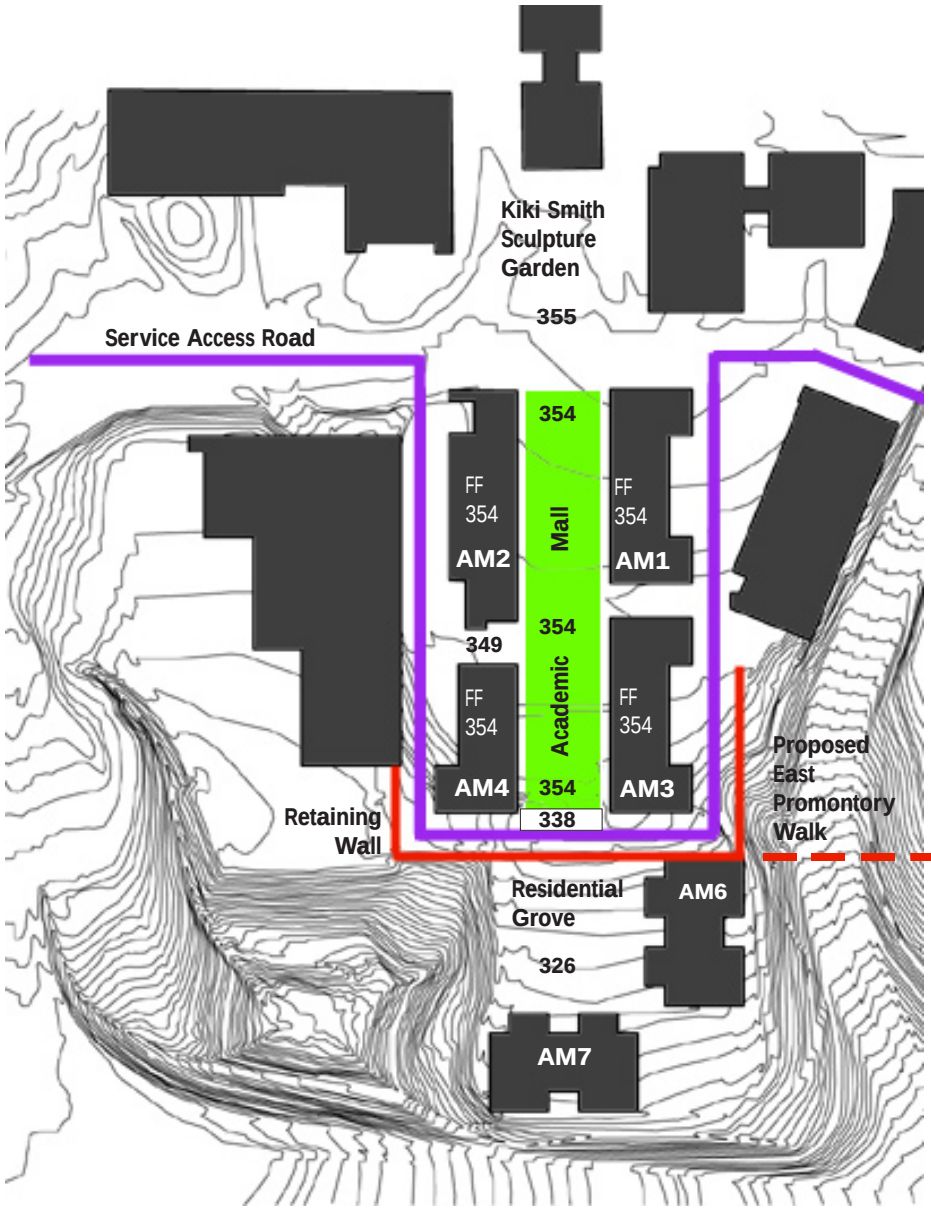


Figure 2

Site Grading

This bird's-eye view, looking west-southwest, illustrates the contiguous level central lawn at the 354' elevation and the residential grove terrace at the 326' elevation.

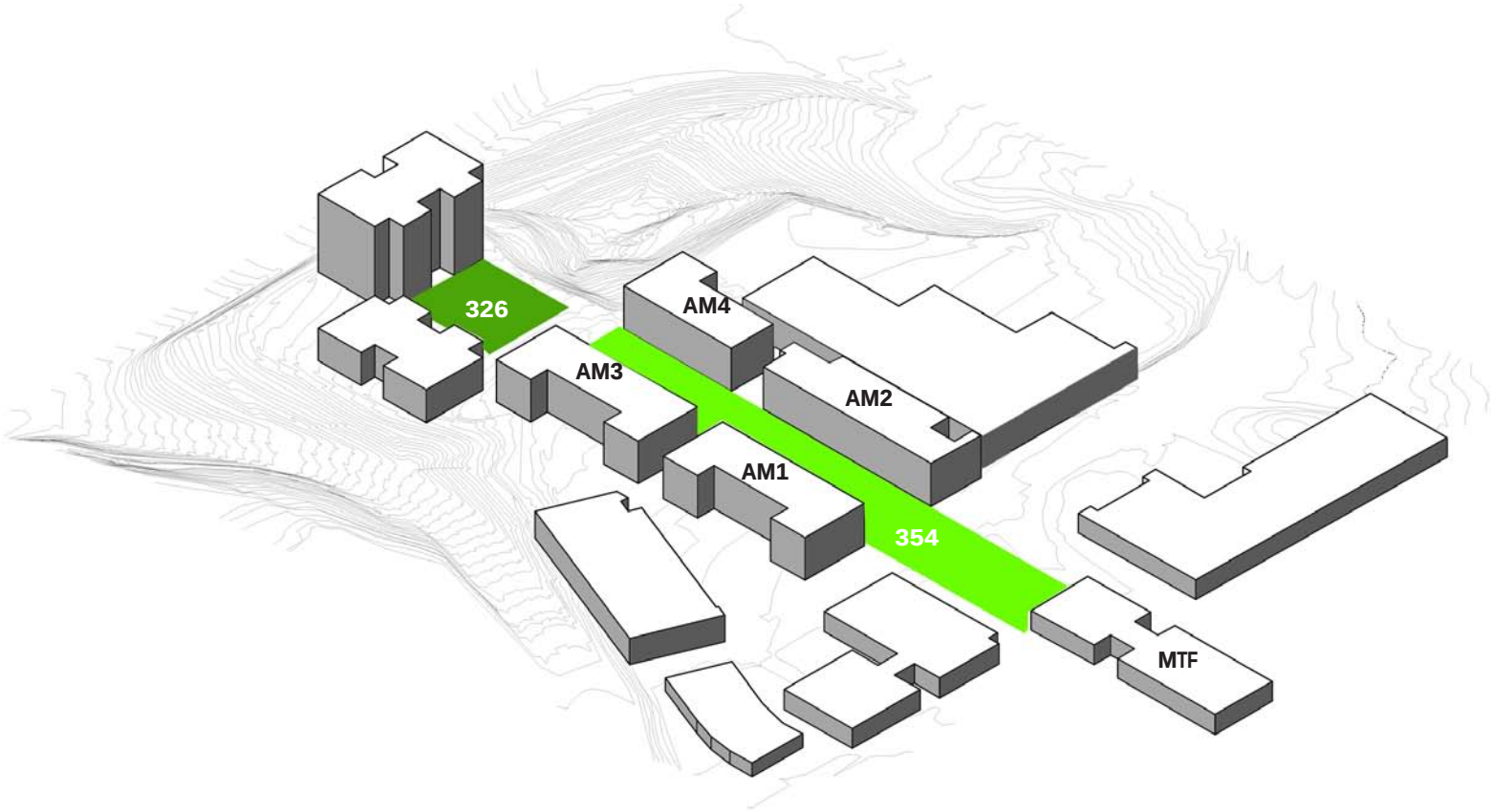
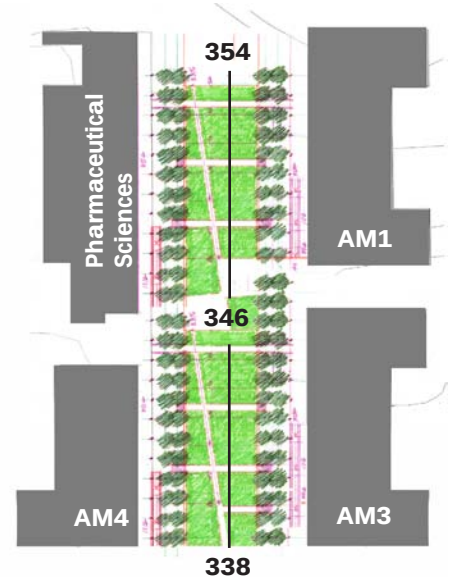


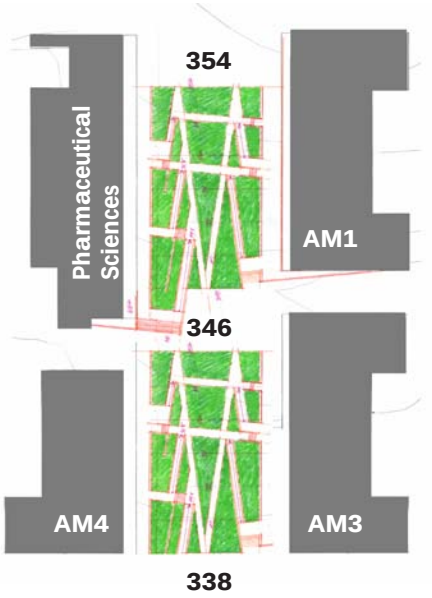
Figure 3

Rejected Central Open Space Grading and Circulatio Options

In developing the recommended grading scheme a number of options were studied to assess the impact on pedestrian circulation. In all cases the alternatives to a level central open space required significant ramping in order to provide universal pedestrian access between all four buildings. These ramps and associated stairs and retaining walls were determined to impede circulation and reduce usable open space to such an extent that the benefits far outweighed the costs associated with the retaining wall required in the selected grading scheme.



CONTINUOUS SLOPING LAWN



DESIGN EXPRESSION SLOPING LAWN

TWO LEVEL AREAS

Site Grading and Vertical Circulation

Given the dramatic topographic change across the site, the decision to provide a generally level central open space necessitates vertical circulation elements:

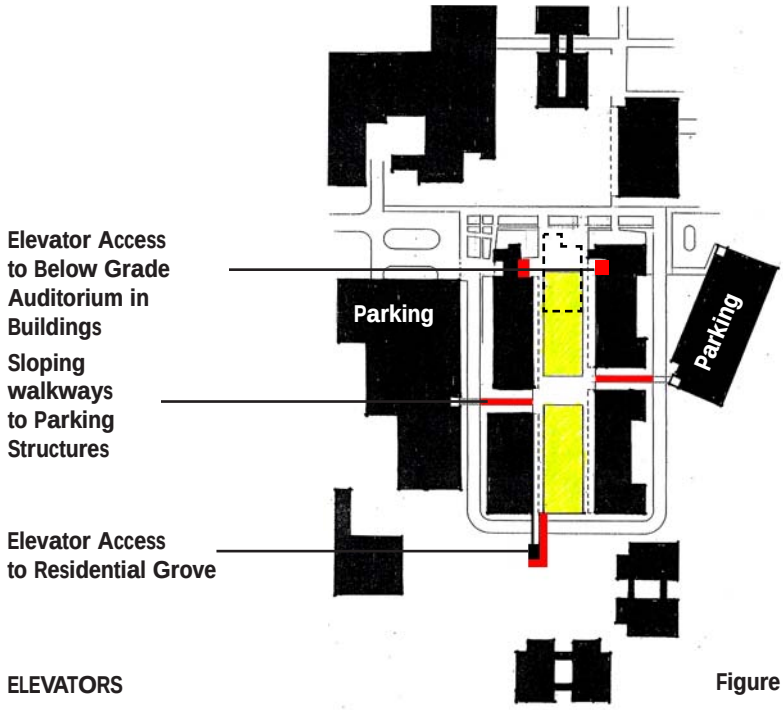
ELEVATORS

The Plan envisions three locations for elevators,(Figure 4)- two serving the below grade auditorium at the northern end of the Mall and an optional elevator facilitating access to the future residential and research towers to the south. The south elevator would require a pedestrian bridge over the service access roadway.

RAMPS / SLOPING PATHWAYS

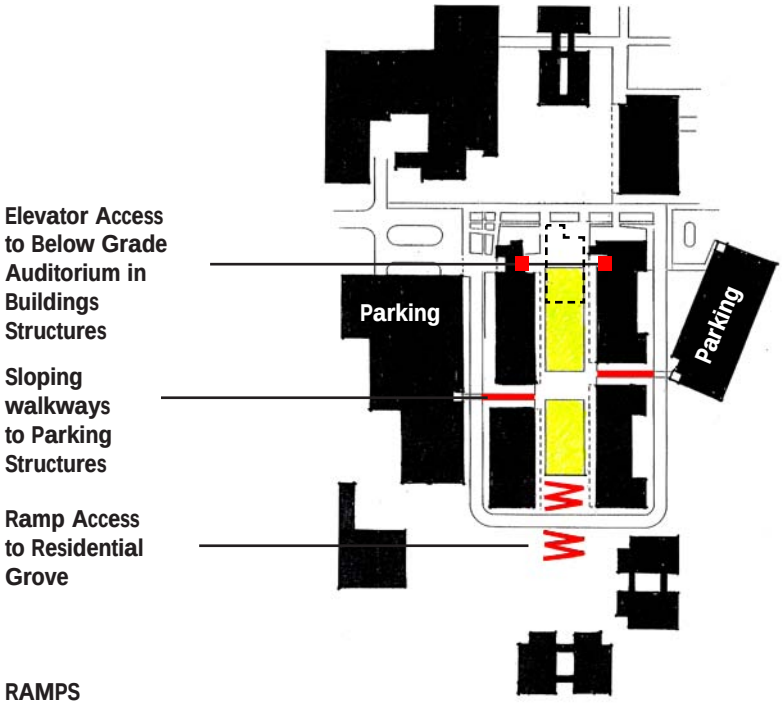
The recommended site grading elevations allow for universal pedestrian access into the Mall from the two future parking structures through the use of sloping pathways at a less than 5% gradient,(Figure 5).

A series of switchback ramps could be substituted for the south elevator to provide an accessible path of travel from the south end of the Mall to the Residential Grove. The length of ramping required will impact the usable open space at the south end of the Mall. For this reason the south elevator is the preferred solution.



ELEVATORS

Figure 4



RAMPS

Figure 5

Service and Emergency Access

Continuous service and emergency vehicular access is provided around the west, south, and east perimeter of the Academic Mall, (Figure 6). The north edge connection at the Arrival Court is a pedestrian zone with restricted vehicle access for emergencies only. The loop road begins and ends at elevation 354' to the midpoint of the Mall at elevation 350' where the Pharmaceutical Sciences loading dock is located. From that point south the road slopes down to the 338 elevation.

This configuration allows the loading docks at the south ends of AM3 and AM4 to be located at the basement level of the facilities.

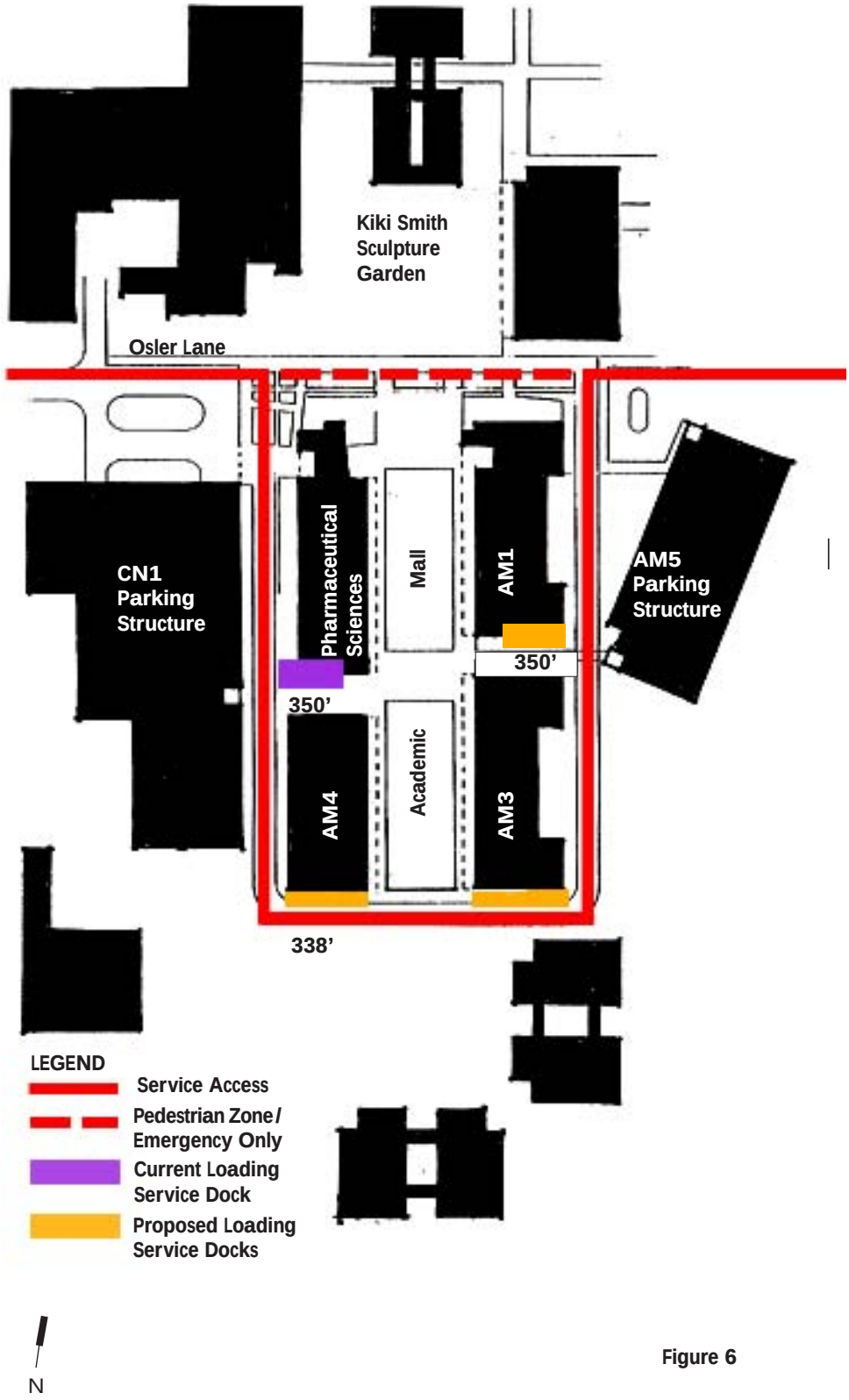


Figure 6

Pedestrian Circulation

The physical layout of the Academic Mall supports easy pedestrian movement between facilities. The diagram, (Figure 7), indicates the extensive coverage of pedestrian only zones in the central open spaces. Primary pedestrian circulation routes are along the arcades mandated in the NPS on the facades of the four buildings framing the Mall.

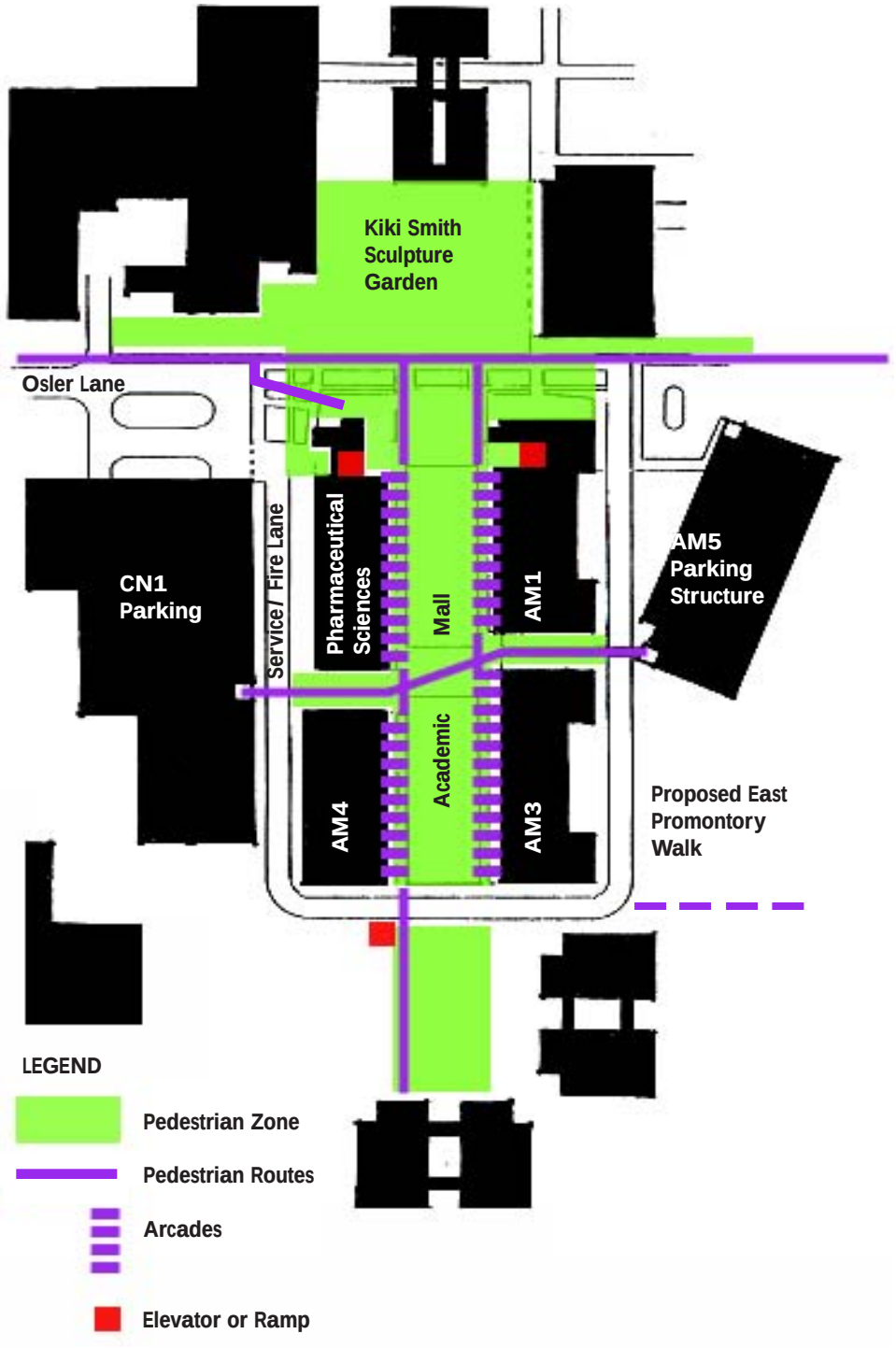


Figure 7

Open Space Character and Guidelines

The Academic Mall is a primarily pedestrian open space intended for easy circulation and gathering. This diagram, (Figure 8) indicates the functional components of the open space that should be provided in future development.

The ACADEMIC MALL provides a continuous pedestrian link to all four surrounding buildings. The Mall is framed by the formal arcaded academic buildings.

MEDICINAL GARDENS line the main east-west pedestrian connection at the north end of the Mall and serve to evoke the natural heritage of medicine.

The AUDITORIUM COURTYARD is located on the north side of the Pharmaceutical Science Building. This court provides cueing and intermission break-out space for events in the below grade auditorium.

With the elimination of through traffic on Osler Lane, the DROP-OFF PLAZAS provide vehicular loading and turnaround functions for the four research facilities.

Main BUILDING ENTRY PLAZAS are located on the central mall. Given the proximity of AM1 and AM2 to the drop-off plazas a second entry plaza is allowed. Entry plazas must provide bicycle parking areas. The plaza spaces may be designed at the discretion of the building site design team to express the individual character of the facility.

A potential COFFEE CART area with full utility infrastructure is proposed at the midpoint of the Academic Mall between AM1 and AM3. This facility must be designed as an integral element, complementing the Mall character in colors and materials.

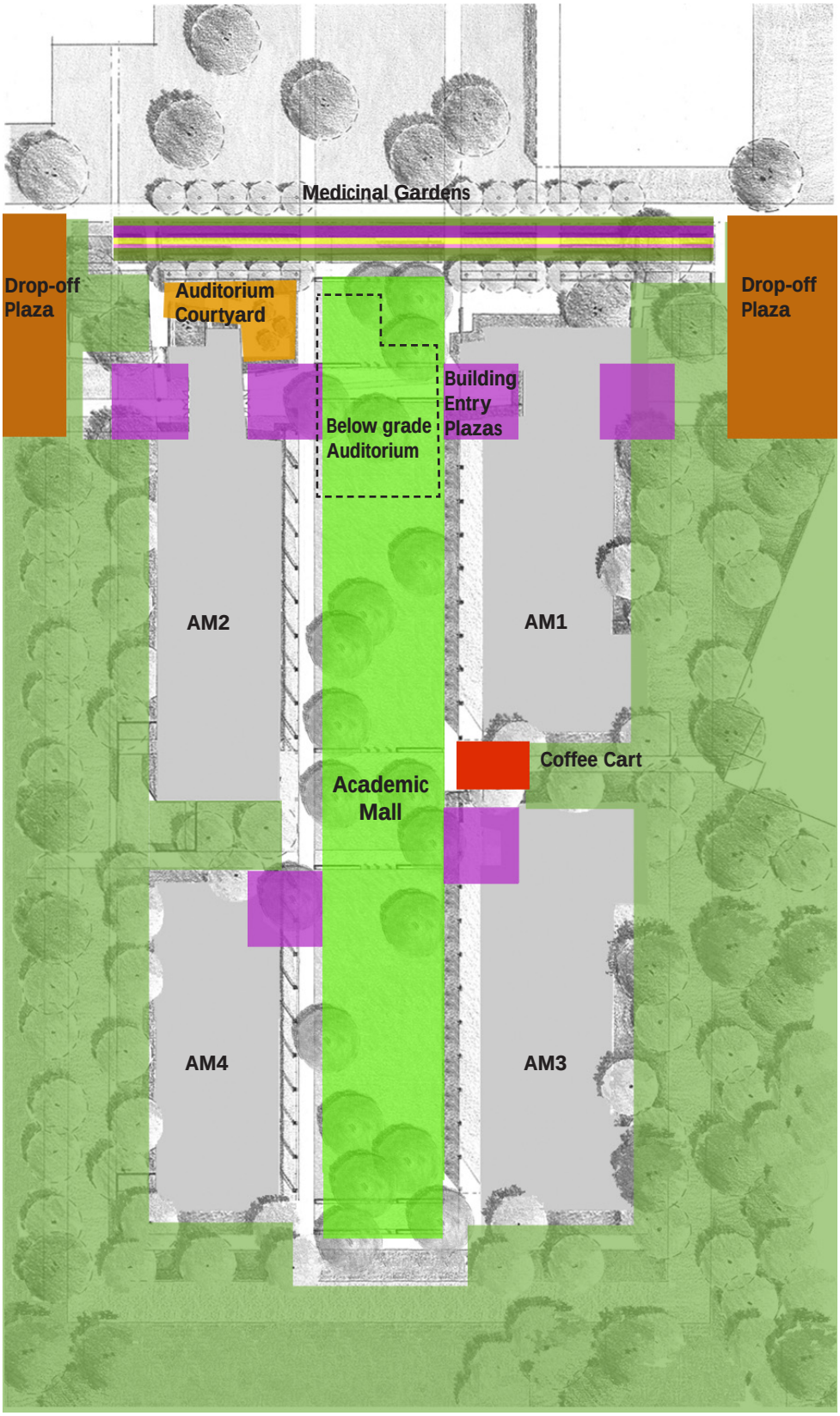


Figure 8

Landscape Zones

The 1989 Master Plan Study guides all landscape development around the concept of three distinct landscape zones. This diagram, (Figure 9) applies those zones to the Academic Mall.

The RUSTIC landscape of grove plantings on the eastern edge and the Kiki Smith Sculpture area of influence at the north.

The DISCRETE landscape of the Mall allows for landscape variety at the courtyards and plazas, while creating contrast with the surrounding rustic areas.

The TRANSITIONAL landscape links the discrete and rustic around the perimeter.

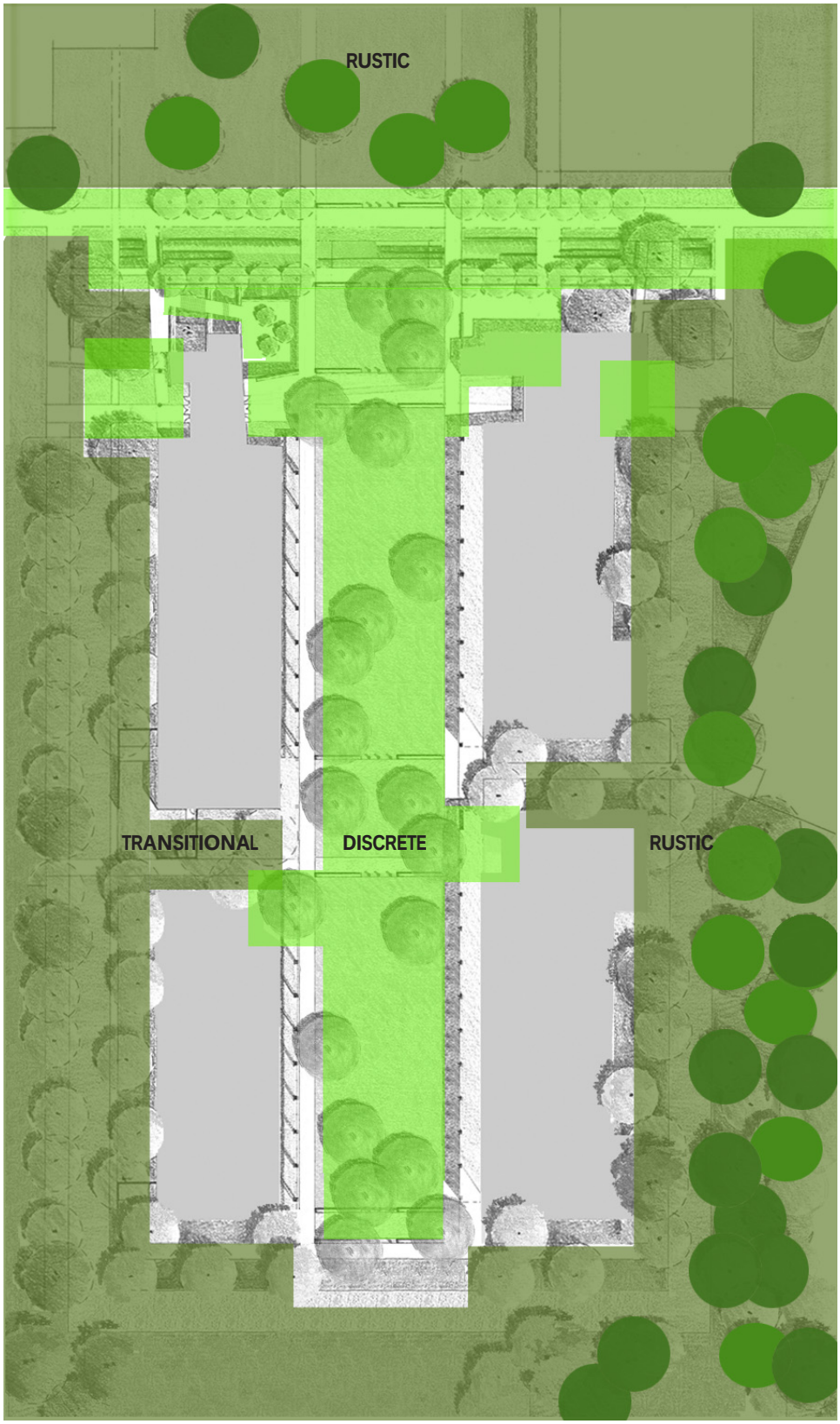


Figure 9

Illustrative Landscape Plan

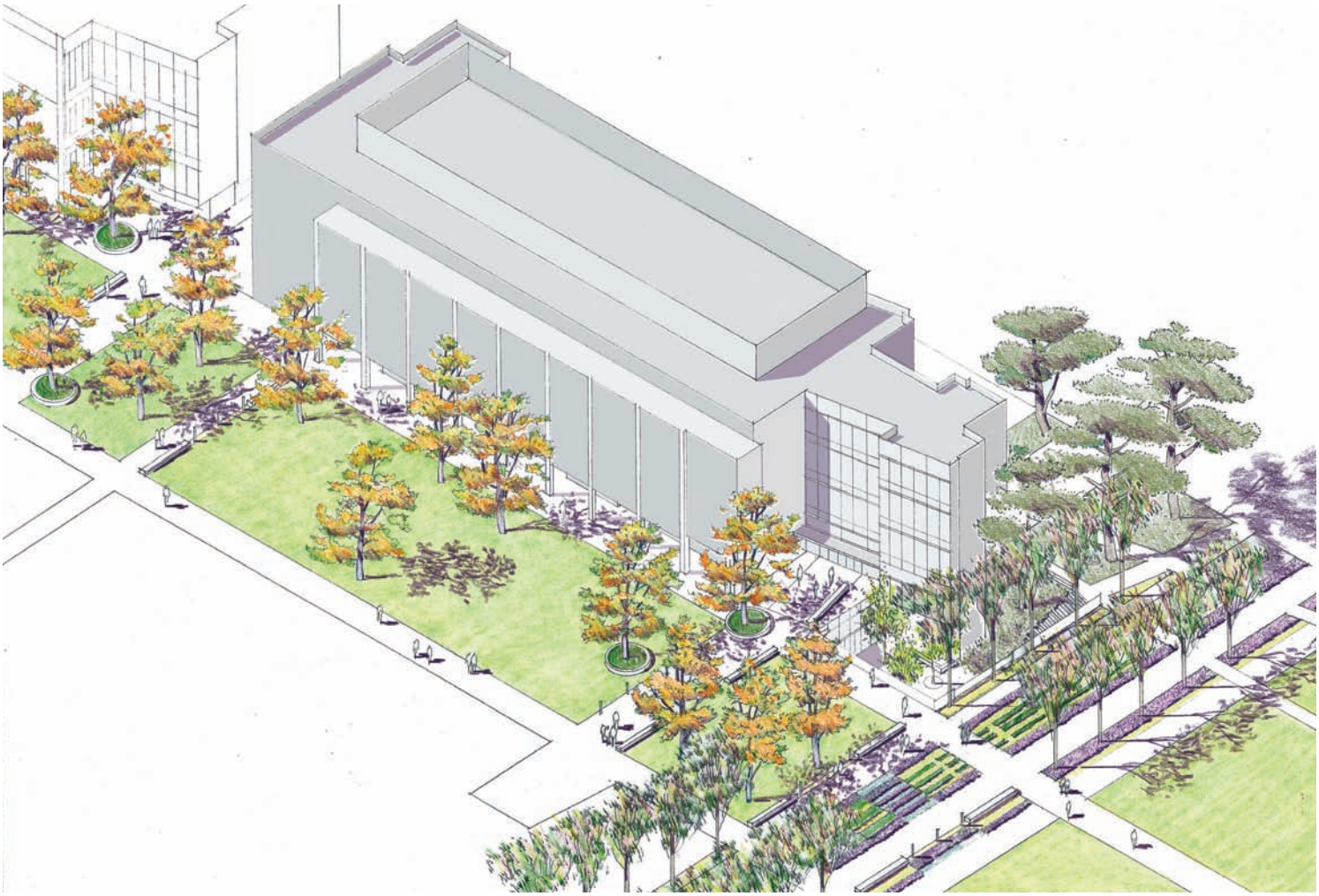
The illustration, (Figure 10) depicts the overall character of the Academic Mall: A central lawn framed by the arcades at the four buildings, and random placement of California Sycamores in the Mall.

Figure 10

Landscape Character

This bird's-eye view illustrates the character of the open space with the transitional landscape at the perimeter, a formal streetscape planting of ginkgos along Osler Lane flanked by the Medicinal Gardens as a foreground to the central Academic Mall lawn. The Mall is framed by the formal alignment of the Architectural arcades and is complimented by the informal arrangement of the California Sycamores.

Pathways and entry plazas are laid out in response to each building's architectural footprint. This allows for a unique arrival to each if the four buildings on the mall, which expresses each buildings individual identity. Pathways also connect to future parking structures and provide universal access to the buildings at the Mall.



Design Guidelines

Site design within the Academic Mall district shall adhere to the guidelines on the following pages. Additional information for materials, finishes and products should be consistent with the SOM NPS Materials and Colors section and SOM Master Exterior Palette.

In general, site design elements should be located to reinforce the axial qualities of the Academic Mall. The design of the remaining three buildings should adhere to the precedents set at the Pharmaceutical Sciences Building for hardscape, lighting and construction detailing for the main east/west pedestrian connections at the mid point and south ends of the Mall, while at the same time, allowing the individualized asymmetrical building entry plazas to achieve the intended distinct personalties.

PLANTING

The central portion of the Academic Mall must be planted with an informal arrangement of California Sycamores as indicated on the plan, (Figure 11). At each major crossing of the mall, an arrangement of three (3) California Sycamores in raised concrete planters, consistent with the planters installed at the Pharmaceutical Sciences Building should be implemented. The Mall surface shall be lawn. The random tree spacing allows the greatest flexibility for events and gatherings to be held on the Mall.

The pedestrian mall in the former Osler Lane right-of-way shall be planted with linear rows of Gingko trees and flanked by Medicinal Gardens of herbs and plants of medicinal value or legend.

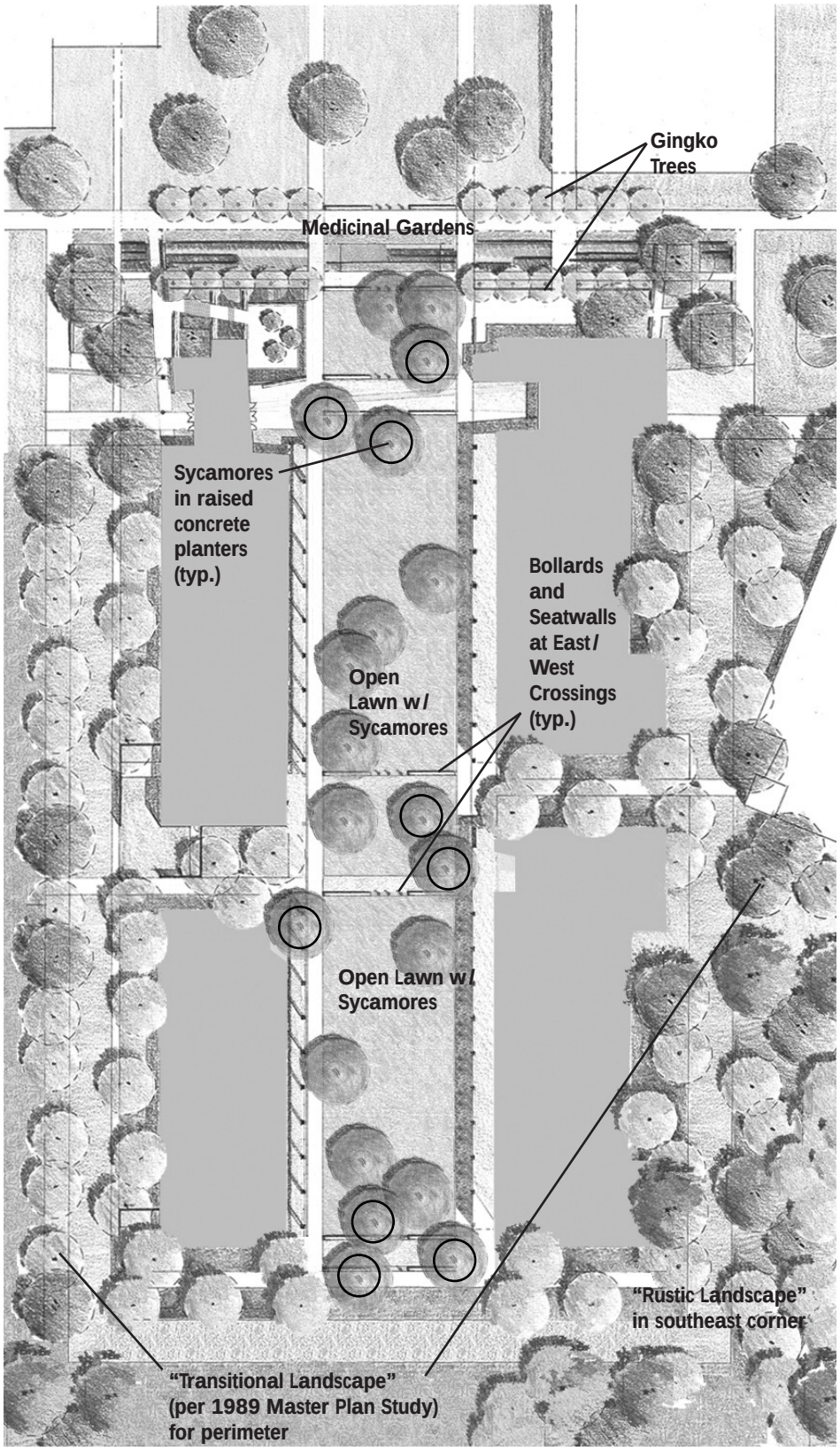


Figure 11

Design Guidelines

HARDSCAPE

The hardscape design for the Academic Mall should respond to the color palette and finishes developed for the School of Medicine Neighborhood Master Exterior Palette available at Facilities Design and Construction and as implemented at the Pharmaceutical Sciences building.

Integral color concrete is Davis Colors "Pueblo Brown" with acid etch and washed aggregate finishes.

Enhanced concrete at building entries should be Davis Colors "Pueblo Brown" with top seeded "3/4" Saturn Sky" aggregate. The layout or patterning of the hardscape will be up to the individual building, however the main axial paths of the Academic Mall should match the Pharmaceutical Sciences building.

Concrete seat walls should be Colton Type 3 concrete and should be consistent with the seat walls installed at the Pharmaceutical Sciences building. The seat walls should be located at building entries and at the east west pedestrian crossings at the mid-point and south end of the mall. Alignment and spacing of the walls should be consistent with the walls installed at the Pharmaceutical Sciences building.

Raised circular concrete planters are proposed at the east/west pedestrian crossings mid-point and south end of the mall. Two circular planters will be installed at the Pharmaceutical Sciences building with a third proposed on top of the auditorium at AM1. Three raised planters should be installed at each of the remaining east/west crossings.

LIGHTING

Lighting for the Academic Mall shall adhere to the UCSD Exterior Lighting Policy and Guidelines. Lighting equipment and fixtures implemented at the Pharmaceutical Sciences building shall be the standard for future buildings. Light fixtures are to be located to reinforce the axial symmetry of the Academic Mall.

POLE LIGHTS

Campus standard 25' height pole lights are to be used along the north side of Osler Lane (future pedestrian mall and Medicinal Gardens).

Campus standard 20' height pole lights are to be used along the fire/service lane.

Campus standard 15' height pole lights are to be used at the paths connecting the Academic Mall and the proposed Parking structures.

ARCADE DOWNLIGHTS

For consistency the downlights in the future building arcades should match the specified downlights at the Pharmaceutical Sciences Building.

BOLLARD LIGHTS

Bollard lights are used to continue the rhythm and spacing of the arcade columns in the north-south axis to supplement light levels where there are gaps in the arcade downlight dispersion/light coverage. The bollard light fixture for the Pharmaceutical Sciences Building shall be used as the standard throughout the Academic Mall. The bollards are in line with the columns of the arcade and match the column spacing. The same bollard should be used at the mid-point mall crossing as well as at the south end of the mall

INTEGRAL WALL
and
STEP LIGHTS

Seatwalls at building entries and at the east west pedestrian crossings including the proposed mid-point and south end of the Mall, should be consistent in detail and spacing with the seatwalls installed at the Pharmaceutical Sciences Building. Pedestrian crossings should have recessed wall lights to match those specified for the Pharmaceutical Sciences Building.