

School of Medicine

Neighborhood Planning Study

University of California, San Diego

PERKINS & WILL, June, 2000

Table of Contents

<i>Executive Summary</i>	1		
1. Introduction	5		
1.1 Purpose of the Study	7		
1.2 Planning Process	8		
2. Planning Context	11		
2.1 UCSD Master Plan Study	12		
2.2 UCSD Long Range Development Plan	12		
2.3 Adjacent Neighborhood Plans	13		
2.4 Site Constraints	14		
2.5 Proposed Development Program	16		
3. Neighborhood Plan	19		
3.1 Planning Goals and Objectives	21		
3.2 Planning Strategies	21		
3.2.1 Topography / Landmarks	21		
3.2.2 Climatic Considerations	22		
3.2.3 Open Space / Landscape	23		
3.2.4 Internal Site Circulation	24		
3.2.5 Cross Campus Linkages	24		
3.2.6 Building Footprints / Massing	25		
3.3 Site Capacity Studies	26		
3.4 Key Elements of the Plan	29		
4. Design Guidelines	35		
4.1 Intent / Approach	36		
4.2 Neighborhood Districts: Definition, Character, Program	36		
4.3 Landscape / Open Space Guidelines	37		
4.3.1 The Quads	37		
4.3.2 The Academic Mall	38		
4.3.3 The Canyon	38		
4.3.4 East Promontory	40		
4.3.5 Neighborhood Edges	40		
4.3.6 Neighborhood Entries	40		
4.3.7 Special Landscape Guidelines	41		
4.4 Architectural Guidelines	42		
4.4.1 Materials and Colors	42		
4.4.2 The Quads	43		
4.4.3 The Academic Mall: Research Buildings, East Parking Structure	51		
		and Residential Buildings	
		4.4.4 The Canyon: Research Buildings and West Parking Structure	55
		4.4.5 East Promontory: Research Complex	57
		4.5 View Corridors and Orientation Devices	59
		4.6 Traffic Management and Implementation Strategies	60
		4.6.1 SOM Neighborhood Plan Circulation and Access Standards	60
		4.6.2 Right-of-Way for Optional Future Extension of Olser Lane	60
		4.6.3 Parking	60
		4.7 Bike Paths	61
		4.8 Fire Access	62
		4.9 Underground Utilities	62
		4.10 Support Services	63
		5. Phasing Strategies	65
		5.1 Introduction	66
		5.2 Phase 1	66
		5.3 Phase 2	66
		5.4 Phase 3	66
		5.5 Phase 4	67
		5.6 Phase 5	67
		5.7 SOM Neighborhood Potential Build-Out Plan	68
		6. Study Participants	71
		List of Illustrations	_____
		<i>Executive Summary</i>	
		<i>Site Sections</i>	3
		<i>Figure Ground Plans</i>	3
		Introduction	
		<i>Views of Library Walk, Basic Science Building and Medical Teaching Facility</i>	6
		<i>West Elevation of Basic Science Building</i>	7
		<i>Lawn on west side of Club Med</i>	7
		<i>View from La Jolla Village Drive of the southern edge of the SOM Neighborhood</i>	8

School of Medicine Neighborhood Planning Study / U C S D

<i>Lawn at the southern elevation of the Medical Teaching Facility</i>	8	<i>Section at the South End of Academic Mall</i>	38	Phasing Strategies	
<i>Academic Corridor toward Veterans Administration</i>	8	<i>Section at the West Boundary of Academic Mall</i>	38	<i>Phase 1 Diagram</i>	66
Planning Context		<i>Section through Science Way</i>	38	<i>Phase 2 Diagram</i>	66
<i>University Center - view of Price Center</i>	12	<i>Enlarged Academic Mall Section</i>	39	<i>Phase 3 Diagram</i>	66
<i>Basic Science Walk</i>	13	<i>Preliminary Concept Sketch</i>	39	<i>Phase 4 Diagram</i>	67
<i>Library Walk (looking north towards the main library)</i>	14	<i>Section at Villa La Jolla Drive</i>	40	<i>Phase 5 Diagram</i>	67
<i>Parking Lot 604 - with south elevation of Basic Science Building beyond</i>	15	<i>Section at Gilman Drive</i>	40	<i>Table 6 - Phasing Program</i>	67
<i>Table 1 - SOM Neighborhood Planning Study Program</i>	17	<i>Steel Panel System of Stein Clinical Research Building</i>	42	<i>Site Plan</i>	68
Neighborhood Plan		<i>Precast Concrete Screen at Basic Science Building</i>	42	<i>Site Sections</i>	68
<i>Existing Site Plan at SOM</i>	20	<i>Parcels Diagram</i>	43	<i>Programmatic Component of Site Plan</i>	69
<i>Master Plan Issues</i>	21	<i>View east towards the Ceremonial Green</i>	44		
<i>Topography</i>	21	<i>Parcel QD-1</i>	45		
<i>Development Zones</i>	21	<i>Parcels QD-2 + QD-2A</i>	45		
<i>Rustic Landscape and Parking Lot at Southwestern corner of Neighborhood</i>	22	<i>Parcels QD-2 + QD-2A</i>	46		
<i>Surface Parking Lot at Southern Edge of SOM Neighborhood</i>	22	<i>Parcels QD-3 + QD-7</i>	46		
<i>Existing Landscape Conditions of the SOM Neighborhood</i>	23	<i>Parcel QD-4</i>	47		
<i>Major Circulation</i>	24	<i>Parcels QD-5 + QD-6</i>	47		
<i>Vehicular Circulation</i>	24	<i>Parcels QD-3 + QD-7</i>	48		
<i>Pedestrian Circulation</i>	24	<i>The visual termination of Library Walk at CMME</i>	48		
<i>Aerial Photo of Existing Conditions</i>	25	<i>Perspective view towards QD-2 and the diagonal walk of the Ceremonial Green</i>	49		
<i>Table 2 - Scheme A: Quadrangles Program</i>	26	<i>Cafe at the Price Center</i>	49		
<i>Scheme A: Quadrangles - Axonometric View and Plan</i>	26	<i>Perspective view towards QD-3 with Club Med Terrace and Kiki Smith Sculpture Court</i>	49		
<i>Table 3 - Scheme B: Diagonal Mall Program</i>	27	<i>View of site for Proposed Library Plaza with Parcel QD-4</i>	50		
<i>Scheme B: Diagonal Mall - Axonometric View and Plan</i>	27	<i>Site of Brain Imaging Center at Parcel QD-5</i>	50		
<i>Table 4 - Scheme B: Diagonal Mall Program</i>	28	<i>Parcels AM-1, AM-2, AM-3 + AM-4</i>	51		
<i>Scheme B: Diagonal Mall - Axonometric View and Plan</i>	28	<i>Parcel AM-5</i>	51		
<i>Key Elements of the Plan</i>	29	<i>View south along the Academic Mall</i>	52		
<i>Pedestrian Network</i>	30	<i>Parcels AM-6 + AM-7</i>	53		
<i>Open Space</i>	31	<i>View west from Villa La Jolla Drive of East Parking Structure</i>	54		
<i>Table 5 - Parcel Use / Program Chart</i>	32	<i>Parcels CN-1, CN-2 + CN-3</i>	55		
<i>Illustrative Plan + Proposed Program Distribution</i>	33	<i>View south from west Osler Lane entry loop at Science Way</i>	56		
Design Guidelines		<i>Parcels EP-1, EP-2, EP-3 + EP-4</i>	57		
<i>Neighborhood Districts</i>	36	<i>View Corridors and Orientation Devices</i>	59		
<i>Basic Science Walk Concept Diagram</i>	36	<i>Bike Paths</i>	61		
		<i>Shaded bicycle parking area in University Center</i>	61		
		<i>Fire Truck Access</i>	62		
		<i>Utilities Diagram</i>	62		
		<i>Social Interaction Areas</i>	63		

Executive Summary

Executive Summary

I. Purpose

The School of Medicine (SOM) Neighborhood Planning Study provides a long term plan for the development of the School of Medicine on the southern edge of the University of California, San Diego's (UCSD) West Campus. The plan encompasses the following:

- An approach for preserving significant natural and cultivated features of the landscape.
- Strategies for the replacement of temporary buildings.
- Guidelines for the intensification of land use on currently under-utilized sites available for development.
- A framework for the expansion of the neighborhood for new programs.

The starting point of this study has been the UCSD Master Plan Study and the UCSD Long Range Development Plan of 1989. These plans set the overall framework for the development of the campus and suggest goals for its build-out.

The key goals identified for this study are:

- To provide a stronger sense of continuity between the SOM Neighborhood and adjacent neighborhoods – especially the East Campus Health Sciences.
- To preserve and enhance the park-like setting at the core of the SOM.
- To provide a convenient, comfortable pedestrian environment and walkway system.
- To replace surface parking with structured parking to free space for other uses.
- To provide appropriate locations and settings for future facilities.

II. Program

The original target for the SOM Neighborhood was approximately 1,275,000 gross square feet of new and existing pro-

gram space. In addition, the neighborhood was to accommodate 240 beds for student housing on 2 acres of land and 1,625 parking spaces in structures.

The mandate of this study has been to accommodate the basic master plan program and then test the site for additional program capacity. The ultimate build-out determined by this study includes 1,869,000 to 1,969,000 gross square feet (gsf) of new and existing space including academic and research programs and a satellite central plant. Also accommodated is the development of graduate housing for 400 beds and an ultimate parking capacity of 2,910 cars in surface lots and parking structures.

III. Strategic Planning Principles

The SOM Neighborhood Planning Study is built on a series of strategic planning principles based on the observation and analysis of current site conditions. Some of the key planning principles that shape the plan are:

- Respond to the topographical features of the site by preserving the canyon and bluffs as much as is feasible, focusing buildings on the mesa tops and tucking parking garages into the hillsides to minimize their visual impact.
- Take advantage of the moderate climate to provide comfortable outdoor spaces, with special emphasis on canopies and arcades to provide shading in hot summer months.
- Enhance the contrast between the neighborhood's discrete and rustic landscapes by strengthening the eucalyptus grove and developing a new and diverse hierarchy of open spaces with special planting.
- Restrict vehicular access and parking to the perimeter of the SOM neighborhood in order to create a continuous car-free pedestrian and bicycle network at the heart of the SOM.
- Strengthen pedestrian connections to adjacent neighborhoods with enhanced cross walks, more direct paths and additional bridging; weave the pedestrian and vehicular networks of the SOM neighborhood into the rest of the campus.
- Scale and position new buildings to mediate between the varied, object-like nature of the existing buildings to create

a more cohesive environment and better define the discrete open spaces at the center of the neighborhood. No new buildings should attempt to compete with the dominant massing of existing buildings at the core of the neighborhood.

IV. Elements of the Plan

The key elements of the SOM Neighborhood Planning Study include existing features which have been consolidated and strengthened and new features which extend the pattern of development south and east to complete the edge of the neighborhood as a front door to the UCSD Campus.

- Existing elements to be strengthened include the park-like quadrangles, including hardscape and landscape areas, at the northern end of the neighborhood and the walkways which interconnect them and the rest of the campus.
- New active plazas have been added to punctuate the more passive green spaces with outdoor programming, such as informal dining.
- New rustic and discrete landscape zones, such as the formal Academic Mall and the informal Science Way edging the Canyon have been added to organize and focus different zones of future development.
- New infrastructure, including vehicular drop-off loops, parking garages and access roads have been added to structure new development.

V. Design Guidelines

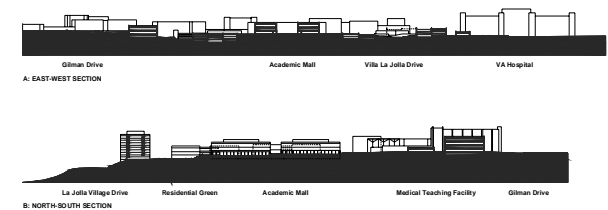
A major function of this report is to provide planning and urban design guidelines to establish a plant palette for landscaped spaces; identify development parcels; define the overall massing of subsequent buildings; define the potential density of site development and provide general direction for the parallel expansion of infrastructure.

In general, design guidelines are intended to describe the overall intent for the development of portions of the SOM Neighborhood. In certain instances, the plan is more specific, in order to be able to establish the basic character of key locations within

the neighborhood. For example, the development parcel at the north side of the Ceremonial Green, with its distinct quarter round form, has been defined sufficiently to ensure there will be a building that strengthens the curve of its northern edge. The Academic Mall design guidelines describe volumes and edge treatment (arcades) to ensure a strongly defined and formal mall at the heart of the neighborhood.

VI. Phasing

A final, critical element of the study concerns the phasing of development in relation to existing facilities. Phasing has been defined to allow the parking supply to be replaced and grow in relationship to program expansion. The phasing strategy also aims to complete existing open spaces first, minimizing initial impact on infrastructure and maintaining a compact SOM. Each phase expands further out from the existing academic core of the neighborhood, allowing it to function as much as possible as a complete, consolidated organization at each phase.



Site Sections

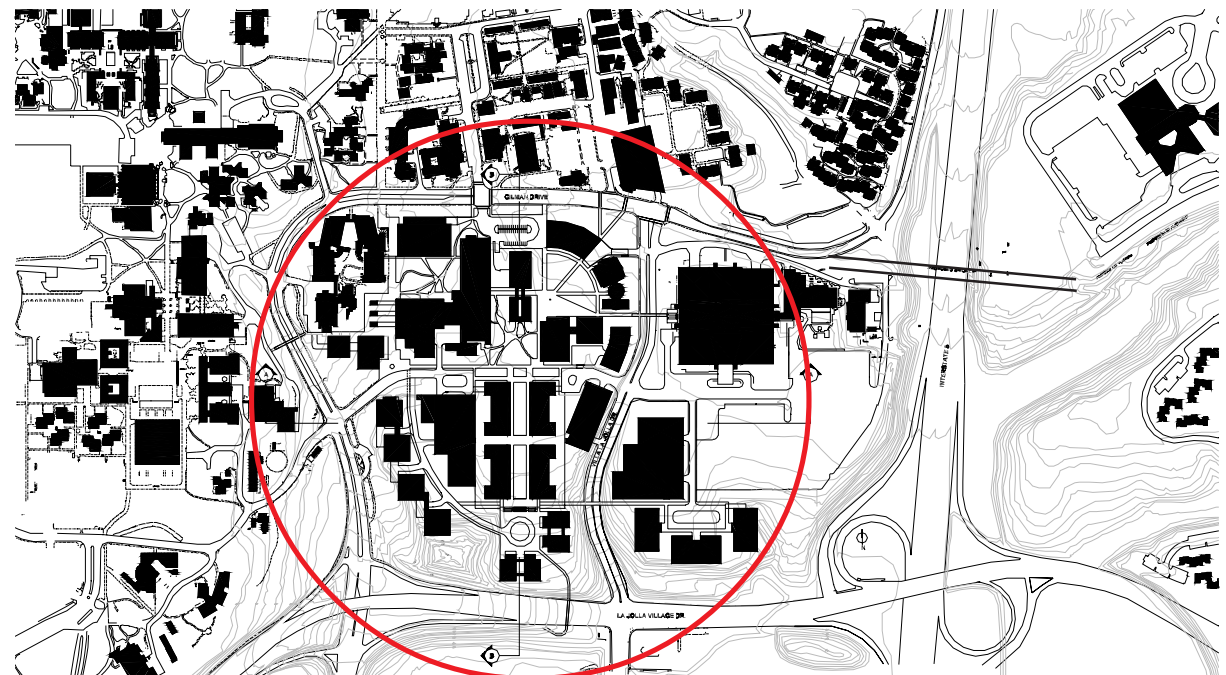


Figure Ground Plan - Existing and Proposed Program Elements



1 Introduction

School of Medicine Neighborhood Planning Study / U C S D



Chapter 1 Introduction

1.1 Purpose of the Study

The Neighborhood Planning Study for the School of Medicine, located on the southern edge of the University of California, San Diego (UCSD)'s west campus, has two primary purposes:

1. To explore and define appropriate opportunities for development, both within the developed portions of the neighborhood and on surface parking lots to meet the potential future needs of the School of Medicine and related disciplines.
2. To establish a coherent structure for developing buildings, open spaces, infrastructure and landscape that will strengthen the positive qualities inherent in the existing campus and create a unique sense of place for the SOM neighborhood.

As stated in the proposed scope of work, the specific objectives of this study are to:

- Analyze undeveloped parcels and potential redevelopment areas to determine the development capacity of the neighborhood.
- Define the amount, location and desired adjacencies of future academic and research facilities, parking, graduate housing and permanent open space areas.
- Evaluate the neighborhood's ability to accommodate structured parking as indicated in the UCSD Master Plan Study and evaluate the potential for a larger supply of parking in this area.
- Identify pedestrian and vehicular circulation routes that will connect buildings within the neighborhood and provide routes to other adjoining neighborhoods and to the surrounding community.
- Accommodate service and fire access to all existing and proposed buildings.

- Define the neighborhood's open space network of greens, plazas, courtyards and interconnecting pathways.
- Reinforce connections within the Life and Natural Sciences Academic Corridor which traverses the campus from Revelle College to the west, through the SOM neighborhood and terminates at the East Campus Health Sciences neighborhood across Interstate 5.



West Elevation of Basic Science Building



Lawn on west side of Club Med



View from La Jolla Village Drive of the southern edge of the SOM Neighborhood



Lawn at the southern elevation of the Medical Teaching Facility



Academic Corridor toward Veterans Administration Medical Center

1.2 Planning Process

This study is the result of an intense and highly interactive process including faculty from the School of Medicine, the university administration, planning staff and design consultants. The design team has worked closely with the UCSD Physical Planning staff to confirm program requirements, site conditions, infrastructure constraints and the overall philosophy of UCSD's Master Plan and Long Range Development Plan. The underlying philosophy and fundamental elements of the plan were developed through a series of design 'charettes' - working sessions with consultants, planning staff and the Planning Advisory Committee (PAC). The PAC, comprised of members of the SOM faculty and administration, together with student representatives and UCSD professional planning staff, acted as a focused client group. A series of optional development / planning scenarios were developed in response to initial discussions and site analysis and presented to the PAC for review. One of these scenarios was selected as the preferred alternative for further refinement and development. As interim approvals were obtained from the PAC, the Neighborhood Plan, in its various stages of development, was presented to the Campus / Community Planning Committee (C/CPC) to gain broader review and approval from an overall University community perspective. The plan has been presented for informal review to several committees within the School of Medicine. In addition, the plan and design guidelines have received periodic reviews from the Design Review Board (DRB) to ensure consistency with the principles of UCSD's Master Plan and in a manner which is compatible and complementary to the adjacent neighborhood plans.



2 Planning Context

Chapter 2 Planning Context

2.1 UCSD Master Plan Study

The SOM Neighborhood Planning Study builds on the objectives and principles of the 1989 University of California, San Diego Master Plan Study. The key guiding principles of the Master Plan are as follows:

- **Neighborhoods**
The development of the campus occurs within a series of neighborhoods, each with clear boundaries and a distinct character of its own. Buildings and open spaces provide a specific sense of place for a series of Colleges or special purpose neighborhoods within the University. The SOM Neighborhood reflects the teaching, clinical and research needs of the core medical program and related sciences.
- **Academic Corridors**
Each campus neighborhood is linked to adjacent neighborhoods in a series of academic corridors, groupings that loosely follow related programs and disciplines to promote natural cross campus connections. The SOM Neighborhood is centered on the Life and Natural Sciences Corridor with Revelle College to the west and the VA Medical Center and East Campus Health Sciences to the east.
- **University Center**
At the heart of the campus is a distinct University Center which is the hub for campus activity and the focus of undergraduate services and programs. As the social and academic heart of the University community, it has strong links to the surrounding neighborhoods. The SOM neighborhood, immediately to the south of University Center, must be developed in a way that enhances and promotes those connections.
- **The Park**
The presence of a rustic landscape of canyons, bluffs, mesas and eucalyptus groves gives UCSD a unique, distinctive quality which is to be preserved in a series of

interconnected open spaces. This 'Park' is another layer to the overall campus Master Plan Study and has a significant presence along the western edge of the SOM Neighborhood.

- **Connections**

The roads, paths, public entries, view corridors, landscape features and landmarks contribute as much to the overall coherence of the campus as they do to each neighborhood. Strengthening connections within and on the edge of the SOM Neighborhood is critical to the successful implementation of the neighborhood plan and the campus as a whole.

2.2 UCSD Long Range Development Plan

The Long Range Development Plan (LRDP), adopted in 1989, sets forth, in more concrete terms, a comprehensive long range plan for the physical development of the main campus and its neighborhoods. The 1989 LRDP targets a goal of total enrollment for 27,500 students and eight colleges. Incorporated into the plan are the principles of the Master Plan Study. In addition, more specific goals are set for the colleges and academic disciplines on the campus, including the School of Medicine. The SOM Academic Plan anticipates significant growth to its graduate academic program and modest growth in the graduate medical program. In particular, the plan anticipates considerable growth of its research program, responding especially to new developments in the biological sciences. Major program expansion is anticipated in molecular and cellular medicine. The 1989 LRDP is also the basis of goals for the provision of parking, student housing and for setting the limits of overall program build-out on the campus. This is reflected in Section 2.5 Proposed Development Program.

Since the publication of the LRDP, a major complex for cellular and molecular medicine (CMME and CMMW) has been completed at the northwest corner of the neighborhood. In addition, a School of Pharmacy has been specifically identified as a new professional school which will be developed in the SOM Neighborhood. Other currently projected facilities reflect the anticipated pattern for new growth within the neighborhood.



University Center - View of Price Center

Unless State funding policies for medical research change, the School of Medicine's expansion will continue to rely on relatively small scale, incremental development. This will have a significant impact on the scale and texture of the expanded SOM Neighborhood.

2.3 Adjacent Neighborhood Plans

The Neighborhood Planning Studies that have been completed for Revelle College and University Center, together with the planning study for East Campus Health Sciences, are critical points of reference for the SOM Neighborhood Planning Study. Some of the most notable influences on the SOM Neighborhood are as follows:

2.3.1 Revelle College

The Revelle College Neighborhood Planning Study foresees major growth in the portion of the campus lying directly west of the SOM Neighborhood. Included are 1.3 million square feet of academic buildings with significant focus on the biological sciences. This suggests the increased importance of the Life and Natural Sciences Academic Corridor and the east-west links between Revelle and the SOM across Gilman Drive.

2.3.2 University Center

University Center will continue to grow as the social and academic focus for undergraduates on the campus as well as significant administration functions. This suggests increased activities on a series of north-south streets and walkways which connect University Center to the SOM. Currently, a major parking structure for 850 cars is under construction at Russell Lane and Gilman Drive, at the northern terminus of Villa La Jolla Drive. This will have a major impact on vehicular traffic circulation at the perimeter of the SOM and choices about infrastructure development within the SOM's expanded neighborhood.

2.3.3 East Campus Health Sciences

As the SOM Neighborhood expands to accommodate teaching and research, the new East Campus Health Sciences (ECHS) will grow to provide health care and related clinical facilities. Student and faculty will increasingly find themselves moving between these neighborhoods as they fulfill their teaching, clinical and research goals. Unifying and connecting these distinct and separate parts of the Health Sciences functions is therefore of critical importance. Of major significance for these parallel, expanding programs will be the construction of the new bridge extending Gilman Drive east across the Interstate 5.



Basic Science Walk



Library Walk (looking north towards the main library)

2.4 Site Constraints

The existing SOM neighborhood comprises 54 acres on the west campus, bounded by Gilman Drive on the north and west, La Jolla Village Drive on the south, and Villa La Jolla Drive on the east. In addition, the study has been expanded to include a 17 acre parcel of UCSD land south of the Veterans Administration (VA) Hospital and east of Villa La Jolla Drive.

2.4.1 General Planning Zones

The neighborhood can be thought of in terms of three general zones as follows:

- *Core Neighborhood, north of Osler Lane.*
This zone is characterized by a series of large academic and research buildings, ranging from one to five stories, arranged as a series of discrete blocks within a park-like setting of mature trees and lawns. To the north, surface parking lots stretch along Gilman Drive and provide the most available potential building sites for the near future. The UCSD 'Park' is adjacent to the existing buildings and lawn area on the east side of Gilman Drive. The southeastern corner of this zone is occupied by one-story buildings, mainly small scale and of a temporary nature. These are also candidates for replacement by denser development some time in the future. The topography is generally flat or gently rolling. There are some limited views across the southern half of the neighborhood which steps down to the south.
- *Core Neighborhood, south of Osler Lane.*
The northern two thirds of this zone is dominated by surface parking lots, occupying a series of flattened terraces, below street level along Gilman Drive to the west and well above the street to the south and east, along La Jolla Village and Villa La Jolla Drives. The only buildings occupying this zone are a series of temporary one story buildings along the eastern edge. The western edge is dominated by the remains of a canyon and a Eucalyptus Grove. The Grove, paralleling Gilman Drive, is designated

as part of the Park Grove Preserve, a key element of the Campus open space system. To the south are steep, tree covered slopes separating the parking lots from the neighboring University Community Plan Area in the City of San Diego.

- *East extension, east of Villa La Jolla Drive.*
The 17 acre zone south of the VA Hospital is also dominated by surface parking lots which completely occupy the mesa top. To the east, south and west are steep bluffs which separate the site from Villa La Jolla and La Jolla Village Drives and Interstate 5. This site is essentially bare, with sweeping views to the southeast towards the Hyatt Center, Mormon Temple and the rolling hill country beyond. The visible hills encompass both developed and undeveloped areas within the boundaries of the City of San Diego.

While the core neighborhood north of Osler Lane requires a careful strategy of infill to maintain the integrity of the existing buildings and green spaces, the latter two zones have the potential for major restructuring, establishing a new sequence of buildings and open spaces to provide a positive southern edge to UCSD's central campus.

2.4.2 Current Traffic Conditions

The School of Medicine (SOM) Neighborhood Plan area access is based on the existing campus circulation network. The existing circulation network currently loops around the SOM Neighborhood Plan area on campus via Gilman Drive and Villa La Jolla Drive. Existing traffic control on the campus circulation network consists of four-way stops at the intersections. Congestion is currently experienced in the AM and PM peak hours at three primary network locations:

- Gilman Drive at Osler Lane.
- Villa La Jolla Drive at the VA Hospital entrance.
- Villa La Jolla Drive from the VA Hospital to La Jolla Village Drive.

The congestion is localized at these areas due to either the delay experienced at four-way stop-controlled intersections for a high traffic volume or a reduction in the number of available travel lanes on the roadway.

Currently, Gilman at Osler is a four-way stop-controlled intersection. Villa La Jolla Drive at the VA Hospital is a three-way stop-controlled "T" intersection. No access is available to the west at this intersection. Villa La Jolla Drive reduces from a four-lane road facility at the VA Hospital entrance to a two-lane facility at Gilman Drive.

The Gilman Parking Structure, located at the northern terminus of Villa La Jolla Drive, will be completed by 2001. This parking structure is generally adjacent to the north east corner of the SOM Neighborhood, sufficiently proximate to serve the interim needs of its community.

As part of the design and improvements for the parking structure, the widening of Villa La Jolla Drive north of the pedestrian bridge will be implemented with the installation of either a traffic signal or additional improvements to the four-way stop-controlled intersection at Gilman Drive and Villa La Jolla Drive.

The completion of the Gilman Parking Structure will result in an increase in traffic volumes within the existing circulation network that will be used by the SOM Neighborhood for access. With the addition of the parking structure traffic, the circulation network would continue to experience similar levels of congestion to the existing conditions without operational improvements.

Signalization or traffic control at Gilman Drive/Osler and Villa La Jolla Drive / VA Hospital entrance intersections and the widening of Villa La Jolla Drive from the VA Hospital to Gilman Drive (and possibly, from the VA Hospital south to La Jolla Village Drive) would improve the circulation network operation.



Parking Lot 604 - with south elevation of Basic Science Building beyond.

2.5 Proposed Development Program

In early 1999, the staff, in consultation with members of the PAC, developed a program for space and infrastructure expansion for the SOM neighborhood. The program addresses the following components:

- Existing buildings which are to remain.
- Buildings considered to be temporary which ultimately will be replaced.
- Future facilities based on expanding academic and research programs.
- A potential future component of graduate housing.
- Infrastructure needs including parking structures to replace existing surface parking and the creation of a satellite plant to the central utility plant in the adjacent Revelle College neighborhood.
- Potential additional program beyond the capacity anticipated by the LRDP, including additional parking, research and academic facilities, based on available land and infrastructure capacity.

The neighborhood planning study has explored options both with and without a housing component based on the perceived needs of the PAC. The plan can accommodate between 240 and 400 beds or alternatively be used for 120,000 gsf. of research space.

Because any additional program beyond UCSD's projected needs for the SOM Neighborhood represents potential capacity rather than actual anticipated need, the study has focused on identifying additional footprints for buildings and structured parking which reinforce the overall physical strategies of the plan. Thus each footprint for space beyond the basic program has a potential range of development density based on massing, height guidelines and setback requirements. Consideration has also been given to the overall parking capacity of the site and its relation to global campus strategies for private and public transportation.

Table 1 (opposite page) summarizes the basic program (existing and new) defined by the University and accommodated in the SOM Neighborhood Plan.

In relation to the initial program, the development capacity scenario envisioned in this planning study includes the following components in addition to what is targeted in Table 1:

- 594,000 to 694,000 gsf. of additional academic / research space.
- 785 to 1,029 additional parking spaces.
- 160 additional beds.

The final program summary (Table 2) and illustrative plan locating each program element are located at the end of Chapter 3.

Table 1

SCHOOL OF MEDICINE NEIGHBORHOOD PLANNING STUDY PROGRAM

Existing and New Program

<i>Existing</i>	<i>GSF</i>	<i>ASF</i>	<i>New Program</i>	<i>GSF</i>	<i>ASF</i>	<i>GSF</i>	<i>ASF</i>
Existing buildings (1)	790,000	495,000	Pharmaceutical Sciences (mixed functions)	74,000	44,000		
			Medical Education Center West (275 seat auditorium)	54,000	35,000		
			SOM Research Facility (Garamendi II)	100,000	60,000		
			Health Sciences Research Facility ("dry lab")	83,000	50,000		
			Brain Imaging Center (formerly fMRI)	6,800	4,000		
			Bio Med Library Expansion	43,000	27,000		
			Other New Programs (T.B.D.)	125,000	75,000		
Remove temp. bldgs (2)	-27,000	-22,000	Replace temp. bldgs with permanent building	27,000	22,000		
Parking (3)			Parking (4)				
			Satellite Utility Plant (5)				
			Housing (6)				
Total Existing	763,000	473,000	Total New Program	512,800	317,000	1,275,800	790,000

(1) Existing buildings include permanent, temporary trailers and temporary buildings.

(2) Temporary buildings are SOM Buildings 8-20, as illustrated in the plan on page 20.

(3) 1,808 existing surface parking spaces in the SOM neighborhood. All existing surface parking on UCSD land adjacent to the VA Hospital was developed by the VA on land leased from UCSD.

(4) Master Plan recommended 1,625 parking spaces in structure(s) in the SOM neighborhood and 500 spaces east of Villa La Jolla and south of the VA Hospital.

(5) Explore appropriate locations for a satellite utility plant (approximately 15,000 GSF for land & bldg)

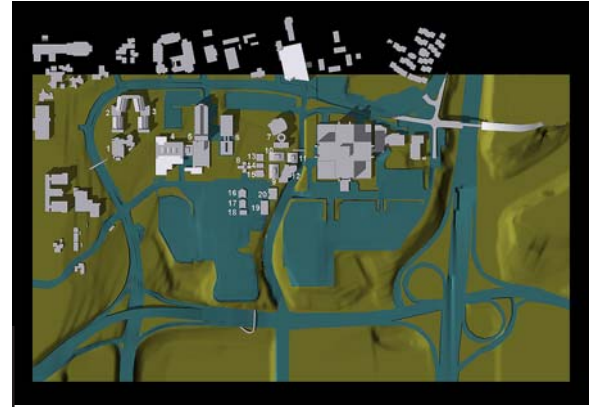
(6) Assumes 2.0 acres, 4 story bldgs., 240 beds. Explore 400 beds.

Notes: The above table is based upon 2004/05 Capital Improvement Projects (CIP):

(A) "Other New Programs" assumed after the 2004/05 CIP. Specific programs to be determined.

(B) Explore the SOM neighborhood "building capacity" beyond the program listed above.

(C) Replace space located in temporary trailers in New Program bldgs.



3 Neighborhood Plan



Existing Site Plan at SOM

Chapter 3 Neighborhood Plan

3.1 Planning Goals and Objectives

Through working sessions with members of PAC, the following four major goals and related objectives, listed in order of priority, were developed to guide the planning process:

Integrate SOM & East Campus Health Sciences (ECHS) Neighborhoods

- Provide strong physical links between clinical care and research facilities
- Maximize shared educational spaces / research cores
- Provide for pedestrian & bike circulation between the SOM and ECHS
- Strengthen links between the SOM, ECHS and the VA Hospital
- Make future Gilman Drive bridge over I-5 pedestrian friendly
- Provide pedestrians with appropriate access to shuttles

Create a High Quality Neighborhood Environment

- Promote a “Green” campus
- Minimize the visual impact of surface & structured parking
- Plan for appropriate impact of a future parking structure at Russell Lane and Gilman Drive
- Provide interaction spaces: academic & social
- Provide exterior social gathering spaces: hardscape
- Provide informal exterior recreation spaces: softscape
- Integrate pedestrian circulation with surrounding neighborhoods
- Minimize vehicular impact of roadways surrounding the SOM
- Provide safe & easy pedestrian circulation in and out of the SOM
- Separate service vehicles from pedestrian circulation
- Minimize vehicular traffic within the SOM Neighborhood
- Provide appropriate drop-off and pick-up zones

Define Appropriate SOM Neighborhood Build-Out

- Maximize land utilization without compromising the environment
- Provide appropriate additional parking capacity with new buildings
- Integrate a satellite utility plant: approximately 15,000 gsf for building, service area and 42' tower
- Integrate property south of the VA Hospital into the SOM
- Integrate the new utilities corridor project
- Match or exceed existing parking capacity of 1,800 spaces

Strengthen SOM Neighborhood Identity / Presence

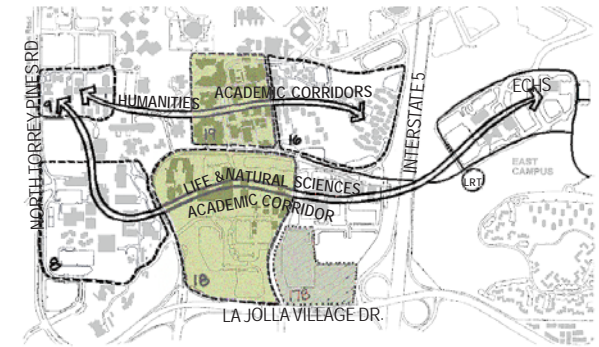
- Provide a clear, convenient and functional SOM “Front Door”
- Create a better entrance from the south
- Strengthen the Sense of Arrival
- Provide a focal element or space that identifies the SOM
- Provide consistent architecture and landscaping throughout the SOM
- Provide a central “Club Med” food & interaction space
- Strengthen the Biomedical Library as an SOM and community resource

3.2 Planning Strategies

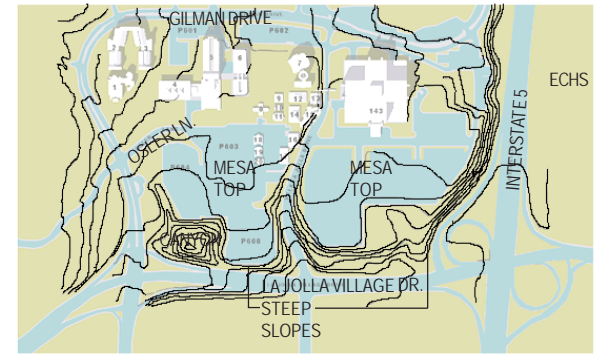
In order to realize the goals and objectives outlined above, the existing character and constraints of the SOM Neighborhood have been analyzed and a series of strategic principles have been established to guide the development of the neighborhood plan.

3.2.1. Topography / Landmarks

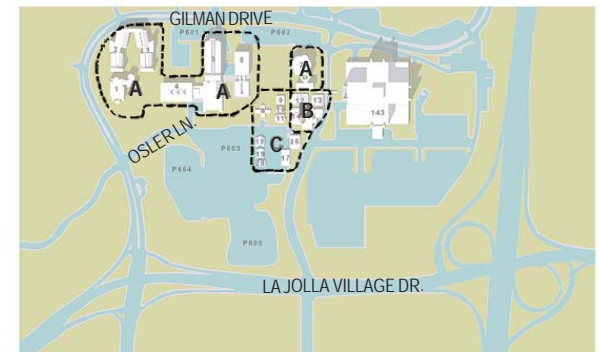
Straddling a series of mesa tops, the SOM Neighborhood is subject to significant grade changes from north to south. From the mesa tops along the northern two thirds of the site to the bottom of the canyon at the southwest corner of the site is an elevation change of approximately 100'. The two portions of the site are also bisected by Villa La Jolla Drive which, following a



Master Plan Issues



Topography



Development Zones

Key	Development Types
A	Permanent
B	Single Story - Temporary
C	Modular Buildings - Temporary



Rustic Landscape and Parking Lot at Southwestern Corner of Neighborhood

gully between two mesas, slopes steeply to the south to join La Jolla Village Drive. The bluffs which form the southern edge of the neighborhood rise 50 to 60 feet above La Jolla Village Drive. On the southwestern edge of the site, where the access ramp from La Jolla Village Drive transitions to Gilman Drive following the curve north along the Eucalyptus Grove, the road rises above the canyon and the surface parking lot south of Osler Lane.

The character of the Neighborhood varies significantly. From the south, the dominant impression is of a rustic landscape, densely covered with trees; looking east from Gilman Drive at the southern gateway to the campus, the view becomes dominated by surface parking lots. Further north, at the highest elevations, where the greatest concentrations of buildings are, the Basic Science Building and the VA Hospital (immediately to the east and north of the SOM neighborhood) become dominant landmarks. South of Osler Lane, the site is dominated by surface parking and the mesa top has been terraced to accommodate a series of parking lots which step gradually to the south, terminating at the top of the bluffs along La Jolla Village Drive. East to west, within the 54 acre parcel, there is also a significant grade change (approx. 20') bisecting the parking lots into two zones. The canyon at the southwestern corner of the site is, itself, a 'natural' landmark, in spite of the encroachment of landfill for parking lots to the north.

The dominance of the eucalyptus groves give the trees landmark status. This will be discussed in further detail in subsequent sections of this chapter.

Strategic Principles:

- Development should take advantage of the existing topographical features of the site.
- Building sites should be located to take advantage of the flattened mesa tops and minimize impact on the more heavily planted slopes at the edge of the site.
- Parking should take advantage of the topography to minimize the visual impact both within and from the edge of the campus.

- Where possible, structures should be tucked into hillsides to preserve views from existing and new buildings and to preserve the predominant green edge to the campus.
- The canyon is an unusual feature - a 'natural' landmark that should be preserved as a landmark.
- The Park Groves are a landscape feature that should be extended into the neighborhood.

3.2.2. Climatic Considerations

While the SOM Neighborhood enjoys the enviable and moderate climate characterized by all of the Southern California coast, subtle differences distinguish the SOM Neighborhood from those further to the west and closer to the coast. Lying slightly inland from the coast and sheltered to the west by low hills and Eucalyptus Groves, the site is more protected from on shore breezes and subject to higher heat gains as the sun burns off coastal haze and fog. In the winter, sheltered exterior spaces with good sun exposure can create comfortable conditions for outdoor activity while in the hotter, dryer summer months, shade from mature trees and buildings creates significant temperature differentials and greatly enhances the active use of outdoor spaces.

Strategic Principles:

- Define comfortable, usable 'outdoor rooms' configured to take advantage of winter sun yet adequately shaded to provide zones of comfort in hotter summer weather.
- Where appropriate, new buildings should be furnished with canopies or arcades to provide protected pedestrian walkways –sheltered connections between related programs and different districts within the SOM Neighborhood.



Surface Parking Lot at Southern Edge of SOM Neighborhood

3.2.3 Open Space / Landscape

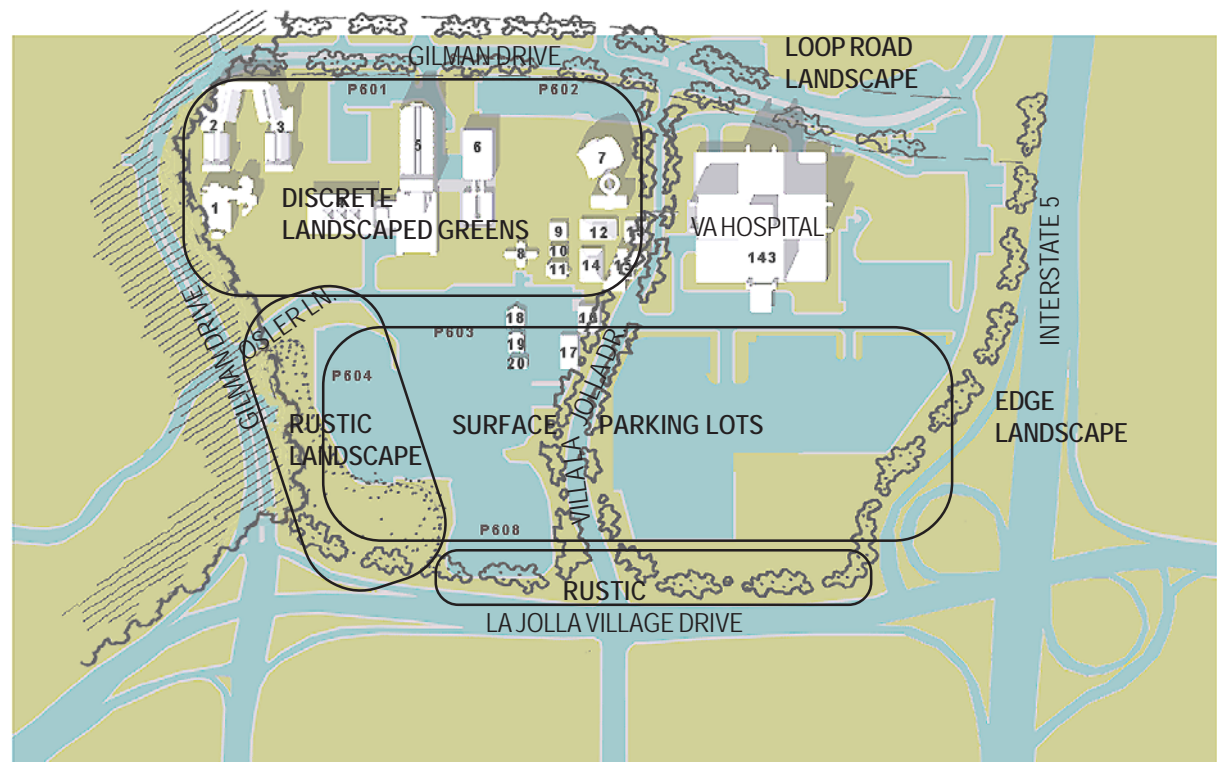
The existing landscape character of the UCSD campus provides one of the most memorable images of the campus and a source of pride and enjoyment to the university community. The campus landscape ranges from a more “rustic” character, as exemplified by the canyons and eucalyptus groves of UCSD’s ‘Park’, which runs north to south through the campus, to a more highly designed and manicured, “discrete” landscape character within the University neighborhoods.

The SOM Neighborhood reflects this range and is currently dominated by three distinct kinds of open space: a rustic landscape edge, a series of discrete landscaped greens, and extensive paved surface parking lots planted with eucalyptus trees. The rustic landscape includes a portion of the Park, the remains of a natural canyon, the perimeter bluffs to the south and the landscaped edges of the neighborhood. Buildings within and edging the Park tend to be sited further apart allowing the grove to flow around them. The environment is thus primarily framed by the eucalyptus grove while the architecture and siting of buildings play a more supportive role.

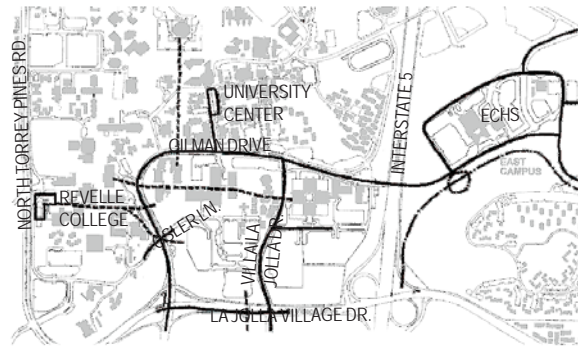
Contrasting with the rustic landscape, is the discrete landscape associated with the formally developed open space of the campus. This zone is characterized by a more urban or structured landscape. Hardscape surfaces are more dominant with the development of malls, plazas and courtyards. Landscape areas tend to be characterized by green lawns and more manicured plantings. Within the SOM Neighborhood, the discrete landscape takes the form of casual, yet more cultivated spaces around the core buildings, dominated by turf, mature trees and meandering paths. The buildings within this zone are more formally sited but still act as relatively isolated forms within the landscape. Parking lots edge the other open spaces, creating blurred boundaries between what otherwise would be distinct outdoor spaces. The neighborhood therefore currently appears to be wide open and poorly defined.

Strategic Principles:

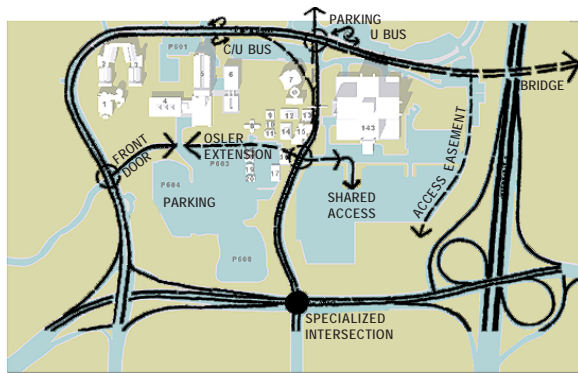
- Provide a hierarchy and diversity of outdoor spaces.
- Maintain and reinforce the distinction between the rustic and discrete landscape zones as the conceptual basis for the open space / landscape development of the SOM Neighborhood .
- Accentuate key elements of the plan by means of juxtaposition and contrast between the rustic and discrete.
- Utilize eucalyptus plantings to reinforce the UCSD Park and provide cohesion with the UCSD landscape character.
- Reinforce key pedestrian connections and pedestrian nodes.
- Enhance the definition and distinct characteristics of each open space within the neighborhood to create a strong sense of orientation and containment within the neighborhood.
- Eliminate surface parking lots to the extent feasible, and provide structured parking, allowing more land to be used for building sites or for better defined and usable open space.



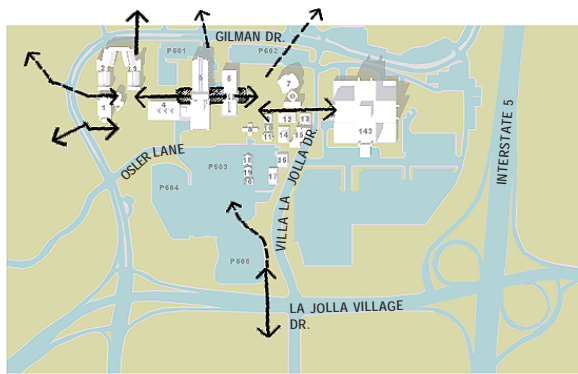
Existing Landscape Conditions of the SOM Neighborhood



Major Circulation



Vehicular Circulation



Pedestrian Circulation

3.2.4 Internal Site Circulation

With the exception of Osler Lane and the surface parking lots, vehicular movement is restricted to roads at the perimeter of the study area. Topography and intentional, incremental development have combined to prevent through traffic from traversing the site. This is also true for pedestrian networks.

While walkways are well-developed in the northern half of the neighborhood, the surface parking lots disrupt natural pedestrian flow to the south and east. The major east-west walkway is interrupted by the Basic Science Building. Even though there is a connection through the building lobby, access is limited after hours. The site is also accessible to bicycles but no dedicated routes have been developed within the study area to date.

Strategic Principles

- Foster convenient, comprehensive pedestrian movement throughout the neighborhood by consolidating parking in structures and restricting vehicular movement within the neighborhood to the perimeter.
- Provide choices of movement within the study area so that safe and convenient, 24 hour access is possible throughout the SOM neighborhood.
- Integrate pedestrian networks with safe and convenient bicycle routes.
- Provide dedicated bicycle paths only if Osler Lane is extended through to Villa La Jolla Drive.

3.2.5 Cross Campus Linkages

The SOM Neighborhood, while geographically isolated from the rest of the campus, has a series of existing pedestrian links that provide opportunities for strong connections to adjacent neighborhoods. To the northwest is Library Walk, which crosses Gilman Drive at grade and extends south along CMME to terminate at Osler Lane. To the west is a pedestrian bridge which crosses over Gilman Drive and links to the Reville College Neighborhood. To the south, another pedestrian bridge emerges

from the bluff and crosses La Jolla Village Drive to link the campus to the adjacent community. Finally, to the east, a third pedestrian bridge connects the SOM Neighborhood across Villa La Jolla Drive to the VA Hospital. In addition, other minor at grade walkways cross Gilman Drive to connect the neighborhood to University Center and other campus neighborhoods. With the exception of the bridge to the VA Hospital, the bridges are lightly used, in part due to the circuitous access from within and outside of the neighborhood.

Strategic Principles

- Connect the existing linkage points around the perimeter of the neighborhood and create a comprehensive walkway system within the neighborhood.
- Augment cross campus linkages and develop strong internal pedestrian networks based on clear, convenient connections between major functional areas within the neighborhood.

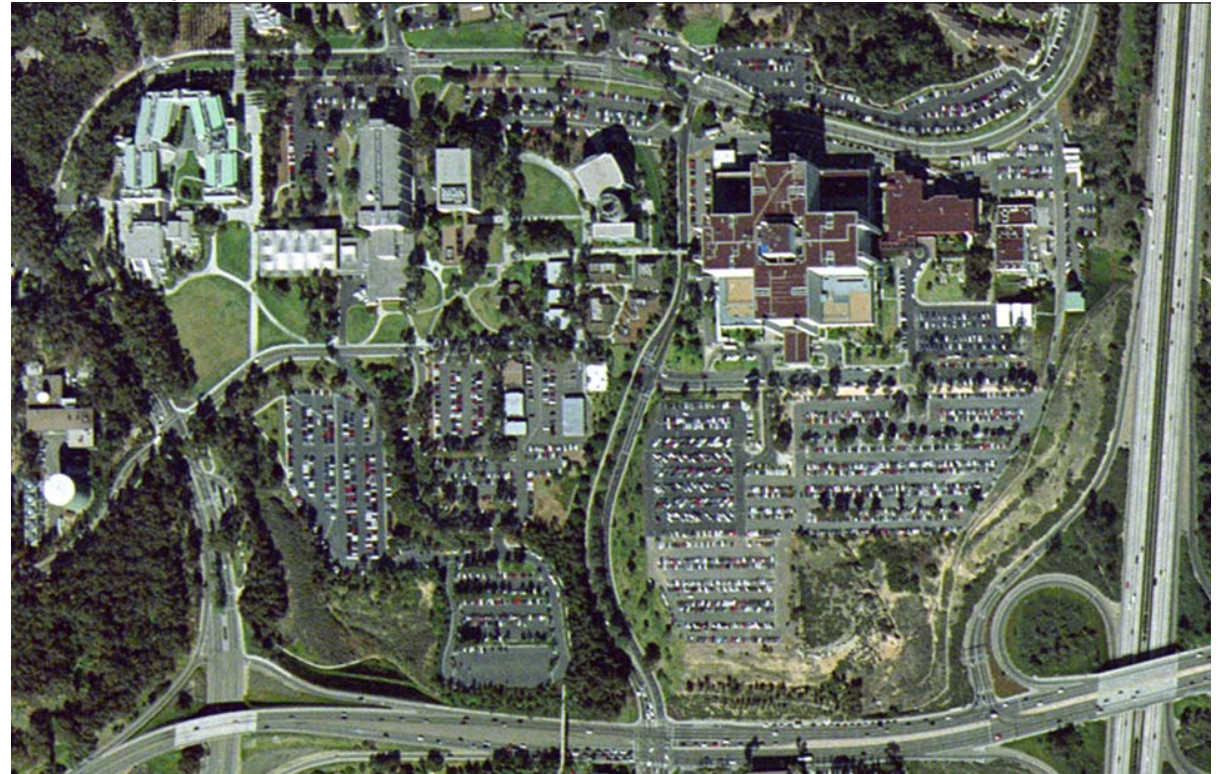
3.2.6 Building Footprints / Massing

The Basic Science Building on the northern half of the site and the VA Hospital adjacent to the neighborhood on the east side are the two largest buildings whose mass dominates the site. At five and six stories respectively, with unusually large footprints by campus standards (in excess of 250,000 g.s.f), they are visible from almost any direction. While not necessarily architecturally distinguished, the hospital and the Basic Science Building provide a critical sense of orientation to the SOM Neighborhood, rising above the mature trees that dominate much of the campus. Other existing buildings increasingly step down in scale towards the perimeter of the neighborhood, with single story buildings occupying sites at the eastern edges of the parking lots. The most recently completed buildings are Cellular and Molecular Medicine East and West (CMME and CMMW) at the northwestern corner of the neighborhood, and the Stein Research Building on the northeastern corner. They mediate between the contrasting scales of the smallest and largest structures, with articulated, interconnected blocks of three to five stories.

Strategic Principles

- Future development should not attempt to compete with the existing buildings in massing or overall size. Instead, the next generation of buildings should help weave the varied scales of existing buildings together to form a more coherent neighborhood fabric.
- In general, new structures should follow the example of other recently completed projects, mediating between the massing and heights of the adjacent structures to allow a gradual stepping down of scale from the center to the perimeter of the neighborhood.

Aerial Photo of Existing Conditions



3.3 Site Capacity Studies

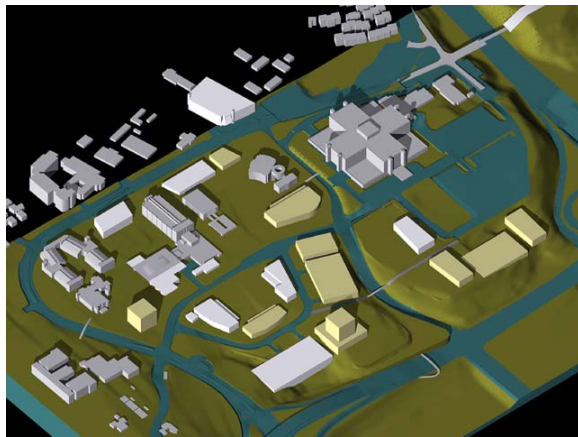
As an initial test of strategic planning principles and their application to the SOM Neighborhood, alternative concepts were developed at an early stage of the planning process. These alternatives provided an initial test of the development capacity of the two sites and tested the reactions and preferences of the PAC. Each alternative represents approximately the same development program, as summarized in Chapter 2. The alternatives are also illustrated as axonometrics to indicate the potential massing of the fully developed neighborhood. The PAC's review of the following alternatives ultimately led to the selection of a preferred concept. This concept became the basis for developing and refining the plan described in Section 3.4 "Key Elements of the Plan".

3.3.1 Scheme A: 'Quadrangles'

Scheme A explores the concept of creating one major new quadrangle south of Osler Lane, echoing the scale and proportion of the existing quadrangles north of Osler. Osler Lane is connected through the site to Villa La Jolla Drive while a secondary access loop within the neighborhood provides access to perimeter parking garages lining La Jolla Village Drive and Villa La Jolla Drive. New education and research facilities are concentrated around the two existing quadrangles and a new quadrangle further to the south. In addition, a new pedestrian bridge links the existing SOM neighborhood to the site south of the VA Hospital. Additional research facilities and a parking structure form an open quadrangle on the edge of the bluffs. In general, the scheme preserves the scale and orthogonality of the existing buildings. Open spaces flow easily into each other, reflecting the neighborhood's existing landscape character.

Table 2 - Scheme A: 'Quadrangles' Program

No.	Phase	Component Name and Description
1	1	Pharmaceutical Research (3 floors @ 25,000 = 75,000 gsf)
2	1	Medical Education Center (2 floors @ 26,950 = 54,000 gsf)
3	1	Garamendi II (4 floors @ 22,000 = 88,000 gsf)
4	1	Health Sciences Research Facility (3 floors @ 28,600 = 85,800 gsf)
5	1	FMRI Addition (6,740 gsf)
6	1	Bio-Medical Library Addition (43,480 gsf)
7	2	Other New Programs (4 floors @ 25,000 = 125,000 gsf)
8	2	Replace Remaining 1-story Buildings (2 floors @ 13,500 = 27,000 gsf)
9	1	Parking (4 floors @ 268 cars/floor = 1072 cars)
9A	2	Parking (4 floors @ 127 cars / floor = 508 cars)
9B	3	Parking (3 floors @ 186 cars / floor = 558 cars)
9C	1 or 2	Parking (3 floors @ 186 cars / floor = 558 cars)
10	1 or 2	Satellite Utility Plant (approx. 15,000 gsf)
11	3	Future Towers, (2 each with 10 floors @ 14,400 = 144,000gsf), Total: 288,000 gsf
12	2	Pharmaceutical Research 2 (3 floors @ 25,000 = 75,000 gsf)
13	1, 2	VA / SOM Joint Use Research Facility (3 floors @ 25,000 = 75,000 gsf)
14	3	Research Facility (2 each, 3 floors @ 25,000 = 75,000 gsf) Total: 150,000 gsf



Scheme A: 'Quadrangles' - Axonometric View

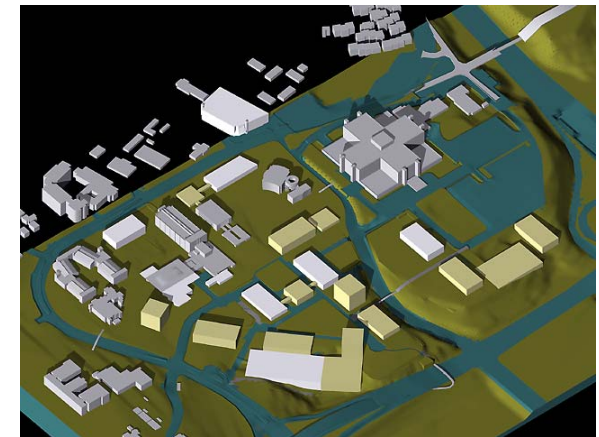


3.3.2 Scheme B: 'Diagonal Mall'

Table 3 - Scheme B: 'Diagonal Mall' Program

No.	Phase	Component Name and Description
1	1	Pharmaceutical Research (3 floors @ 25,000 = 75,000 gsf)
2	1	Medical Education Center (2 floors @ 26,950 = 54,000 gsf)
3	1	Garamendi II (4 floors @ 22,000 = 88,000 gsf)
4	1	Health Sciences Research Facility (3 floors @ 28,600 = 85,800 gsf)
5	1	FMRI Addition (6,750 gsf)
6	1	Bio-Medical Library Addition (43,480 gsf)
7	2	Other New Programs (4 floors @ 25,000 = 125,000 gsf)
8	2	Replace Remaining 1-story Buildings (2 floors @ 13,500 = 27,000 gsf)
9	1	Parking - Phase 1 (4 floors @ 268 cars/floor = 1072 cars)
9A	3	Parking - Phase 3 (4 floors @ 150 cars / floor = 600 cars)
9B	2 or 3	Parking - Phase 2 or 3 (4 floors @ 250 cars / floor = 1000 cars)
10	1 or 2	Satellite Utility Plant (approx. 15,000 gsf)
11	3	Future Towers, (3 each with 4 floors @ 14,000 = 56,000 gsf), Total: 168,000 gsf
11A	3	Future Research (3 each with 2 floors @ 20,000 = 40,000 gsf) Total: 120,000 gsf
12	2	Pharmaceutical Research 2 (5 floors @ 15,000 = 75,000 gsf)
13	1, 2 or 3	VA/ SOM Joint Use Research Facility (3 floors @ 25,000 = 75,000 gsf)
14	3	Research Facility (2 each, 3 floors @ 25,000 = 75,000 gsf) Total: 150,000 gsf

The second alternative is characterized by a tighter sequence of open spaces and smaller building footprints. The existing Kiki Smith Sculpture Court is extended south to form a linear central green. A strong diagonal pedestrian walk connects the southern extension of Library Walk with the bridge over La Jolla Village Drive in the southeast corner. As Scheme A, a cluster of research buildings and a major parking structure in an open cluster south of the VA Hospital is linked to the rest of the neighborhood via a new pedestrian bridge. However, in this scheme, the bulk of the parking is concentrated in the canyon to the southwest and accessible directly from Gilman Drive. In this scheme, traffic within the main part of the site is kept to the perimeter and confined to two drop-off loops associated with the parking structures. The character of this scheme is defined by a checkerboard of buildings and open spaces, defined alternatively by the grid of existing buildings and the diagonal paths of interconnecting open spaces.



Scheme B: 'Diagonal Mall' - Axonometric View

3.3.3 Scheme C: 'Campus Green'

The third alternative is a looser scheme which plays up the contrasts in character between the sites to the north and south of Osler Lane. As with the two previous schemes, sites to the north of Osler Lane are developed to reinforce the existing quad-rangles and complement the order of the existing buildings. South of Osler Lane, the buildings radiate out from two new, less formal open spaces and fan out along the edge of the southern bluffs. Terracing down the hillside below these buildings are a series of smaller parking garages, accessible from the perimeter of the site. The buildings finger out into the landscape, allowing the rustic character of the eucalyptus groves to extend in between toward the more cultivated green areas at the center of the neighborhood.

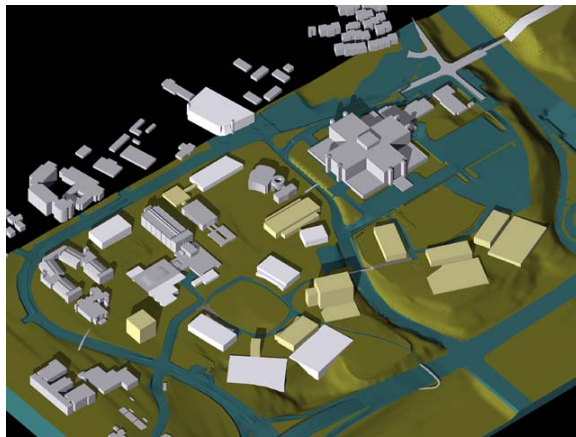
3.3.4 Preferred Alternative

Scheme B was selected as the preferred alternative and the basis for further refinement, as described in the next section. This scheme was preferred by the PAC for the following reasons:

- Strong diagonal path through the neighborhood connects key points within and outside the UCSD Campus.
- The central linear green forms a distinct new space at the heart of the neighborhood which helps establish a new identity for future development.
- Parking is kept to the perimeter to create a car-free pedestrian zone within the neighborhood.
- Vehicular access is restricted to cul-de-sacs on the perimeter of the site. The segment of Osler Lane between the cul-de-sacs has been delineated as a non-vehicular corridor to reinforce pedestrian continuity from north to south.

Table 4 - Scheme C: 'Campus Green' Program

No.	Phase	Component Name and Description
1	1	Pharmaceutical Research (3 floors @ 25,000 = 75,000 gsf)
2	1	Medical Education Center (2 floors @ 26,950 = 54,000 gsf)
3	1	Garamendi II (4 floors @ 22,000 = 88,000 gsf)
4	1	Health Sciences Research Facility (3 floors @ 28,600 = 85,800 gsf)
5	1	FMRI Addition (6,750 gsf)
6	1	Bio-Medical Library Addition (43,480 gsf)
7	2	Other New Programs (4 floors @ 25,000 = 125,000 gsf)
8	2	Replace Remaining 1-story Buildings (2 floors @ 13,500 = 27,000 gsf)
9	1	Parking (3.5 floors = 1200 cars)
9A	2	Parking (3 floors = 500 cars)
9B	3	Parking (3 floors = 500cars)
9C	1 or 2	Parking (3 floors = 500cars)
10	1 or 2	Satellite Utility Plant (approx. 15,000 gsf)
11	3	Future Towers, (2 each with 10 floors @ 14,400 = 144,000gsf), Total: 288,000 gsf
12	2	Pharmaceutical Research 2 (3 floors @ 25,000 = 75,000 gsf)
13	1, 2 or 3	VA / SOM Joint Use Research Facility (3 floors @ 25,000 = 75,000 gsf)
14	3	Research Facility (2 each, 3 floors @ 25,000 = 75,000 gsf) Total: 150,000 gsf



Scheme C: 'Campus Green' - Axonometric View

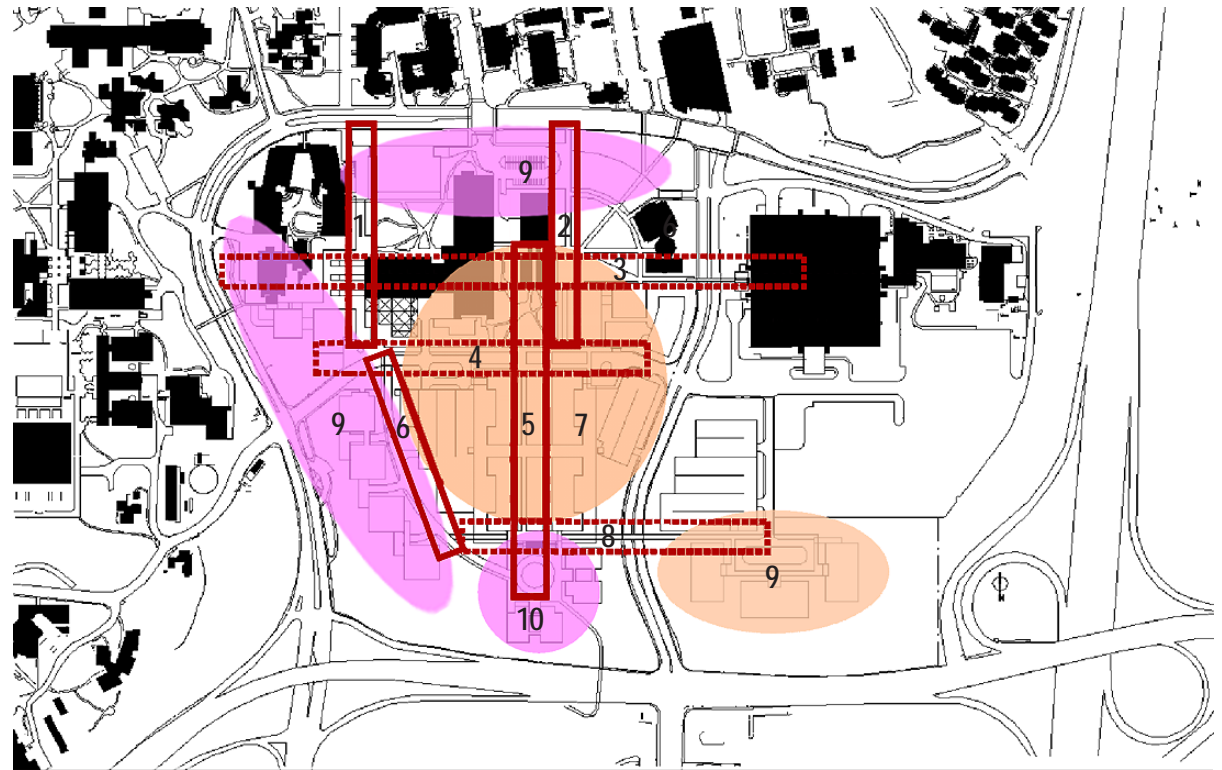


3.4 Key Elements of the Plan

The SOM Neighborhood Plan is organized around a series of open spaces and major pedestrian connections. The plan superimposes a new bi-axial structure, in the form of a double cross or 'T', overlaying the existing network of walkways, roadways and open spaces to create a coherent, unified framework for infill and expansion. The two east-west walkways consist of Basic Science Walk to the north and Osler Lane to the south. The former is reinforced as part of the Life and Natural Sciences Academic Corridor as defined in the UCSD Master Plan Study. The latter establishes the location for two major, independent vehicular loops accessible from the east and west and links them across the site with Osler Walk, a broad landscaped band of pedestrian paths and bikeways. Running north to south are two contrasting spatial sequences: the southern extension of Library Walk and Science Way and the proposed Academic Mall. Science Way is a curving forest walk along the edge of the canyon while the Academic Mall is a more formal series of open spaces and buildings that terminates in a residential court at the south end of the neighborhood. Externally, this framework links the crosswalks and pedestrian bridges which tie the SOM Neighborhood to adjacent neighborhoods. Internally, the framework interconnects and clarifies the neighborhood's diverse open spaces.

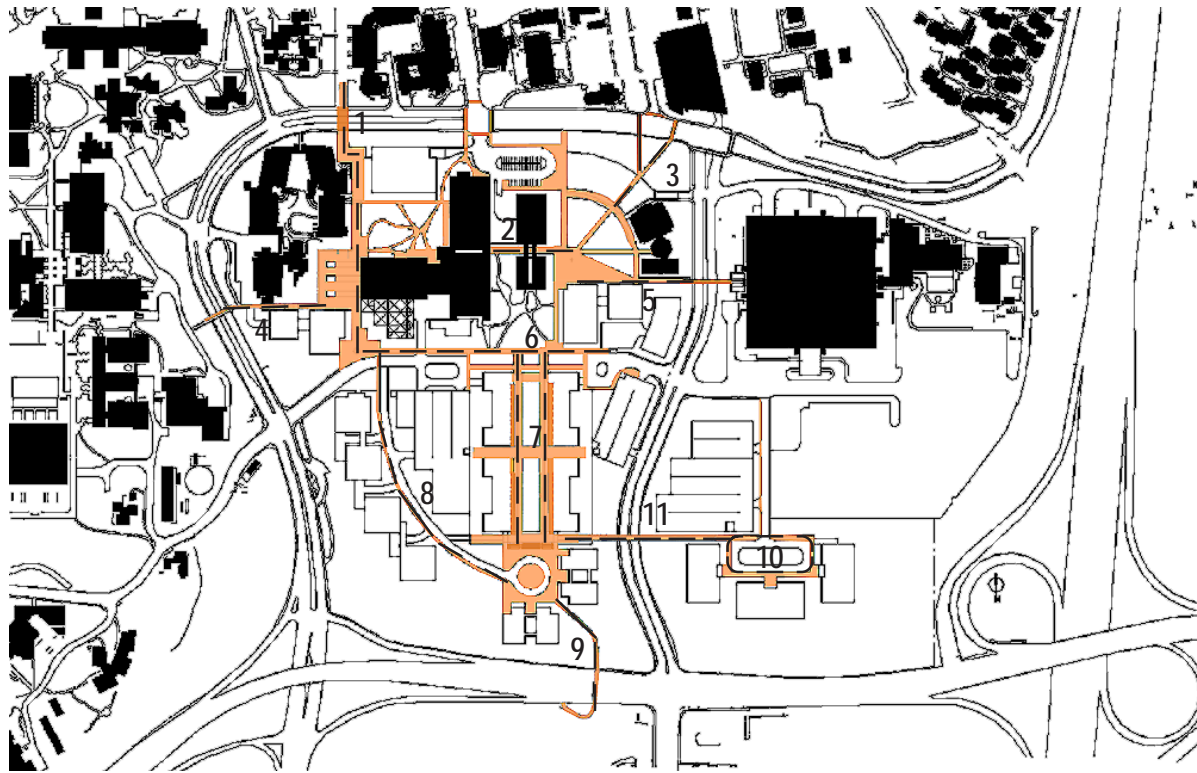
At the heart of the two cross axes are the principal academic and social components of the SOM program. A new Medical Education Center with lecture halls, Club Med dining facility, departmental offices and classrooms is located at the intersection of Basic Science Walk and the Academic Mall. Ringing this academic heart of the SOM Neighborhood are research / teaching lab facilities and offices. Residential functions form a more remote enclave at the southern tip of the neighborhood.

The key elements of the SOM Neighborhood Plan are reinforced by the landscape concept. The character of the UCSD Park is reinforced within the SOM Neighborhood by extending the planting character of the grove into the 'Canyon'. This "rustic" landscape embraces the proposed research uses along Science Way and residential/research buildings at the southern terminus of the Academic Mall. The discrete landscape of the



Key Elements of the Plan

1. Library Way
2. Ceremonial Way
3. Basic Science Walk
4. Osler Walk
5. Academic Mall
6. Science Way
7. Academic Programs
8. East Promontory Walk
9. Research Programs
10. Residential Precinct



Pedestrian Network

1. Library Walk
2. Basic Science Walk
3. Northeast Gate / Medical Campus Walk
4. West Gate/ Revelle College Bridge
5. East Gate / VA Hospital Bridge
6. Osler Walk
7. Academic Arcades
8. Science Way
9. South Gate / La Jolla Village Bridge
10. East Promontory Loop
11. East Promontory Bridge

“Quads” to the north provides a distinct and contrasting landscape character to the “Canyon” to the south. While large drifts of eucalyptus within the “Quads” will provide continuity with the rustic plantings of the “Park”, the juxtaposition of a more formal or “discrete” landscape of hardscape, turf, ground cover, shrub plantings and accent trees is proposed. The juxtaposition of the “discrete” versus the “rustic” landscape is accentuated by the Academic Mall. Serving as the key focus for future academic buildings, the mall will have the most formal landscape treatment within the neighborhood and will provide a setting in contrast to the adjacent rustic landscape of the eucalyptus grove and canyon.

The following is a summary of the key existing elements which have been strengthened and clarified:

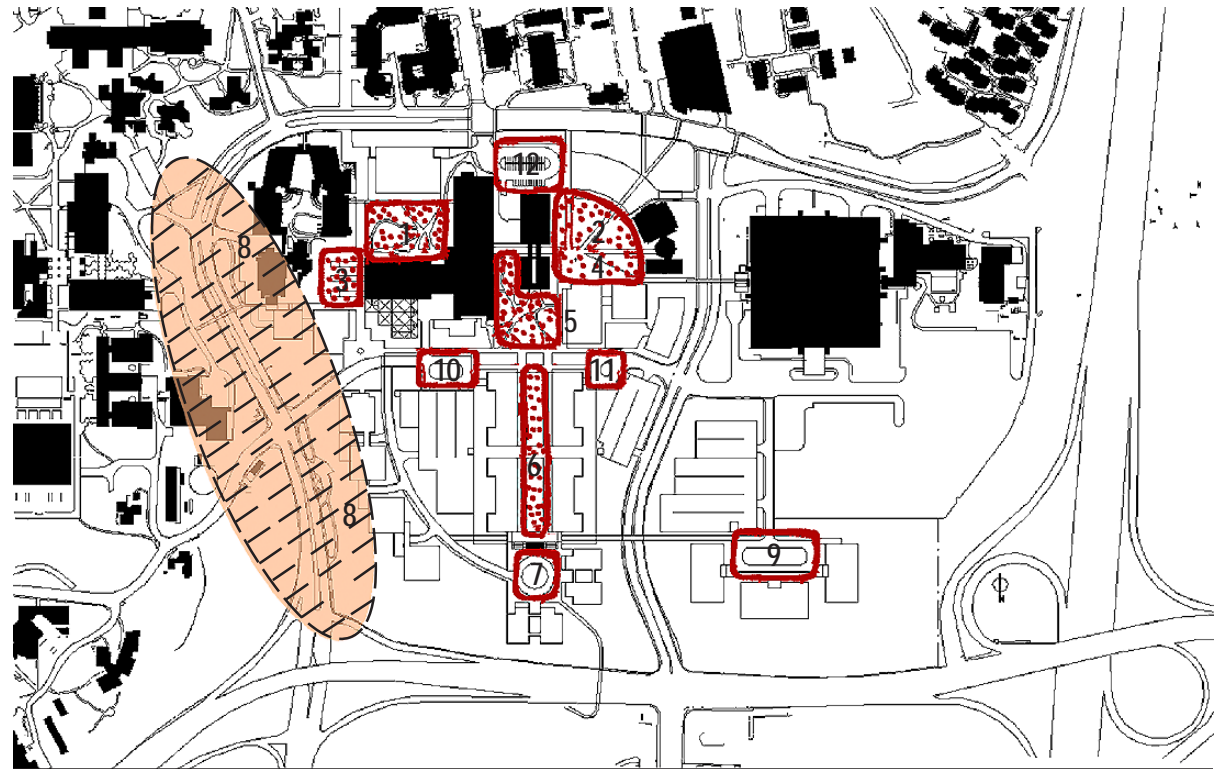
- Library Walk, (southern extension)
- SOM Quad (existing quadrangle west of the Basic Science Building)
- Ceremonial Green (existing green east of the Medical Teaching Facility)
- Kiki Smith Sculpture Court (south of Medical Teaching Facility)

The following elements have been added to the SOM Neighborhood to define future expansion:

- Library Plaza (new gathering place west of Biomedical Library)
- Club Med Terrace (new gathering place at southern edge of Ceremonial Green adjacent to Club Med dining facilities)
- Academic Mall (terraced, formal gardens and walks extending south from Medical Teaching Facility)
- Osler Walk (new east west pedestrian connection between east and west vehicular entry loops)
- Science Way (curved extension of Library Walk along canyon edge)
- Residential Grove (residential court at south end of Academic Mall)
- East Promontory Bridge (new pedestrian bridge spanning Villa La Jolla Drive, connecting the Academic Mall to the proposed East Promontory parking and research complex)

Vehicular and service access has been confined to the perimeter of the neighborhood by means of vehicular drop-off loops. Three of these are directly accessible from outside the neighborhood; a fourth terminates an internal access road. The four loops, located on the four sides of the core neighborhood consist of the following:

- West: the Osler Lane drop-off loop serves as the main vehicular entrance, drop-off area, and parking access for the neighborhood.
- North: the Myers Drive drop-off loop extends Myers Drive from University Center across Gilman Drive into the SOM Neighborhood.
- East: the Villa La Jolla Drive drop-off loop acts as a secondary vehicular entrance, drop-off area, and parking access from Villa La Jolla Drive.
- South: the Science Way drop-off loop provides a southern terminus for the curved access drive of Science Way and the Academic Mall.



Open Space System

1. SOM Quad
2. Ceremonial Green
3. Library Plaza
4. Club Med Terrace
5. Kiki Smith Sculpture Court
6. Academic Mall
7. Residential Grove / Science Way Drop-Off Loop
8. 'Park' Grove Reserve
9. East Promontory Quad
10. Osler Lane Drop-Off Loop/Entry
11. Villa La Jolla Drop-Off Loop/Entry
12. Myers Drive Drop-Off Loop/Entry

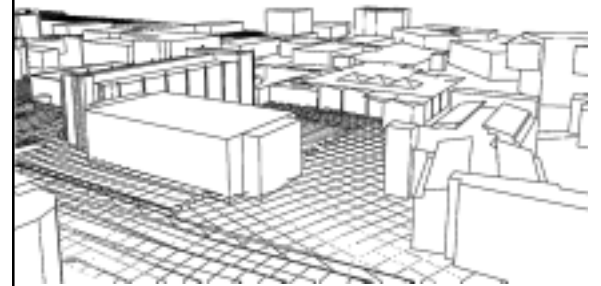
School of Medicine Neighborhood Planning Study / U C S D

Table 5 Parcel Use / Program Chart

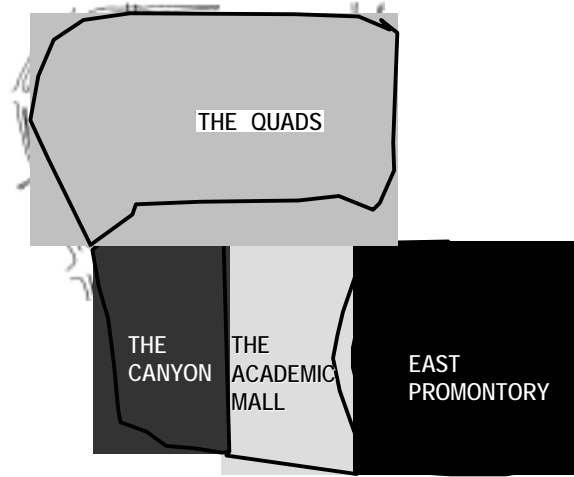
Parcel No.	Use	GSF/ Floor	No. Of Floors	Total GSF	Cars / Level	Total No. Of Cars	Beds / Floor Of Beds	Total No.	Notes
QD1	SOM Research Facility	22,000	4	88,000					
QD2-ph. 1	Pharmaceutical Research or Other New Programs	25,000	3	75,000					
QD2-ph. 2	Pharmaceutical Research 2 or Other New Programs + Parking	16,333	3	50,000	60	60			Parking lot to be replaced by structured parking in phase 2
QD3-ph. 1	Medical Education Center /	26,950	2	53,900					
QD3-ph. 2	Replacement for Existing Programs	13,500	2	27,000					
QD4	Health Sciences Research Facility	28,600	3	85,800					
QD5	FMRI Addition	6,800	1	6,800					
QD6	Biomedical Library Addition	44,000	1	44,000					
QD7	Satellite Utility Plant	15,000	1	15,000					
AM1	Future Research / Academic or Pharmaceutical Research	25,000	3 or 4	75-100,000					
AM2	Future Research / Academic	25,000	3 or 4	75-100,000					
AM3	Future Research / Academic or Pharmaceutical Research 2	25,000	3 or 4	75-100,000					
AM4	Future Research / Academic	25,000	3 or 4	75-100,000					
AM5	Parking		3		133	400			
AM6	Residential		4				30	120	
AM7	Residential or Research Tower		4 or 10				30	120 to 280	Research Tower option: 8 fls. @ 15,000=120,000 gsf
CN1	Parking		4		275	1,100			
CN2	Future Research	25,000	3	75,000					
CN3	Future Research	25,000	3	75,000					
EP1	Parking		4		338	1,350			
EP2	Research Facility or Parking	25,000	3	75,000		0-244			Parking option: maintain 244 surface parking spaces instead of developing 225,000 gsf research space
EP3	Research Facility or Parking	25,000	3	75,000					
EP4	Research Facility or Parking	25,000	3	75,000					
Totals				1,120,500-1,220,500		2,910-3,154		240 to 400	



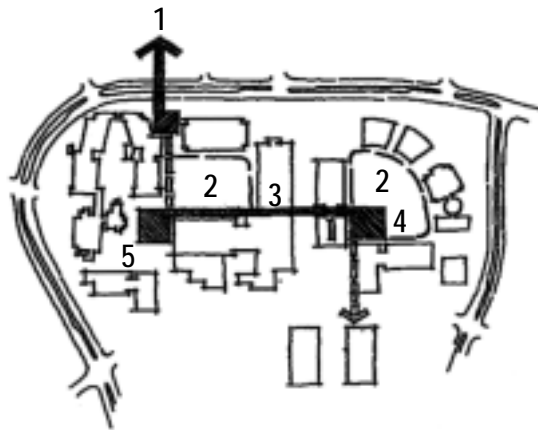
Illustrative Plan + Proposed Program Distribution



4 *Design Guidelines*



Neighborhood Districts



Basic Science Walk Concept Diagram

1. Library Walk
2. Quadrangle
3. Basic Science Walk
4. ClubMed Terrace
5. Library Plaza

Chapter 4 Design Guidelines

4.1 Intent / Approach

The purpose of the following design guidelines is to define parameters for the development of campus open space, both formal and informal and to define maximum building footprints and envelopes for future development adjacent to these spaces. The intent is to describe the general characteristics of spaces and buildings which will conform to the overall goals of the Neighborhood Plan. At times, the guidelines are more proscriptive, in order to define specific features deemed essential to the overall plan. In order to respond to the varied nature of the study area under investigation and to promote phased growth, the neighborhood has been divided into sub-zones or districts.

4.2 Neighborhood Districts: Definition, Character, Program

The total area encompassed by the planning study represents a significant range of variation in topography, vegetation, land use and building massing which has been described in Chapter 2. The fundamental urban design response is to create a series of distinct districts within the neighborhood to acknowledge, strengthen and enhance its varied physical characteristics. The design of each of these districts should simultaneously contribute to the overall identity of the SOM neighborhood while offering a distinct set of features and characteristics. Four districts have been identified:

- The Quads (QD)
- The Academic Mall (AM)
- The Canyon (CN)
- East Promontory (EP)

The 'Quads' consists of the permanent buildings and spaces north of Osler Lane and bounded on the north by Gilman Drive, on the west by Gilman Drive, including a 60' strip of the 'Park' Grove Reserve and on the east by Villa La Jolla Drive. This is the heart of the existing SOM Neighborhood. The largest, permanent buildings in this district are grouped around three distinct open spaces – large green areas dominated by lawns and

mature trees. These three open spaces consist of the SOM Quad to the northwest, the Ceremonial Green to the northeast and the Kiki Smith Sculpture Garden to the south. The Quads also encompass the two predominantly hardscape open spaces adjacent to the green areas: Library Plaza and the Club Med Terrace. The strategy of the Neighborhood Plan is to define the major public open spaces with strong building edges and infill the remaining available building sites with academic, research and support facilities.

The 'Academic Mall' is a district formed by a mesa top extending south from Osler Lane, aligning with the Medical Teaching Facility. Currently dominated by surface parking lots and temporary one story buildings, the site terraces gently to the south. The open lots are fringed by mature trees. The strategy of the Neighborhood Plan is to create a new focal point for SOM expansion in the form of a linear green or mall flanked by low-rise research buildings. The intent is to create a connecting link between the heart of the UCSD main campus and the La Jolla community to the south. The residential enclave which terminates the south end of the mall is considered an integral component of this district as well as a hinge to the Canyon District. Also included in this district are the two vehicular drop-off zones to the east and west of the mall along the Osler Lane axis and the parking structure on the west flank of Villa La Jolla Drive. Together, these elements establish a new formal cross axis which provides an ordering framework for new academic expansion south of Osler Lane.

The 'Canyon' includes a portion of the 'Park' Grove Reserve, a 60' wide zone along Gilman Drive on the western and southwestern portions of the neighborhood. For the purposes of this study, the landscape character of the Grove has been expanded to the east to incorporate the western parking lots below the mesa top and the canyon at the extreme southwest corner of the site. The strategy of the Neighborhood study is to preserve and expand the eucalyptus grove as the setting for more casually placed research buildings which finger into the landscape. While the physical boundary of the 'Park' is not being extended, its visual effect will be. The surface parking lots are replaced by a major parking structure which is tucked into the landscaped setting and screened by the extended eucalyptus grove.

These three zones comprise the 54 acre study area bounded by La Jolla Village Drive, Villa La Jolla Drive and Gilman Drive. To the east of Villa La Jolla Drive, the *'East Promontory'* consists of the 17 acre parcel, straddling the bluffs and mesa top south of the VA Hospital. The strategy of the Neighborhood Study is to link the mesa top to the Academic Mall and develop a quasi-autonomous cluster of structured parking and low-rise research buildings which can be phased independently from the rest of the SOM Neighborhood.

4.3 Landscape/Open Space Guidelines

The landscape guidelines for the School of Medicine focus on shaping and defining the open space framework. They are based on the existing landscape and upon the goal of creating spaces which not only enhance the identity of the neighborhood, but which contributes to social interaction within the school.

4.3.1 The Quads

The Quads function as two of the key "people" spaces within the School of Medicine, providing for both casual, non-programmed activities associated with large lawn areas and more formal, or programmed activities associated with Club Med Terrace and Library Plaza.

While drifts or informal groves of eucalyptus should be planted to provide continuity with the rustic landscape character of the Grove, each of the Quads should be developed with its own unique character or identity. Contrasting the informality of the eucalyptus drifts and sloping lawns, a more formal "layer" of hardscape, turf and ground cover, shrub plantings and accent trees is proposed. Supplementing the existing eucalyptus trees and new varieties of infill eucalyptus will be mid-size and accent trees that will help define more discrete zones within the quadrangles.

Basic Science Walk, running from Library Plaza at the west to Club Med Terrace at the east is a key urban design element, providing an important pedestrian connection and opportunity for social interaction. Basic Science Walk should be developed as a grand pedestrian promenade, similar in importance, yet

unique in design, to Library Walk. Special paving, such as colored concrete, brick, concrete pavers or other enhanced material should be used. Lighting and site furnishings, including benches, provide unique design opportunities specifically associated with implementation of this walk.

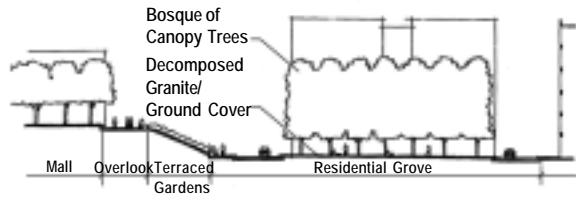
Library Plaza, the west terminus of Basic Science Walk, provides a key pedestrian node at the proposed new entrance to the Biomedical Library. At the east end of the Walk, Club Med Terrace provides for outdoor dining and informal gathering. Situated at the intersection of Basic Science Walk and the pedestrian corridor extending from the new Academic Mall, Club Med Terrace is envisioned to be the most highly activated area within the neighborhood, with moveable table and chairs. In contrast to Club Med Terrace, Library Plaza should be developed with more intimate spaces suitable for reading and studying.

Library Plaza and Club Med Terrace should be primarily paved surfaces with trees in grates for ease of pedestrian movement and some formal planting beds. Special accent planting, such as bosques of canopy trees and flowering trees will be used to highlight the outdoor gathering spaces. Deciduous trees should be considered to provide summer shade and winter solar penetration. The use of low walls and other special landscape elements will also be encouraged to define spaces and create focal points.

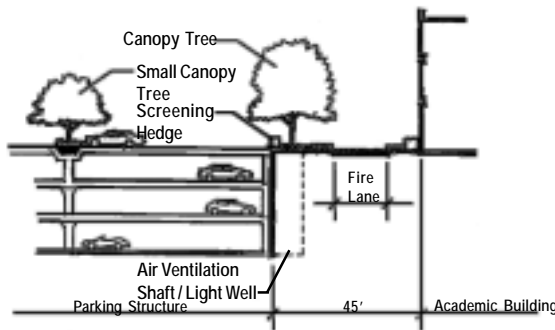
Variation in paving surfaces should be encouraged while the use of large expanses of raw, untinted concrete limited. Integral colored (warm tones) and textured concrete, concrete pavers (warm tones), or decomposed granite should be used to emphasize key focal points or gathering areas.

The remainder of the Quads will consist primarily of lawn and drifts of Eucalyptus trees, with special accent plantings provided at building entries. While the character of the spaces will lend themselves to informal, passive uses, the eastern Quad adjacent to the Stein Clinical Research Building, Ceremonial Green, should be developed to accommodate large special events such as Commencement and other SOM ceremonies.

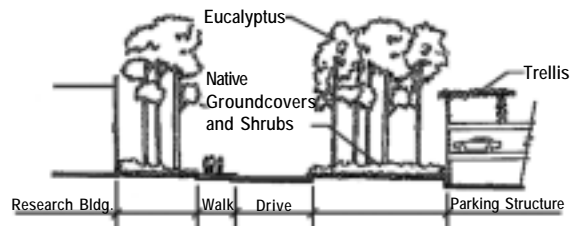
In developing the east quad or Ceremonial Green, special care should be taken in preserving the existing trees. There is a small grove of *Casuarina stricta* at the south end of the quad which represent a relatively rare and unique resource within the SOM Neighborhood. They should be retained and reserved to the extent possible and, if necessary, relocated within the quad should there prove to be a conflict with subsequent landscaping.



Section at the South End of the Academic Mall, Looking East



Section at the West Boundary of the Academic Mall, Looking North



Section through Science Way, Looking North

The use of unusual or rare plant material of medicinal value is encouraged. As appropriate, interpretive plaques should be used to identify plant material.

Plant Palette:

Informal Drifts

Eucalyptus sp.

Formal Bosques – Tree species to be selected from following:

- | | |
|-----------------------------|-----------------------|
| <i>Bauhinia blakeana</i> | Hong Kong Orchid Tree |
| <i>Geijera parviflora</i> | Australian Willow |
| <i>Fraxinus holotricha</i> | Raywood Ash |
| <i>Jacaranda mimos</i> | Jacaranda |
| <i>Olea europaea</i> | Olive |
| <i>Sophora japonica</i> | Chinese Scholar Tree |
| <i>Tabebuia sp.</i> | Tabebuia |
| <i>Ulmus parvifolia</i> | Chinese Evergreen Elm |
| <i>Washingtonia robusta</i> | Mexican Fan Palm |

Accent Plantings –

No restrictions on small canopy/flowering trees, shrubs and groundcovers

4.3.2 The Academic Mall

The Academic Mall establishes a formal landscape space as the key urban design element for the future growth of the School of Medicine to the south. This formal, discrete landscape provides a distinct counter point to the more naturalistic or 'rustic' landscape associated with the Canyon District. Formally spaced canopy trees create an allee that reinforces the linear open space established by the arcaded academic buildings. The central open lawn is terminated at its southernmost point with an overlook to the forecourt of the residential towers. Terraced gardens with stairs and ramps provide for the grade transitions between the two spaces.

The northern end of the Academic Mall transitions from the formal landscape vocabulary of the Mall to the more informal landscape treatment associated with the Kiki Smith Sculpture Court.

The landscaped area surrounding the Kiki Smith sculpture will remain as part of the influence area of the installation. A linear open space, developed as medicinal gardens on either end, establishes a cross axis to the academic mall. This space, south of the proposed Medical Education Center, visually connects the auto arrival courts from Gilman Drive and Villa La Jolla Drive and provides an alternative east-west pedestrian connection to the Basic Science Walk.

Plant Palette:

Allee – Tree species to be selected from the following list of trees:

- | | |
|--------------------------------|-----------------------|
| <i>Cinnamomum camphora</i> | Camphor Tree |
| <i>Liquidambar styraciflua</i> | American Sweet Gum |
| <i>Quercus ilex</i> | Holly Oak |
| <i>Quercus palustris</i> | Pin Oak |
| <i>Quercus virginiana</i> | Southern Live Oak |
| <i>Ulmus parvifolia</i> | Chinese Evergreen Elm |

Residential Grove – See plant palette for Formal Bosques

Shrubs and Ground Covers

No restrictions

4.3.3 The Canyon

To preserve and enhance the legacy of the historic eucalyptus grove, the Neighborhood Plan envisions extending the character of the 'Park' Grove preserve into the Canyon District in the southwestern portion of the neighborhood. While the Canyon District will be similar in character to the 'Park', the unique character of this grove should be preserved. The 'Park' grove is characterized by tightly spaced trees with a narrow vertical form and a single species (Eucalyptus Cladocalyx). While it is envisioned that eucalyptus trees within the park boundary would be planted in this manner, the extension of the grove into the SOM would transition into a looser, non-grid pattern. The trees should be spaced further apart, allowing them to develop fuller canopies and create a somewhat more open landscape character. To further reinforce the distinction between the 'Park' grove and the planting of the Canyon District and neighborhood

Design Guidelines

beyond, a mix of eucalyptus species with different characteristics is proposed.

To provide further diversity and interest within the Canyon District, the use of other “non-eucalyptus” species of trees are encouraged at key locations such as building entries and pedestrian nodes. Formal arrangement of trees and accent plantings are also encouraged to provide a “discrete” counterpoint at these key focal points.

The rustic landscape of the Canyon District is based on low water use and lower maintenance. The predominant planting of the ground plane is therefore rustic ground cover and shrubs or wood bark/chip mulch. Plantings of exotic water-loving species are prohibited and irrigated lawn areas are discouraged, except for limited areas intended for passive recreation or informal gathering.

The primary circulation element within the Canyon District is Science Way. This pedestrian-oriented drive will be developed as a narrow vehicular lane (24' max.) with an 8' sidewalk on the west or “outboard” side, adjacent to academic / research buildings. It is intended that the roadway maintain the character of a rural drive, with the rustic landscape planting coming up to the edges of the drive, dominating the roadway. A more formally treated Residential Grove and drop-off loop adjacent to the proposed residential towers not only provides a contrasting foil to Science Way, but an appropriate terminus to the Academic Mall as well. A formal bosque of columnar canopy trees or Mexican Fan Palm with a ground plane of decomposed granite and ground cover will provide a forecourt for the residential uses.

Plant Palette:

Trees

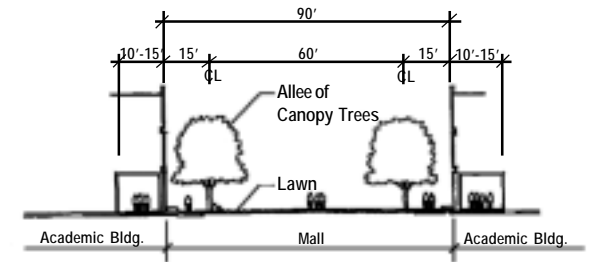
<i>Eucalyptus sp.</i>	
<i>Fraxinus velutina</i>	Arizona Ash
<i>Lithocarpus densiflorus</i>	Tanbark Oak
<i>Lyonothamnus floribundus</i>	Catalina Ironwood
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Umbellularia californica</i>	California Laurel

Rustic Shrubs and Ground Covers such as, but not limited to:

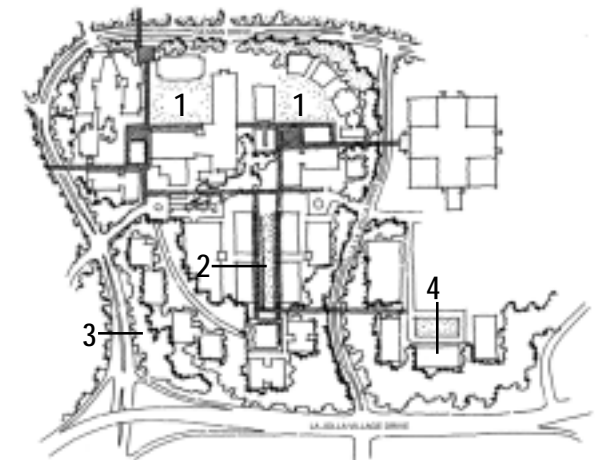
<i>Acacia redolens</i>	
<i>Artemisia californica</i>	California Sagebush
<i>Baccharis pilularis</i>	Dwarf Coyote Brush
<i>Rhamnus californica</i>	California Coffeeberrys
<i>Rhus integrifolia</i>	Lemonade Berry
<i>Salvia clevelandii</i>	

Rustic Accent Plantings such as, but not limited to:

<i>Arctostaphylos sp.</i>	Manzanita
<i>Ceanothus sp.</i>	Wild Lilac
<i>Convolvulus cneorum</i>	Bush Morning Glory
<i>Eriogonum sp.</i>	Buckwheat
<i>Galvezia speciosa</i>	Island Bush Snapdragon
<i>Heteromeles arbutifolia</i>	Toyon
<i>Prunus lyonii</i>	Catalina Cherry
<i>Ribes speciosum</i>	Fuschia-Flowering Gooseberry
<i>Rosa californica</i>	California Wild Rose
<i>Trichostema lanatum</i>	Woolly Blue Curls

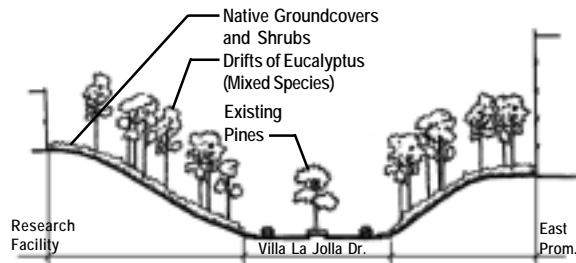


Enlarged Academic Mall Section



Preliminary Concept Sketch

1. The Quads
2. Academic Mall
3. The Canyon
4. East Promontory



Section at Villa La Jolla Drive, Looking North

4.3.4 East Promontory

The landscape development for the East Promontory reinforces the juxtaposition of the rustic landscape with the discrete landscape. It is envisioned that the peripheral edges of the site will be landscaped in the rustic character as an extension of the eucalyptus planting proposed for Villa La Jolla Drive as described in the 1993 Campus Landscape Planning Study.

A central green, reinforced with a formal planting of canopy trees, becomes the central open space for this area east of Villa La Jolla Drive. Building entries should be highlighted with formal plantings of accent trees and shrubs, contrasting with the rustic landscape around the remainder of the buildings.

Plant Palette:

Plant material to be selected from plant palette developed for the Quads.

4.3.5 Neighborhood Edges

One of the most memorable images of the UCSD campus is the view of the 'Park' along La Jolla Village Drive. Consistent with the 1993 Campus Landscape Planning Study, groves of eucalyptus trees will be extended along La Jolla Village Drive and the Interstate 5 corridor. Although similar to the tight grid of the 'Park' grove, the trees should be planted on a looser grid, responding more to the sloping topography. Tree spacing should be a minimum of 16' to 20' on center. (Trees could, in some instances, be spaced further apart to create a looser character.) To further differentiate the edge planting of eucalyptus from the 'Park' grove, a selection of eucalyptus species shall be planted instead of a monoculture planting of *Eucalyptus cladocalyx*.

Ground cover shall be mulch and low native groundcovers and shrubs. Planting of mid-level trees is discouraged and the use of turf is prohibited.

Views to key buildings shall be enhanced by providing selective view corridors and filtered views, reinforcing the image that the campus is set in a grove. Consistent with the Campus Land-

scape Planning Study, clusters of Torrey Pines shall be planted in informal groves at the intersection of Villa La Jolla Drive with Gilman Drive and La Jolla Village Drive. The entries will be accented with colorful ground covers and wild flowers.

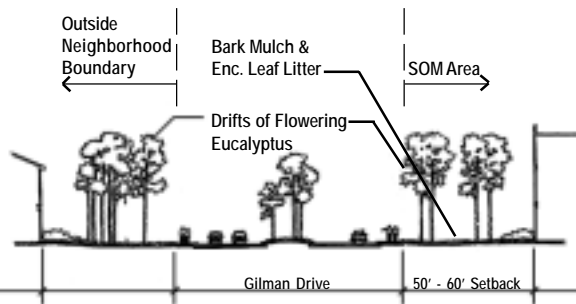
The proposed informal planting of *Eucalyptus cladocalyx* along Villa La Jolla Drive should be continued. Existing eucalyptus plantings along the portion of Gilman Drive which passes through the UCSD 'Park' should be maintained and reinforced. As Gilman Drive leaves the 'Park' along the northern edges of the neighborhood, flowering eucalyptus species shall be planted. While a selection of eucalyptus have been identified to ensure flowering during most of the year, species should be planted in drifts of no less than 7 trees of a single species. To avoid a continuous wall of trees and enhance views into the neighborhood, the density of planting shall be varied.

Streetscape plantings along roadways shall extend from the edge of the roadway to the adjoining building or facility. With the exception of Gilman Drive along the northern edge of the neighborhood, the ground plane associated with streetscape plantings shall consist primarily of ground covers and shrubs or mulch, with only limited areas of lawn at select locations. Along Gilman Drive between the School of Medicine and University Center, it is envisioned that lawn could be used as a ground cover adjacent to new buildings where there is an opportunity for passive outdoor activity. This would help to provide a stronger sense of continuity between the two neighborhoods.

4.3.6 Neighborhood Entries

Two vehicular arrival courts have been established: one from Gilman Drive and the other from Villa La Jolla Drive. While the rustic landscape should be allowed to "drift" over these arrival courts, these points should be accented with formal plantings of accent trees and shrubs, special pavement treatment and neighborhood signage.

The existing lawn south of the CMM Complex (CMG), while reduced in size by the siting of a new research building, should be retained as a "symbolic" front lawn to the School of Medicine, associated with the Osler Lane entry off Gilman Drive.



Section at Gilman Drive, Looking East

4.3.7 Special Landscape Guidelines

Sidewalks

To reinforce a hierarchy in pedestrian connections, a corresponding hierarchy in paving materials is proposed. Basic Science Walk, as a key urban design element, should be developed with the highest level of finish. The use of integral colored concrete, brick or concrete pavers, and other unique paving material is encouraged. Other primary walkways, such as the walks on either side of the Academic Mall and the southern extension of Library Walk to Basic Science Walk and the BioMed Library should be developed as special finish concrete walks. A light to medium sandblast finish with regularly spaced saw-cut joints (four feet on center) is proposed. Entry courts to buildings should also be given special treatment. All other walks should be standard concrete walks with broom and trowel finish.

Parking Structures

Special landscape treatment of the parking structures has been proposed to lessen the visual impact of the structures and shade exposed parking surfaces. Vine covered trellis structures have been proposed along key edges and planters for small canopy trees should be integrated into the design of the parking structures. Specific designs proposing landscape screening around parking structures will require co-ordination with a landscape architect and security consultant to ensure that security issues are properly considered

Exterior Lighting

Outdoor lighting within the School of Medicine must conform to the campus-wide Outdoor Lighting Policy and Design Guidelines dated May 1993. Lighting should be integrated into building design wherever possible to minimize visual clutter.

Low level pedestrian standards, less than 20' in height, should be used to light pedestrian corridors where buildings are not present.

Internal lighting in parking structures should be fully shielded with louvered screens.

Seating

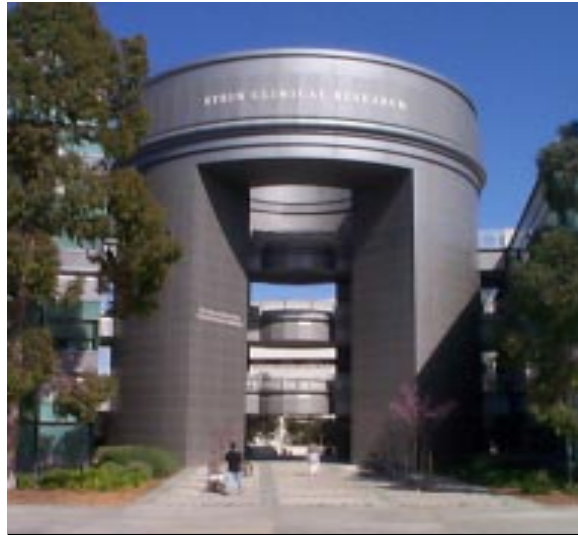
A variety of seating types should be provided to offer diversity and to respond to climatic exposure, group size and intended use. Moveable seating is encouraged in selected locations to allow flexibility in concentration and arrangement.

Implementation Strategy

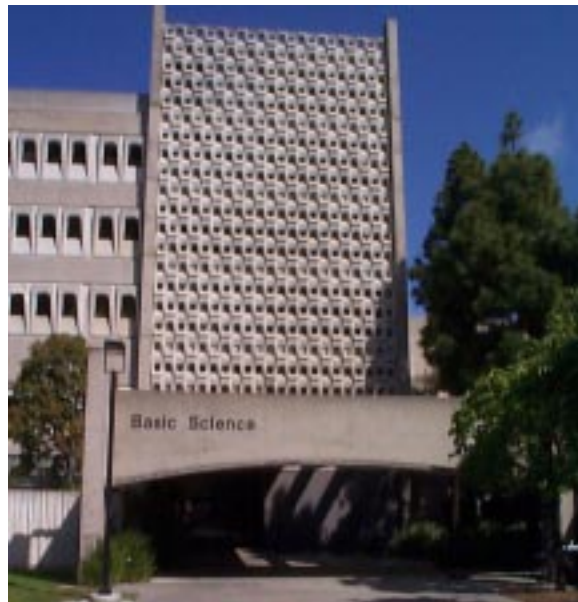
It is the intent of these guidelines to enable future development, and simultaneously, to create a campus environment through a system of open spaces. A key obstacle to achieving this goal is the current funding mechanisms which allows for limited site and landscape improvements. Implementation of key elements of the plan will require a significant level of funding beyond that which is typically allocated for building construction. To ensure development of these key elements, it is suggested they be associated with adjacent building programs. For example, Club Med Terrace would be programmed and constructed with the proposed Medical Education Center and the SOM Quad would be associated with the SOM Research Building currently in design.

Where it is not possible to fully fund landscape improvements from the construction budget allocated for the associated building, alternative sources of funding should be identified and secured.

The successful implementation of the neighborhood plan will rely on the commitment of the University to ensure that sufficient funds are earmarked for site development during the programming and design of the building projects for the construction of associated site elements.



Steel Panel System of Stein Clinical Research Building



Precast Concrete Screen at Basic Science Building

4.4 Architectural Guidelines

The following guidelines define parameters for the design of buildings within each district and establish relationships between the potential development parcels and the adjacent open space system as defined above. The parcel map illustrated on the opposite page does not define specific building footprints. The parcels indicated define more general zones within which buildings can be placed.

4.4.1 Materials and Colors

The SOM Neighborhood has at its core, a collection of substantial, dignified buildings which reflect the importance of its programs as a major focus for teaching and research at UCSD. Nevertheless, existing buildings display considerable variation in character, with materials ranging from wood siding to precast panels; from concrete block to steel and glass curtain wall. The following discussion is intended only to establish a broad approach. The intent is to establish a strategy for weaving a subtly richer palette of colors and more fine-grained range of building materials which will bridge between and complement the existing structures in the neighborhood.

In general, materials such as mirrored glass, concrete tilt-up panels and large panels of cement plaster or similar materials that erase the sense of scale and detail should be avoided. Glazed openings should strive for transparency rather than opacity; cladding materials should add a sense of texture and detail to control the scale of larger buildings; the color palette should acknowledge existing buildings and complement the natural setting.

A more detailed set of guidelines has been developed as a narrative and binder of color samples prepared by UCSD's Color Consultant, Celia Conover and entitled "*SOM Master Exterior Palette*".

Quads District - *SOM Quad*:

The material and color palette of buildings in the vicinity of the SOM Quad should take clues from adjacent buildings and also comply with the University mandated color palette guidelines

issued for the SOM Neighborhood. The material palette includes concrete masonry units (integrally colored, sandblasted or honed); poured concrete, precast concrete panels, structural steel and wood as an infill component. Wood and steel siding or panels are discouraged. Cement plaster is also discouraged and should be kept to a minimum.

Ceremonial Green:

The material and color palette of buildings facing this space should take clues from adjacent buildings facing Ceremonial Green and also comply with the University mandated color palette guidelines issued for the SOM Neighborhood. While wood and steel siding or panels are generally discouraged, they can be employed on new buildings in this location to relate to adjacent existing buildings with similar materials.

Academic Mall District

The material and color palette for buildings along the proposed Academic Mall should take clues from adjacent districts within the neighborhood. However, it is anticipated that the color palette will shift to some degree from that of the Quads District to create some sense of variation within the Neighborhood. As in the Quads District, the material palette includes concrete masonry units (integrally colored, sandblasted or honed); poured concrete, precast concrete panels, structural steel and wood as an infill component. Masonry veneer is also suggested as a suitable material for facing buildings along the Academic Mall. Store-front glazing is encouraged but continuous curtain wall systems are discouraged. Wood and steel siding or panels are also discouraged on this site. Cement plaster is discouraged and should be kept to a minimum.

Canyon District

The material and color palette should be consistent with the adjacent Districts. Colors should respond specifically to the cooler hues of the Eucalyptus Grove and emulate the approach of CMME and CMMW, further to the north.

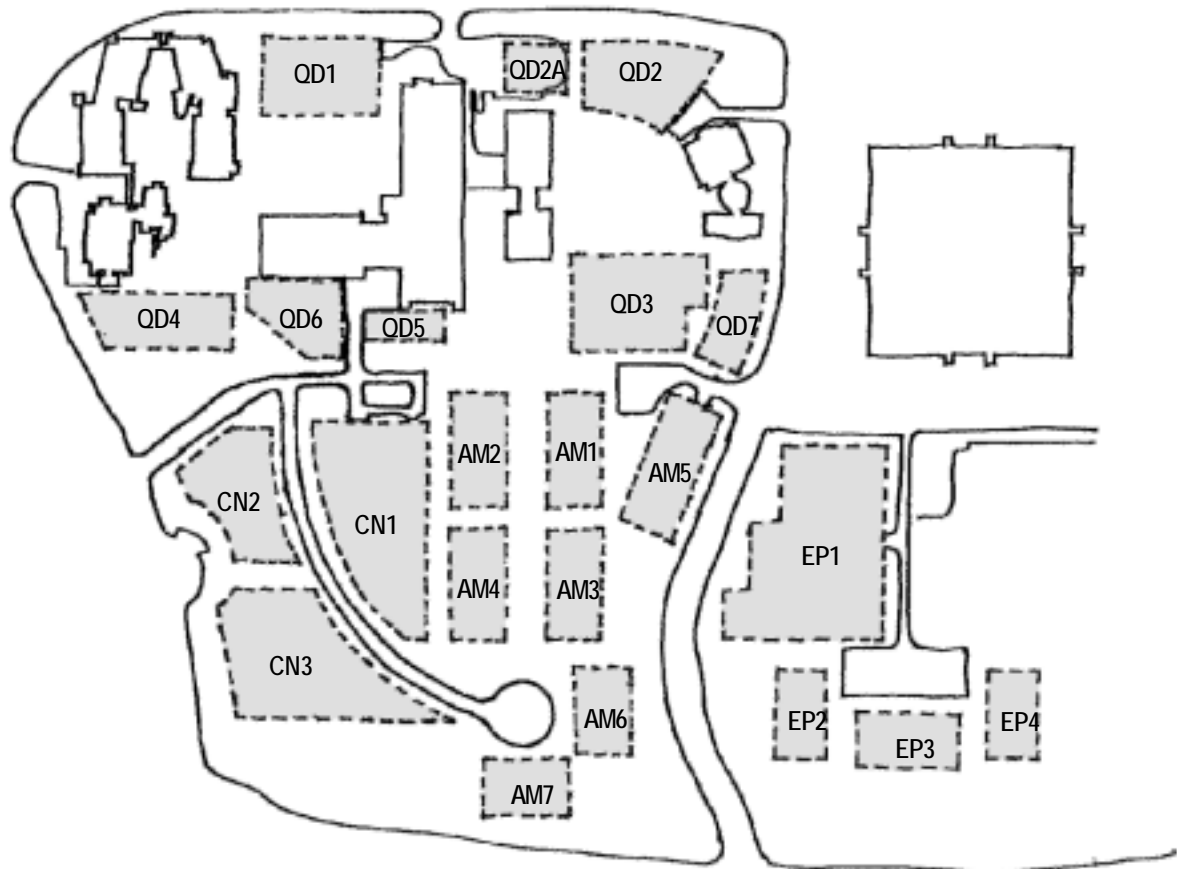
East Promontory District

Colors and materials should be consistent with the adjacent Districts with adjustments made to respond to the more exposed hillside location. Colors should respond specifically to the warmer hues of the south facing bluffs which are highly visible from below and across La Jolla Village Drive to the south.

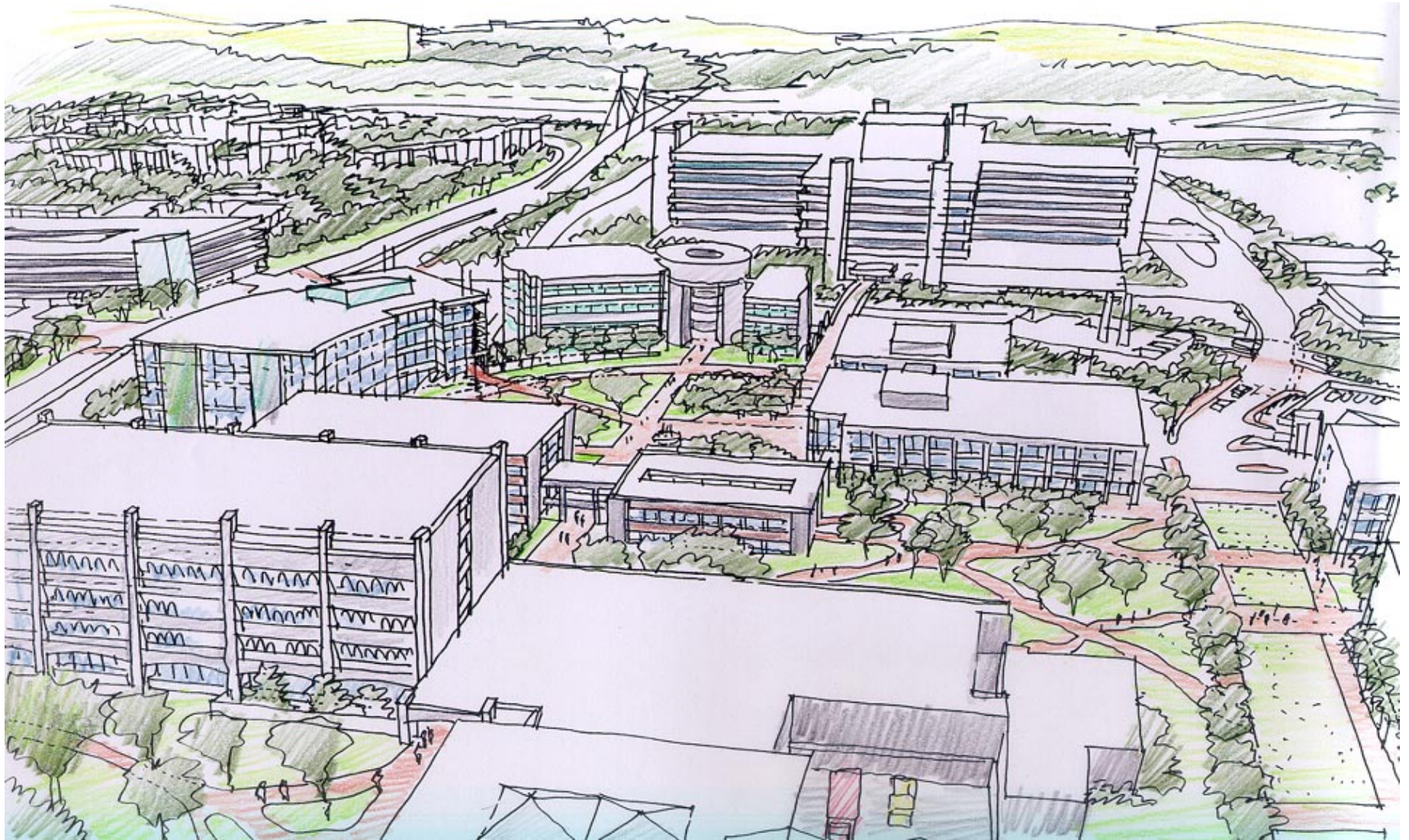
4.4.2 The Quads

Within the Quads District are eight distinct parcels of land identified for development:

- QD-1 SOM Research Facility, north of SOM Quad
- QD-2 Future Research Facility or School of Pharmacy, Phases 1, north of Ceremonial Green
- QD-2A Future Research Facility or School of Pharmacy, Phases 2, north of Ceremonial Green
- QD-3 Medical Education Center / Student Lounge / Club Med Facility, south of Club Med Plaza, east of Kiki Smith Sculpture Court
- QD-4 Future Office, Research or Dry Lab Building, south and west of Library Plaza
- QD-5 Brain Imaging Center (fMRI Facility), south of Basic Science Building
- QD-6 Biomedical Library Expansion
- QD-7 Satellite Utility Plant, east of parcel Q-3 and west of Villa La Jolla Drive



Parcels Diagram



Building Placement, Footprint and Massing

Parcel QD-1

QD-1 is the proposed site of the new SOM Research Facility. The proposed location is the only available site at the SOM Quad, located along its northern edge. To its west is Library Walk; to the north, Gilman Drive and to the east, a vehicle entry court extending south from Myers Drive and the heart of the University Center Neighborhood. Thus, it is a very public site with prominent exposure on all four sides.

Minimum setback requirements are as follows:

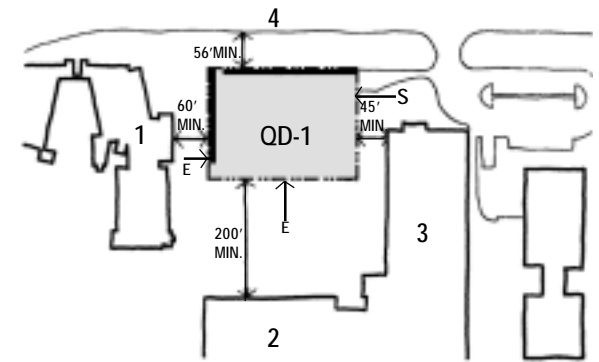
- To the north there is a minimum setback of 60' from Gilman Drive, based on the UCSD Master Plan Study. Alternatively, the north face of the new building can align with the north facade of CMME. CMME is set back 56' from Gilman Drive. This setback line helps to define the east-west stretch of Gilman Drive as an entry boulevard to the campus and responds to similar setbacks on the north side of the street. It is therefore desirable for a significant portion of the building to align with this setback.
- Along the western boundary of the new building footprint, there shall be a minimum setback of 60' from the easternmost face of CMME's easternmost facade. This setback defines a significant gateway at the visual terminus of Library Walk and the entrance to the SOM Quad from the northwest. It is therefore desirable for a significant portion of the building to align with this setback in order to frame this space.
- On the eastern boundary of the new building footprint, there shall be a minimum setback of 45' from BSB's westernmost facade, based on regulations governing fire department access on the UCSD campus. The east setback does not preclude the potential of a service yard and surface parking lot. If there is a service yard, it shall be screened.
- The minimum distance between the south elevation of the new building to the north facade of the Biomedical Library shall be 200' (not including possible arcades or canopies).

Parcel QD-2

QD-2 is one of the largest available building sites within the Quads district and sits to the north of the Ceremonial Green. This site stands at the northeastern gateway to the Neighborhood, addressing pedestrians, cyclists and motorists arriving from East Campus Health Sciences over the future Gilman Bridge across I-5. To the northeast, across the Villa La Jolla / Gilman Drive intersection is a new 850 car parking structure. To the north is the boulevard extension of Gilman Drive; to the west are the Medical Teaching Facility and the proposed vehicular drop-off at Myers Drive. Immediately to the east of the site is the service entrance and loading dock for the Stein Clinical Research Building. Given the prominent location close to the academic heart of the SOM neighborhood, it is anticipated that this site could serve as the location for the proposed new School of Pharmacy or another future research facility.

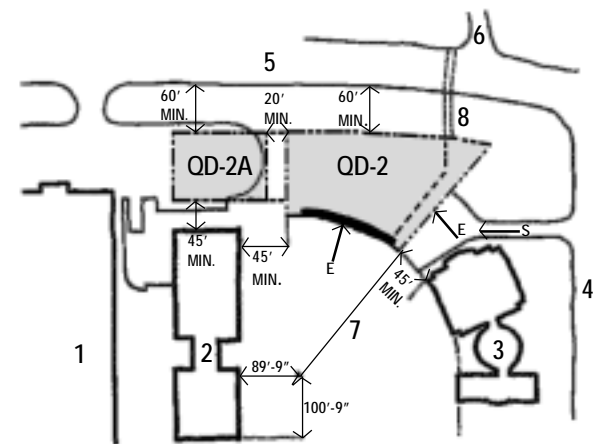
Setback and alignment requirements of the building footprint are as follows:

- To the north there is a minimum setback of 60' from Gilman Drive, based on the UCSD Master Plan. Since this setback line is a continuation of the parcel QD-1 setback which defines Gilman Drive as an entry boulevard, it is desirable for a portion of the building to align with this setback.
- A minimum setback of 45' shall be maintained between all adjacent buildings.
- The south-facing facade of the new building is defined by a continuation of the curved face of the Stein Building overlooking the Ceremonial Green. The radius and approximate center point of the curve is defined in the adjacent diagram. A significant portion of this south facing facade should follow the curved alignment to reinforce the quarter round shape of the Ceremonial Green.
- The minimum setback from Villa La Jolla Drive on the east shall be aligned with the northeast corner of the Stein Clinical Research Building. The new building footprint must take into account the existing loading dock serving the Stein Building.
- The building footprint must accommodate a pedestrian walkway providing a clear and convenient connection between Russell Lane and the Ceremonial Green.

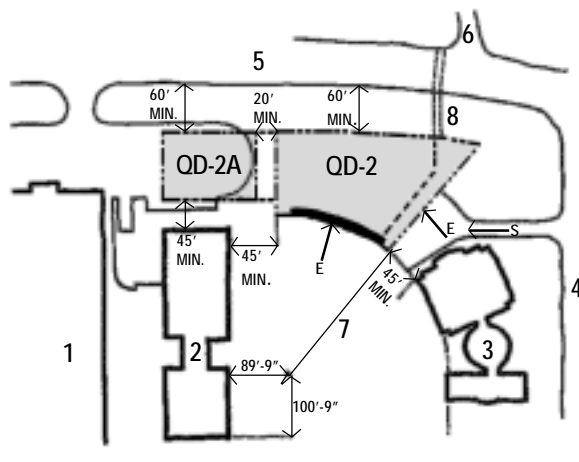


Parcel QD-1
 1. CMME
 2. Biomedical Library
 3. Basic Science Building
 4. Gilman Drive

S - SERVICE
 E - ENTRANCE
 — BUILD TO LINE
 - - - PARCEL LINE



Parcel QD-2 + QD-2A
 1. Basic Science Building
 2. Medical Teaching Facility
 3. Stein Clinical Building
 4. Villa La Jolla Drive
 5. Gilman Drive
 6. Russell Lane
 7. Existing Rad. from Stein Bldg. - 245' R.
 8. Pedestrian Walkway to Russell Lane



Parcel QD-2 + QD-2A

- | | |
|------------------------------|---|
| 1. Basic Science Building | 5. Gilman Drive |
| 2. Medical Teaching Facility | 6. Russell Lane |
| 3. Stein Clinical Building | 7. Existing Rad. from Stein Bldg. - 245' R. |
| 4. Villa La Jolla Lane | 8. Pedestrian Walkway to Russell Lane |

46

- S - SERVICE
- E - ENTRANCE
- BUILD TO LINE
- - - PARCEL LINE

Parcel QD-2A

QD-2A sits to the north of the Ceremonial Green immediately to the west of QD-2. This should be considered only as phase 2 expansion site for QD-2, since it straddles the proposed vehicular drop-off at Myers Drive. Should expansion occur on this site, 60 structured parking spaces should be accommodated within its footprint to replace the planned surface parking spaces.

Setback and alignment requirements of the building footprint are as follows:

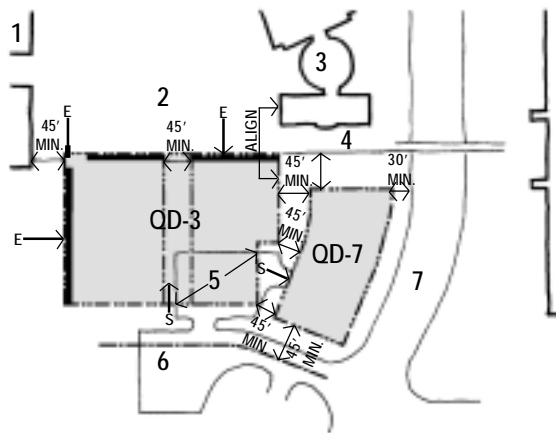
- To the north there is a minimum setback of 60' from Gilman Drive, based on the UCSD Master Plan Study. Since this setback line is a continuation of the parcel QD-1 setback that defines Gilman Drive as an entry boulevard, it is desirable for a portion of the building to align with this setback.
- A minimum setback of 45' shall be maintained between all adjacent buildings, except to the east. On this side, the minimum setback at grade is 20' but direct connections to QD-2 on upper floors should not be precluded.
- The western boundary of this parcel shall align with the west face of the Medical Teaching Facility.

Parcel QD-3

QD-3 sits to the south of the Ceremonial Green and east of the Kiki Smith Sculpture Court facing QD-2 to the north. This is a particularly significant site because it sits at the intersection of two major pedestrian routes – the north-south axis of Ceremonial Way, and the east-west axis of Basic Science Walk. Immediately to the east, Basic Science Walk bridges Villa La Jolla Drive to connect to the VA Hospital. The north edge of the building defines the edge of the proposed Club Med Terrace, the main food service location in the Neighborhood, while the west face of the building becomes a defining edge of the Kiki Smith Sculpture Court. This building site is also the connecting link to the Academic Mall further to the south. It is anticipated that this will be the site of the Medical Education Center. The new center will replace the student lounge, the Club Med dining facility and the eventual replacement of the remaining one story buildings (both temporary and more permanent) which currently sit on this part of the site.

Setback and alignment requirements of the building footprint are as follows:

- To the north there is a mandatory build-to line aligning with the southern edge of the existing western extension of Basic Science Walk and the footbridge across Villa La Jolla Drive to the east. A majority of the length of the north facades of the buildings within this parcel should follow this alignment on all occupied floors to reinforce the southern edge of Club Med Terrace.
- A minimum setback of 45' shall be maintained between all adjacent buildings.
- To the west there is a mandatory build-to line aligning with a north-south setback line 45' east of the east facade of the Medical Teaching Facility. The majority of the west building facade on this parcel should follow this alignment on all occupied floors to provide a strong edge to the Kiki Smith Sculpture Court.
- To the south, there is a setback line 45' north of the center line of the Osler Lane right-of-way. A portion of the south facing facades of buildings on this parcel should align with this setback line to help define Osler Way.
- It is recommended that the easternmost line of development on this parcel does not extend past the southwest corner of the Stein Clinical Research Building.
- The building footprint shall maintain an open right-of-way at grade running north to south to connect the Club Med Terrace to the service, drop-off and short term parking areas to the south. This right-of way shall be a minimum of 45' wide. This provides the opportunity for a two-phase building, connected at the upper floors.
- It is recommended that approximately 25% of the footprint of this parcel be set aside for vehicular access, servicing and a through building pedestrian route.



Parcels QD-3 + QD-7

- | | |
|------------------------------|----------------------------|
| 1. Medical Teaching Facility | 5. 25% for Parking |
| 2. Club Med Terrace | 6. Osler Lane Right of Way |
| 3. Stein Clinical Building | 7. Villa La Jolla Drive |
| 4. Basic Science Walk | |

Parcel QD-4

QD-4 is on the southwestern edge of the Quads District. A highly visible site at the main vehicular entrance to the SOM Neighborhood, this parcel faces the Center for Molecular Genetics and the proposed Library Plaza to the north, and the Biomedical Library to the east. Immediately to the west is the 60' wide eucalyptus grove of the UCSD 'Park' and a pedestrian bridge which links the SOM neighborhood to Revelle College. It is anticipated that this site will be occupied by a future wet or dry lab research facility or office building.

Setback and alignment requirements of the building footprint are as follows:

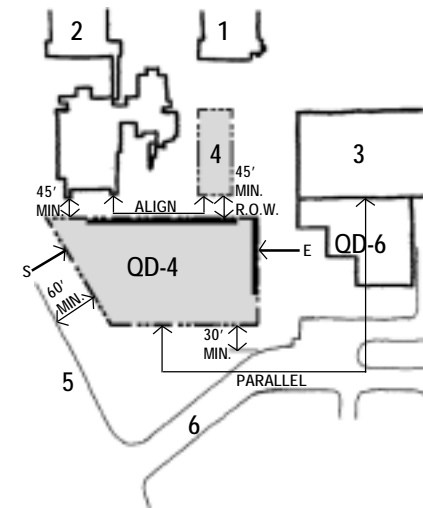
- A minimum setback of 45' shall be maintained between all adjacent buildings to the north.
- To the east, a minimum setback of 60' from the west face of the Biomedical Library shall be maintained. It is recommended that a significant portion of the length of the east facing facade of this research complex follows this alignment to define an entry portal to Library Plaza and the SOM Quad from the south.
- The southeast corner of the building footprint shall be set back a minimum of 30' from the closest edge of the Osler Lane roadway. The maximum southern extent of the building footprint shall run west from this point, parallel to the south face of the Biomedical Library but the building is free to step away from this edge.
- The westernmost portion of the building footprint shall maintain a 60' setback from Gilman Drive.
- The building footprint shall maintain an open right-of-way at grade running east to west to connect the pedestrian bridge from Revelle College to the Biomedical Library. This right-of-way shall be a minimum of 45' wide: its northern boundary shall align with the southernmost face of the Center for Molecular Genetics. The southern edge of this right-of-way shall be the northern boundary of parcel QD-4. It is recommended that a significant portion of the length of the north facing facade of this research complex follows this alignment to provide a strong southern edge to Library Plaza.

Parcel QD-5 and 6

QD-5 and QD-6 consist of the proposed Brain Imaging Center (fMRI) addition to the Basic Science Building and proposed Biomedical Library addition respectively. Both footprints extend south from the Basic Science Building complex. At the time this study commenced, these two projects were already in the planning stages. The illustrative plan reflects the latest proposals for these additions with one significant exception: The feasibility study for the addition to the Biomedical Library proposed expanding the existing structural bay rhythm south with a strong west alignment extending the facade of the existing library and a stepped facade orientated to the southeast. This study recommends flipping the configuration 180 degrees so that the stepped facade opens to the southwest instead. This eases the transition from the south end of Library Walk to the curved alignment of Science Way south of Osler Lane and orients the library addition onto a walkway rather than a service yard.

Setback and alignment requirements of the building footprints are as follows:

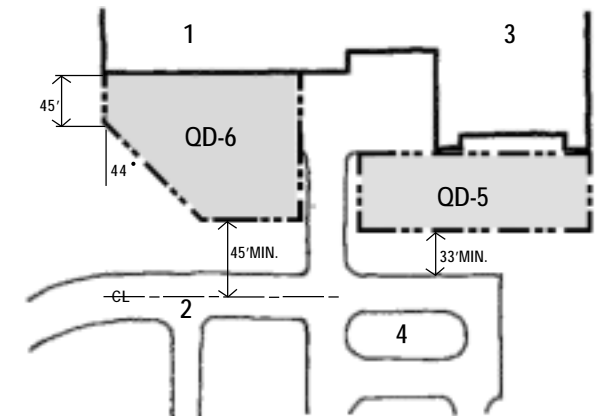
- The maximum footprint for QD-5 aligns on the east with the eastern face of the Basic Science Building and on the west by the eastern edge of the existing service drive.
- The southern setback is defined as an east-west line a minimum of 33' back from the edge of the Osler Lane drop-off loop, based on the Brain Imaging Center's required magnet setback line.
- The maximum footprint for QD-6 is bounded on the east by the western edge of the existing service drive and on the west by a diagonal line starting 45 feet south of the existing southwest corner of the library and extending at an angle of 45 degrees to the southeast. The southern setback is defined as an east-west line 45' from the center line of the Osler Lane right-of-way.



Parcels QD-4

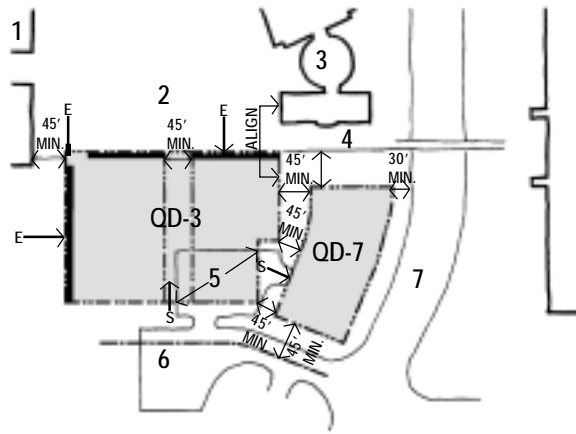
- 1. CMME
- 2. CMMW
- 3. Biomedical Library
- 4. Kiosk Zone
- 5. Gilman Drive
- 6. Osler Lane

- S - SERVICE
- E - ENTRANCE
- BUILD TO LINE
- - - - PARCEL LINE



Parcels QD-5 + QD-6

- 1. Biomedical Library
- 2. Osler Lane Right of Way
- 3. Basic Science Building
- 4. Osler Lane Drop Off Loop



Parcels QD-3 + QD-7

- | | |
|------------------------------|----------------------------|
| 1. Medical Teaching Facility | 5. 25% for Parking |
| 2. Club Med Terrace | 6. Osler Lane Right of Way |
| 3. Stein Clinical Building | 7. Villa La Jolla Drive |
| 4. Basic Science Walk | |

- 48
- S - SERVICE
 - E - ENTRANCE
 - BUILD TO LINE
 - - - PARCEL LINE

Parcel QD-7

QD-7 is the proposed site of the Satellite Utility Plant and is approximately 15,000 gsf in size (building and land area).

Setback and alignment requirements for QD-7 are as follows:

- To the east, there is a minimum setback of 30' from the west curb of the widened Villa La Jolla Drive.
- To the west, there is a minimum setback of 45' from adjacent buildings.
- To the south, there is a minimum setback of 45' from the center line of the East Osler Lane roadway
- To the north, there is a minimum 45' setback from the eastern extension of Basic Science Walk.

Basic Massing and Height Restrictions

In general, the massing of buildings in the Quads District should not attempt to compete with the bulk and height of the Basic Science Building. The maximum height of the occupied floors of all new buildings shall be four stories above the adjacent entry level plazas or pedestrian walks. Any mechanical penthouses, exhaust towers etc. should be set back from the edge of the building on each side for most of its length or treated as a distinctly different story or roof form. All rooftop equipment shall be grouped together and screened. Mechanical equipment and cooling towers specifically associated with QD-7 should be grouped together and screened with planting. With the exception of parcel QD-2, buildings should generally be oriented orthogonally, aligning with the Basic Science Building and Medical Teaching Facility. Where setback lines define important open spaces, strong building planes, with floors stacked vertically, are encouraged. Elsewhere, stepping of the building form is permitted provided that setback requirements are adhered to. Setbacks and the stepping of building forms shall conform to all regulations governing fire department access on the UCSD campus.

Parcel QD-1

The maximum height for development on this parcel, based on the anticipated program, is four stories above grade at the SOM Quad, with a minimum height of three stories. On the south side of the building, if feasible and desirable, the lowest floor of the building can extend beyond the upper floors as a podium or porch element. Setbacks and the stepping of building forms

shall conform to all regulations governing fire department access on the UCSD campus.

Parcel QD-2 and QD-2A

The anticipated height for these parcels, given the proposed program, is between three and four stories above the adjacent grade of Ceremonial Green. The minimum recommended height is 3 stories.

Parcel QD-3

The anticipated height of buildings on this parcel is two stories above grade at Club Med Terrace, based on the anticipated program. The minimum recommended height is two stories.

Parcel QD-4

The anticipated height of the building(s) on this parcel is three floors above grade at Library Plaza, based on the anticipated program. The minimum recommended height is three stories.

Parcel QD-5 and 6

The maximum height of these additions shall not exceed the height of the adjacent existing wings of the Biomedical Library.

Parcel QD-7.

There are no height restrictions on the Satellite Utility Plant. It is anticipated that the site will include 42' to 50' cooling towers.

Building Orientation, Facade Articulation, Edge Treatment

Because of the public and highly visible nature of the settings at Parcels QD-1, QD-2, QD-3 and QD-4, facades should be as open and transparent as possible. For this reason, any vivarium within a proposed new research facility is encouraged to be below grade. On the ground floor, a majority of the building frontage should be glazed. Heavily tinted glazing is discouraged, in particular at ground level, while clear storefront glazing is encouraged, especially in areas immediately adjacent to entrances to maximize a sense of transparency and to allow the possibility of views through the building from one open space to another. In general, facades should be differentiated according to solar exposure. Exterior sun shading devices, especially on south and west facing elevations, are encouraged.



The visual termination of Library Walk at CMME with Parcel QD-1 on the left.

Parcel QD-1

The most important pedestrian spine adjacent to the site is Library Walk, which runs north to south along its western flank. Because of its importance within the overall Campus Master Plan, it is desirable to emphasize pedestrian connections from the north and south into the new quad. Entrances to the building should be from the south and / or west. On the south facade of the building, protected space for activities such as an arcade, canopy or porch is encouraged. This could provide an at-grade sheltered pedestrian connection between the new facility and the adjacent buildings to the east and west. If the ultimate program includes major functions of a social or public nature, it is desirable to group these functions at grade along the west and south faces of the building to enliven Library Walk and SOM Quad. Exterior usable areas should include both sheltered terraces which take advantage of sun exposure and shaded areas for people to gather. The termination of the main north-south axis of Library Walk is a sensitive urban design issue. Building setbacks, terraces, walkways and facade treatment should emphasize pedestrian connections from the north, at Library Walk and Myers Drive, into the SOM Quad. The north frontage of QD-1 plays an important role in defining the character of Gilman Drive. Viewed from the south at Library Plaza, the new building will also frame the axis of Library Walk as it jogs west around CMME to align with the main axis of Library Walk north of Gilman Drive.

Parcel QD-2 and QD-2A

QD-2 and QD-2A are adjacent to three key pedestrian routes: first, to the west, running north to south is Ceremonial Way, which connects the Myers Drive drop-off to the Ceremonial Green, Kiki Smith Sculpture Court and the Academic Mall. Second, a curved walk along the north and east sides of the Ceremonial Green completes the quarter round configuration of the space and connects the Myers Drive drop-off area to the Stein Clinical Research Building and Walk. A third walk cuts diagonally across the Green to connect Basic Science Walk to the intersection of Russell Lane and Gilman Drive, the northeastern gateway to the SOM Neighborhood. This walk cuts across the east end of the proposed building site. A porch, canopy, gallery or arcade is encouraged where the walk flanks or intersects the building footprint. It is recommended that a secondary entrance

into the new building on Parcel QD-2 be provided along this walkway. The main entrance should open onto the curved walkway, echoing the relationship of the entrance of the Stein Clinical Research Building to Ceremonial Green. This entrance could be marked with a projecting canopy or an arcade lining the curved building facade. If a canopy is employed, it can project beyond the setback line; if an arcade is employed, it should be incorporated within the building footprint. If the ultimate program includes major functions of a social or public nature, it is desirable to group these functions at grade along the curved walkway and the diagonal walk. Since a building on QD-2 will mark the major pedestrian gateway from the northeast, it is critical that the design acknowledges and accentuates the role and location of the diagonal walk. Tower features, double height porches and varied upper level fenestration are all potential devices for marking the gateway function. The new building must also act as the backdrop for the Ceremonial Green, completing the curving wall begun by the Stein Building. Upper level terraces and balconies should be considered as additional devices to enliven the south facing facade and provide opportunities for overlooking the events which will take place in the Green.

Parcel QD-3

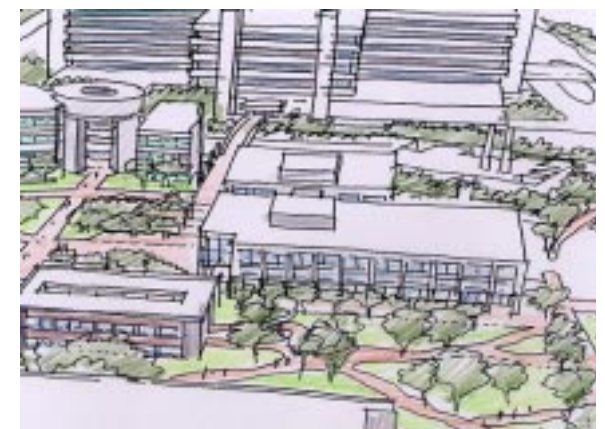
QD-3 anchors two important pedestrian walkways and the Club Med Terrace, which will act as the outdoor extension of food services at that location. A porch or arcade is encouraged along the northern and western edges of the building footprint. Three major entrances are anticipated at this parcel. An entrance for the food services facility (Club Med) should be located at the northwest corner of the parcel to allow both northern and western exposure and access to open space. The main building entrance for the first phase of development of this site should be on the western edge, facing the Kiki Smith Sculpture Court. If a subsequent phase within this parcel is built to the east, another building entrance should be provided on the north side of the parcel, facing the Ceremonial Green. It is important that a strong connection is created between interior and exterior dining spaces at the northwest corner of the site. The Club Med Terrace and the adjacent interior food services area shall maintain a common elevation. Because of the public nature of this building, treatment of the north and west facades at grade should place emphasis on openness and accessibility



Perspective view towards QD-2 and the diagonal walk of the Ceremonial Green



Cafe at the Price Center is suggestive of the potential character of Club Med Terrace and the edge treatment of Parcel QD-3



Perspective view towards QD-3 with Club Med Terrace on the left and the Kiki Smith Sculpture Court in the foreground



View of site for Proposed Library Plaza with Parcel QD-4 on left.

Parcel QD-4

QD-4 anchors Library Plaza, the southern end of Library Walk and the eastern edge of the bridge to Revelle College. A porch or arcade is encouraged along the northern elevation of the building facing Library Plaza. This would provide a setting for secondary food facilities. The main entrance to the building should be on the east side of the site, facing Library Plaza. Another entrance should be located off the east-west ramped access to the bridge to Revelle College. Because of the length of the parcel, articulation of the massing into two or more distinct blocks is encouraged. A new building on this site will form part of a complex associated with Cellular and Molecular Medicine and Genetics. This building must create a strong but permeable edge to Library Plaza, accommodate a ramped connection between Library Plaza and the pedestrian bridge to Revelle College to the west, and act as a gateway element to the main vehicular entrance to the Neighborhood at Osler Lane.

Parcel QD-5

As the Biomedical Library is expanded, the potential for locating the main entrance to the library on the west side of Library Plaza or at the northwest corner of the existing building should be investigated. The new addition should take advantage of its public location to provide an inviting, transparent facade.

Parcel QD-6

Given the sensitive nature of the Brain Imaging Center and its internalized functions, care needs to be taken to make it architecturally compatible with the public nature of the Osler drop-off loop. Any blank walls need to be carefully screened with landscaping sensitive to the adjacent walkways or treated architecturally with varied relief and textures / and or shading devices.

Parcel QD-7

Care should be taken to screen the Satellite Utility Plant, from the north, south and east side of the site. Exhaust systems should be placed as far from adjacent buildings as possible. The careful treatment of perimeter walls or fencing and the planting of trees are critical to the compatibility of this function within the SOM Neighborhood. Any exterior work yards associated with the Satellite Utility Plant should be screened with permanent walls, sympathetic in color and texture with adjacent buildings and in compliance with the Master Color Palette.

Service Access

At QD-1, service access shall be provided either at or below grade on the east side of the building. If service is provided at grade, exterior service yards are to be screened with site walls and / or landscaping and kept to a minimum. Additional paved areas required for the maneuvering of trucks and other vehicles are to be kept to a minimum. Vehicles shall be separated from pedestrian paths with removable bollards or other appropriate devices.

At QD-2, the service yard and loading dock should be located at the eastern end of the building and share access with the loading dock of the Stein Building. The service yard will be located one level below the grade of the Ceremonial Green, to be compatible with the service layout of the Stein Building and to provide opportunities for screening. The sunken service yard should be sufficiently screened with planting, fencing or retaining walls so that it is not visible from the curved and diagonal walks on the Ceremonial Green.

At QD-3, service access is provided at the southeast corner of the site, potentially at one level below Club Med Terrace, subject to the final elevation of the east Osler Lane drop-off loop.

At QD-4, service access could be provided at the western edge of the site, with a connection from the north through the service yard at the Center for Molecular Genetics. It is anticipated that the pedestrian bridge over Gilman Drive will be extended to the east to maintain grade separation between service vehicles and pedestrians. If this is a wet lab facility, service issues and access would need to be resolved carefully. A less service intensive use of QD-4 could be an office or dry lab facility.

At QD-7, service access shall be provided from the west, from parcel QD-3.



Site of Brain Imaging Center at Parcel QD-5

4.4.3 The Academic Mall: Research Buildings, East Parking Structure and Residential Buildings

Within the Academic Mall District are seven distinct parcels of land identified for development:

- AM-1 Research / Academic Building at northeastern corner of Academic Mall
- AM-2 Research / Academic Building at northwestern corner of Academic Mall
- AM-3 Research / Academic Building at southeastern corner of Academic Mall
- AM-4 Research / Academic Building at southwestern corner of Academic Mall
- AM-5 East Parking Structure along Villa La Jolla Drive.
- AM-6 South Residential Tower or Academic / Research Building at south end of north-south Mall axis
- AM-7 East Residential Building or Academic / Research Building at southeast corner of Academic Mall District

Building Placement, Footprint and Setbacks

Parcels AM-1,2,3,4

These parcels are the core building sites which define the Academic Mall at the center of the District. They define a strong north-south spine which connects the University Center and the heart of the original SOM Campus to the south pedestrian bridge across La Jolla Village Drive to the La Jolla community beyond.

Setback and alignment requirements of the four building footprints are as follows:

- A minimum setback of 45' shall be maintained between all adjacent buildings.
- To the north there is a setback line 45' south of the center line of the Osler Lane right-of-way. At least a portion of the buildings on AM-1 and AM-2 should align with this setback.
- The southern boundary is parallel to the northern boundary, 545' to the south. This allows each building footprint to be approximately 250' long, with a 45' separation in between. East to west, the four parcels are separated from each other by 90' to define the mall. The north-south axis of the mall is to align with the center line of the Medical

Teaching Facility. The edges of the parcels flanking the mall are mandatory build-to lines. At least 75% of the length of the facades on this boundary must maintain the alignment.

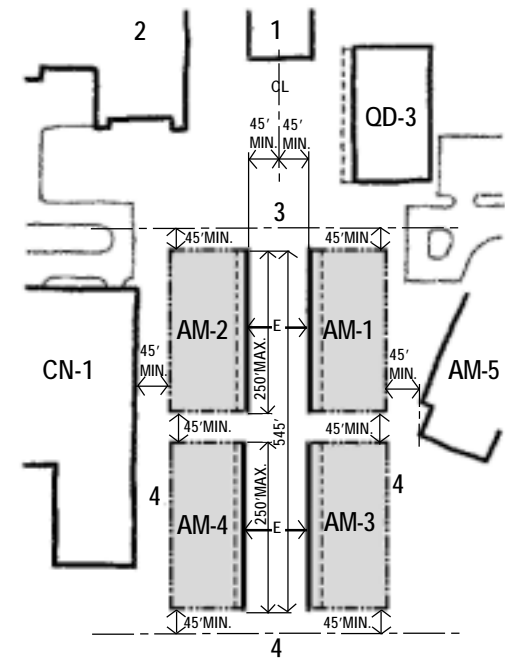
- A 45' clearance must be maintained around the perimeter of the four parcels for fire access.
- An east-west fire access route must be maintained between the four parcels but may be bridged at upper levels provided the required vertical clearance of 15'-6" is maintained.
- Parcel AM-1 and AM-3 as well as AM-2 and AM-4 can be consolidated to create larger building footprints if needed. In this case, grade level access should be maintained between the mall and the adjacent parking structures.

Parcel AM-5

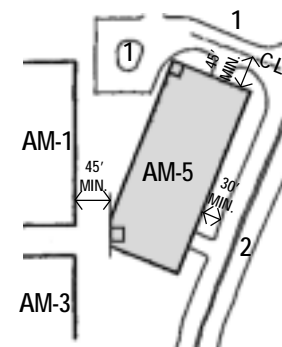
This parcel is set aside for an approximately 400 car parking garage, accessible from Villa La Jolla Drive and the Osler Lane drop-off loop opposite the entrance to the VA Hospital.

Setback and alignment requirements are as follows:

- A minimum setback of 45' shall be maintained between all adjacent buildings.
- To the north there is a minimum setback line of 45' south from the center line of the Osler Lane right-of-way.
- To the east, there is a minimum setback of 30' from the west curb edge of the Villa La Jolla Drive roadway.
- It is suggested that the parking structure align with Villa La Jolla Drive to minimize the impact on grading and to maximize opportunities for natural ventilation.



- S - SERVICE
- E - ENTRANCE
- BUILD TO LINE
- - - PARCEL LINE
- - - - ARCADE

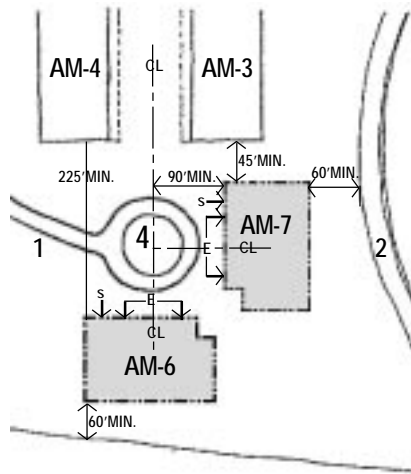


Parcel AM-5

1. Osler Lane Right of Way and Drop-Off Loop
2. Villa La Jolla Drive



View south along the Academic Mall towards proposed residential tower



Parcels AM-6 + AM-7

1. Science Way
2. Villa La Jolla Drive
3. La Jolla Village Drive
4. Residential Grove / Science Way Drop-Off Loop

- S - SERVICE
- E - ENTRANCE
- BUILD TO LINE
- - - - PARCEL LINE

AM-6 and 7 have been identified as potential sites for graduate student residential buildings. Alternately, one or both of these sites may be used for academic / research programs. Occupying a critical hinge between the Academic Mall and the Canyon District, they terminate both the north-south axis of the mall and the curved alignment of Science Way.

Setback and alignment requirements are as follows:

- A minimum setback of 45' shall be maintained between all adjacent buildings.
- The western boundary of AM-7 is set back 90' from the center line of the Academic Mall.
- The center line of AM-7, east to west is aligned with the center of the drop-off loop at the east end of Science Way.
- The northern boundary of AM-6 is set back 225' from the south boundary of parcels AM-3 and AM-4.
- The center line of AM-6, north to south, is aligned with the center line of the Academic Mall.
- There is a minimum setback of 60' from Villa La Jolla and La Jolla Village Drives.

Basic Massing and Height Restrictions

In general, the massing of buildings in the Academic Mall District should not attempt to compete with the dominating mass of the Basic Science Building. With the exception of parcel AM-5, buildings should be oriented orthogonally, aligning with the Basic Science Building and Medical Teaching Facility. Floors shall be stacked vertically, with no stepping permitted along mandated build to lines. Elsewhere, stepping of the building form is permitted provided that setback requirements are adhered to. Setbacks and the stepping of building forms shall conform to all regulations governing fire department access on the UCSD campus.

Parcels AM-1,2,3,4

The maximum height of the occupied floors of all new buildings shall be 4 stories above the adjacent entry level plazas or pedestrian walks. Any occupied floors above the third level, together with mechanical penthouses, exhaust tower etc. should be set back for at least 75% of the length of mandatory build-to lines or treated as a distinctly different story or roof form. Rooftop equipment should be grouped and screened.

Parcel AM-5

The highest parking deck elevation shall not exceed the elevation of the mall between parcels AM-1 and AM-2. A maximum of 3.5 levels of parking in a split ramped configuration is anticipated.

Parcel AM-6

The proposed tower on this site acts as a vertical terminus to the Academic Mall. As a residential tower, the maximum height of the occupied floors of the building shall be 10 stories above grade at entry level, with a maximum capacity of 280 beds. All rooftop equipment, mechanical penthouses, etc. shall be screened or integrated into the overall design of the facades. Alternately, this site can be occupied by an eight story research tower or a four story residential building with a maximum capacity of 120 beds.

Parcel AM-7

As a residential building, the occupied floors on this parcel shall have a maximum height of four stories above grade at entry level, with a maximum capacity of 120 beds. All rooftop equipment, mechanical penthouses, etc. shall be screened or integrated into the overall design of the facades. Alternatively, this site can be occupied by a three to four story research building.

Building Orientation, Facade Articulation, Edge Treatment

Parcels AM-1,2,3,4

Because of the public and highly visible nature of the setting at Parcels AM-1,2,3, and 4, the facades, especially at grade lining the Academic Mall, shall be as open and transparent as possible. For this reason, it is suggested that any vivarium within a given research facility shall be below the elevation of the Mall. On the ground floor, a minimum of two thirds of the frontage along the Mall shall be glazed. Heavily tinted glazing is discouraged, in particular at ground level to maximize a sense of transparency and to allow the possibility of views through the building from one open space to another.

The Academic Mall is the focal point for the southern half of the SOM neighborhood. Therefore, the primary entrances to each of the four parcels should face the Mall. An arcade between 10' and 15' deep and a minimum of 15' tall is mandated for at least

75% of the west facades of AM-1 and AM-3 and the east facades of AM-2 and AM-4. The intent is to strengthen the role of this space as a major pedestrian spine through the neighborhood. Opportunities should be provided at grade level for public and semi-private social gathering spots, e.g. food service functions, which can help to activate the mall. Such spaces should have direct access from the arcades.

Parcel AM-5

The parking structure of parcel AM-5 will also be a highly visible feature as approached from Villa La Jolla Drive. For this reason, the garage should be cut into the hillside and kept below the level of the Academic Mall. Extensive planters and trellises are encouraged along the eastern flank of the parking decks to help the structure blend with the trees along Villa La Jolla Drive. The principal pedestrian entrance should be located at the northwest corner of the structure, adjacent to the East Osler Lane drop-off loop. A secondary entrance is suggested at the southwest cor-

ner of the structure, aligned with the east-west cross axis between AM-1,2,3 and 4. Both these entrances should combine with stairs and elevators to create a distinct tower feature.

Parcel AM-6 and AM-7

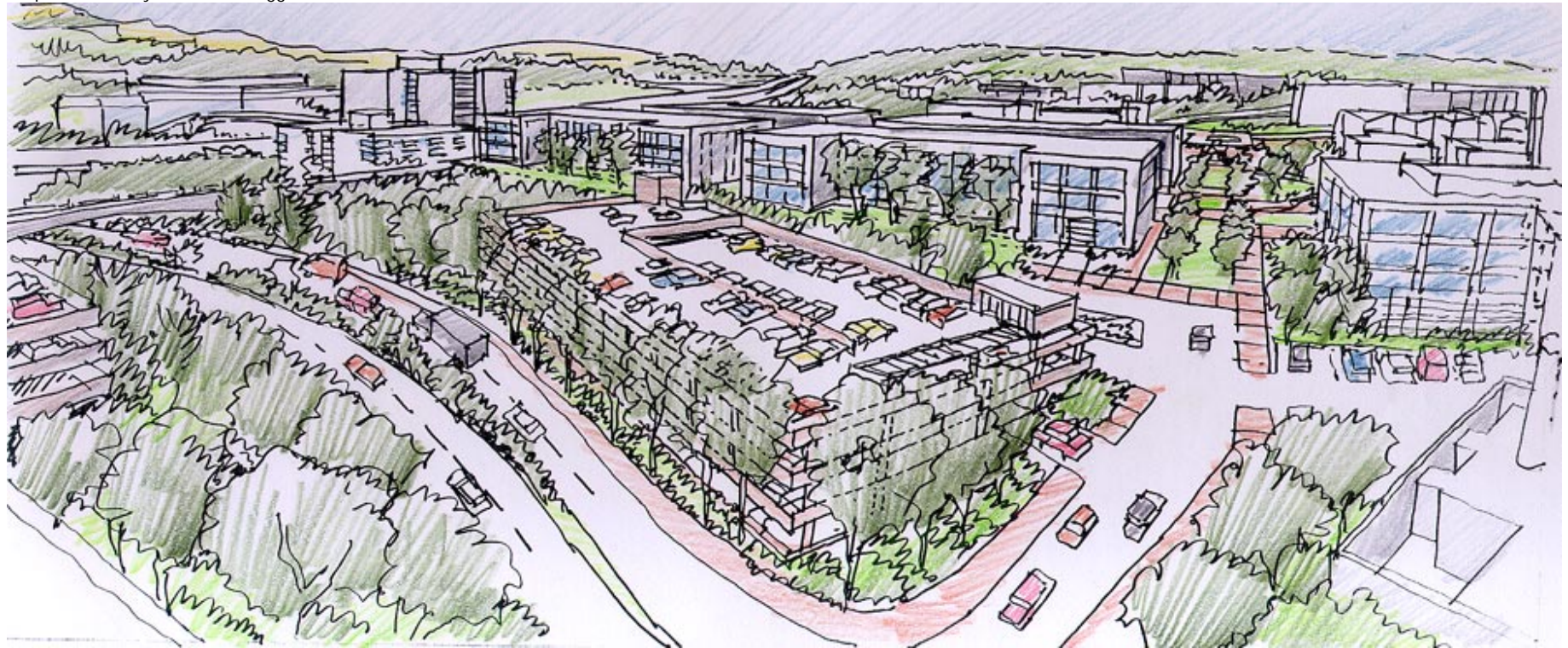
The residential buildings of parcels AM-6 and AM-7 should distinguish themselves from the other buildings of the Academic Mall District. Each residential unit should be provided with exterior terraces or balconies. The illustrative plan suggests splitting each residential footprint to provide open air circulation and views to the landscape beyond. The entrances of these buildings should face the Grove and Residential Court which terminates the Academic Mall and Science Way. Should AM-6 and AM-7 be developed as research facilities, two research towers could be linked to create a larger footprint, provided direct at grade exterior access to the footbridge at La Jolla Village Drive is maintained between the two parcels. In both the residential and research sce-

narios for the site, facades should be differentiated according to solar exposure. Exterior sun shading devices, especially on south and west facing elevations, are encouraged.

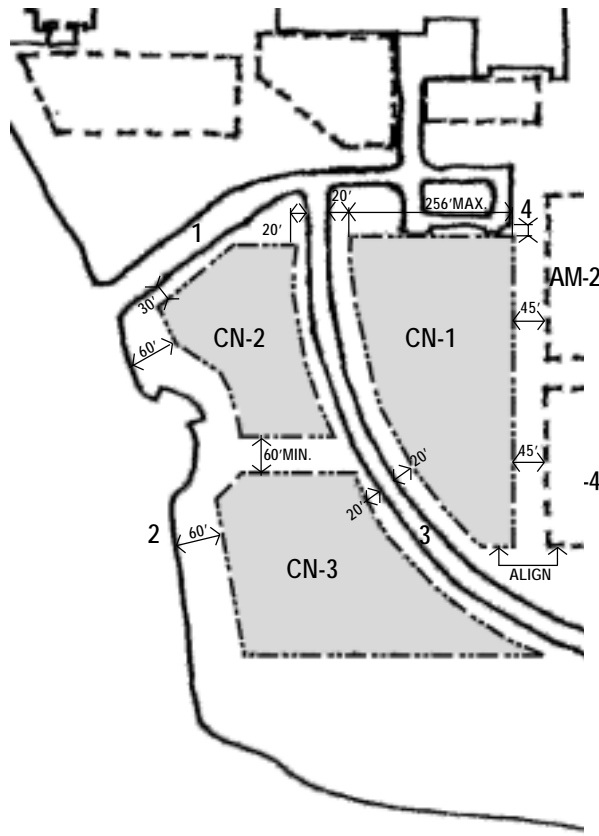
Service Access

AM-1, 2,3 and 4. Service access for all four parcels should be from the south end of the Academic Mall at one level below the grade of the mall. Service docks would be below the terrace at the south end of the mall, accessible from the south drop-off loop. Passageways at the basement level of Parcels AM-3 and AM-4 would connect to service areas in the basements of AM-1 and AM-2.

At AM-6 and AM-7, service would be handled at grade from the drop-off loop.



View west from Villa La Jolla Drive of East Parking Structure and Drop Off Loop



Parcels CN-1, CN-2 + CN-3

- | | |
|-----------------|--------------------------|
| 1. Osler Lane | 3. Science Way |
| 2. Gilman Drive | 4. 15' Minimum from Curb |

- S - SERVICE
- E - ENTRANCE
- BUILD TO LINE
- - - PARCEL LINE

4.4.4 The Canyon: Research Buildings and West Parking Structure

Within the Canyon District are three distinct parcels of land identified for development:

- **CN-1** West Parking Structure at the corner of West Osler Lane Drop-Off Loop and Science Way.
- **CN-2** Future Research Building at north end of Science Way, and west of the parking structure.
- **CN-3** Future Research Building at mid-point of Science Way, south of the parking structure

Building Placement, Footprint and Massing Parcel CN-1

CN-1 is identified as the main parking structure for the SOM Neighborhood. With a capacity of approximately 1,100 spaces, it is accessible both from the West Osler Lane Drop-Off Loop and Science Way. This structure is associated with the main vehicular access to the neighborhood. Because of its prominent location and accessibility, its edges must be carefully controlled so that it functions as a positive element within the Neighborhood.

Setback and alignment requirements for the parking structure are as follows:

- A minimum of 45' shall be maintained between all adjacent buildings.
- To the north, the parking structure shall be set back at least 15' from the south curb of the West Osler Lane Drop-Off Loop to allow for the planting of mature trees as a screen.
- The southern edge of the parcel shall align with the southern boundary of parcel AM-4.
- The maximum width of the parking structure, not including towers for stairs or elevators, shall be the equivalent of 4 bays of parking (approximately 256').
- A minimum setback of 20' shall be maintained along Science Way. In order to maintain pockets of vegetation, the structure's footprint is not permitted to parallel the curve of the street.

Parcels CN-2 and CN-3

CN-2 and CN-3 provide potentially prominent locations for future research programs within the SOM Neighborhood. CN-2 sits on the downward slope of Gilman Drive at the main entrance to the central UCSD campus while CN-3 sits above the canyon at the southern edge of the neighborhood, overlooked by La Jolla Village Drive.

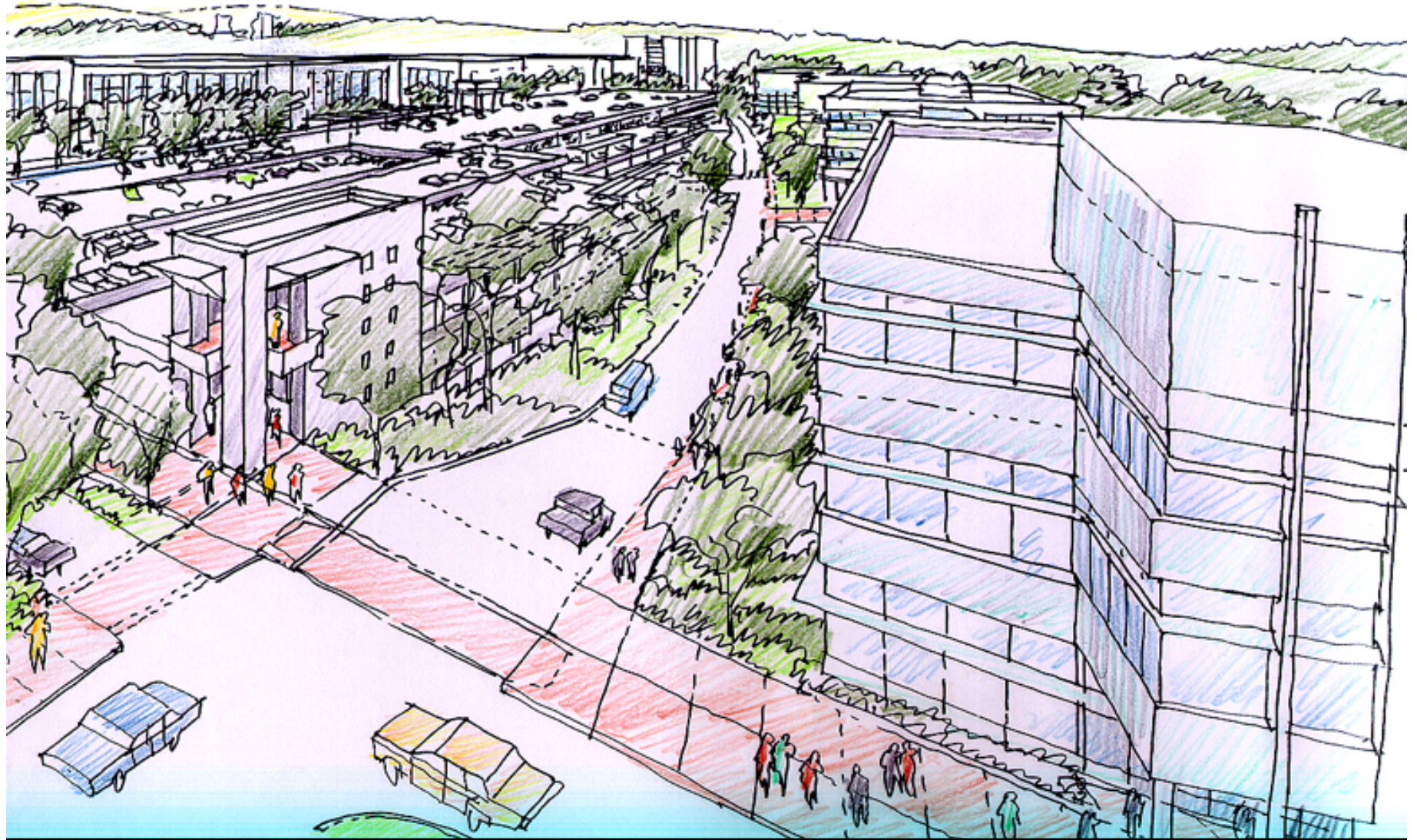
Setback and alignment requirements for CN-2 and CN-3 are as follows:

- A minimum of 60' shall be maintained between the two parcels.
- A minimum of 45' (not including above grade bridges) shall be maintained between buildings within the same parcel.
- To the north, the setback line shall be a minimum of 30' from the south curb of West Osler Lane.
- A minimum setback of 20' shall be maintained along Science Way to the east. In order to maintain pockets of vegetation, the building footprints are not permitted to parallel the curve of the street.
- A minimum setback of 60' shall be maintained along Gilman Drive and the information parking loop to the west.
- The southern limit of CN-3 shall align east to west with the southernmost curb line of Science Way where it meets the Residential Court.

Basic Massing and Height Restrictions

In general, structures within the Canyon District should be more highly articulated masses that allow the eucalyptus grove and other natural features to dominate. Varied, stepped building heights and footprints are encouraged but no building should exceed 3 stories above entry/street level or 4 floors total. While stepped elevations are permitted at both the parking structures and the research buildings, such articulation must conform to all regulations governing fire department access on the UCSD campus.

- **CN-1.** The highest parking deck elevation shall not exceed the elevation of the mall between parcels AM-1 and AM-2. A maximum of 4.5 levels of parking, partially exposed, partially tucked into the hillside, is anticipated.



- **CN-2 and CN-3.** The maximum height of the occupied floors of the research buildings shall not exceed 3 stories above, one level below entry level at grade. Any mechanical penthouses, exhaust towers, etc. should be treated as a distinctly different story or roof form and all rooftop equipment should be organized and screened. The anticipated program for these parcels suggests an average height for both buildings is more likely to be 3 stories total.

Building Orientation, Facade Articulation, Edge Treatment

Structures are required to maintain an orthogonal relationship with the core buildings in the Quads District and the adjacent Academic Mall buildings. Buildings are intended to step in relationship to roadways in order to create larger pockets for landscaping and the continuation of the eucalyptus grove. Likewise, the parking garage is intended to maintain an orthogonal relationship to the other buildings and step both vertically and horizontally along Science Way (see illustration on previous page.)

- **CN-1** Exposed elevations of the parking structure should be screened by the eucalyptus groves and by permanent planters and plant covered trellises at the edge of the floor slabs of the garage. On the uppermost deck, the most public edges of the garage (especially at the north end adjacent the West Osler Lane Drop-Off Loop) should be screened with plant covered pergolas. The potential for planting trees in wells on the upper parking decks should also be investigated. The main public entrance should be located at the northwest corner adjacent the corner of Osler Lane and Science Way. A second entrance should be located at the end of the east-west walkway, at the midpoint of the Academic Mall.
- **CN-2 and CN-3.** To the extent it is feasible, the research buildings in parcels CN-2 and CN-3 should be treated as bipartite buildings with open breezeways at grade between each wing, maximizing the penetrability of the eucalyptus grove. Main entries to the buildings should be off Science Way via these breezeway zones.

- In general, facades should be differentiated according to solar exposure. Exterior sun shading devices, especially on south and west facing elevations, are encouraged

Service Access

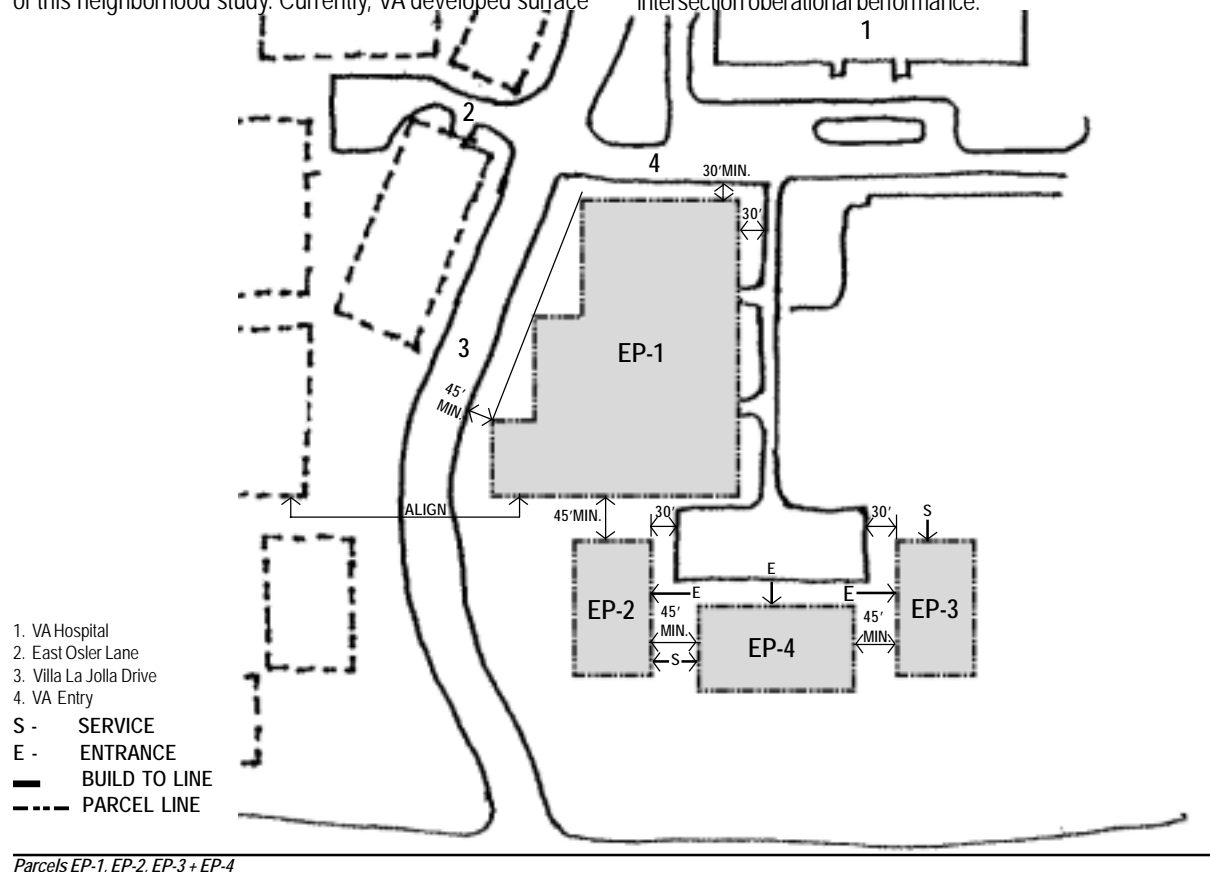
Service access should be located at the south end of parcel CN-2 and the north end of parcel CN-3 via a common driveway reached from Science Way.

4.4.5 East Promontory: Research Complex

The East Promontory District provides a major source of parking for the VA Hospital under expired easements for term agreements and expired lease agreements with UCSD. These lease agreements will be renegotiated in the near future on the basis of this neighborhood study. Currently, VA developed surface

parking on UCSD land provides for about 600 cars. A traffic scenario that includes improvements to Villa La Jolla Drive and traffic lights at the intersections with Gilman Drive and the VA entry driveway will provide the opportunity for more parking capacity at the East Promontory. With these improvements, the East Promontory District could include a major parking structure of approximately 1,350 cars and three research / academic buildings of approximately 75,000 gsf. each.

The parking capacity for the East Promontory District is 1,594 spaces, based on the intersection capacity at Villa La Jolla Drive and the VA entry. In addition to a 1,350 car parking structure, the East Promontory could accommodate an additional 244 parking spaces. If additional parking is needed on VA land, a traffic study would be required to determine the Villa La Jolla / VA entry intersection operational performance.



Within the East Promontory District are 4 distinct parcels of land identified for development:

- EP-1 Future Parking Structure on Villa La Jolla Drive
- EP-2 Future Research Building or surface parking on southern bluffs at corner of Villa La Jolla and La Jolla Village Drives
- EP-3 Future Research Building or surface parking on southern bluffs at corner of La Jolla Village Drive and I-5.
- EP-4 Future Research Building or surface parking on southern bluffs above La Jolla Village Drive.

Building Placement, Footprint and Setbacks

Parcel EP-1

EP-1 is envisioned as a major parking structure of 1,350 cars, accessible from the north at the entrance drive to the VA Hospital at East Osler Lane. It is assumed that this parking structure would provide up to 600 replacement parking spaces that would be displaced by development of the East Promontory in addition to spaces needed to support new SOM facilities. The structure on this parcel should align with the orthogonal grid of the VA Hospital. Given the total parking capacity of this site, it is suggested that this structure could be built in two phases. The first phase, at the south end of the site near the proposed Villa La Jolla pedestrian bridge would accommodate 600 cars; the second phase, further to the north, would accommodate the balance of 750 cars.

Setbacks are as follows:

- To the north, there is a minimum 30' setback from the south curb of East Osler Lane (entrance to VA Hospital.)
- To the west, there is a minimum 45' setback from Villa La Jolla Drive. Since the structure is to align with the orthogonal grid of the hospital, the facade along this line should be stepped..
- To the south, the southern limit of parcel EP-1 aligns with the southern limit of parcel AM-4 and the alignment of the proposed Villa La Jolla pedestrian bridge.
- To the east, there is a 30' setback from the west curb of the East Promontory access road.

- To the east, there is a 30' setback from the west curb of the East promontory access road.

Parcels EP-2,3 and 4

EP-2,3 and 4 form contiguous parcels for three research buildings of approximately 75,000 gsf each, lining the edge of the southern bluffs. Each building should reinforce the orthogonal grid set by the VA Hospital. Setbacks are as follows:

- To the north, a 45' setback is maintained from the southern boundary of Parcel EP-1 .
- The east setback of EP-2 and the west setback of EP-4 are 30' from the vehicular drop-off loop.
- A minimum 45' separation is to be maintained between buildings on adjacent parcels.
- The southern alignment of each parcel corresponds to the upper edge of the bluffs above La Jolla Village Drive.

Alternatively, EP-2 and EP-4 could remain in use as approximately 240 surface parking spaces and EP-3 could be developed for approximately 150 surface parking spaces. However, the total number of structured and surface parking spaces would be based on the operational performance of the Villa La Jolla Drive / VA entry intersection and its ability to accommodate the total number of cars on UCSD land and VA land east of Villa La Jolla Drive.

Basic Massing and Height Restrictions

Parcel EP-1

EP-1 is permitted to have a maximum of five levels of parking and the height of the top parking deck should not exceed the height of the roof deck of the adjacent research buildings. The defined parcel permits four or more bays of parking. The western bays of the structure should be terraced to minimize the impact of its bulk on the hillside. Stepping of the footprint along Villa La Jolla Drive is also encouraged to create pockets for landscaping.

Parcel EP-2,3,4

EP-2,3,4 research buildings should have a maximum of four stories above grade and a minimum of two, with penthouses not to exceed an additional 20' above the roof deck. Based on the program, the anticipated height for these parcels is three stories.

If EP-3 extends beyond the edge of the bluffs, it should step down the hillside and follow the natural grade as closely as possible.

Building Orientation, Facade Articulation, Edge Treatment

Principles for the articulation and expression of the architecture of the proposed buildings in this district should follow the guidelines outlined for the rest of the Neighborhood. Building facades facing the discrete environment of the East Promontory Quad should generally be vertical and form a strong, continuous edge. Building facades facing the rustic landscape of the bluffs can step, both vertically and horizontally to create a 'softer' profile. Because of the comparative isolation of this complex of buildings, it is recommended that the three proposed research buildings be treated as a family of structures with similar architectural vocabulary. The buildings should be grouped and linked with landscape elements to act as a sound barrier for the drop-off court on the north side.

Service Access

Service access is via the East Promontory access road and drop-off loop at grade level.

4.5 View Corridors and Orientation Devices

The proposed plan for the SOM Neighborhood weaves together new and existing landmarks and view corridors to create a strong sense of orientation and spatial sequence. The existing neighborhood fabric is already punctuated by a few key visual landmarks which help to provide a sense of orientation within the SOM. The major existing landmarks are:

- The CMME tower element which marks the southern visual terminus of Library Walk
- The open rotunda of the Stein Clinical Research Building at the eastern terminus of Basic Science Walk
- The Kiki Smith sculpture between BSB and MTF, south of the Basic Science Walk.

As has been previously indicated, distant views from the neighborhood are limited, except to the southeast. Views of the hills and development east of I-5 are currently possible from the bluff tops south of the VA Hospital and the eastern end of Basic Science Walk. The pedestrian bridges over Gilman Drive, La Jolla Village Drive and Villa La Jolla Drive also provide important views within the campus and to the community beyond. It is recommended that the above landmark features remain key components of the plan and that landscaping is used to strengthen them.

In addition to the above, a series of new elements are proposed to complement and reinforce the sequence of open spaces and buildings identified for future development.

The SOM Neighborhood Plan proposes two additional locations for major place markers:

- A sculpture or monument (possibly from UCSD's Stuart Collection) at the intersection of Osler Way and the southern extension of Library Walk could mark the pedestrian approach from the main vehicular entrance off Gilman Drive. This would also provide a visual terminus to the west end of Osler Way.
- A landmark element or monument, marking the entrance to

the CMME / CMMW complex at the northwestern corner of the neighborhood and providing a west terminus to Basic Science Walk.

- A sculpture grouping or monument on the terrace south of parcels AM-3 and 4 to provide a western terminus for the East Promontory Bridge.

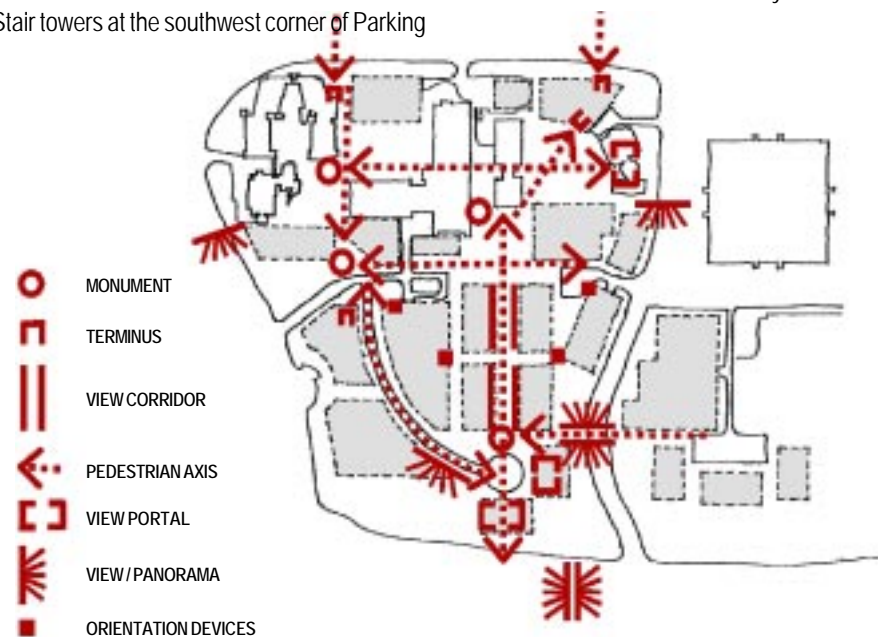
In addition, building elements provide visual terminations at the end of important pedestrian axes and destinations:

- The research building proposed for parcel CN-2 should be articulated to provide a visual terminus on axis with the southern extension of Library Walk, similar to the tower on the northeast corner of CMME.
- A 'tower' or 'porch' element is suggested for the southeast corner of parcel QD-2 to mark the northeast gateway to the SOM Neighborhood and the connecting path to Russell Lane.
- Elevator / Stair towers at the southwest corner of Parking

Structure AM-5 and the midpoint on the east side of Parking Structure CN-1 terminate the east-west cross axis of the Academic Mall.

- Elevator / Stair towers at the northwest corner of Parking Structure AM-5 and the northwest corner of Parking Structure CN-1 act as orientation devices for pedestrians at the vehicular drop-offs.

Certain buildings are intended to frame visual corridors. In particular, the buildings on parcels AM-1,2,3 and 4 establish a strong visual corridor north to south and east to west for pedestrians moving between the graduate residences in the south and the academic heart of the neighborhood within the Quads District. The residential block or research facility on AM-6 is indicated to be a pair of buildings which terminate the eastern end of Science Way and frame views to the heavily treed canyon of Villa La Jolla Drive beyond. Similarly, the residential block or research facility on AM-7 is indicated to be a pair of towers which terminate the southern end of the Academic Mall and frame views to the University Community beyond.



View Corridors and Orientation Devices

4.6 Traffic Management and Implementation Strategies

The SOM Neighborhood Plan relies on access and site circulation elements identified in the UCSD Master Plan Study. The Master Plan envisioned the following for the SOM Neighborhood study area:

- Primary campus ingress / egress to the SOM from Gilman Drive on the west side.
- Primary campus ingress / egress to the SOM from Villa La Jolla Drive to the east.
- Internal east / west access to the SOM through Osler Lane.

The LRDP EIR traffic analysis identified future peak hour congestion areas at ingress and egress points along the perimeter of the campus. These peak hour congestion areas are expected to continue with the build out of the SOM Neighborhood.

60

The SOM Neighborhood Plan does not preclude the ultimate development of the access and site circulation envisioned for the SOM by the Master Plan. The plan provides a primary access point at Osler Lane on Gilman Drive and a secondary access point at the VA Hospital entrance on Villa La Jolla Drive and connects them with a major pedestrian network. This vehicular drop-off loop / pedestrian corridor does not preclude Osler Lane from connecting Gilman Drive to Villa La Jolla Drive in the future. However, such an improvement would only occur if clear and compelling reasons for mitigating traffic conditions or improving fire access emerge.

Internal circulation is characterized as a cul-de-sac system that channels vehicles into major parking structures on the perimeter of the neighborhood and close to the primary campus ingress and egress arterials. Drop-off and pick up zones are located at the perimeter of the cul-de sac areas. The plan accommodates the transition from perimeter vehicular circulation to an internal core area with pedestrian and bicycle orientation through defined walkways that link the parking structures to the research and academic facilities.

4.6.1 SOM Neighborhood Plan Circulation and Access Standards

To implement the circulation and access plan proposed for the SOM Neighborhood Plan, the following standards are to be incorporated into the development plan:

- To accommodate vehicular traffic, roadways will be developed with a minimum width of 24 feet or 36 feet, including bike lanes.
- Roadway travel lanes will be a minimum of 12 feet wide.
- Bike lanes will be a minimum of 6 feet in width when part of the roadway.
- Cul-de-sacs will provide a sufficient turning radius to accommodate emergency and service vehicles.
- Where on-street drop-off / loading and unloading is to be provided, a minimum stopping lane of 8 feet in width will be designed.
- Pedestrian crosswalks are to be provided for all intersection legs with appropriate ADA provisions (i.e. pedestrian ramps).
- Osler Lane will provide two lanes of travel (one eastbound and one westbound); a third (existing) westbound turning lane, will remain as is between Gilman Drive and Science Way. Should Osler be extended to Villa La Jolla, in the future, an eastbound and westbound bike lane would be included within a 36' right-of-way.
- A traffic signal will be provided on Villa La Jolla at the VA Hospital entrance.
- Villa La Jolla Drive will be four lanes wide from La Jolla Village Drive to Gilman Drive.
- Southbound Villa La Jolla Drive left turn lanes to La Jolla Village Drive will be lengthened.
- No new median openings will be implemented on Villa La Jolla Drive. However, right in / right out access is acceptable.

4.6.2 Right-of-Way for Optional Future Extension of Osler Lane

The SOM Neighborhood Study advocates a pedestrian free zone in the center of the neighborhood, allowing uninterrupted

pedestrian connections throughout the heart of the SOM Neighborhood. However, the study also acknowledges the increased traffic pressure on Villa La Jolla Drive as the result of the proposed new parking structures in its vicinity. Therefore, Osler Lane between the cul-de-sacs has been delineated as a non-vehicular corridor to allow pedestrian continuity from north to south. The right-of-way for Osler Lane has been preserved to accommodate the future extension of Osler Lane as a vehicular corridor should the need arise.

The planning study has identified two vehicular drop-off zones, one on the west side of the neighborhood at Osler Lane; the second to the east, opposite the entry to the VA Hospital complex. A 90' wide zone of pedestrian walks and planted areas provide access to the Academic Mall and connect the two traffic loops from east to west as a continuation of Osler Lane. No buildings or parking structures are permitted to encroach on this 90' right-of-way. The right-of-way allows flexibility for the future. It is possible to accommodate two traffic lanes of 12' each; two 6' bike paths, one in each direction; two sidewalks of up to 10' in width with ample planting strips on each side.

4.6.3 Parking

The total quantity of available parking spaces indicated in the UCSD Master Plan Study for the SOM Neighborhood will not be increased within the core neighborhood. However, the SOM Plan will provide for displaced and additional parking spaces on UCSD land south of the VA Hospital within a new parking structure and surface parking east of Villa La Jolla Drive. Additional parking for new SOM development beyond the program originally anticipated by the Master Plan will also be accommodated. The development of the number of parking spaces provided for new facilities within the SOM Neighborhood should be provided at the following general parking ratios to adequately accommodate staff and visitors:

- Research Facility: 1.75 spaces / 1,000 gsf.
- Academic/Lecture Hall/University: .37 spaces/student;
- Library: 1 space/employee
- On-Campus Residential: 0.88 spaces/unit

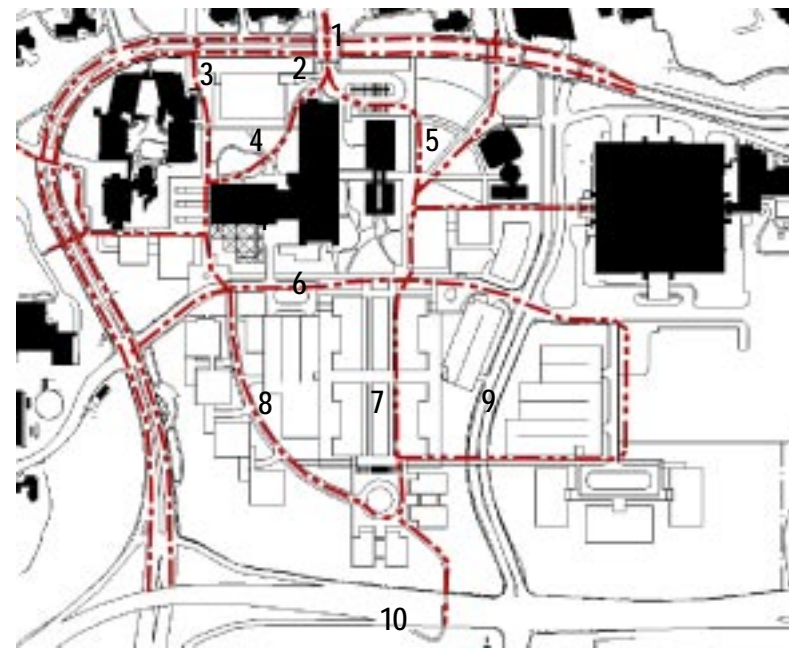
Implementation of the plan as noted would result in the elimination of surface parking, which would be replaced with structured parking spaces. Assuming that these improvements would be funded by the UCSD Parking System, the costs to replace this parking would result in substantial fee increases to the faculty, staff, students and visitors of UCSD. Financial studies that would define the financial effects and viability of implementing the parking components of this neighborhood plan have not been completed as part of this physical development study.

4.7 Bike Paths

The Bicycle Circulation and Bicycle Parking Planning Study of July 1993 identifies major bike paths within and adjacent to the SOM. The SOM Neighborhood Plan incorporates these paths as part of its redesigned pedestrian and vehicular network. Dedicated 6' wide bike lanes are provided along a portion of Gilman Drive and hopefully, will be extended. They are recommended along Villa La Jolla Drive, if and when anticipated road widening occurs.

Within neighborhood boundaries, it is assumed that bikes can share traffic lanes on roads which will not exceed two lanes of traffic. Major bike routes are located in the accompanying plan as follows:

- **Science Way.** A bike route is indicated along Science Way from Osler Lane to the pedestrian bridge over La Jolla Village Drive. Since this is a lightly travelled, two lane service road, dedicated bike lanes will not be required.
- **North of Science Way,** a shared bike and pedestrian path will follow the routes of south Library Walk and connect diagonally across SOM Quad to Myers Drive.
- **Osler Lane Right-of-Way.** A bike path is proposed along the Osler Lane right-of-way, connecting Gilman Drive and Villa La Jolla Drive. If the right-of-way remains a pedestrian-oriented route and it is closed to through traffic, a single bike path will share the route of Osler Walk, the proposed pedestrian walkway which connects the drop-off loops at Gilman Drive and Villa La Jolla Drive. If, eventually, Osler Lane becomes a through traffic route,



- MAJOR BIKE ROUTE
- FEEDER BIKE ROUTE
- 1. Myers Drive
- 2. Gilman Drive
- 3. Library Walk
- 4. SOM Quad
- 5. Ceremonial Way
- 6. Osler Right of Way
- 7. Academic Mall
- 8. Science Way
- 9. Villa La Jolla Drive
- 10. La Jolla Villa Drive

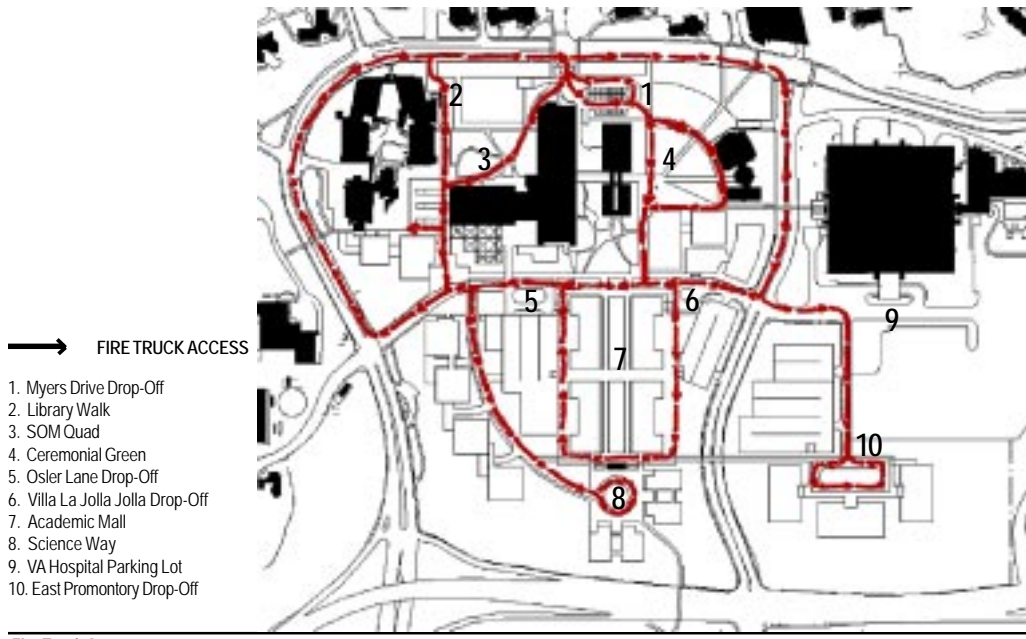
Bike Paths



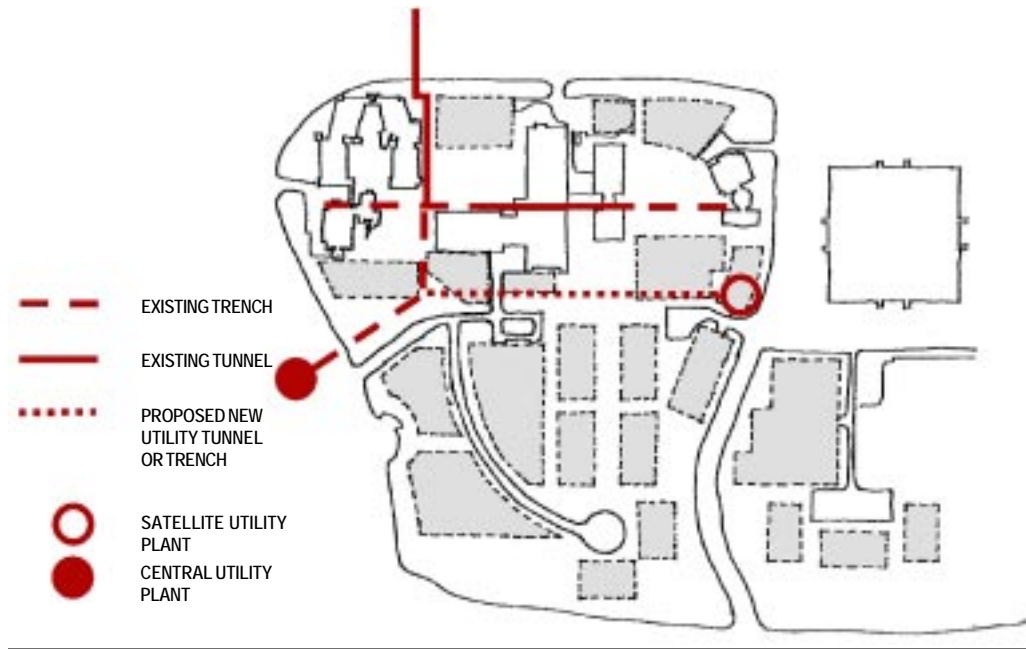
Shaded bicycle parking area in University Center

dedicated eastbound and westbound bike lanes will be provided along the vehicle accessible portions of the route.

- **Academic Mall.** A bike route is proposed linking the pedestrian bridge at Villa La Jolla Drive north through the Academic Mall to Ceremonial Way and Myers Drive. This will be a designated bike route but will not require an exclusive bike lane.
- It is hoped that, in the future, **Gilman Drive** can be designated as a primary bike route with dedicated bike lanes in each direction.
- Appropriately landscaped **bicycle parking** zones should be provided at each major new building site.



62 Fire Truck Access



Utilities Diagram

4.8 Fire Access

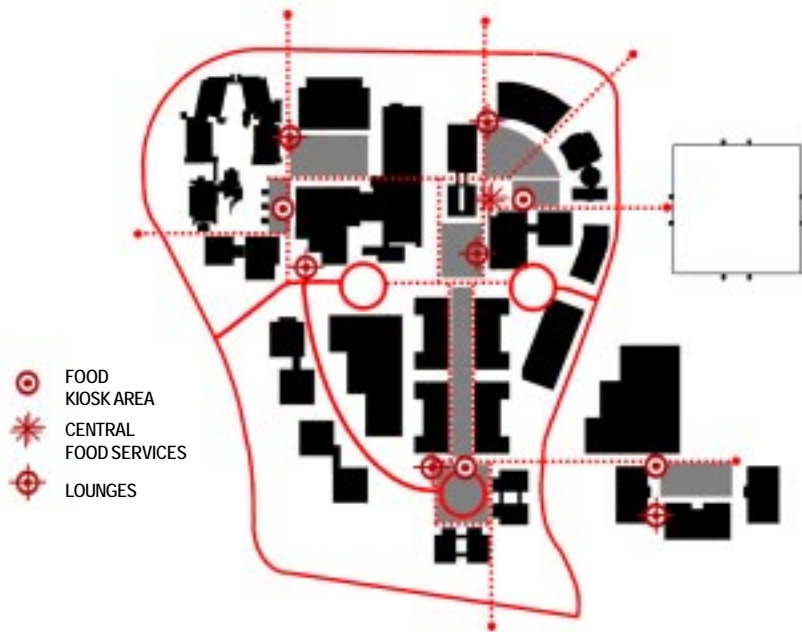
The SOM Neighborhood Plan allows for fire truck access throughout the pedestrian zones of the study area as follows:

- The three drop-off loops and turn around at Myers Drive, the VA Hospital entrance, Osler Lane and the southern terminus of Science Way are all fire truck accessible, as are the access roads leading to them.
- The pedestrian connection between the Osler Lane drop-off loop and the Villa La Jolla drop-off loop is designated as an emergency fire route.
- Emergency fire routes are provided for along Library Walk and around the perimeter of the SOM Quad and Ceremonial Green.
- An emergency fire route is provided around the perimeter of the Academic Mall complex by means of a 45' wide terrace edging the designated development sites.

4.9 Underground Utilities

The following map locates existing and proposed underground utilities connecting to the Central Utility Plant in the Revelle College Neighborhood. A tunnel and trench system runs south from Library Walk, extending along the west side of SOM Quad to Osler Lane and then connects to the Central Utility Plant west of Gilman Drive. There is another major branch running west to east from the central plant south of CMME and CMMW at one end to the Stein Clinical Research Building at the other, following the path of Basic Science Walk. Within the trenches and tunnels are 12 KV electrical line, gas, chilled water and a high temperature water line. Water supply lines and sewer lines are in separate locations. All new developments must take the right-of-way of the utility tunnel into account and avoid any encroachments.

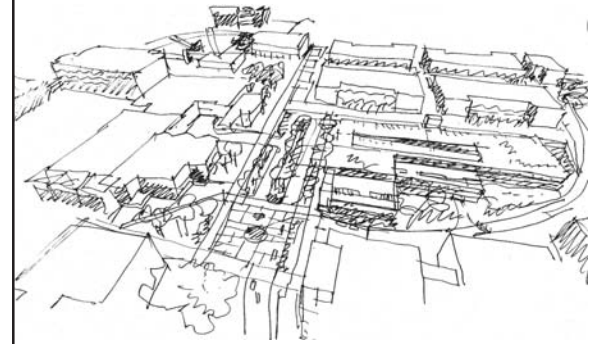
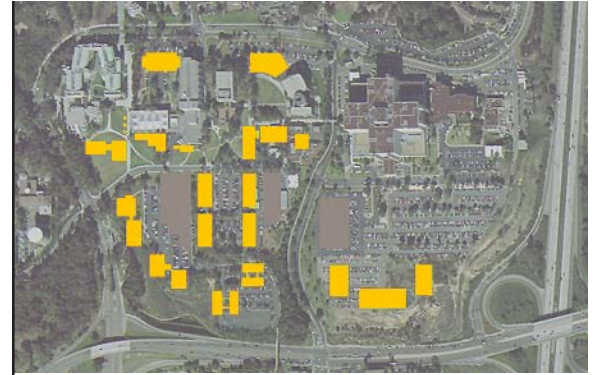
It is anticipated that future extensions of this underground system will parallel the Osler Lane Right-of-Way and connect to the Satellite Utility Plant proposed for the site north of Osler Lane and west of Villa La Jolla Drive. No future building development is permitted to encroach on the utility alignments.



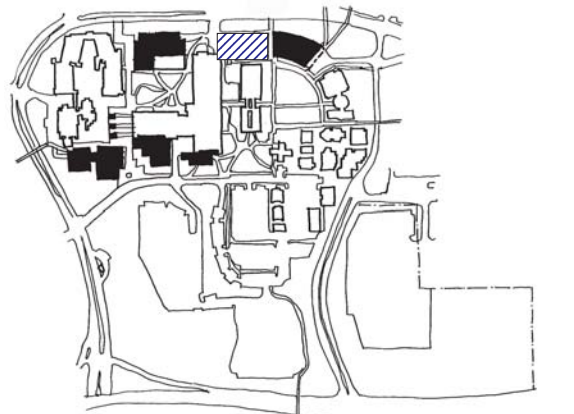
Social Interaction Areas

4.10 Support Services

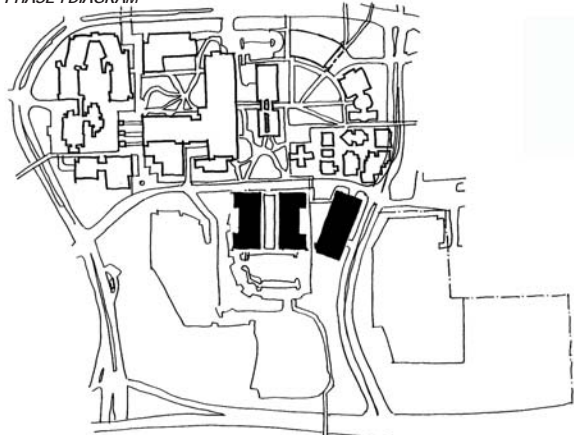
The adjacent map locates existing, proposed and potential support services which will help to make the SOM Neighborhood a more livable community. The diagram includes the potential location of major food services facilities (including the Club Med, relocated within the proposed Medical Education Center), kiosk areas for convenience or 'fast' food and student / faculty lounge areas that would be accessible to the entire SOM population. Future developments should incorporate such facilities at grade and adjacent to the major public spaces defined within the neighborhood study. Kiosks should be employed to enliven Library Plaza, Club Med Terrace, the south end of Academic Mall and the East Promontory Quad. Lounges and/or conference areas should be located on the edges of more passive green areas like SOM Quad, Residential Grove and the bluff edge of the East Promontory District. These facilities should be located to provide a convenient distribution of amenities throughout the neighborhood and to ensure that key public spaces are enlivened and activated during the day.



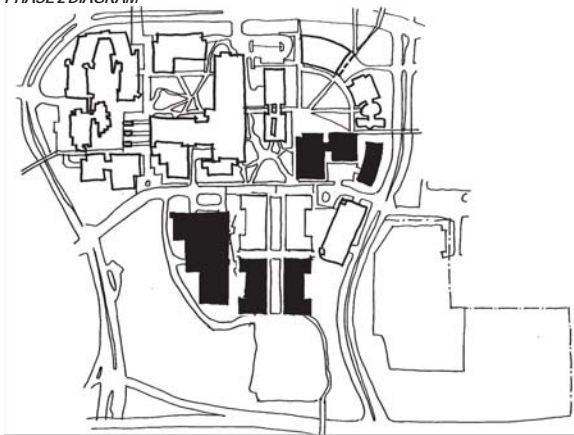
5 Phasing Strategies



PHASE 1 DIAGRAM



PHASE 2 DIAGRAM



PHASE 3 DIAGRAM

Chapter 5 Phasing Strategies

5.1 Introduction

The proposed development parcels within the SOM Neighborhood have been planned for phased development over a period of 20 years or more. The implementation of development reflecting these illustrative phasing diagrams will depend on appropriate programming and available funding. The University does not anticipate structured parking being built within the neighborhood boundaries within the next 5 years. Nor is underground parking within the footprint of new buildings considered a financially viable option for replenishing the parking supply. Therefore, in the immediate future, development should be phased to preserve as much surface parking as possible. The following phasing scenario suggests an incremental pattern of development which adds new parking as new program space is created.

5.2 Phase 1

This phase encompasses projects already under development within the Quads District and when fully built out, will complete the SOM Quad. Included in this phase would be parcels QD-1, site of the new SOM Research Facility; QD-4, the site for a future non-wet research facility or office southwest of the Biomedical Library; QD-6, site of the proposed extension of the Biomedical Library and QD-5, site of the Brain Imaging Center. This phase will also include the redevelopment of the SOM Quad, Library Plaza and the approach to the pedestrian bridge to Revelle College.

Phase 1 also includes the completion of the northern edge of Ceremonial Green by developing QD-2. This parcel is the optional site of a 75,000 gsf Pharmaceutical Research Building or multifunctional research facility. The development of this parcel will encompass the re-landscaping of Ceremonial Green, the creation of the Myers Drive drop-off loop, and the development of a 60 space surface parking lot (indicated as shaded rectangle on Phase 1 Diagram) north of the Basic Science Building off Gilman Drive.

The construction of the new SOM Research Facility on QD-1 will result in a net loss of 163 parking spaces from an existing

surface parking lot and the development of QD-2 will result in the net loss of an additional 235 spaces. However, during this time, the new 850 car Gilman Parking Structure will be built at the north terminus of Villa La Jolla Drive. It is anticipated that this facility will provide some replacement parking for the SOM. The new 60-space surface lot will also help to offset the loss.

The total anticipated added space for Phase 1 is approximately 300,000 gsf.

5.3 Phase 2

This phase encompasses the northern half of the Academic Mall, including parcels AM-1 and AM-2. AM-1 is the preferred location of the 75,000 gsf Pharmaceutical Research Building. Also in this phase is parcel AM-5, the proposed site of a 400 car parking structure on Villa La Jolla Drive. To build the new Villa La Jolla Drive parking structure, two temporary buildings and some surface parking would be displaced south of Osler Lane. The landscaping of the northern half of Academic Mall would be completed in conjunction with the first two flanking buildings.

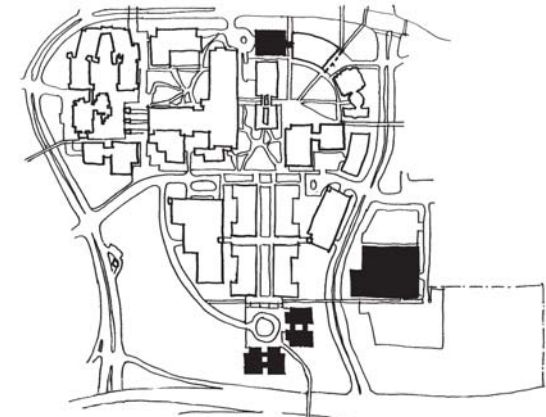
While approximately 144 surface parking spaces south of Osler Lane are eliminated, this is offset by the new structured parking.

The total anticipated added space for Phase 2 is between 150,000 and 200,000 gsf.

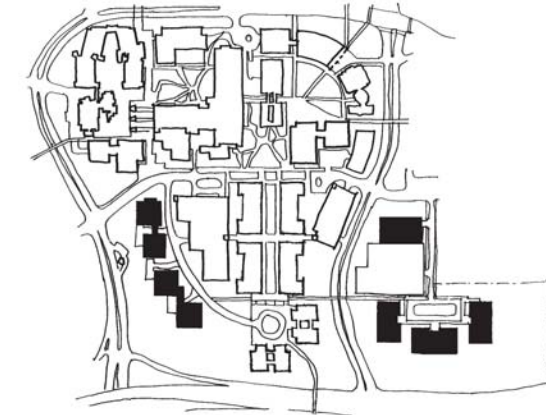
5.4 Phase 3

During this phase, the remaining one story buildings south of the Stein Clinical Research Building and Basic Science Walk, including the current Club Med dining facility, would be demolished to allow development of QD-3. This is the site envisioned for a new Club Med, Student Lounge and Medical Education Center as well as replacement space for the existing one story clinical and research buildings - approximately 81,000 gsf total. During this phase, the Club Med Terrace, on the southern edge of Ceremonial Green, would be developed.

The second half of the Academic Mall would be completed during this phase. Included in Phase 3 are AM-3 and AM-4, each with a capacity of 75,000 to 100,000 gsf each and the landscaped mall in between them. AM-3 would be set aside for a



PHASE 4 DIAGRAM



PHASE 5 DIAGRAM

Phase 2 expansion to the School of Pharmacy, assuming phase 1 of the School of Pharmacy is located on AM-1. Parcel CN-1, the site of the proposed 1100 car parking structure west of the Academic Mall and the adjacent roadway for Science Way, would also be developed during this phase.

This phase will require the elimination of 693 surface parking spaces south of the Biomedical Library and along the axis of the Academic Mall. However, the addition of 1100 structured parking spaces will offset this loss.

The total anticipated added space for Phase 3 is between 231,000 and 281,000 gsf.

5.5 Phase 4

The development of the residential blocks of AM-6 and AM-7 would be completed during this phase, adding between 240 and 400 beds for graduate students. The landscaped mall and south turning circle would also be completed in conjunction with the development of these parcels. Alternately, these parcels could be used for 120,000 gsf of research space.

Parcel QD-2A, (Phase 2 of QD-2) could also be developed during this phase. This would potentially add an additional 50,000 gsf, either as the optional second phase of the Pharmaceutical Research Building, (should it be located on parcel QD-2,) or as expansion space for other research and academic

programs.

In order to continue to build the available parking supply, the proposed Villa La Jolla pedestrian bridge and the first half of the parking structure on parcel EP-1 would be developed. While approximately 200 surface parking spaces south of Osler Lane and 374 spaces on the East Promontory would be eliminated, 1050 structured spaces would be created during this phase.

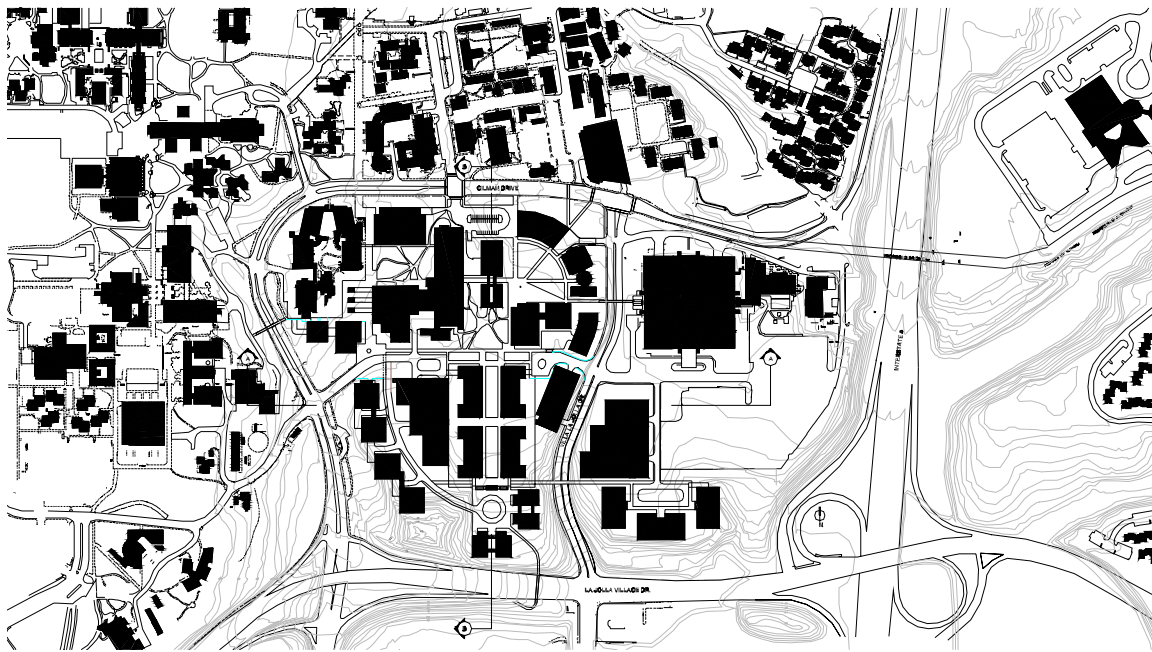
5.6 Phase 5

This phase would complete the development envisioned for the SOM Neighborhood. Parcels CN-2 and CN-3, along Science Way, would be developed to accommodate an additional 150,000 gsf of research facilities. On the East Promontory, Parcels EP-2, 3 and 4 would be developed to add another 225,000 gsf of research facilities, or parcels EP-2 and 4 surface parking for 240 spaces.

The second half of the parking garage at EP-1 would also be completed during this phase. To complete Phase 5, an additional 250 surface parking spaces in the East Promontory District would be eliminated and replaced with 300 parking spaces within the expanded parking structure.

The following chart summarizes the total gain / loss in program area and parking supply by phase.

Phase	Exist. GSF Remaining	GSF of Program Added	Parking Spaces		Parking		Net Parking	
			Loss	Gain	Total / Phase	Loss / Gain	Cumulative GSF Program / Phase	
1	790,000	300,000	-398	0	2018	-398	1,020,000	
2	785,000	150,000 - 200,000	-325	460	2153	135	1,090,000	
3	763,000	231,000 - 281,000	-693	1100	2560	407	1,164,000	INCLUDES SATELLITE UTILITY PLANT AT 15,000
4	763,000	50,000	-574	1050	3036	476	1,514,000	
5	763,000	375,000	-400	300	2936	-100	1,883,000	
Totals	763,000 gsf	1,106,000 - 1,206,000 (+400 beds)	-2390	2910		520		



Site Plan

5.7 SOM Neighborhood Potential Build-Out Plan

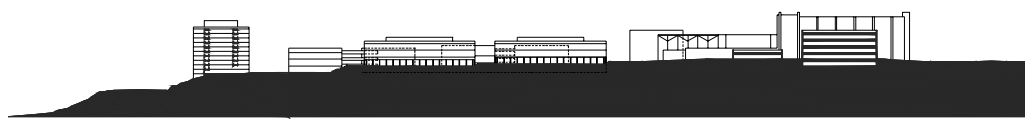
The site plan and sections illustrated here provide a layout of the SOM Neighborhood within the overall UCSD campus context. This development scenario envisions a moderate increase in density across the neighborhood, combining strategies of infill and expansion. As development occurs, the sequence of open spaces which give the neighborhood its unique identity are preserved, strengthened and expanded.

As indicated in the sections, the new buildings step down in scale from the existing buildings which are familiar landmarks at the heart of the School of Medicine. With the exception of the tower on parcel AM-7, no new buildings are anticipated to exceed four stories.

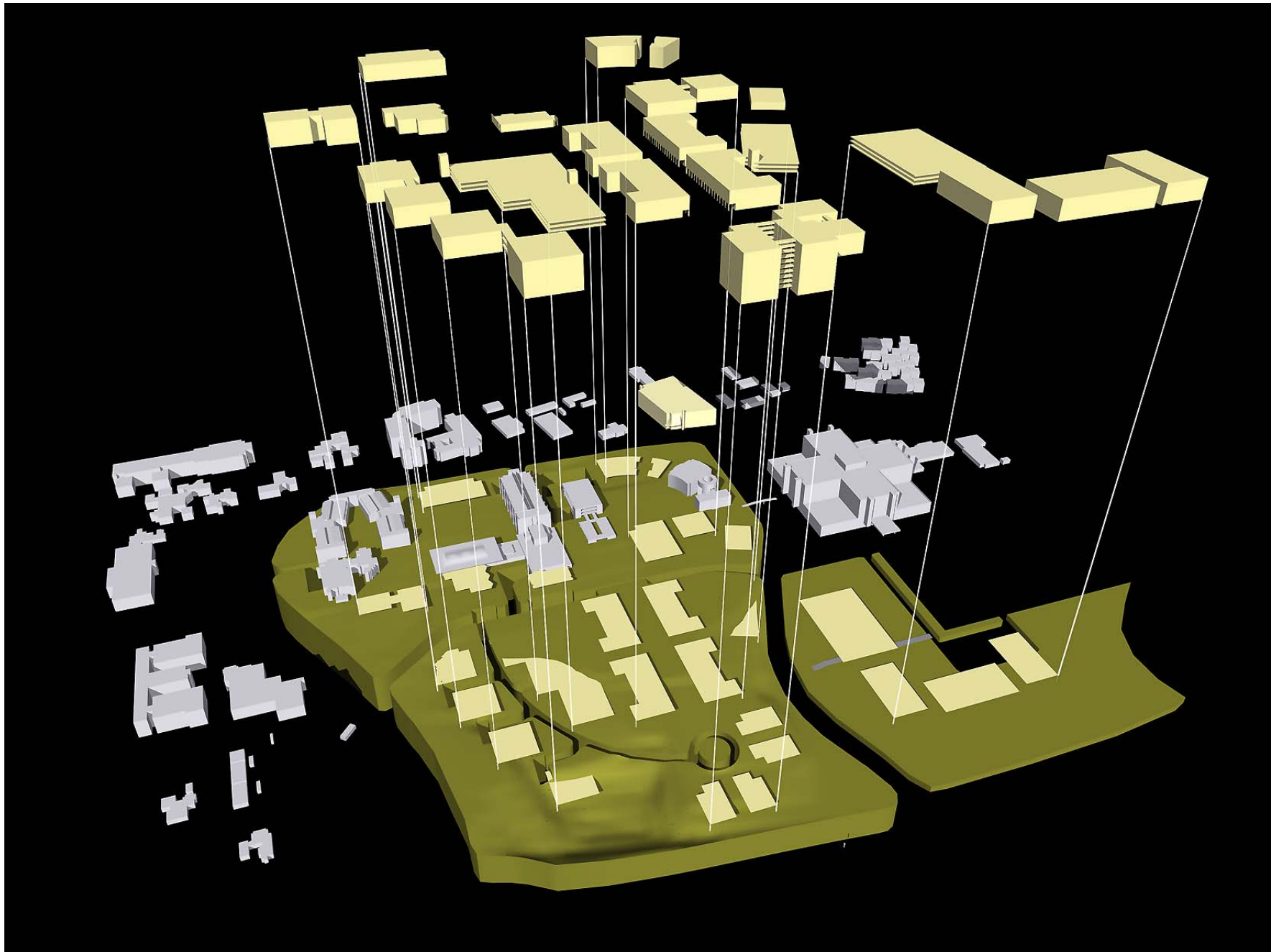
The result is a pedestrian oriented environment with comfortably scaled open spaces of varied character. The rustic southern edge of the UCSD campus is preserved while the core of the neighborhood is provided with a cohesive network of discrete outdoor rooms.



A: EAST-WEST SECTION



B: NORTH-SOUTH SECTION



Programmatic Component of Site Plan



6 *Study Participants*

Study Participants

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Physical Planning Office*

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Sue Peerson, Senior Planner, Project Manager

SOM Planning Advisory Committee

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