SOUTH SCRIPPS NEIGHBORHOOD PLANNING STUDY

UCSD

Scripps Institution of Oceanography

U P D A T E

Wallace Roberts & Todd
Rob Wellington Quigley, FAIA

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TABLE OF CONTENTS

TABLE OF FIGURES

I. EXECUTIVE SUMMARY

A. Purpose

This study of the South Scripps Neighborhood provides a long term plan for the replacement of obsolete and seismically deficient facilities and establishes a framework to accommodate an additional 80,000 Assignable Square Feet (ASF) of academic and support space. Design Guidelines related to the neighborhood's open space, landscape and architectural form were prepared to assist future facility planners and designers in unifying and improving the functional and aesthetic use of this neighborhood.

The recommendations contained in this study have the wholehearted support of the Scripps community, as represented by the Planning Advisory Committee, which was specifically created to guide, supervise and approve the study. The Marine Sciences Physical Planning Committee and the Campus Community Planning Committee also reviewed and approved the plan.

B. Program

This study evaluates the physical impacts of seven new structures, 100 spaces of new support parking and creation of new landscape (open space) areas. Most buildings were constructed between 1933 and 1963, as a result the study area has many aging and obsolete facilities. No research buildings have been built in the neighborhood since Hubbs Hall in 1975. This neighborhood currently contains 235,808 ASF. The proposed addition of 80,000 ASF will have a significant impact on the neighborhood because of the number of existing buildings that will be removed as well as those that will be added.

The largest program element involved in this study is the Ritter Replacement Facility (31,825 ASF), which replaces the south and east wings of Ritter Hall. It should be noted also that the two remaining wings of Ritter Hall will be undergoing major renovation. Following the detailed analysis of alternative sites, the Planning Advisory Committee selected the open area directly east of Ritter Hall's North Wing as the preferred location for the replacement facility. This location allows the south and east wings to remain in operation while the replacement facility is constructed, and doesn't require the immediate relocation of Sumner Auditorium.

C. Planning Principles

In recognition of South Scripps unique geography, the plan sets a series of principles to guide the implementation of the study's recommendations. Among them are the following:

- New buildings and landscape should reinforce and help clarify the unique qualities of the neighborhood's open space.
- Ocean and hillside views should be enhanced wherever possible, but be carefully constructed so as to induce dramatic as well as scenic appeal.
- New buildings should not overwhelm the natural topography, the bluffs in particular.

These and other principles call attention to the inarguable fact that the neighborhood's physical setting - the rustic hillsides, the natural bluffs, and the wide ocean vistas - are unique in the context of UCSD and merit preservation and enhancement as part of the 'spirit-of-place.'

D. Elements of the Plan

1. Development Sites

The plan proposes to consolidate the major new research facilities along a 'Building Corridor' running southward from the SIO Library to Sverdrup Hall, closely following the hillside topography. Smaller facilities, such as the proposed Commons, would stand apart from the massing of the larger buildings and be closer to the bluffs like the earlier cottages. This arrangement will keep large buildings away from the bluffs so as not to 'overwhelm' their scale and character. It will also allow Old Scripps, the first laboratory/office building built at Scripps and a symbol of UCSD's birthplace, to regain a dignified presence. *Figure I-1*, Neighborhood Plan, represents an ultimate buildout condition, including all proposed buildings, landscape and circulation elements.

Generally, marine-biological related research programs occupy the northern portion of the neighborhood, while physical (geological, chemical and geophysical) sciences occupy the southern. In the southern end are also proposed many of the neighborhood's administration and social facilities: the New Scripps Administration, Commons, new Sumner Auditorium, and the students' lounge. These are envisioned as low-scale buildings clustered around an arrival court, helping to define an entrance into the neighborhood and improve visitor control.

2. Open Space

Placing larger, multi-story buildings away from the bluffs, forming the building corridor, helps reinforce the three existing north-south open space zones which flow through the neighborhood: An eastern rustic buffer of introduced and native vegetation (trees and shrubs); a central collection of discrete garden spaces acting as entrance forecourts and protected gathering areas; and a western, open, grassy coastal park inviting passive recreation uses and allowing the enjoyment of wide ocean views. These zones would be linked by east-west circulation corridors, which would preserve views to the ocean from La Jolla Shores Drive and the higher elevations within and surrounding the campus.

One of the key features of the proposed open spaces system is the 'Scripps Green', a central gathering area framed by Old Ritter Hall to the north, the new Geochemistry building site to the east, and partly by Sverdrup Hall and the New Scripps Administration building site to the south. This space is envisioned as a common area acting as a primary gathering/interaction area for all of SIO. The space is open to the west, allowing Old Scripps to stand out in the landscape.

It should be noted that Sverdrup Park at the corner of La Jolla Shores Drive and El Paseo Grande will be preserved. Further, the parking adjacent to the bluffs would be relocated and replaced by open landscaped area.

3. Circulation and Parking

The study proposed to retain the existing pattern of vehicular and pedestrian circulation, concentrating parking on the south end to promote ease of access, greater security, and control for visitors and residents alike. The proposed parking structure located south of Sverdrup Hall would contain three levels and would not exceed the existing elevation of Sverdrup Park. Therefore, it would not block ocean views from adjacent residences. Naga Way should be retained to be used more as a service access than as a primary neighborhood entrance.

A key recommendation is the continuation of the Scripps Ladder, a pedestrian route, south of the SIO Library. Two corridors for the ladder are proposed. One along the hillside, another closer to the bluffs. A number of vertical transition points are envisioned along the length of the ladder to facilitate access for persons with disabilities. Many of these are proposed to be integrated with building circulation elements such as ramps and elevators.

Legend

Existing Buildings

Proposed Buildings

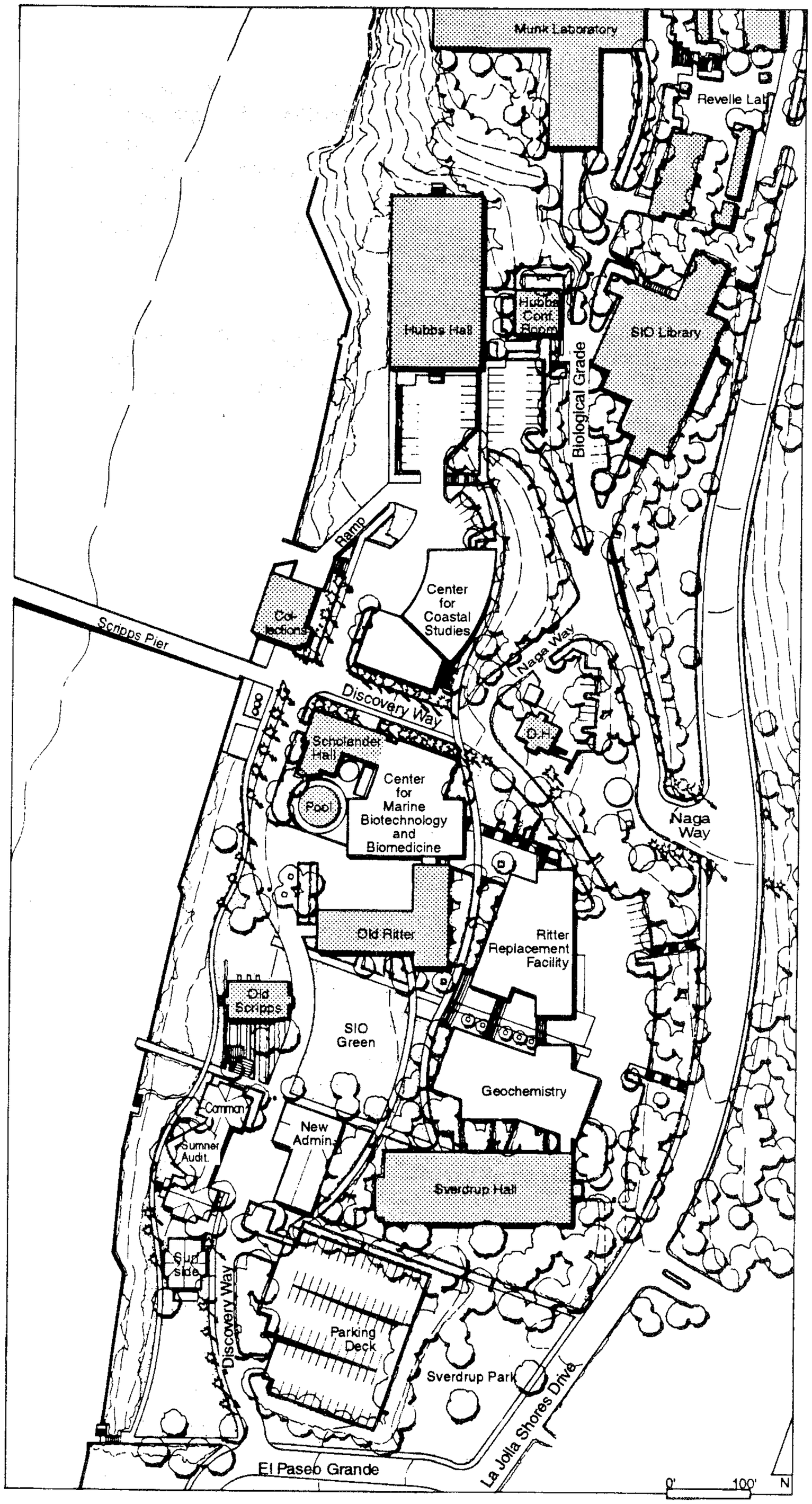


Figure I-1 Neighborhood Plan

II. INTRODUCTION

A. Purpose

The purpose of this study is to chart the course for the continued development of the South Scripps Neighborhood, *Figure II-1* at the Scripps Institution of Oceanography (SIO). The forces driving the study are threefold:

- A need to replace obsolete research and administrative facilities and to build new research space and outdoor work areas.
- A need to organize replacement and new facilities into one efficient, livable and distinctive whole.
- A need to ensure that the new facilities maintain a high and coordinated degree of design quality, one that also serves to enhance the identity of the neighborhood as a singular campus precinct.

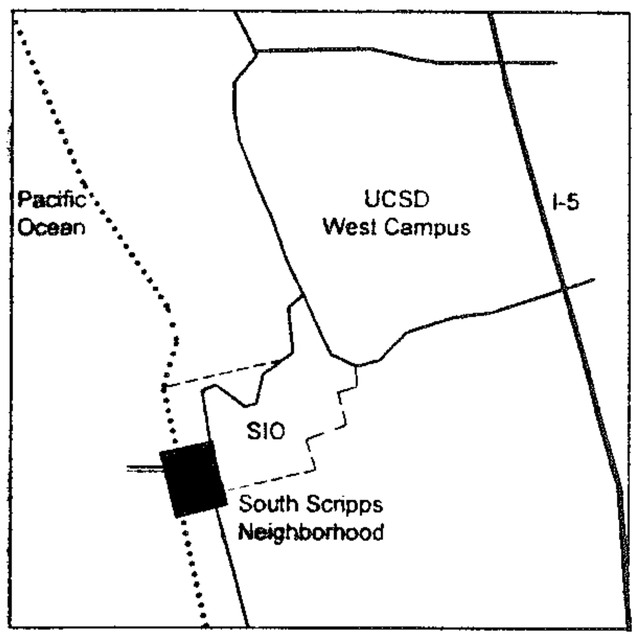


Figure II-1 Location Diagram

Most of the recommendations in the plan are long term. However, an immediate objective of the planning effort was to determine the location of the Ritter Replacement Facility (RRF), a building which is intended to replace the South and East Wings of Ritter Hall. These wings have a seismic rating of "poor" and "very poor" and contain functionally obsolete laboratory space. State funding for this project has already been proposed by the Regents of the University of California.

B. Planning Process

The planning of new facilities at the University of California, San Diego Campus, is under the purview of the Campus Planning Office (CPO). In the pursuit of assigning or redistributing academic, research, administrative, residential, recreation, service, parking, and other program elements throughout the campus, the CPO is formally advised by the Campus Community Planning Committee (CCPC). Scripps has its own planning committee, Marine Sciences Physical Planning Committee (MSPPC), whose decisions are passed on to the CCPC. Committees which are assembled to address specific planning areas are called Planning Advisory Committees (PACs). Planning efforts involving the determination of an area's overall design identity, from an urban design, architecture, and landscape standpoint, are additionally scrutinized by the UCSD Design Review Board (DRB).

All of the above committees, and the Design Review Board, formally participated in the review and approval of the planning and design concepts contained in this planning study. The comprehensive scope and the recommendations contained in this planning study are a result of the reviewers' knowledge of the neighborhood and their shared interest in promoting the quality of its environment.

III. PLANNING CONTEXT

A. Historical Background

The Scripps Institution of Oceanography is the oldest and largest oceanographic research institution in the United States. Scripps started near the San Diego Bay, as the Marine Biological Association of San Diego in 1903, but in a few years outgrew its site and moved to its present location in La Jolla. Formal affiliation with the University of California occurred in 1912 and in 1925 the name Scripps Institution of Oceanography was adopted to reflect the expanded range of interests associated with a full-fledged oceanographic institution. Today, scientists at Scripps would be found studying the basic system processes and their interactions associated with the earth and its atmosphere. These disciplines encompass marine biology, geology, geophysics, physical oceanography, chemistry, and climatology.

Within the context of interrelated disciplines, new research methods have had to be conceived, along with new laboratory building prototypes in which to conduct research. Features in some of these, which include Sverdrup Hall's double loaded utility corridor, became models for other research buildings statewide. But research is not confined to indoor laboratories. Much of the work, particularly the assembly and storage of equipment, occurs outdoors in visible and open yards. At Scripps, hoists, tanks, pumps, and containers are as much part of the landscape as trees, palms, lawns, and shrubbery. Scripps Pier is as much a research structure as any enclosed building. It is also a landmark on the coast.

Scientists at Scripps were among the first to recognize the interrelationships of traditional disciplines, such as biology, chemistry and physics. Early on they promoted interdisciplinary programs and the development of facilities that fostered an open and informal communication between researchers and scientists from different departments. A collaborative spirit is as much a part of the "persona" of the Institution as is the variety of research programs with which it is involved.

The Ph.D. degrees through the Graduate Department at SIO are from three general disciplines: Oceanography, Marine Biology, and Earth Sciences. The seven curricular areas within these disciplines include:

- Applied Ocean Sciences - instruction and research include structural, mechanical, material , electrical and physiological problems of operating within the ocean.
- Biological Oceanography - study of the interactions of marine organisms with the physical and chemical environment.
- Geochemistry and Marine Chemistry - study of the chemical and geochemical processes associated with the oceans, solid earth, the atmosphere, marine organisms, polar ice sheets, lakes, meteorites, and the solar system.
- Geological Sciences - with principal subprograms of marine geology and geophysics, tectonics, sedimentology, micropaleontology and paleoceanography, petrology, geochemistry and isotope geology.
- Geophysics - study of the physics of the solid earth, its magnetic field, tectonic processes, earthquakes and associated waves.
- Marine Biology - range of disciplines including biomechanics, evolution, behavior, neurobiology, genetics, developmental biology, and comparative physiology/biochemistry.
- Physical Oceanography - study of the general circulation of the ocean currents and the transport of dissolved substances and heat, distribution and variation of oceanic properties, propagation of sound and electromagnetic energy, and the propagation of ocean waves.

Legend

Boundary of the South Scripps Neighborhood Plan

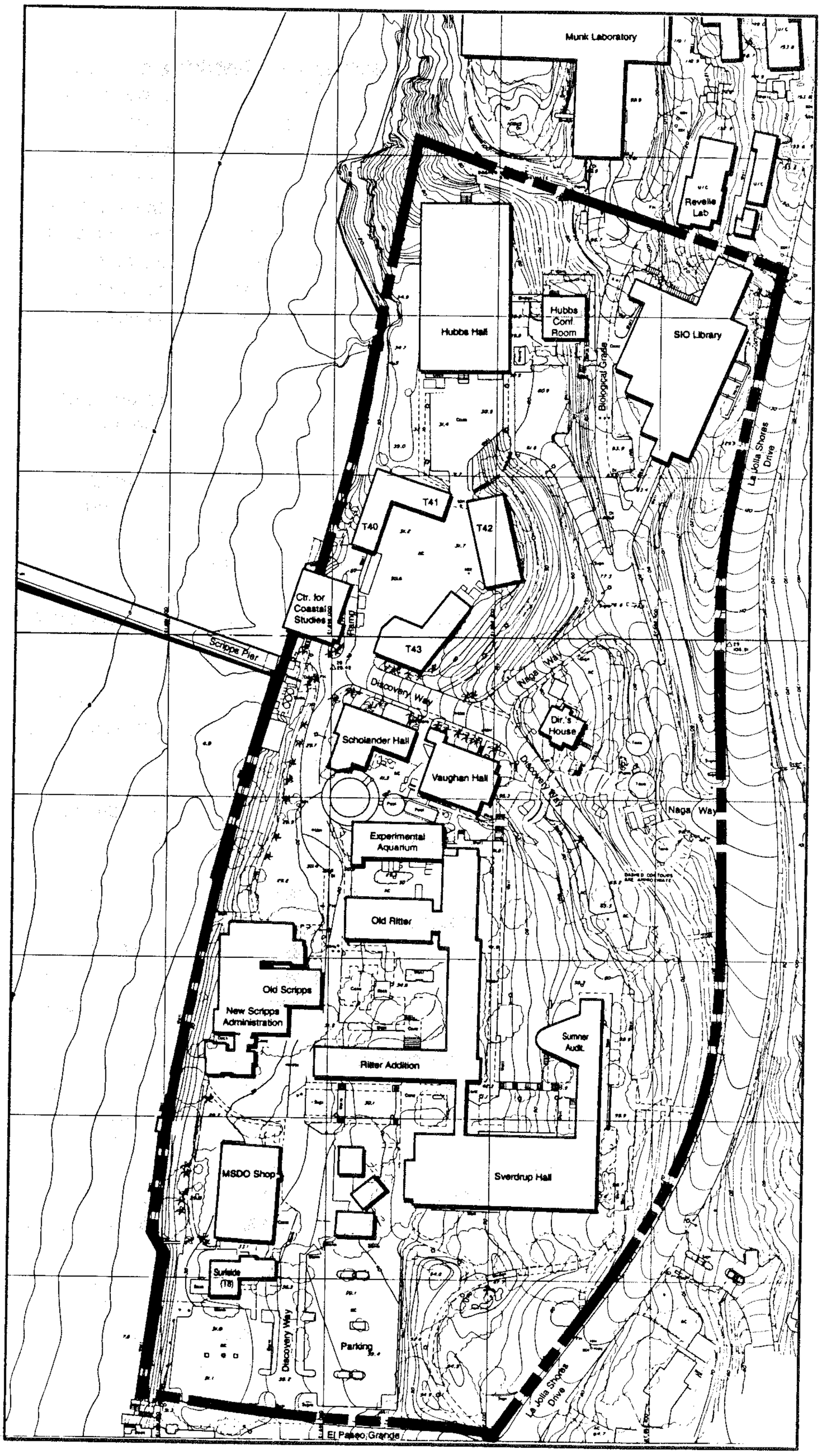


Figure III-1 Existing Conditions

B. Site Conditions

Coming from the north along La Jolla Shores Drive, the neighborhood is barely distinguishable from the northern and hillside sections of the SIO campus. Much of the vegetation growing along the road is continuous, as is the hillside slope east of La Jolla Shores Drive that frames it. From the south, however, the campus contrasts sharply from the residential areas that precede it. The landscape east of the neighborhood changes abruptly along the hillside from ornamental vegetation to rustic coastal sage scrub. On the ocean side of the road, however, the transition between the city and university is both simple and elegant. The small residential structures give way to larger and taller lab buildings. A grassy glade invites views of the ocean and provides a buffer of several hundred feet before the appearance of the first research building. This open area is considered a necessary buffer from the residential area to the south, and is therefore not available for development, except a small area to the west for parking.

At present, the neighborhood contains 20 structures on approximately 20 acres of land (Old Ritter, and Ritter's North Wing are counted as two structures). Some of them are simple clapboard cottages, like the Old Director's House. Others are three-story concrete buildings containing sophisticated lab equipment. *Figure III-1* shows the existing locations of the various research and administrative facilities, which currently house a population of about 600 people.

1. Boundary

The South Scripps Neighborhood is bounded to the north by Hubbs Hall and the SIO Library and to the south by El Paseo Grande, *Figure III-1*. The east and west boundaries correspond, respectively, to La Jolla Shores Drive and the Pacific shore. It is the only campus precinct with direct ocean access, both from the Scripps Pier and the ramp that curves around the Center for Coastal Studies.

2. Topography

The neighborhood's topography contains three distinctive physiographic zones: The sloping hillsides, the bluff shelf, and the bluffs themselves. Most of the development is concentrated in the shelf with a few buildings pressing, and even cutting, into the hillside slopes (Sverdrup Hall). Some rise above it (the Director's House). In the natural hillsides to the east and the wide open shore and ocean to the west, the concentration of buildings occur in what is a comparatively a very narrow development corridor. It gives the neighborhood a singular identity, that of an enclave with very defined boundaries with discrete points of access. This identity is further enhanced by the northern boundary, Hubbs Hall and the SIO Library, which rise like bulwarks at opposite sides of the Scripps Ladder, a pedestrian route connecting Scripps neighborhoods.

3. Geology

The geology of the South Scripps neighborhood is primarily "developable with a minimum of technical difficulties" as determined by the Geologic Overview Investigation prepared in 1988 by William J. Elliott, (Appendix B). The Redwood Fault extends across the site from approximately the Director's House southwest below Old Ritter Hall and beyond. It is recommended that further investigation should be conducted within 400' of the estimated fault line to determine the

exact location and classification of the fault. This further information will determine the degree of development constraint. Artificial fill exists in a band running west from the SIO Library below Hubbs Hall. Unstable slopes are identified along the coastal bluff and east of Naga Way which limits the development of these areas.

4. Circulation

Vehicular traffic currently enters the South Scripps Neighborhood from three points: El Paseo Grande from the south, midway up La Jolla Shores Drive on Naga Way, and from the north at Biological Grade. No clear directions are provided for visitors, service or emergency vehicles. Removable bollards restrict through traffic on Discovery Way and allow access to service and emergency vehicles. Parking is primarily located on the lots at the southern edge of the neighborhood with smaller lots located in association with specific buildings. Pedestrian circulation consists of the SIO population walking throughout the neighborhood and out to the related campus neighborhoods, surfers cutting directly to the water from the parking along La Jolla Shores Drive, and local visitors strolling through the neighborhood. Surfers park on the surrounding streets or in the lots on the southern end of the campus that are open on weekends. A clearly marked staircase down to the beach is maintained by the city at this location. Other beach access points within the neighborhood are less conspicuous to minimize their use by non-campus residents. Overall, the campus community would like to localize use by non-campus residents for the safety of campus residents and security of campus property.

C. Proposed Program

Excluding Hubbs Hall and the SIO Library, which were built in 1976, no structures have been built in the neighborhood since 1963. Accordingly, many of the neighborhood structures have grown to be obsolete due to poorly designed and constructed buildings, advancing technology, and new and enlarging research programs. Also, the highly corrosive coastal environment has taken its toll on building equipment and finishes.

In collaboration with SIO's Administration Office, the Campus Planning Office undertook an evaluation of the neighborhood structures in an effort to determine a rehabilitation/replacement status of the structures, and to identify possible use reallocations. The results of this survey are tabulated in *Table III-1*. This table also identifies the proposed replacement and new facilities, which lead to a total facility program of 281,702 Assignable Square Feet (ASF) and a projected population of 650 people. Obsolescence, coupled with the proposal to add **80,000** ASF of new research space in this area, are the primary driving forces behind this planning study.

Currently 307 parking spaces are available for the South Scripps population of 600. To support the projected population of 650 people a total of 416 spaces are required based on the SIO campus' standard ratio of 0.64 parking spaces per person. A parking inventory/vacancy survey conducted in the summer of 1994 by the UCSD Transportation and Parking Office found that the average occupancy rate of parking spaces was only 71%. The survey contributed to the understanding of the specific parking needs at South Scripps and supports the recommendation to plan for a total of 376 spaces. This amount exceeds the real need based on peak hour occupancy rates and allows for a smaller parking structure. Some of the existing parking spaces need to be relocated to allow for the new buildings.

EXISTING SPACE

Buildings to Remain	ASF	GSF	Built	Levels
Hubbs Hall	39,498	83,343	1976	4
SIO Library	32,461	42,759	1976	3
Old Scripps	4,493	7,450	1910	2
Sverdrup Hall	34,467	67,491	1960	4
Old Ritter Hall	10,729	17,374	1931	3
Ritter Hall North Wing	13,154	22,100	1958	4
Scholander Hall	9,889	19,653	1965	3
T16, Director's House	2,778	3,277	1915	2
Center for Coastal Studies, see note 1	7,733	16,044	1962	3
Subtotal	155,202	279,491		

Buildings to be Replaced within the Neighborhood	ASF	GSF	Built	Levels
Experimental Aquarium	5,683	7,295	1958	2
Ritter Hall East & South Wings	28,953	46,872	1959	4
Sumner Auditorium	2,126	3,239	1960	1
Scripps Administration	8,025	10,397	1959	1
T8, Surfside	1,522	1,800	1960	1
Subtotal	46,309	69,603		

Buildings to be Removed and Space Provided Outside the Neighborhood	ASF	GSF	Built	Levels
Vaughan Hall	10,698	14,410	1950	3
T4-T7	2,719	3,434	1910/15	1
T40-T43, see note 2	13,318	15,285	1950/66	1
MSDO Shop & T-3	7,562	9,219	1948/60	1
Subtotal	34,297	42,348		

Total Existing Space	ASF	GSF
	235,808	391,442

PROJECTED SPACE

Future Replacement and Expansion Space	ASF	GSF
Ritter Replacement Facility	31,825	49,792
New Scripps Administration	10,000	13,448
New Sumner Auditorium	3,000	4,637
New Surfside	1,675	1,800
Subtotal	46,500	69,677

Future Additional Space, see note 3	ASF	GSF
New Center for Coastal Studies	24,000	40,000
Center for Marine Biotech. & Biomed.	21,000	35,000
Geochemistry Building	25,000	41,700
Scripps Commons	10,000	16,700
Subtotal	80,000	133,400

Total	ASF	GSF
New and Replacement Space	126,500	203,077
Existing Buildings to Remain	155,202	279,491
Total Projected Space	281,702	482,568

Notes:

1 In the long term it is assumed that the present Center for Coastal Studies would be converted to collection space and that every new building would provide space for collections.

2 A portion of T40-T43 (+ 8,000 ASF) may be replaced within the neighborhood when new facilities are developed.

3 60% efficiency is assumed in calculating GSF for Future Additional Space.

Table III-1 Space Program

D. Planning Precedents

Three documents have guided the development of facilities at the SIO Campus: The UCSD Long Range Development Plan, the UCSD Master Plan study and companion component, the SIO Master Plan study, all completed and approved in 1989. The campus-wide Master Plan prescribes general norms and concepts aimed at clarifying the organization of the campus, from the definition of academic corridors and neighborhood precincts to the location of potential building sites and the conservation of open areas. The SIO Master Plan study further advances these concepts and tailors them to the unique geographic and programmatic requirements of the SIO campus. This Neighborhood Planning Study is the next block in the planning process building on the foundation of the master plans. Additional applicable planning documents are referenced in Appendix C.

Guiding Principals of the Master Plan that apply to the SIO Campus:

- "The neighborhood is the "building block" of campus development".
- "Academic corridors" should be established through each neighborhood to link the academic departments and disciplines and provide a framework for locating key academic facilities.
- The shoreline and bluffs are a component of the campus' ecologically sensitive natural resources "park" which is fundamental to UCSD's identity.
- The system of roads and paths, public entries, landmarks, view corridors and landscape features form the "connections" within UCSD and beyond to the greater community.

Strategies of the SIO Master Plan associated with the South Scripps Campus include:

- Maintaining the existing density.
- Continuing the type of development most typical of SIO, for example, clusters of relatively low, compact buildings around courtyards, and stepped buildings along hillsides.
- Preserving view corridors and fitting development clusters into the natural setting.
- Providing close-in parking and outdoor staging areas in conjunction with buildings.
- Creating a pattern of clustered development along a pedestrian spine linking SIO west and east to form the marine sciences academic corridor.

Scripps Ladder is the development of the concept of establishing connections between buildings in the marine sciences academic corridor. It is intended to be an accessible passageway through the SIO Campus. The SIO Hillside Neighborhood Planning Study states: "It will help people find their way, link a vairety of programs and acitivities, and provide opportunities for paths to cross. Inclined paths, bridges, elevators and open-air corridors will connect pedestrian circulation to create a fully accessible campus on steeply sloping land." The initial piece of the Scripps Ladder was implemented by the Revelle Laboratory project. It serves as the model for functional accessibility and providing gathering space along the way. For the Scripps Ladder to be 'accessible' it must meet the requirements of the Americans with Disabilities Act.

IV. NEIGHBORHOOD PLAN

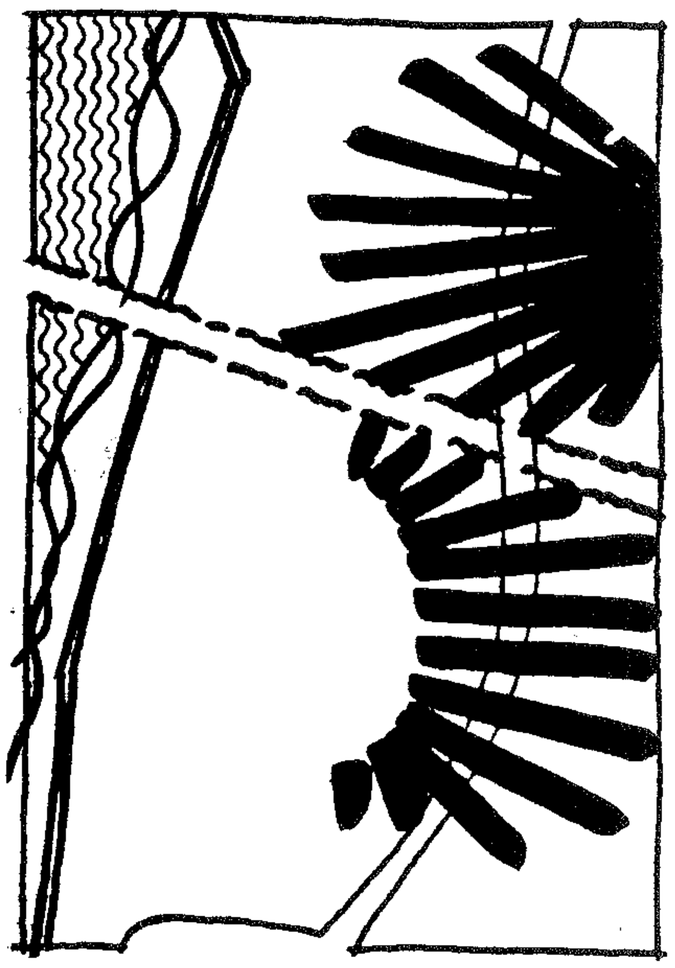
A. Planning Principles

Each of the facilities described previously will entail further program planning and detailed architectural and site design. Part of what guides a building program towards an ultimate design are clear functional requirements related to access, internal use, and the relationships with its external environment, including other adjacent facilities. However, the realization of an urban vision must go beyond individual building programs and their functional requirements: it must address the comprehensive identity of a place, or "Genius Loci," and chart a course for its further definition and enhancement.

The "genius" of the place encompasses the lay of the land, the quality of the light, the texture of its landscape, the history and character of its architecture, and, not least, the culture of its inhabitants. The South Scripps Neighborhood has a very strong physical identity, and perhaps an even stronger cultural identity. A set of key planning principles has been drafted to ensure that this identity contributes to the continuing development of the place. These principles were used to define the planning parameters for the development of the neighborhood plan. They are also intended to inform future designers and building planners about the physical conditions which help set the neighborhood apart in the context of UCSD.

1. Topography and Landmarks

The South Scripps Neighborhood lies pressed between the coastal hills and the ocean bluffs. The buildings terrace down the undulating topography, which drops over 60 feet down from the Library to the bluffs' shelf. In contrast to the "natural form" of the land is the Scripps Pier, a 500-foot long structure which stretches out into the ocean in an elegant, yet resolute defiance of the elements. This contrast is a striking characteristic of the neighborhood's urban form.



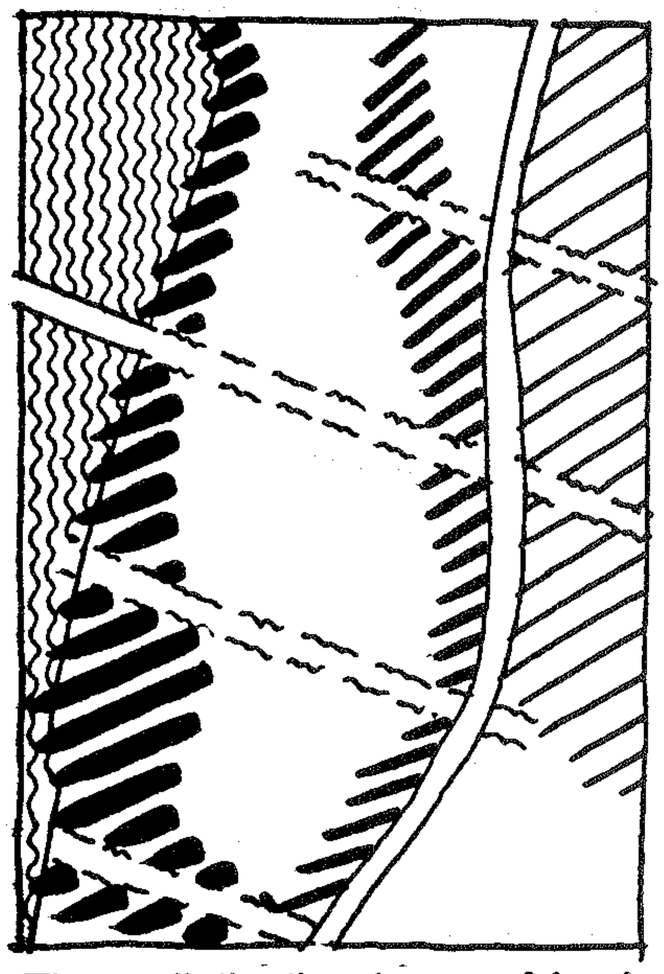
The curves of the hillsides are illustrated in plan diagram contrasting with the straight line of the pier.

Principle: The contrast of the pier's linear geometry and the undulating topography should be accentuated, not diminished, by the placement and orientation of new buildings, circulation and landscape elements.

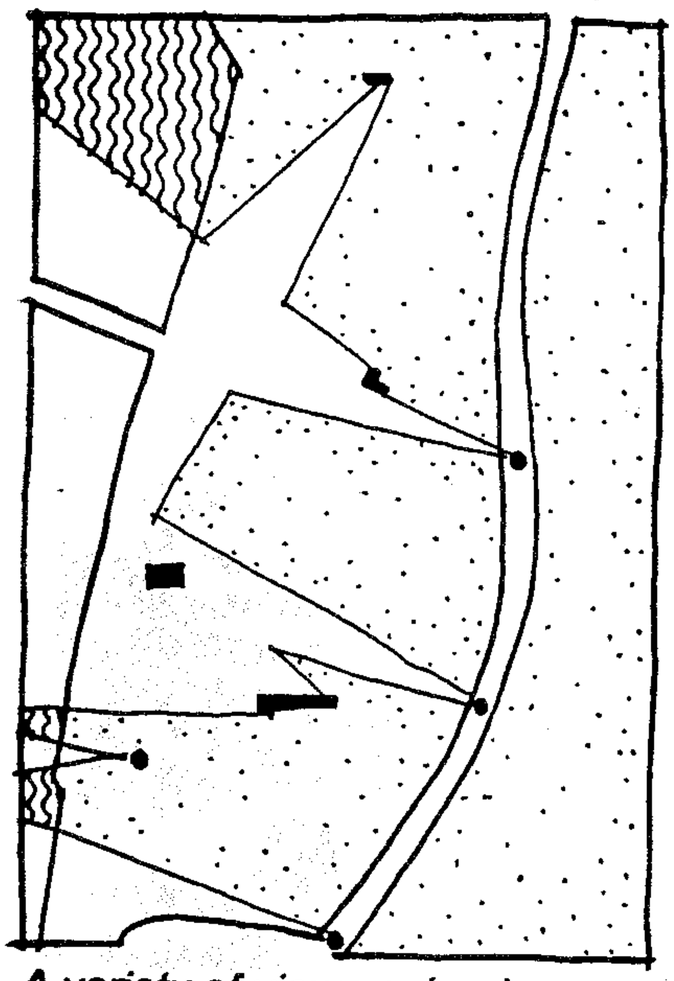
2. Open Space & Landscape

Another neighborhood characteristic is the close proximity of very distinctive landscape types: rustic hillsides; discrete or ornamental gardens; and coastal bluffs including slope vegetation and turf grass. These landscapes currently run parallel to the coast, following sinuous north-to-south courses. In general, the rustic hillside functions as a buffer from La Jolla Shores Drive, the discrete landscapes provide building forecourts and gathering areas, and the turf areas serve as a passive coastal park.

Principle: The addition of new buildings and circulation and landscape elements should reinforce and further clarify the neighborhood's open space system.



Three distinctive types of landscapes run parallel to the coastline and are conceptually linked through view corridors.



A variety of views extend across and through the neighborhood west to the ocean.

3. Views

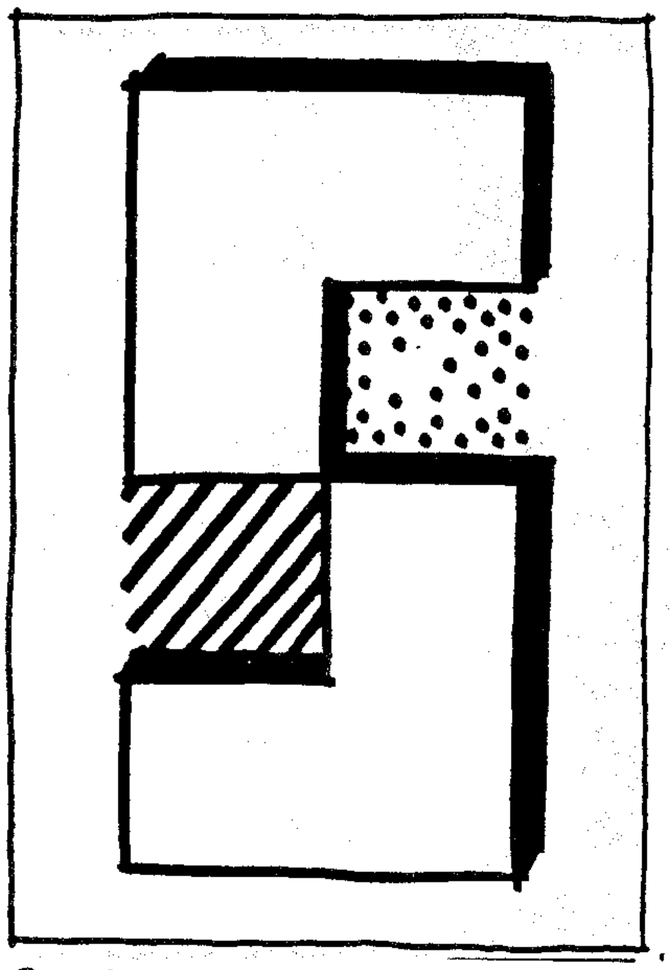
No other area at UCSD or SIO enjoys as dramatic views of the ocean or as close proximity to the shore as the South Scripps Neighborhood. The views in particular are essential to the identity of the neighborhood, varying from framed corridors between buildings to wide panoramas over rooftops and along the bluffs.

Principle: The gathering of ocean views should be enhanced wherever possible. Similar to lighting, however, quality does not necessarily mean quantity. Ocean views should be carefully constructed to generate dramatic and scenic appeal.

4. Historic Elements

The South Scripps neighborhood was the birthplace of UCSD, a fact that is appropriately embodied in a few modest, yet historic structures. These include the Director's House, Ritter Hall, and, most importantly, the Old Scripps building along the bluffs, designed in 1912 by Irving Gill. Some of the older neighborhood landscape, especially the palm lined coastal street, is also valuable as an expression of SIO's contribution to the birth of UCSD. Few views at UCSD are as compelling as that which is gathered from the Director's House down the palm-lined Discovery Way.

Principle: The neighborhood's historic structures and landscape features should be given as dignified a setting as possible. Their character should not be diminished by the scale or style of adjacent new buildings and landscapes.



Courtyards sheltered by buildings can provide passive garden spaces or effective work areas.

5. Outdoor Yards

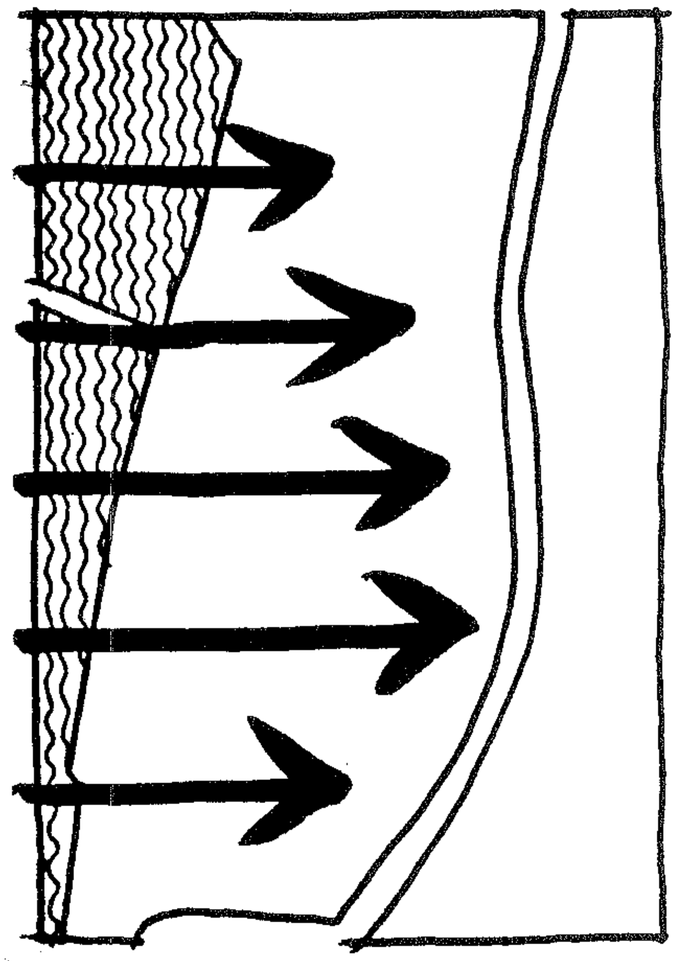
A significant portion of the oceanographic and atmospheric research requires outdoor yards to assemble equipment and store materials and samples. These yards openly display the nature of the work and they serve to underscore the intrinsic relationship between the abstract dimension of science and the concrete nature of the medium upon which it is focused.

Principle: The outdoor work areas should be celebrated as "open laboratories" and should contribute to the identity of the place as much as any other neighborhood feature.

6. Buildings and Massing

In its early years, SIO was defined by small structures located near the bluffs. The clapboard cottages rambled a safe distance behind the edge of the bluffs. Most new buildings have respected this relationship, with the glaring exception of Hubbs Hall. The result is an easy balance between buildings and natural forms, with neither overwhelming the other.

Principle: New buildings should not overwhelm the natural topography, particularly the bluffs. To this end, large buildings should be set back from the bluffs, allowing smaller structures to "ramble" along the edge.



Harsh sun and wind come from the west.

7. Climate

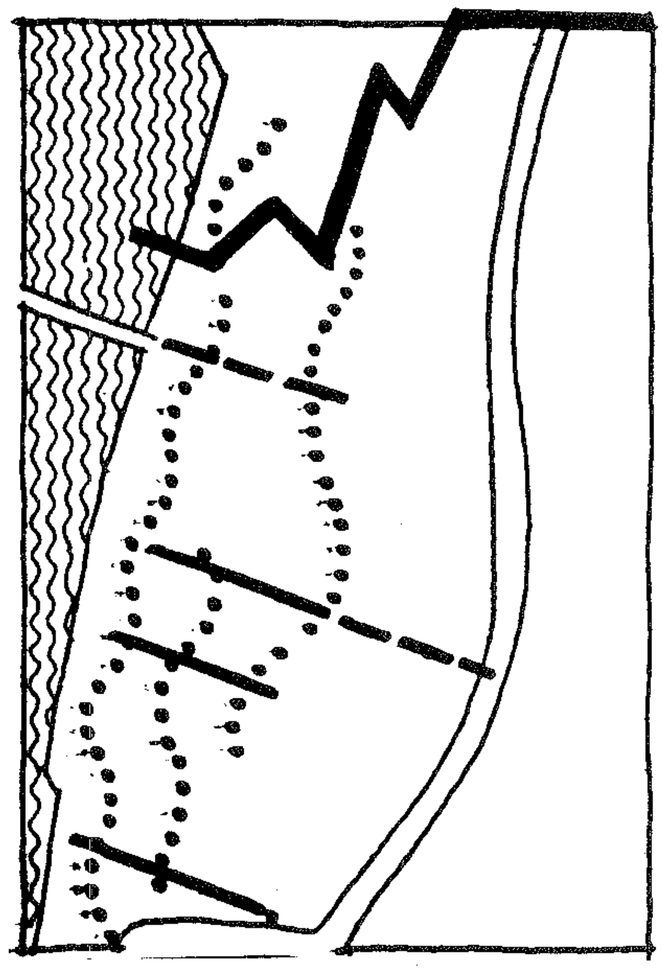
Because of its proximity to the ocean, the South Scripps Neighborhood is subject to stronger, cooler ocean breezes and more glare than other areas of the campus. Mitigation of these conditions by means of sun-control devices, screening, and enclosures could be in opposition to access of ocean views and the use of open areas for circulation and gathering.

Principle: The provision of open space and ocean views should be carefully programmed and designed to minimize the effects of the local climate. A balance should be established between protected spaces with framed views to the west and fully open areas which offer wide ocean panoramas.

8. Scripps Ladder

The Scripps Ladder is a unique feature of the SIO Campus. Bridges, terraces, overlooks, stairs, elevators and ramps traverse the campus from north to south and from the hills to the bluffs, linking the campus' major facilities. The Ladder also helps reveal the nature of the place, providing a diversity of views and spatial experiences along its spine. Yet, it is not an obvious circulation element, but rather one which must be learned and explored.

Principle: The placement and grading of new facilities in the neighborhood should allow the Ladder to maintain its function as a major route for pedestrians and persons with disabilities, and as a feature which highlights the physical and environmental qualities of the place.



Several types of paths form the network of the Scripps Ladder. Wheelchair accessible paths interconnect with elevators. Alternative routes include stairs.

Legend

Corridor of Major Buildings

Smaller Program Elements

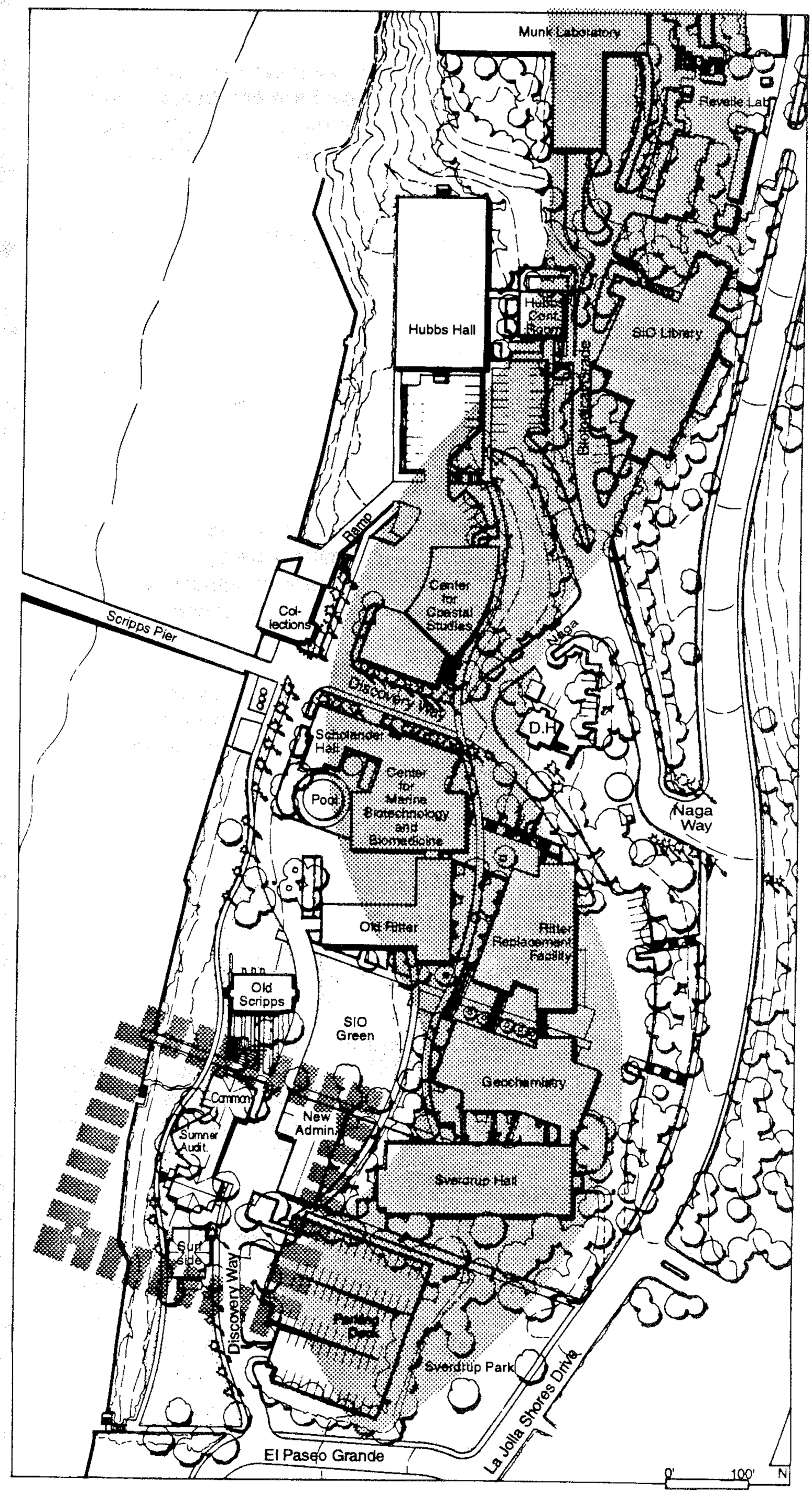


Figure IV-1 Building Corridor

B. Plan Elements

The preceding set of planning principles must be woven into a comprehensive whole called "place." Normally, "places" are comprised of four distinctive yet interrelated physical elements: open space and landscape, building sites and massing, access and circulation, and utilities and infrastructure. The scope of this planning study is limited to the first three elements. Utilities and infrastructure needs will be determined by Physical Plant Services, as specific development programs come on line.

1. Open Space and Landscape

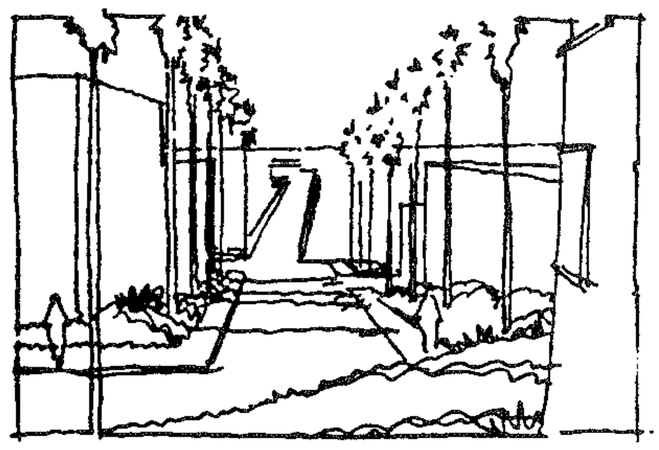
Most UCSD campus neighborhoods, such as Revelle or Muir Colleges, tend to exhibit internalized and well-framed courtyards and spaces, connected by narrow corridors and walkways — a quilt of alternating solids and voids. At South Scripps, however, the open space pattern tends to flow in wide swaths from one area to another, and it is mostly outward in orientation, allowing for recurrent views of the surrounding hills and the ocean. The word "tend" is used because the flowing and outward quality of the open space is compromised in some areas. For example, the existing "New Scripps" building substantially blocks the coastline, forming to the east an enclosed courtyard affording minimal views to the ocean. Also, no viewing gaps exist from Vaughan Hall to the South Wing of Ritter Hall, a distance equivalent to a city block. The aim of the open space element is not to reinvent the structure of the place, but to clarify it through mitigation of those conditions that currently detract from what otherwise is an outstanding outdoor environment.

a. Building Corridor

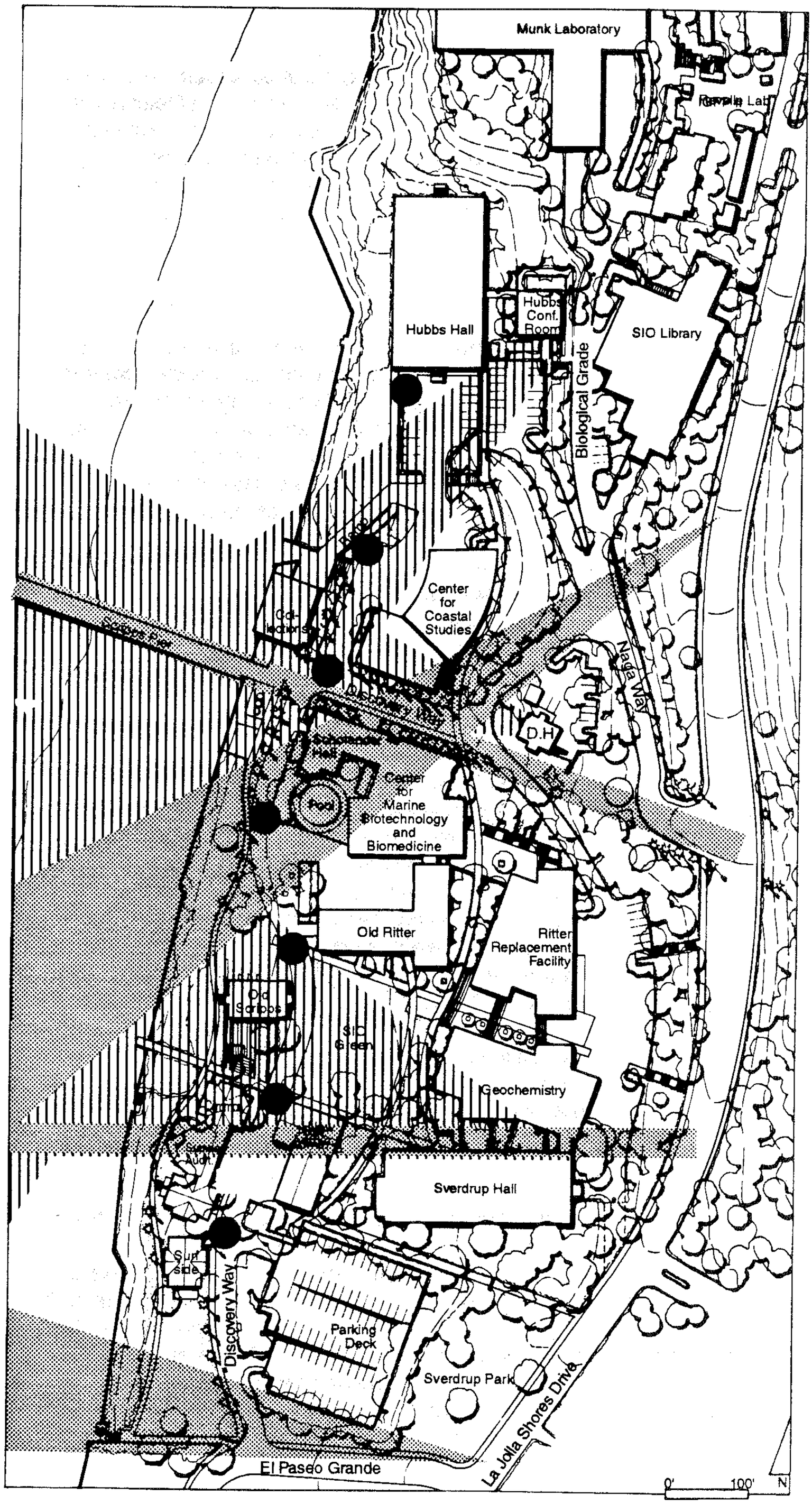
To clarify the relationship between the buildings and the landscape, the plan proposes to locate the major existing and future research facilities within a continuous north to south corridor, pressed against the hillside and curving in response to the landform. As described in *Figure IV-1*, the corridor would begin at the SIO Library and terminate at the proposed parking structure at the south end of the neighborhood. Sverdrup Hall, Old Ritter, and the SIO Library are existing facilities within the corridor; Geochemistry, Ritter Replacement, Center for Marine Biotechnology and Biomedicine, and the Center for Coastal Studies (CCS) would be future additions. Smaller program elements would be detached from the corridor and occupy more isolated sites both towards the hillside (the Director's House) and towards the ocean (New Scripps Administration, the Commons, and the current CCS). Locating the larger buildings against the hillside will also help preserve the historic, "easy" scale between the bluffs and smaller structures along the bluffs' edge.

b. Views

East of the Building Corridor the landscape is dominated by the hillsides; west of the corridor the landscape is dominated by the ocean. It is essential, however, to provide visual linkages between the east and west sides and to fully expose the relationship between the rising topography, the bluffs' shelf, and the ocean beyond. This plan proposes several breaks in the Building Corridor to exercise this east-west visual connection. These are illustrated in *Figure IV-2*. Also described are the key view vantage points, both internal and external to the neighborhood, which should be preserved to invite the coastal environment into the open space network.



The view corridor from the Director's House is well defined by the mature palm trees and the pier.



Legend

- Public Views
- Discrete Views
- Campus View Points

Figure IV-2 Views

c. Landscape Types

The proposed Building Corridor also helps clarify and reinforce the three distinctive landscape types which currently occupy the neighborhood open space: rustic hillsides; discrete or ornamental gardens, and open coastal landscape. Each type, as described in *Figure IV-3*, flows north to south in distinctive bands, occupying different elevations or terraces from east to west. These three landscape types form the backbone of the neighborhood's landscape identity. By clearly defining the zones in which these landscape types occur, the plan helps magnify the character and function of the landscape and the open space structure in which it occurs. Specific recommendations relating to the plant material of each landscape type, and relationship between them and adjacent buildings are contained in Section V, Design Guidelines.

Rustic Hillside: Spanning mostly between the 100-foot and 50-foot contours, the Rustic Hillside essentially acts as a buffer to La Jolla Shores Drive, giving the neighborhood a natural backdrop. Through this rustic hillside area, significant ocean views are obtained, particularly from La Jolla Shores Drive, just past the SIO Library, and between Sverdrup Hall and Ritter Hall's South Wing. Both of these views are recommended to be preserved.

The Discrete Gardens generally comprise the spaces between buildings within the Building Corridor. These gardens function as primary gathering areas for building occupants and as forecourts to building entrances. Generally spanning between the 50- and 30-foot contours, the gardens correspond to the eastern edge of the bluff's shelf. Because of its function, the garden zone incorporates more paving, seating, stairs, ramps, and ornamental planting material. Within this zone, continuation of the Scripps Ladder southward from the SIO Library is also envisioned. Sverdrup Park, at the corner of La Jolla Shores and El Paseo Grande is also considered part of the Discrete Gardens. It is an important feature to both neighborhood residents and the surrounding community and is proposed to be preserved.

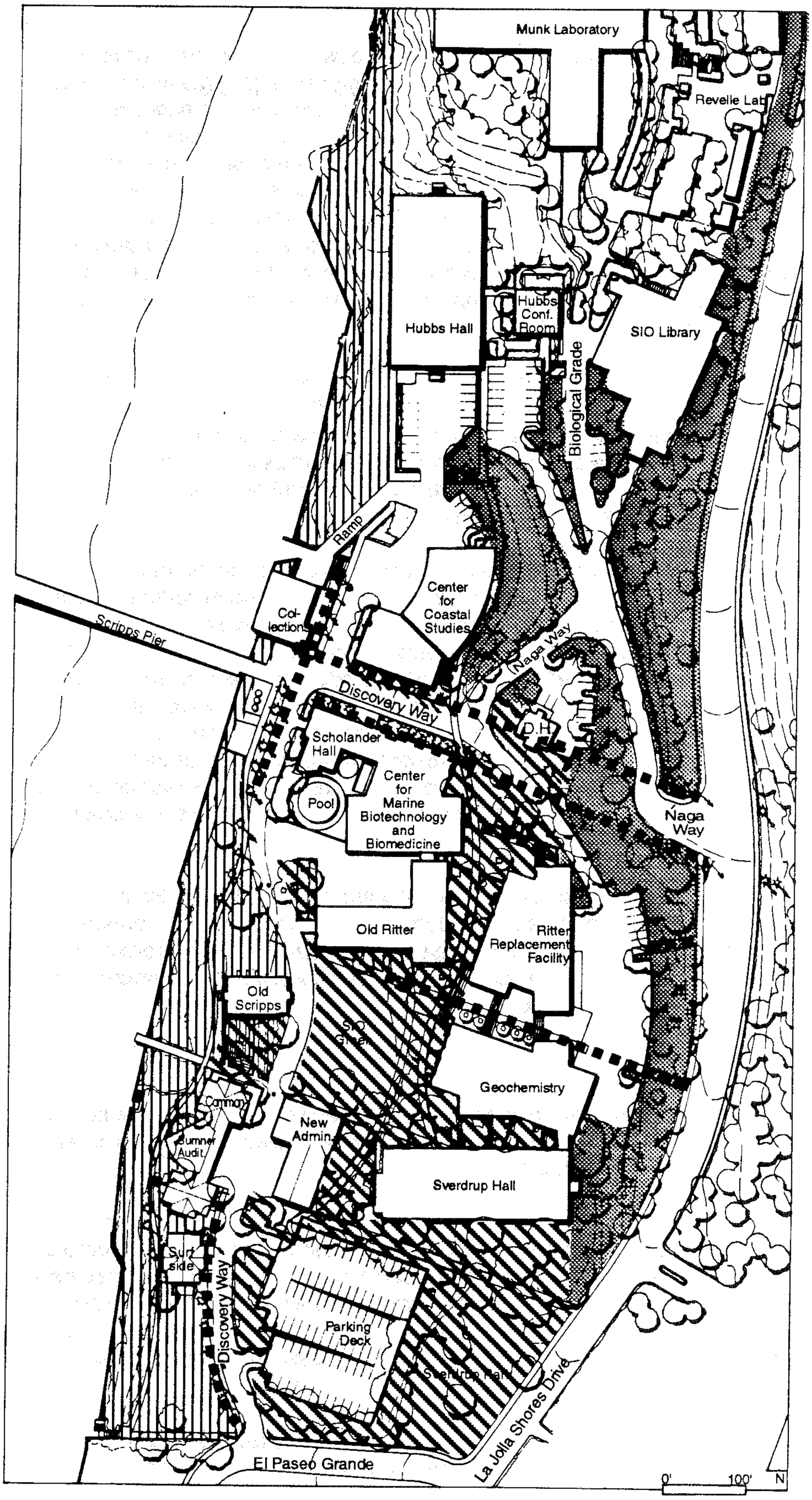
The Coastal Landscapes are open areas which occupy the space between the building corridor and the bluffs. Now containing mostly ornamental turf, the area functions as a passive recreation area and as an open foreground to the ocean panorama. New landscape development, whether turf or groundcovers should maintain that panorama.

2. Development Sites

The planning principles and the open space and landscape element set a general framework for the identification of specific development sites for each facility as described in *Figure III.2*.

Twenty different structures are currently scattered within the neighborhood. This plan proposes to consolidate the land use program into 13 structures, 7 less than presently exist. The concentration of activity is intended to promote a higher level of efficiency, both in the interaction between researchers and scientists, and in the operation and construction of the buildings themselves. It also helps clarify the open space and landscape with the envisioned new 80,000 ASF of buildings.

The development program is divided into two major research areas: marine research and coastal studies; and geophysics and geochemistry. Gener-



Legend

- Coastal
- Hillside
- Garden
- Entry

Figure IV-3 Landscape

ally, the marine biology related disciplines are to be located in the northern part of the neighborhood, with the geophysics and geochemistry disciplines in the southern part. *Figure IV-4* indicates the location of the various program elements as envisioned in this planning study. It should be noted that substantial consultation with the faculty, students, and SIO administrators took place prior to the identification of sites for the various facilities.

One of the aims of the planning study was to determine suitable locations for the replacement of the obsolete facilities and the anticipated new facilities. Many options were considered for each of the program elements in an effort to arrive at an overall efficient organization, to match building conditions with appropriate uses, and to minimize logistical conflicts between funding timetables for new buildings and the abandonment of existing facilities.

a. *Ritter Replacement Facility (RRF)*

The major new facility coming on line is the Ritter Replacement Facility, a 31,825 ASF laboratory and office building which will be replacing Ritter Hall's East and South wings. The importance of this facility to the neighborhood's environment cannot be understated. It will be the largest block of laboratories and offices to be built in the near future. The abandonment and demolition of the East and South Wings will open up a significant area for outdoor use right in the heart of the neighborhood. Accordingly, substantial discussion took place to determine the location for this facility. The three alternative sites which were considered for this facility are as follows:

- The current site of Ritter Hall's East and South Wings. This alternative requires the demolition of the East and South Wings prior to the construction of the replacement facility. Since there were no temporary accommodations for the displaced faculty and students, this option was rejected.

- The Sumner Auditorium site. This alternative was positively considered because of the proximity afforded between the future Ritter Replacement Facility and Sverdrup Hall. However, it also requires the replacement of Sumner Auditorium, either as a stand-alone structure, or as a part of Ritter Replacement. Either way, additional funds would be necessary to build a new auditorium. Securing such funds was highly uncertain.

- The area east of Ritter Hall's North Wing. This alternative requires neither the demolition of the East and South Wings prior to the dedication of Ritter Replacement Facility, nor the replacement of Sumner Auditorium. While the site is the furthest from Sverdrup Hall, it was positively considered for its proximity to Old Ritter and the future Center for Marine Biotechnology and Biomedicine (to be located in place of Vaughan Hall and Experimental Aquarium). In the end, all planning and building advisory committees, supported this alternative over the others.

Key Considerations: The selected location for the Ritter Replacement Facility offers the opportunity to create a major node or plaza along the Scripps Ladder at the northern end of the site. Entrances to the RRF, the CMBB and Ritter Hall's North Wing should come off this node, as well as vertical transitions to the west and south along the Ladder. Another circulation transition point could potentially be developed at the southwestern corner of the RRF, opposite the new entrance to the two remaining components of the Ritter Hall complex, *Figure IV-5.*

Legend

- Building Development Boundary
- (62') Elevation of New Buildings' Height Limit
- 58' Roof Elevation of Existing Buildings
- + 130' Elevation on La Jolla Shores Dr.

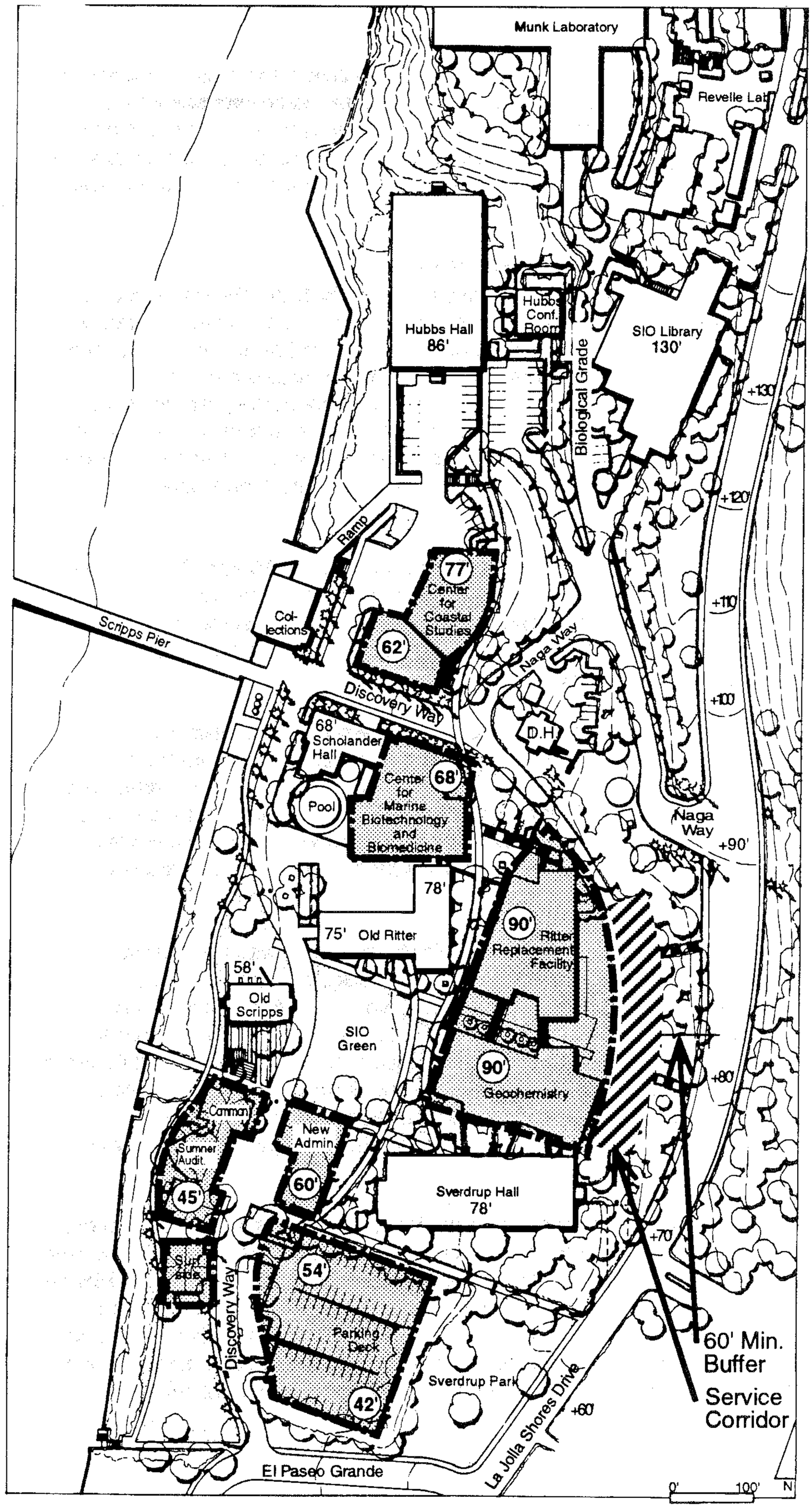


Figure IV- 4 Development Sites

It should be noted that the orientation of RRF as shown on the plan affords a framed view of the Directors House on the knoll. This orientation also minimizes the blockage of light into Ritter Hall's North Wing.

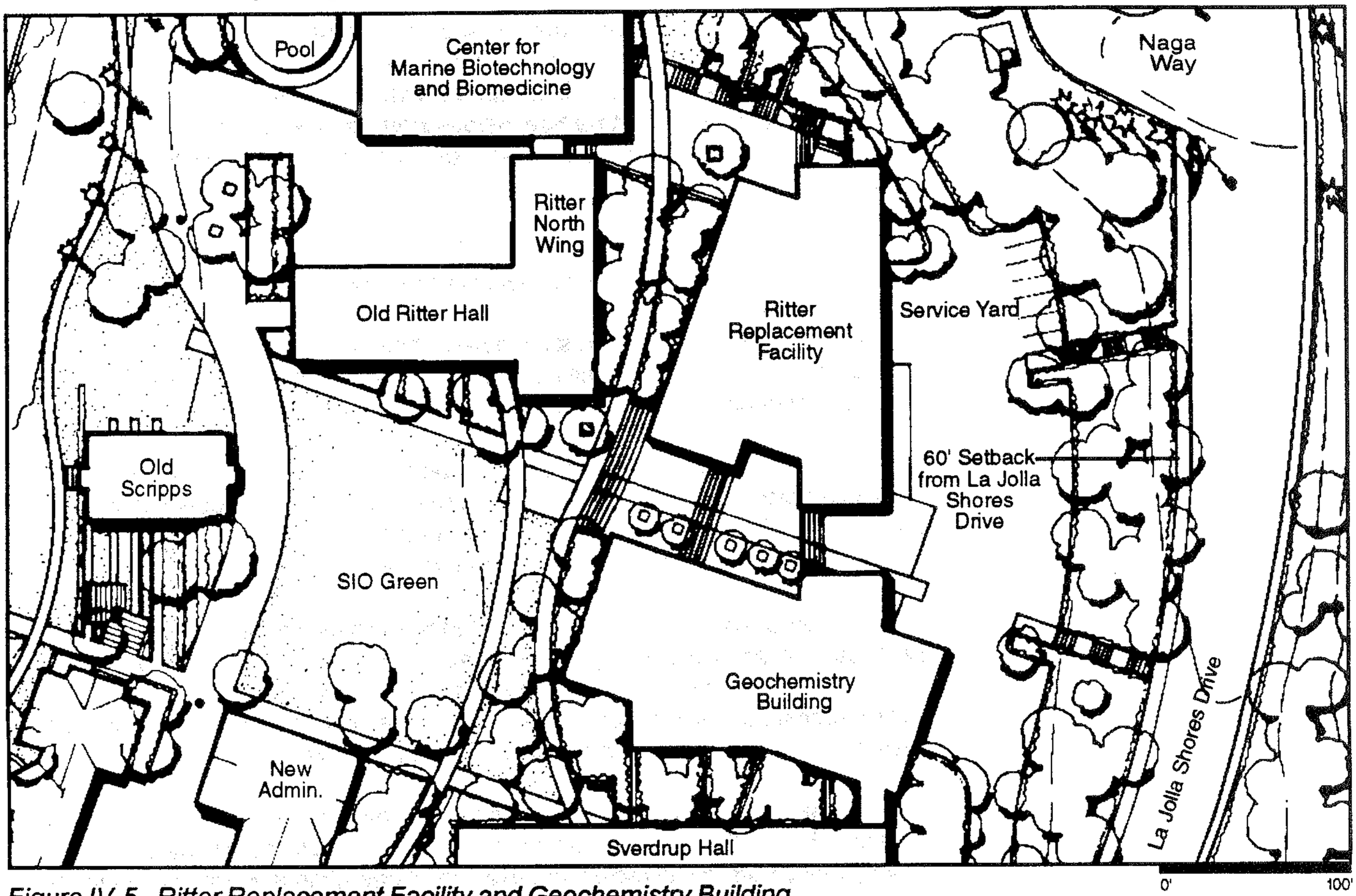


Figure IV-5. Ritter Replacement Facility and Geochemistry Building

b. Geochemistry Building

Projected as a 25,000 ASF facility, the Geochemistry building should be thought of as a programmatic "extension" of the Ritter Replacement Facility, *Figure IV-5.* The two alternative sites which were considered for this facility are as follows:

- The site vacated by the East and South Wings of Ritter Hall. This alternative preserves the current urban form and maintains Sumner Auditorium in its present location. However, it preempts the creation of a larger open space at the heart of the neighborhood.

- The Sumner Auditorium Site. This site requires the replacement of Sumner Auditorium. However, due to its limited size and aging equipment, the PAC felt that the auditorium would have to be relocated in the future anyway, ideally to a location closer to the Commons and the new Scripps Administration building. In the absence of the constraint posed by the auditorium, this second site was preferred.

Key Considerations: The Geochemistry facility should be envisioned as a programmatic "extension" of the Ritter Replacement Facility. Both buildings should function as a "bridge" between Old Ritter and Sverdrup, by means of

skywalks, bridges, and a ground level plaza. However, as further described in the Design Guidelines, the buildings should read as being separate and distinctive, instead of a continuous block.

Service for both facilities should occur from the east, by means of a continuous service court. The possibility of a common loading area and service elevators should be explored. The service court should allow trucks to pull close to the eastern end of Sverdrup Hall, where a service elevator should be installed In all cases, a 60 foot landscape buffer should be maintained between the service yard and La Jolla Shores Drive.

c. Center for Coastal Studies (CCS)

The Center for Coastal Studies is a relatively new component of SIO. It has grown quickly and is expected to further expand as public interest and concern for the coastal environment increases. The SIO Academic Plan fully details the current and future activities of CCS. Many of these activities are closely related to multidisciplinary collaboration with governmental agencies.

The new facility, projected to contain about 24,000 ASF, requires proximity to the beach, and more importantly, to the ramp leading down to the shore, *Figure IV-6*. The only site large enough to meet this requirement is the area containing the T40 to T43 buildings south of Hubbs Hall.

Key Considerations: To maximize the site's efficiency, the building should be "wedged" against the hillside, leaving as large a service yard as possible between it and the bluffs. Large equipment will be serviced and assembled in this yard, which must have direct access to the shore. Both the Hubbs Hall and CCS yard areas should be envisioned as a single outdoor workspace.

The massing of this building is broken into a three-story and a two-story section. This "stepped" arrangement is intended to minimize the blockage of ocean views from the Director's House, while providing the opportunity for second-floor roof decks with wide views of the ocean. The beach ramp should be relocated northward to reduce its steepness and improve its access from the proposed CCS yard.

d. Center for Marine Biotechnology and Biomedicine (CMBB)

SIO and the UCSD School of Medicine have established the Marine Biomedical Research Institute. In involves a core of scientists including: marine biologists, pharmacologists, microbiologists, physiologists, marine chemists and neurophysiologists from SIO, the School of Medicine and other related scientific departments at UCSD. The program has cooperative links to biotechnological industries. As identified in the SIO Academic Plan: "The fundamental goal of the program is to establish a highly interactive research and teaching environment which exploits access to marine environments for biomedical research."

Projected as a 21,000 ASF facility, CMBB requires a linkage with Hubbs Hall, *Figure IV-6*. This facility and CCS cannot be accommodated north of Discovery Way. The CMBB facility can only be accommodated in the current site of Vaughan Hall and Experimental Aquarium. Vaughan Hall will eventually be abandoned and demolished. The CMBB program, however, cannot be accommodated within the three-story footprint . Either additional floors or a basement will have to be considered, and/or encroachments past the Vaughan Hall footprint.

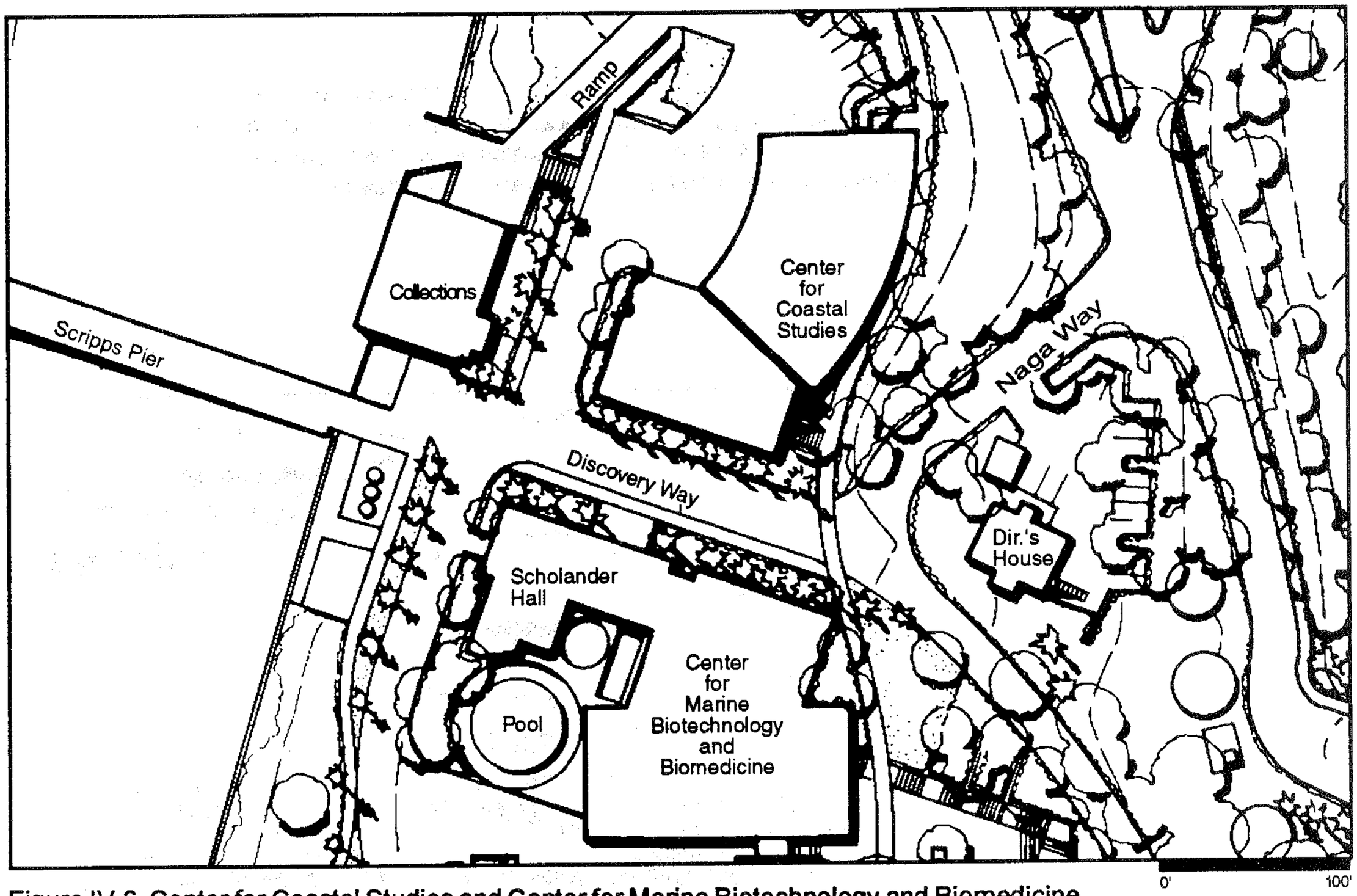


Figure IV-6 Center for Coastal Studies and Center for Marine Biotechnology and Biomedicine

Key Consideration: This facility will require the relocation/reconstruction of the two smaller marine holding tanks south of Vaughan Hall. To maximize the site area available for the CMBB, the new tanks should be placed as close to Scholander Hall as possible, within reach of the main circular tank facing the bluffs. Ground level access to these tanks must be maintained from both Discovery Way and the Old Ritter service yard.

e. New Scripps Administration (NSA)

The existing Scripps Administration building is among those scheduled for replacement and relocation. The new facility would house the director's office, conference rooms, and administrative staff, *Figure IV-7.* Only the area south of Old Scripps was deemed suitable for the 10,000 ASF facility, either to the east or west of the neighborhood's entrance roadway. One location in the space to be vacated by Ritter Halls' East and South Wings was rejected, as this would pre-empt the creation of a large space at the heart of the neighborhood. Because the Commons can take better advantage of the more linear site west of the road, the "east-of-the-road" location was chosen for the NSA.

Key Considerations: The New Scripps Administration building should be sited in conjunction with the Commons and new Sumner Auditorium to form an entrance courtyard off El Paseo Grande. This courtyard should function as a gateway into the South Scripps Neighborhood and as a gathering area related to public functions .

f. Commons

Also about 10,000 ASF in area, the Commons would contain a small cafeteria, meeting rooms, and a student activity room. Sumner Auditorium would also be located as part of the complex, in close proximity to the cafeteria to facilitate catering related to conferences and special events, *Figure IV-7.*

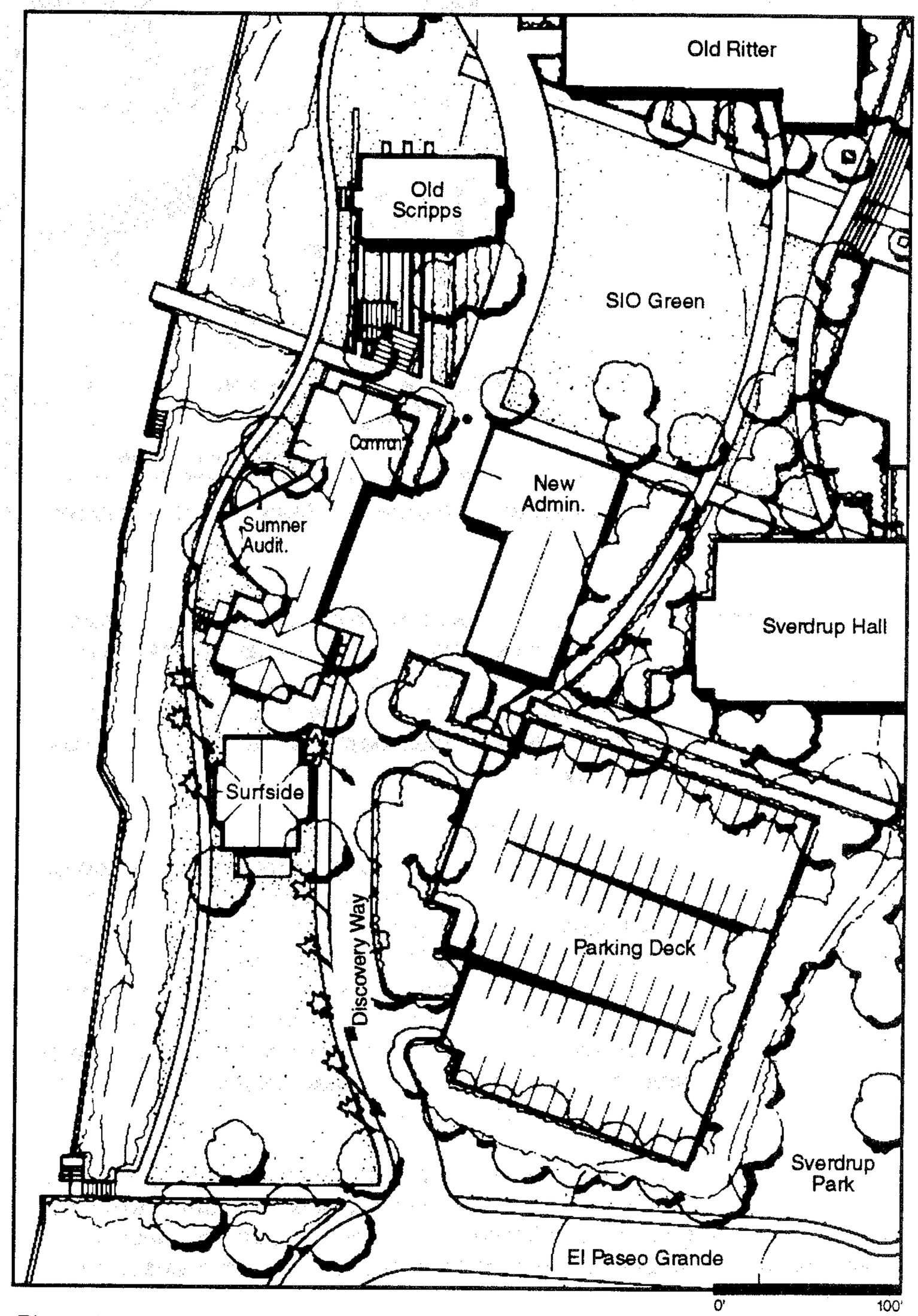


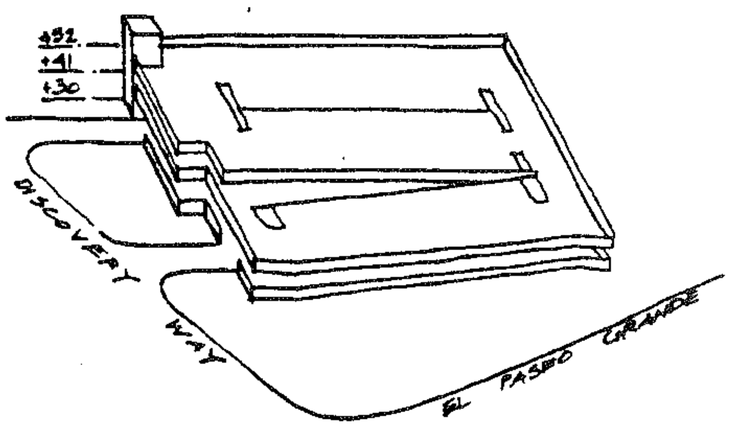
Figure IV-7 New Scripps Administration, Commons, and Parking Structure

The Commons is envisioned as a low-scale collection of buildings edging the bluffs, reminiscent of the cottages that still dot the Scripps campus. Although it would seem natural to place the Commons in a central location, the students and faculty believe that the culture of the place is all too informal to warrant such a "fishbowl" approach. The student's lounge, or "Surfside" facility, is envisioned as a detached building bearing a distinctive identity from the rest of the Commons.

Key Considerations: Along with the New Scripps Administration building, the Commons should help define an entry court and gateway into the South Scripps Neighborhood.

g. Parking Structure

Currently, parking for the South Scripps Neighborhood is composed of on-street spaces along La Jolla Shores Drive, El Paseo Grande, and Discovery Way. There are also various off-street parking lots within the neighborhood. The largest of these is located at the south end of the neighborhood and accommodates 71 parking spaces. Several alternatives were considered for the neighborhood's projected parking needs, from adding scattered lots and expanding the existing ones, to providing remote parking in the remote areas of the Scripps campus. In the end, placing as much of the required parking as possible in a single structure wedged into the hillside at the south end of the neighborhood was the preferred choice, *Figure IV-7*. The structure would accommodate 230 spaces on two and three stacked levels. Stacking the parking offered several advantages, including:



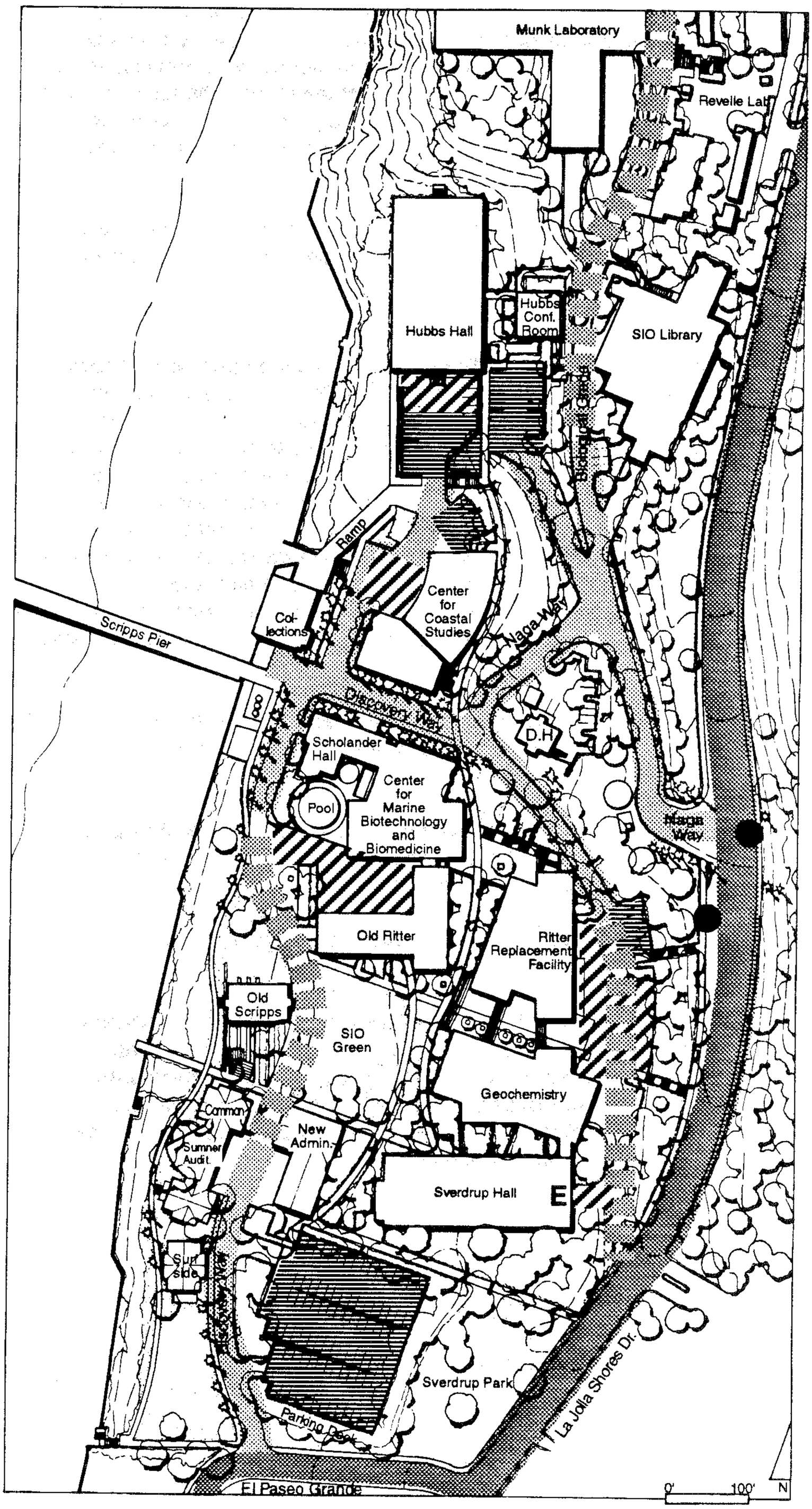
Axonometric view of the parking structure from the southwest.

- It consolidates 75% percent of the needed parking at the main entrance to the neighborhood and in close proximity to the major research facilities.

- It allows the preservation of Sverdrup Park at the corner of La Jolla Shores and El Paseo Grande, and the conversion of the existing parking along the bluff to open space.

- It optimizes control of circulation and parking for visitors and beachgoers.

Key Considerations: The structure is envisioned with three parking aisles. The aisle closest to El Paseo Grande should function as a ramp, rising towards the hillside. This will minimize the structures' impact upon ocean views from adjacent residences. Vertical circulation to the structure should be located at its northwest corner to facilitate access to the New Scripps Administration, the Commons, and future Sumner Auditorium.



Legend

- City Streets
- Automobile and Service Access
- Emergency Access
- Parking
- Work Yard
- E Sverdrup Service Elevator
- City Bus Stop

Figure IV-8 Vehicular Circulation

3. Vehicular Circulation

Vehicular access for SIO personnel is provided from the current entry points. Visitors and those using the parking structure are directed to the southern entrance from El Paseo Grande. The Gateway Court serves as a vehicular turnaround and loading area on a typical day, and drop off and gathering space for the Sumner Auditorium in the evening.

Service access is provided to all the neighborhood's buildings from El Paseo Grande, Discovery Way and Naga Way. Service yards associated with buildings are identified on *Figure IV-8* as work yards.

Emergency vehicle circulation through the neighborhood is essential. Access for emergency vehicles is provided on all automobile roads and within an area blocked off by removable bollards on Discovery Way between the new Common plaza at the south edge of the Green and the Old Ritter service yard. Egress from the service yard east of the Ritter Replacement Facility is provided to the south on turf block to meet La Jolla Shores Drive.

4. Pedestrian Circulation and Scripps Ladder

Pedestrian circulation through the neighborhood is encouraged through an efficient network of paths, *Figure IV-9*. Scripps Ladder will link the SIO neighborhoods as a path which meets the requirements of the Americans with Disabilities Act (ADA). The ladder, modeled after the initial component at the Revelle Laboratory, will make use of elevators located within buildings along the path. Additionally, sets of stairs will connect with the ladder to supplement the circulation network.

The paths meander as they run parallel to the coast. Straight paths, parallel to the pier contain stairs where they are not a component of the ADA requirements.

Legend

- Pedestrian Path
- Path with Stairs
- E Elevator Connection
- Building Entry
- Outdoor Gathering Core

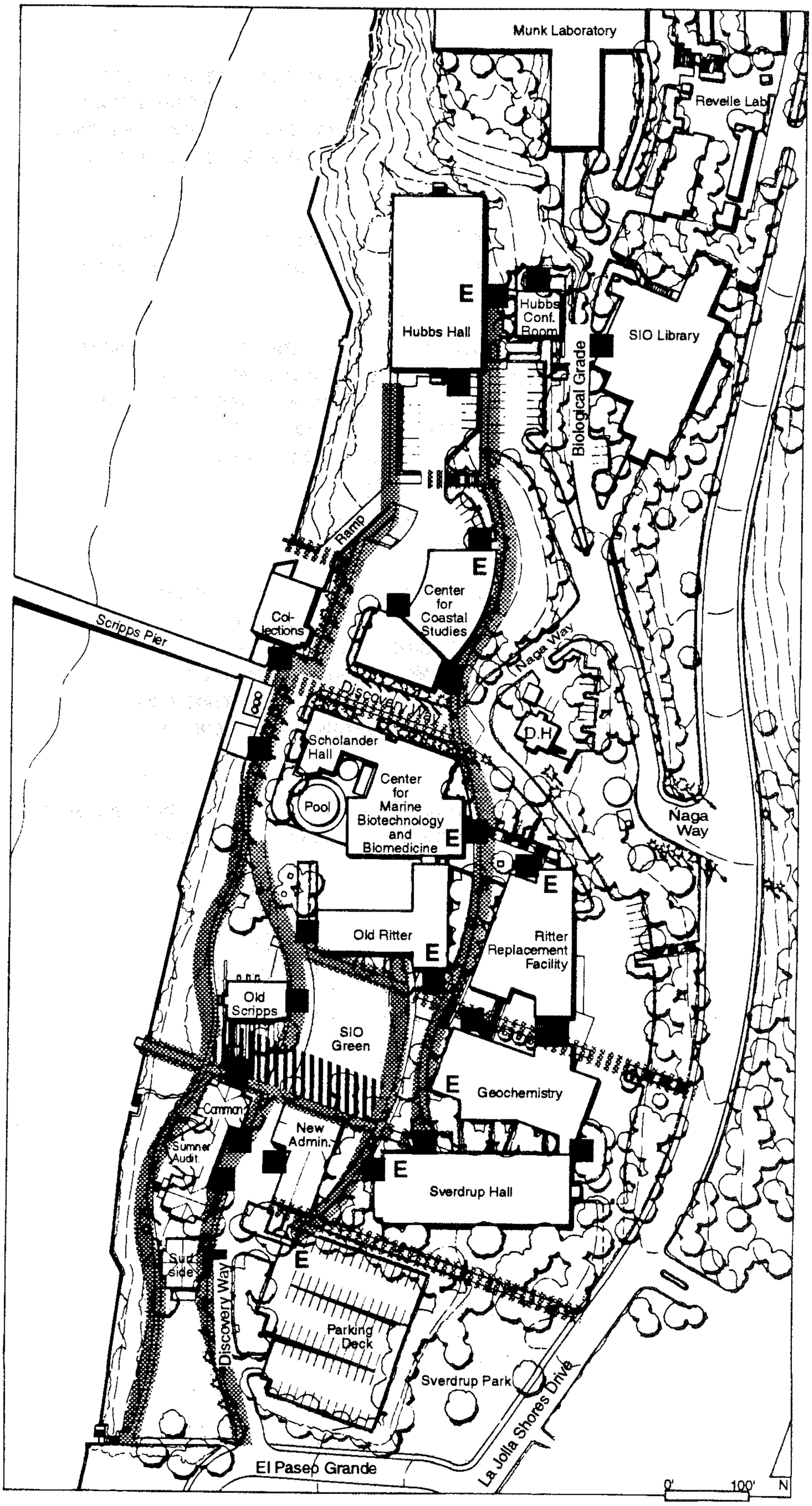


Figure IV-9 Pedestrian Circulation

V. DESIGN GUIDELINES

A. Introduction

1. Intent

The design guidelines for the South Scripps Neighborhood are prepared to promote an overall design vision through broad-based criteria and controls in four major categories: site development, architecture, landscape architecture, and circulation. Design guidelines do not regulate the detail of new development; rather, they offer minimum guidelines about the "big moves" - the buildings, the infrastructure and the landscape - that are likely to impact the urban quality of the place.

How to Apply the Guidelines: The design guidelines should be used as a base for continued discussion about how the neighborhood should evolve in the decades to come. As such, each guideline discussion includes:

- intent of the guideline; and
- specific guideline recommendations.

2. Environmental Setting

In the South Scripps Neighborhood, the "big moves" relate fundamentally to the relationship of the structures to the larger landscape. The hills, bluffs, and ocean that characterize the neighborhood coalesce in ways that are unique in UCSD. No other precinct on the UCSD campus is as close to the ocean, for example, nor as dramatically wedged between the coastal hills and the coastline bluffs, as the South Scripps Neighborhood.

Proximity to the ocean also presents unique environmental concerns, the most important being solar glare and cool breezes from the west, and corrosion from the moist salt air.

- Ensuring that the structures reflects the neighborhood's unique environment is one of the fundamental objectives of these design guidelines.

3. Cultural Setting

The South Scripps Neighborhood, however, is also unique as a cultural place. UCSD started here. Its first researchers were pioneers, in ocean and earth sciences, and establishing new methods of investigation and interdisciplinary collaboration. Buildings such as Old Scripps and Old Ritter Hall are testimony to the initial sparks that in time gave birth to what is today one of the nation's outstanding institutions of higher education and research..

Yet the South Scripps Neighborhood, like all SIO, has defied incorpora-

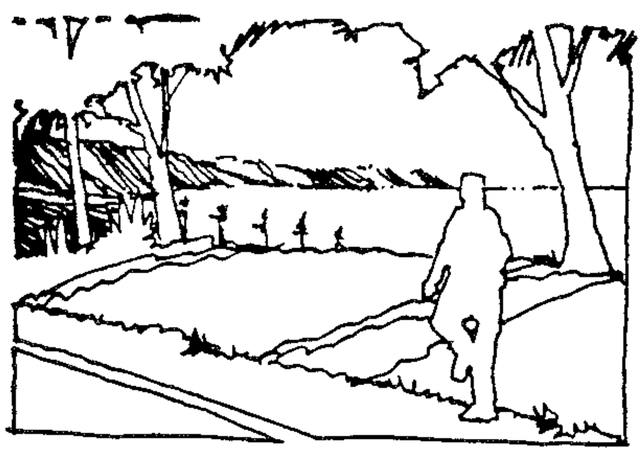
tion into the larger culture of the UCSD campus. The research in earth sciences, oceanography and marine biology, occurring in this neighborhood is unique to UCSD. It is a source of pride that is openly displayed in the work areas around the buildings and in the special research equipment they contain.

• Ensuring that the structures and buildings reflect the neighborhood's unique history and culture is a fundamental objective of these design guidelines.

B. Site Development

The urban identity of the South Scripps Neighborhood is defined by a number of key factors: the affordability of ocean views; the diverse and eclectic nature of its buildings and landscape; and the undulating hillside topography. The following site development guidelines are intended to ensure that these factors continue to define the urban quality of the neighborhood, and that they are engaged in the development of new facilities as primary form-givers.

1. View Corridors



The view over SIO southwest from La Jolla Shores Drive must be maintained as a "public view."

Views of the Pacific Ocean characterize the South Scripps Neighborhood for both the public traveling along La Jolla Shores Drive and for SIO campus population within the neighborhood.

• Views to the ocean from existing gaps and openings in the building fabric should be maintained and enhanced. No buildings should be erected or remodeled to the detriment of these view corridors, as described in *Figure IV-2.*

• Landscape improvements within these view corridors should be carefully designed so as to enhance the overall framing and filtering of ocean views.

• Public views from points along La Jolla Shores Drive and El Paseo Grande towards the ocean should be maintained. Vistas from points along La Jolla Shores Drive should not be blocked by buildings or plant massings.

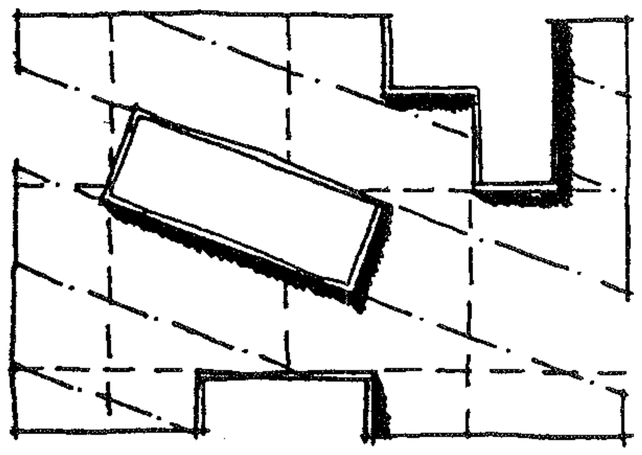
• Views to the ocean should be enhanced from campus open spaces, in particular the "green", the southern most entry, and the Scripps Pier View Corridor. No buildings should block these views. Likewise, the landscape in these open spaces should enhance these ocean vistas.

• Discrete views include those of the ocean and coastline from office and laboratory buildings. Buildings should be designed to provide ocean views from interior common areas such as hallways, staircases, lounges or entries, wherever feasible. Views from individual offices and laboratories are not necessarily required.

• Vistas to the ocean from campus community facilities, such as the "commons building", the student lounge, the lobby for the Sumner Auditorium replacement facility and the existing Hubbs Hall conference room should be maintained where currently available and encouraged in the new construction.

3. Building Orientation

Some buildings in the South Scripps Neighborhood, such as Hubbs Hall, Old Ritter, and Sverdrup Hall, are oriented to the cardinal directions (north/south-east/west grid): others, such as Scholander Hall, the SIO Library, and the Director's House, are oriented parallel to the Scripps Pier. The play between these two orientations creates an appearance of informality in the urban form that is unique at UCSD.

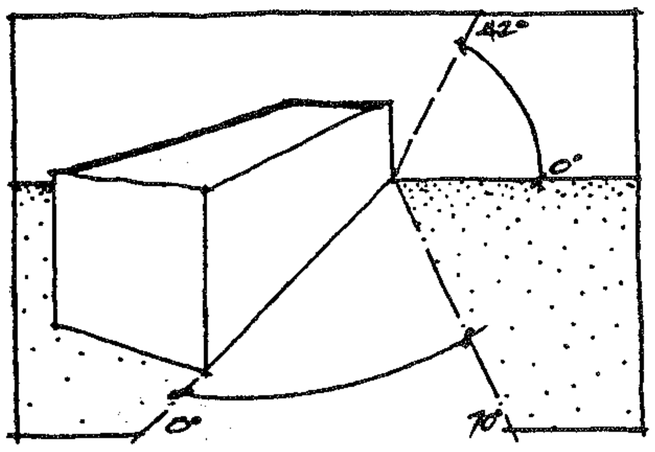


Buildings should be aligned with either the line of Scripps Pier or the north/south - east/west grid.

• New building alignments should alternate between one orientation and the other to maintain this quality (except as specifically noted in the section addressing building massing for the Center for Coastal Studies, Ritter replacement and geochemistry facilities).

4. Sunlight

Natural light for offices and laboratories should be preserved and enhanced. The steep hillside to the east of La Jolla Shores Drive precludes the capturing of early morning light in offices and laboratories. Still, by 9 AM the sun's altitude, at equinox (42 degrees altitude, 70 degrees azimuth), is high enough to shine fully on most east-facing building facades.



Buildings should be designed to allow morning sun to reach the existing east facing windows.

• Unless there are overriding considerations, the siting of new buildings should not impact negatively upon existing patterns of sunlight affecting habitable spaces. This is of special concern to the east-facing offices in the north wing of Ritter Hall.

5. Service Areas

Outdoor service/staging areas are integral elements of the neighborhood's activities. They reflect the culture of the place and the nature of its research.

• The construction, testing and staging of equipment in service yards is a vital part of the research and such yard areas should be honestly celebrated as work places rather than being disguised or screened.

• If security is required for these service areas, it should be provided with fences and gates rather than walls.

C. Architecture

In the SIO Campus, it is the landscape - the horizon, the ocean, the pier, and the bluffs - that set the place apart as an academic precinct. Buildings should be subdued and "rest easy" in this landscape, burrowing into the hillside, terracing down the slopes, or breaking down into pods and wings to make optimum use of the site's topography.

In the South Scripps Neighborhood, most of the buildings that rise fully out of the ground and stand out in the landscape are historic: the Director's

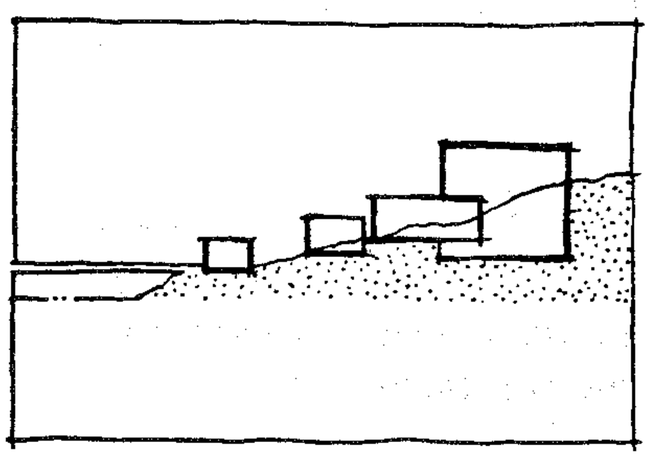
House, Old Ritter Hall, and Old Scripps. It is the intent of these design guidelines to reinforce the character of the place by giving the historic structures as much prominence as possible, and by keeping new buildings as background elements which help define the open space and magnify the natural and historic features of the landscape.

1. Historic District

- New buildings or sections of buildings within view of the Director's House, Ritter Hall, and Old Scripps should be sympathetic to their scale, massing, and overall character, but without diminishing their historical value through direct imitation of style or articulation of detail.

- As a rule, new building frontages facing the historic structures should not exceed in length the south facade of Old Ritter. Openings, gaps, insets, and offsets should be used to break up frontages where building programs require greater facade extensions.

2. Building Massing

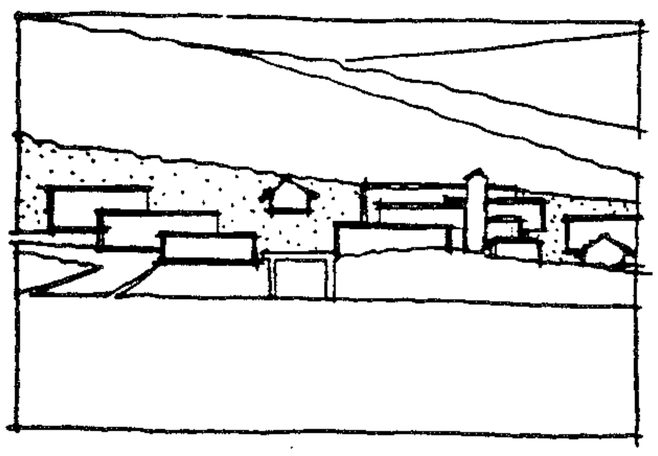


A diagrammatic view from the ocean illustrates the horizontal massing of buildings along the horizontal lines of the hillsides.

Most buildings in the SIO campus exhibit a predominantly horizontal massing orientation, that is, buildings tend to lie on the ground rather than rise against it. Such disposition enhances the view of the hillside and the ocean, as there are few objects that break the continuity of the landscape.

- New buildings in the South Scripps Neighborhood should maintain this massing orientation. Towers, shafts, and other vertical extensions should be used only when required for the infrastructure or utilitarian purposes of the building, rather than as a design embellishment.

- To preserve a sense of openness towards the coastline, larger and taller buildings should occupy the eastern area of the neighborhood, smaller and lower buildings should be set in the western area. Buildings along the bluffs should be broken down into finer blocks not larger in scale than Old Scripps.



In elevation, looking north, buildings are smaller towards the beach while larger buildings are set into the hillside.

The hillside topography undulates within the neighborhood, creating landforms of "coves" and "peninsulas." The Director's House is sited on a "peninsula," while the sites for the proposed Center for Coastal Studies, Ritter replacement and geochemistry buildings occupy "cove-like" landforms.

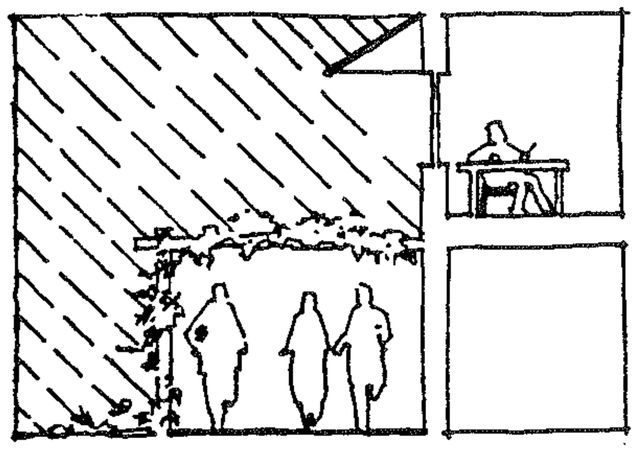
- To the degree that it is practical, the massing of the Center for Coastal Studies, Ritter replacement and geochemistry buildings should reflect the general disposition of the land through lines and forms that bend or curve along the hillside contours.

- In general, the architectural "signature" of any building should come through the detail rather than its overall mass and form. Buildings should help frame and clarify the larger landscape rather than obscure it.

- Building heights are limited with the intent to allow views over them. Heights are defined on *Figure IV-4*.

3. Building Facades

Many of the existing buildings derive their character out of the resolution between drawing in ocean views and controlling western glare and breezes. These seemingly opposing needs are often mediated by arcades, overhangs, awnings, trellises, facade insets and sun-shading baffles. Such devices should be standard fare in the South Scripps Neighborhood, particularly on the western facade of buildings.



Trellis and sunshades should be utilized.

- In South Scripps, buildings should not have "front" and "back" elevations; all elevations should be inviting.

- Although security concerns may limit the number of "front doors" into any given building, all building entrances should be legible and given an adequate entry area and design treatment.

4. Roofs

- Roofs should be viewed as a building's "fifth facade," deserving simple detailing and careful treatment of mechanical equipment. Light colors that induce glare should be avoided. The maintenance department considers the unique copper-coated "wave" roof on the SIO's Hydraulics Lab building to be very successful. Like copper, high quality zinc roofing should also be both cost effective over the life of the building and contribute to the visual quality of the neighborhood. The use of similarly elegant roof forms and materials is encouraged.

5. Exterior Materials

The selection of exterior building materials should recognize that the SIO campus is the most corrosive environment at UCSD, and that maintenance concerns take the precedence over purely aesthetic or economic considerations. Structural materials should be determined by programmatic and site requirements. SIO and Physical Plant Services have provided a list of exterior materials and system recommendations based upon maintenance history at SIO. This may be found in Appendix A: Building Materials and Applications. In all cases, the life-cycle costs of the materials should be taken into account prior to selection, given this coastal environment.

a. Predominant Exterior Materials:

- Concrete and wood, such as redwood and cedar, do well in the coastal environment. Both of these materials are used effectively in the North Scripps Neighborhood and should also predominate in the South Scripps Neighborhood. The use of T-111 (textured plywood siding) is prohibited as an exterior material.

- In general, concrete should be seen as "nestling" the building into the landscape through foundation walls, column supports, and shear walls. Wood, by contrast should appear to "float" in the form of verandas, railings, window and door frames, eaves, paneling, etc.

- If for budgetary reasons, concrete block and stucco are selected as predominate materials, the concrete block should be clean and straight-forward. Focusing on the special character of Old Scripps Building as an example, the use of stucco on new buildings should not diminish the character of the older historical buildings.

- Concrete block, for example, should not be heavily textured, and should be assembled to de-emphasize joint and coursing articulation.

b. Accent and Ancillary Exterior Materials:

- As stated in the above section, "Predominant Exterior Materials," the recommended exterior materials are concrete and wood. Accent and ancillary exterior materials should be used judiciously and in no case should they dominate the material palette.

- Masonry, such as stone, should be in its natural state, rather than a reflective, polished finish. Stone used should be characteristic of the San Diego coastline, such as sandstone. Cobbles should be limited to low garden walls, such as those found in the La Jolla area.

- Stucco should be used judiciously so as not to upstage or compete with the earlier use of stucco in the neighborhood (pre-1960). In these cases, stucco was often applied over concrete, allowing for a longer life cycle. Recent examples of stucco (CCS and Scholander Addition) have not followed the earlier pattern. If stucco is used, it is should be applied over concrete or concrete masonry units rather than wood or steel frames. In all cases the stucco should be of a smooth finish.

- When exposed to wind driven rain, concrete block (concrete masonry units/CMU) has a history of leaking on this part of the campus. If used, it should be clad, coated or buffered from rains.

- The use of glazed terra-cotta on building facades is preferred over ceramic tile.

- Metals such as stainless steel, aluminum, copper, and bronze must be of the highest grade to minimize corrosion, including staining and pitting. Field welding should not be permitted on exposed metals. Even protected H.V.A.C. ducts are known to corrode in this environment.

- There is a precedence for using "modern" materials in innovative ways at South Scripps, such as was done nearly a century ago with reinforced concrete and glass block at Old Scripps. Inventive materials are encouraged and should be in keeping with the overall intent of the architectural guidelines.

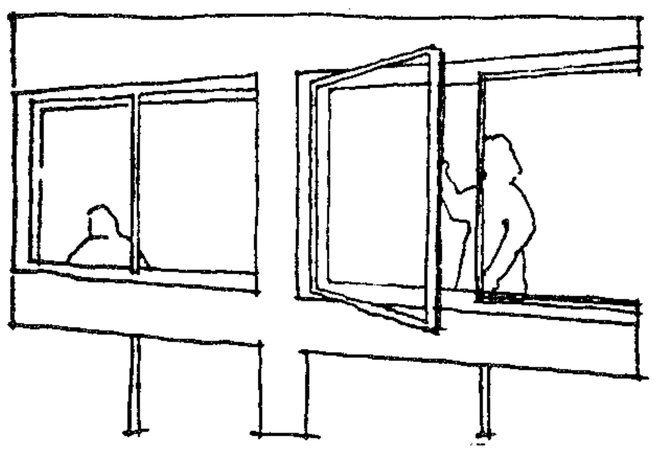
c. Prohibited Exterior Materials:

- Reflective or glare-inducing materials, including mirrored glass, are not permitted.

- T-111 (textured plywood siding) is not permitted.

6. Colors

- Building colors should be subdued and come from the materials themselves rather than from painted applications. Paint is discouraged. Salt corrosion tends to fade strong hues and peel the paint. Clear preservatives on wood, and integral color in concrete are permitted. Accent colors should be muted and low key also. Building entries provide the only appropriate opportunity for brighter colors. All color selections should follow the specific guidelines of the SIO South Scripps Neighborhood Master Exterior Palette (1996).



Operable windows are a desirable feature in offices that do not require highly controlled conditions.

7. Windows

• Windows and other wall openings afford the opportunity for regulated, manually operated natural ventilation, and shall be used to the greatest extent possible.

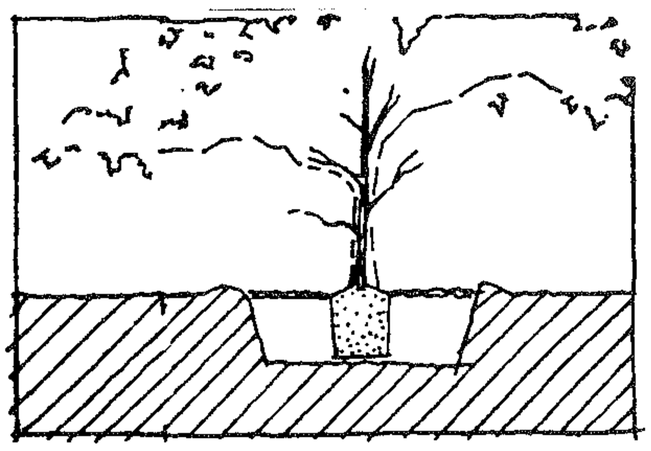
8. Life Cycle Costing Analysis

The coastal environment of the SIO neighborhood is extremely corrosive to building materials. Additionally, maintenance is limited on the UCSD campus.

• Life cycle costing analysis should be included in the value engineering process of all construction and restoration projects. This is critical to thoroughly consider the value of the initial expense of high grade materials versus the cost of maintenance and replacement of cheaper materials through the life of the project. The design and materials include interior mechanical systems, building exteriors and site furnishings.

D. Landscape

The landscape of the South Scripps Neighborhood is as diverse as its buildings. Three distinctive landscape corridors terrace down the hill towards the coast: rustic hillsides, ornamental gardens, and coastal bluffs see *Figure IV-3.* The intent of these guidelines is to reinforce the character of each corridor through the definitions of their function, boundary, plant material, and interface with adjacent buildings. In addition, the guidelines address the specific functional and design intent of the neighborhood's principal gathering and social space: The Green.



Planting design and installation should meet standard nursery practices including the consideration of mature size of vegetation.

The growing conditions for plants at the South Scripps Neighborhood are unique within the UCSD campus. Plants must be able to grow and thrive in a climate greatly influenced by the ocean, and in the soils of the bluffs. Plants must not over burden the maintenance capacity of the campus, and the palette of plants must serve a variety of purposes such as, enhancing views, buffering adjacent land uses, and discouraging pedestrians from hazardous areas.

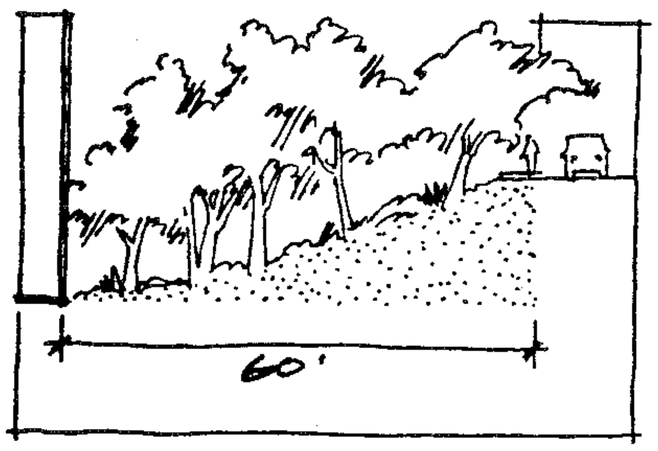
1. Hillside Corridor

a. Function

The Hillside corridor is a "Rustic Landscape" and is defined in the Campus Landscape Planning Study. It is characterized by a dry, "classically Californian" vegetation typical of the coastal environment. This is a "background" landscape that sets a rustic coastal tone for the entire SIO campus while buffering and screening buildings from La Jolla Shores Drive. Such a role for this landscape should be maintained and enhanced wherever possible.

The following are the general guidelines of the Campus Landscape Planning Study associated with the Hillside corridor.

• "A legacy of the past landscape on the campus site should be maintained by the use of native or naturalistic shrubs and groundcovers combined with groves of eucalyptus or other rustic trees."



A 60' wide planting area is necessary along the western edge of La Jolla Shores Drive.

• "Plant materials in the rustic landscape should be compatible with the muted gray-greens of the eucalyptus and native chaparral vegetation and should include species with colorful foliage or flowers that will add visual interest to the campus landscape."

• "The rustic landscape should emphasize low water use and low maintenance; it should not contain manicured or formal planting areas and exotic, water-loving species. Irrigated lawns are discouraged, unless located in areas highly used by the campus community."

• "Although native and drought-tolerant plant materials will be used in the rustic landscape, some supplemental irrigation is necessary to establish new plantings and maintain the landscape in a healthy condition. Water conserving irrigation systems and alternative water sources (i.e. deionized lab water, reclaimed waste water, and storm runoff) are encouraged."

Specifically for planting along La Jolla Shores Drive:

• "Use only native or xeric plant materials with native characteristics along this street adjacent to the campus frontage. Existing landscape areas with exotic vegetation should be revegetated with native or xeric species, whenever feasible. Turf may be retained in areas along this street that would function as scenic overlooks of SIO and the ocean."

The Campus Landscape Planning Study calls for the use of one or more recurring shrub or groundcover species along the length of La Jolla Shores Drive to provide continuity.

• "Low shrub species should predominate the landscape, particularly in the view corridors to the ocean. Rustic trees, such as Torrey Pines, Catalina Ironwood and eucalyptus species should be planted sparsely to avoid blocking ocean views. Similarly, tall dense stands of shrubs, such as the existing myoporum, should be removed if obscuring scenic views or the ocean."

• "Emphasize the presence of SIO to heighten public recognition. Buildings along La Jolla Shores Drive should be complemented by filtered plantings, rather than dense screening. Additionally, the landscape design should have a cohesive character along this edge and should use one or more recurring shrub or groundcover species along both sides of the street to further define this segment of the UCSD campus."

b. Boundaries

In the south side of the neighborhood, the Hillside Corridor should extend from the western edge of La Jolla Shores Drive to the eastern edge of Sverdrup and the Ritter replacement, and geochemistry development sites. This includes the 60+ building setback from La Jolla Shores Drive. In the northern side, the hillside vegetation should extend to the edge of the development site for the Center for Coastal Studies.

c. Plant Materials

Typical plants in the Hillside Corridor could include:

Arctostaphylos spp., *Manzanita*

Baccharis pilularis 'Twin Peaks', *Prostrate Coyote Brush*
Ceanothus spp., *California Lilac*
Dudleya brittonii, Britton's *Chalk Dudleya*
Eriogonum parvifolium, *Coastal Buckwheat*
Eucalyptus species, *Eucalyptus*
Heteromeles arbutifolia, *Toyon*
Lyonothamnus floribundes, *Catalina Ironwood*
Pinus torreyana, *Torrey Pine*
Prunus lyonii, *Catalina Cherry*
Rhus integrifolia, *Lemonade Berry*
Rosa californica, *California Wild Rose*
Salvia species, *Sage*
Sisyrinchium bellum, *Blue-eyed Grass*
Trichostema lanatum, *Wooly blue Curls*
Rosmarinus officinalis 'Prostratus', *Creeping Rosemary*
Westringia 'Wynyabbe Gem', *Westringia*

d. Building Interface

• The corridor's rustic planting should fill the areas around buildings, parking lots, and service yards to the fullest extent possible.

2. Garden Corridor

a. Function

Much of the La Jolla community developed in the early decades of the 20th century, a time of romantic attachment in design to traditional styles in architecture and gardens. In the landscape, the introduction of exotic plants and their arrangement in formal patterns that recalled well known historic models - the Mediterranean and the Asian in particular - served to enhance many private and public places, such as Balboa Park and the La Jolla Women's Club.

At the South Scripps Neighborhood, Sverdrup Park and the palm-lined pier approach road are expressions of such a landscape typology. The courtyard south of Ritter Hall is a modernist garden, but it shares an ornamental, manicured flair with its "historical" counterparts. The Garden Corridor is recognized as a "Discrete Landscape," defined by the Campus Landscape Planning Study as the ornamental landscape adjacent to the active buildings and gathering areas. All three areas are "formal" landscapes in that what is seen, and how people engage them as places to gather, is carefully controlled. However, each of them has a specific function which should be maintained and enhanced:

• Discovery Way at the pier: to frame the view to the pier and ocean, and to mark with color and ornament the potential future entrances to the Ritter Replacement and Marine Biotechnology and Biomedicine facilities.

• The Green (the central space, including the existing "modernist" courtyard): to afford a variety of spaces and micro-environments for large and small gatherings associated with the adjacent research, administrative, and commons facilities, and to compliment Old Scripps as a unique structure in the neighborhood. See the detailed description of the Green following the building interface section.

- Sverdrup Park: to mark the transition into the campus from La Jolla and to guide visitors to the SIO campus entrance. This area is defined in the Campus Landscape Study as a secondary entry/gateway. Sverdrup Park is valued as an area of open, rolling turf beneath an informal stand of mature ficus and pine trees. Views across the open space should be maintained while providing screening of the parking facility. The existing paths and drainage features are not necessary to the landscape character nor function of the area.

From the Campus Landscape Planning Study

- "A different adaptation of the entry concept is recommended for SIO. The intent of the entry statement at this segment of the campus is to identify the entity of SIO rather than focusing on individual access points located on La Jolla Shores Drive. As such, it is recommended that gateways be developed at the north and south ends of SIO to heighten the public's awareness of this area... The gateways will have a simple design of landscaping and signage... The existing pine tree plantings will be the primary landscape element at the south gateway."

b. Boundary

The Garden Corridor is essentially the middle zone between the hillside and coastal bluff corridors. Unlike the other two, the Garden Corridor does not flow continuously through the neighborhood but rather occurs as distinctive spaces, connected by the Scripps Ladder.

c. Plant Materials

In addition to lawn areas, the Garden Corridor should contain a variety of native and ornamental plants intended to enliven the landscape through color, texture, and form. In gathering areas, along walkways, and around building entrances, the plant material should be integrated with the hardscape - paving, raised walls, planters, trellises and other such features. To provide for specific functions typical plants in the garden corridor listed below could:

- Accent a building entrance or mark a path
  - Brahea species, *Hesper Palms*
  - Cupressus forbesii, *Tecate Cypress*
  - Cycas revoluta, *Sago Palm*
  - Dracaena draco, *Dragon Tree*
  - Juniperus chinensis 'Torulosa', *Hollywood Juniper*

- Provide shade
  - Calodendrum capense, *Cape Chestnut*
  - Vitex lucens, *New Zealand Chaste Tree*

- Provide exotic color, scents and forms
  - Echium fastuosum, *Pride of Maderia*
  - Lantana spp., *Lantana*
  - Lavendula angustifolia, *Lavender*
  - Phorimum tenax., *New Zealand Flax*
  - Strelitzia reginae, *Bird of Paradise*
  - Tecomaria capensis, *Cape Honeysuckle*
  - Turf Grass

- Carry on the tradition of historic exotic plantings
  Washingtonia robusta, *Mexican Fan Palm*
  Rosa species,. *Rose*

- Relate to the planting of adjacent landscape corridors
  Ceanothus spp., *California Lilac*
  Sisyrinchium bellum, *Blue-eyed Grass*

d. Building Interface

- The Garden Corridor should be characterized by a strong fusion of plantings and building forms through vine structures, trellises, raised planters, garden walls, and other similar structures. Buildings should be seen as growing out of the landscape, and the landscape should be seen as acquiring formal expression from the buildings.

e. The Green

A component of the Garden Corridor is the central open space or "Green". One of the principle objectives of the plan is to gain a central, multi-purpose space that can function as the heart of the neighborhood. This open space is bounded by Old Ritter Hall to the north; Sverdrup Hall, the proposed commons building and New Scripps to the south; and the proposed geochemistry building to the east, The neighborhood "Green" would be the repository of large and small gatherings, and would provide pedestrian linkages between buildings. The following are key criteria that should be considered in the design of this space:

f. Focus on Old Scripps

Giving the Old Scripps building a dignified setting is another key objective of the plan. Old Scripps should be viewed from as many corners of the neighborhood as possible, particularly from the Green.

For this reason, the Scripps Green should have a centrally open spine aimed at Old Scripps from as far east within the space as possible. The orientation of this spine would follow the alignment of the pier to reinforce the play between the two alternating orientations that define the neighborhood's urban form.

g. Ocean Window

A gap or "window" currently exists between Old Scripps and Ritter Hall through which the ocean is seen.

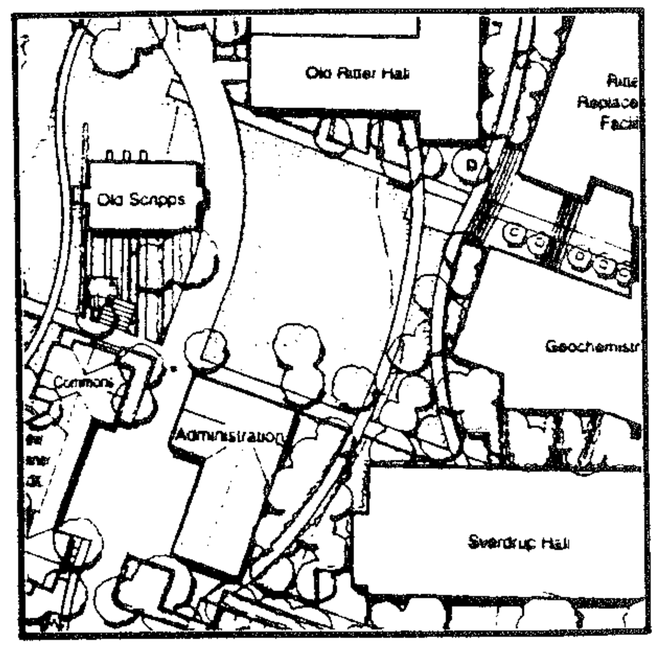
- This window should be maintained free of high growing vegetation or other visual clutter to ensure continued viewing of the ocean from the Green.

- A variety of outdoor gathering opportunities designed for the variety of climatic conditions should be provided to allow for the maximum use of the landscape. For example, gathering spots should be available in the shade of canopy trees, and in the sun out of the wind on the southeast side of a building.

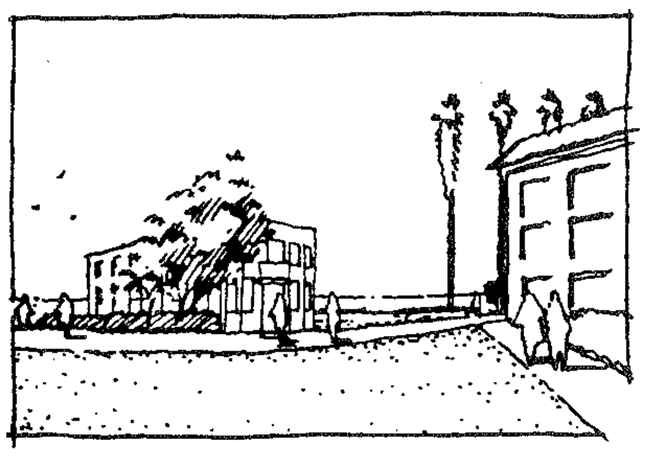
h. Terracing

The proposed Green will likely have a 15- to 20-foot grade differential between its eastern and western edges.

- To afford optimum flexibility for gathering functions, terracing should be favored over a continuous slope. Amphitheater steps such as those at the west end of Warren Mall on the main campus may be considered. Ramps should be



The plan illustrates how the historic Old Scripps building should be set apart from the new buildings.



The view of the ocean seen between the buildings can be enhanced by removing large shrub masses and carefully locating plants.

used to connect the terraces, following the Americans with Disabilities Act (ADA) requirements in the spirit of the Scripps Ladder.

i. Active Edges

- The edges of the Green should have active areas suitable for seating and informal gathering, particularly around building entrances and the Commons. In general, the edges should contain more paving, planters, trellises, seating walls, shade trees and palms, etc., than the central spine, which should remain open.

3. Coastal Bluff Corridor

a. Function

No other precinct of the UCSD Campus is as proximal to the Pacific shore as the South Scripps Neighborhood. At 30 feet above mean sea level, the land facing the ocean is the lowest in elevation and as close to the water's edge as is possible. The function of the landscape corridor along the coastal bluffs is to capitalize on this condition by establishing a continuous oceanfront park for relaxing and strolling in full view of the beachfront.

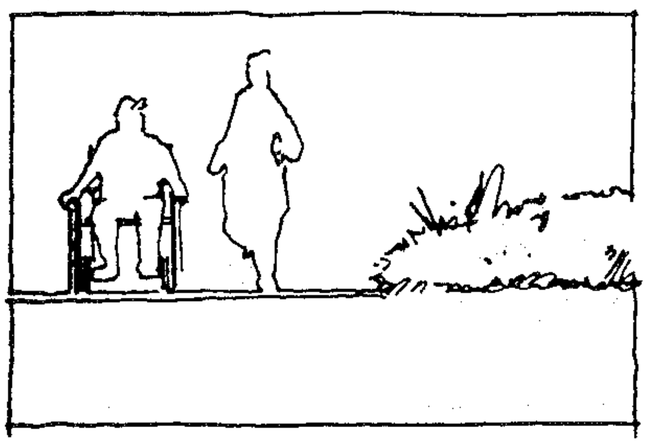
- The landscape should retain an open character to take full advantage of the sun, vistas and scenery. Lawn and palm trees should predominate in the open areas, with trees and shrubbery focused around buildings, for bank protection and in dedicated gathering areas such as the Commons.

b. Boundary

- The Coastal Bluff Corridor should extend from the bluffs to the undulating path east of Old Scripps along the entire length of the neighborhood.

c. Plant Material

The line of widely spaced palm trees should be continued along Discovery Way south of the commons, parallel to the coast. Typical plants to meet the specific needs along the Coastal Bluff Corridor listed below could:



Use plant material to control pedestrian traffic.

- Discourage pedestrian traffic at the bluff
  - Aloe arborescens., *Aloe*
  - Agave Shawii

- Accent the coastal bluff and enhance views
  - Cupressus guadalupe, *Guadalupe Cypress*
  - Lyonothamnus floribundes, *Catalina Ironwood*
  - Pinus torreyana, *Torrey Pine*
  - Washingtonia robusta, *Mexican Fan Palm*
  - Turf Grass

- Provide seasonal color, or contrasting textures and forms
  - Cistus 'Sunset', *Rockrose*
  - Coreopsis species, *Sea Dahlia*
  - Dracaena draco, *Dragon Tree*
  - Dudleya species, *Dudleya*
  - Limonium californicum, *Coastal Statice*
  - Sisyrinchium bellum, *Blue-eyed Grass*

- Minimize slope erosion
  - Eriogonum parvifolium, *Coastal Buckwheat*
  - Juniperus conferta, *Shore Juniper*
  - Rhus integrifolia, *Lemonade Berry*

d. Building Interface

• Buildings should appear as freestanding objects in the landscape, attracting a foundation of coastal plant material to contrast with the otherwise open lawn areas of the park. Trees should be used to punctuate the space rather than be arranged in groves to compete with the building massing.

E. Site Furnishings

1. Barriers

• Railing, barriers, or fencing along paths or around seating areas should be designed, within applicable codes, to minimize obstruction of prominent views and the ocean horizon.

• The use of shrubs may be utilized as pedestrian and traffic barriers. However, shrub masses must allow visibility for security and not unduly screen the service yards.

• Groundcover plantings should be used in the Coastal Buff and Hillside Corridors to control pedestrian traffic and slope erosion.

• Fences to provide security required for exterior storage of equipment must be designed integrally with the associated building architecture.

2. Seating

• A variety of seating configurations should be provided to afford flexibility in terms of climate exposure, group size, and visual orientation. A portion of the seating in gathering areas should be movable to allow flexibility in its location and arrangement.

3. Pedestrian Pavement

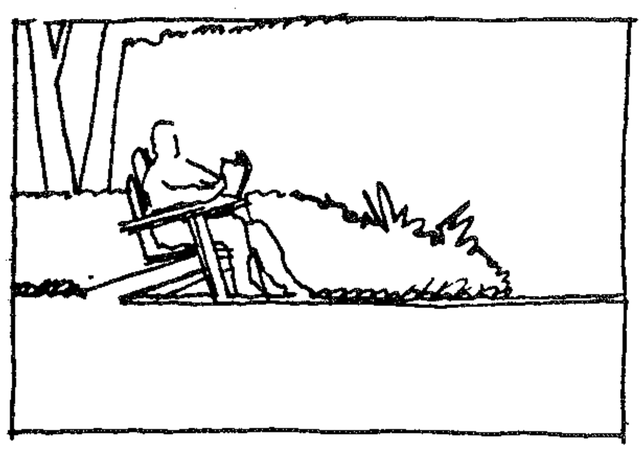
• Glare should be considered with the selection of paving material. Paving material should be limited to natural gray concrete. Unit pavers or native stone pavement is appropriate where additional detail is important, such as at building entries or common areas. Enhancement is desired at the front of Old Scripps and at the SIO entry courtyard at Discovery Way. Stamped concrete imitating other materials is not appropriate.

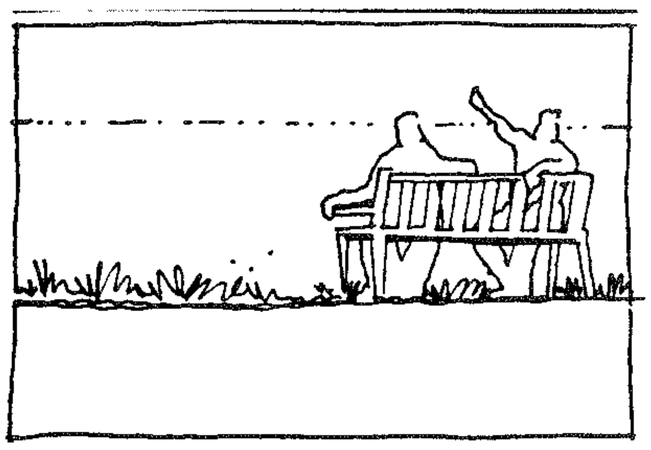
4. Furnishings & Lighting

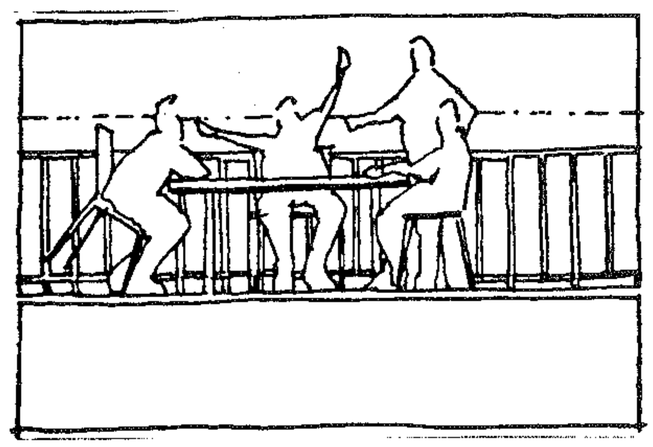
• Other furniture such as lights, flagpoles, waste receptacles, recycling barrels, drinking fountains and bicycle racks should be of corrosion-resistant materials. Wood and concrete furnishings are recommended over plastic and metal. When wood is used it should be high-grade wood treated with a clear preservative if necessary.

• Exterior lighting should conform to the Campus Outdoor Lighting Policy.

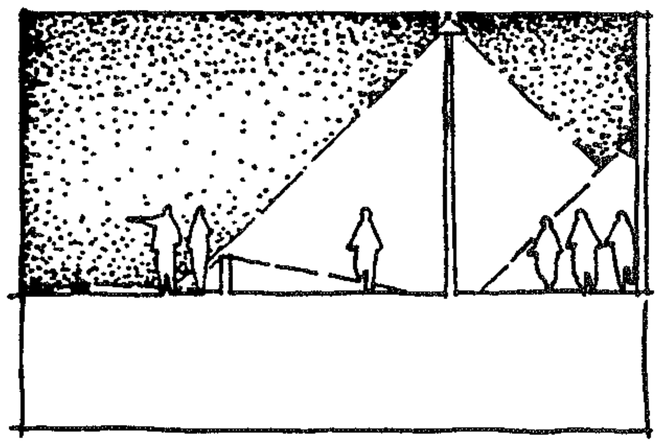
• Lighting fixtures should conform to the Campus Lighting Design Guidelines, with the exception of pole and bollard materials, which should be wood or concrete rather than metal because of the ocean influences on maintenance.







Provide a variety of seating opportunities.



Lighting should be designed to not block the views of the ocean.

concrete rather than metal because of the ocean influences on maintenance.

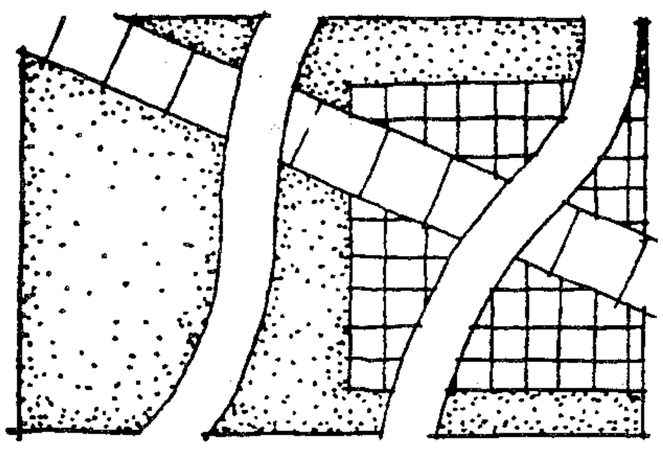
- Exterior lighting should be designed to mount on buildings to the greatest extent feasible. Low level pedestrian standards should be used to light paths where buildings are not present.

- No lights in the neighborhood should exceed 20+ in height. Lights located west of the eastern edge of Lower Discovery Way must be less than 30+ in height to minimize impacts to the views.

F. Circulation

1. Access and Entrance Identification

A hierarchal sequence of entries mark the access to the South Scripps Neighborhood.



Each of Scripps Ladder's path types should express a hierarchy.

- The SIO campus entry is identified in Sverdrup Park at the corner of La Jolla Shores Drive and El Paseo Grande according to the Campus Landscape Planning Study. The existing sign should be redesigned to stress Scripps Institution of Oceanography at UCSD and clarify the neighborhood entrance.

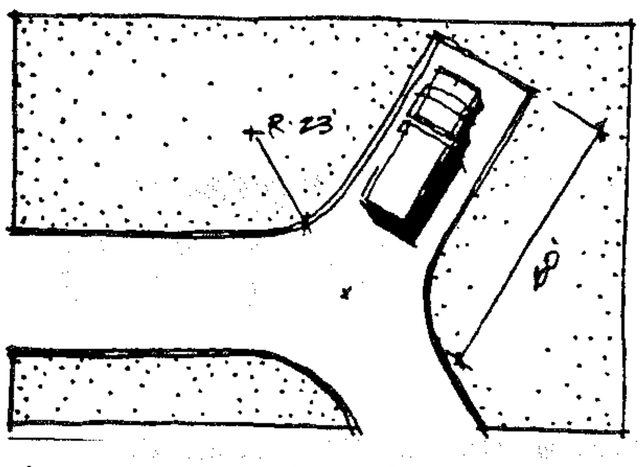
- The neighborhood entry for a visitor is via El Paseo Grande. This should be made clear to visitors through signage, including a locator map, views and landscape.

- The neighborhood entry for SIO staff or service vehicles is located at La Jolla Shores Drive and Naga Way. Monument signage should be removed at this location, so as not to compete with the Sverdrup Park signage, and be replaced with service access signage.

2. Pedestrian Paths

- Scripps Ladder should be extended to attain accessible pedestrian routes throughout the neighborhood. The ladder may consist of elevators associated with buildings and ramps that meet the ADA guidelines.

- Building entries should be designed as a component of the entry sequence located on the Scripps Ladder.



Access to workyards must meet the campus' requirements with a minimum 23' radius of the curb and a 60' length for vehicles to pull into turnaround.

3. Service and Work Yards

- Outdoor service yards and work yards must be accessible to service vehicles.

- Provide for the building's academic/research programs specific needs for work yards such as:
  - loading dock and adjacent roll up ramp;
  - room for maneuvering and storage of a fork lift;
  - access and maneuvering area for a flat bed tractor/trailer hauling a 8' x 8' x 20' container;
  - access and room for garbage and/or recycling dumpsters;

- staging area for the outfitting of research container "vans" which are typically 20' X 8' X 8' but can be as long as 40'.

4. Fire and Emergency Access

• Access for fire and emergency vehicles should follow the routes of automobile and service vehicles and extend beyond along specially designed walkways that can handle vehicular use.

• Pedestrian walkways such as from Scholander Hall south past Old Scripps to the plaza at the Commons/Sumner Auditorium and New Scripps Administration complex on Discovery Way must be designed to also serve as fire and emergency access route.

• Turf block paving should be utilized to provide fire and emergency vehicle egress to the east of Sverdrup Hall connecting the service area of Ritter Replacement Facility and Geochemistry building to La Jolla Shores Drive.

• Roadway bollards should be designed to allow temporary removal yet maintain a physical connection to its source to reduce the possibility of disposing of the bollard.

VI. ACKNOWLEDGMENTS

South Scripps Neighborhood Planning Advisory Committee

Jonathan Berger, Marine Sciences Physical Planning Committee
Wolfgang Berger, Geological Research Division
Tom Collins (Chair), SIO Director's Office
Seana Davidson, SIO Graduate Student
William H. Fenical, Marine Research Division
Boone Hellmann, Facilities Design and Construction
Paul Libby, Academic Senate CCCE Representative
Gunter W. Lugmair, Geological Research Division
Freda Reid, Marine Sciences Physical Planning Committee
Maria Vernet, Marine Research Division
Clinton D. Winant, Center for Coastal Studies

Campus Consultants:

Nada Borsa (Project Manager), Campus Planning Office
Jill Dillard, Capital Planning and Budgeting
Camilla Ingram, SIO Director's Office
Judy Munk
George Shor, SIO Professor Emeritus

Wallace Roberts & Todd

Ignacio F. Bunster-Ossa, Partner in Charge
Kathleen A. Garcia, Project Director
Laura Burnett, Landscape Architect

Rob Wellington Quigley, FAIA

Rob Quigley, Architect

Appendix A. Building Materials and Applications

The following specifications were provided by Frank Goldston, PPS; John Lasswell, PPS; and Ron Van Boxtel, SIO.

Roofing Materials

- Granular surfaced modified cap sheet is preferred over an aggregate surface. All bitumen overruns must have the granules spread into it while the bitumen is still hot.

Exterior Doors

- Exterior doors should be solid wood or weathertight/waterproof specialty fiberglass doors as manufactured by Kaylein Corp. of Santee, CA. (619) 448-0544, or equal.

Door Latch Hardware

- Exterior and interior parts should be stainless steel type 316L or brass.

Exterior railings and metal fixtures

- Hot-dipped galvanized steel including finished welds (not assembly of pre-galvanized components nor electroplated zinc or galvanized coatings).
- New generation anti-corrosion coatings such as Kevlar and others are not suitable until long-term durability and serviceability are demonstrated.

Ventilation Systems

- Ventilation systems must employ type 316L stainless steel ducting and air handlers.
- Air cooled refrigeration/air-conditioning system must utilize 100% copper heat exchangers. Any heat exchanger coil exposed to air should be copper fin, copper tube and HERESITE coated for extended life.
- Exhaust fans should be PVC as an alternative to stainless steel. All motors should be TEFC (totally enclosed fan cooled).

Electrical

- Main electrical installations, if not in conditioned air should be designed to minimize the use of components exposed to the salt air. This means using fluid filled transformers, gas switches instead of air break interrupters.
- Exterior electrical boxes must be NEMA 4. Plastic molded components should be used wherever possible.

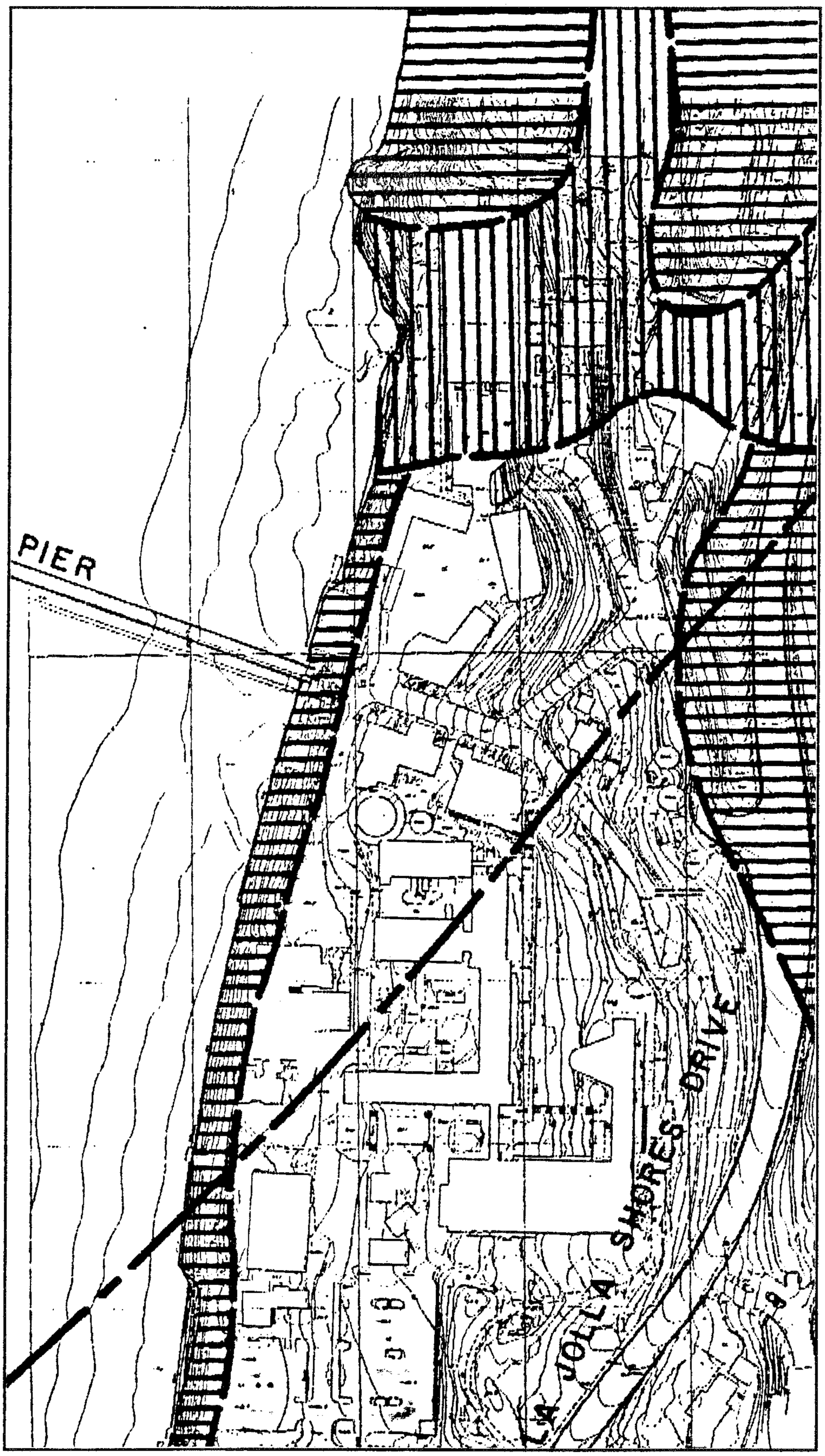
General Materials

- Stainless steel must be 316L alloy, weld joints must be properly ground, bead blasted and electropolished to remove impurities brought to the surface by welding heat.
- Titanium alloy 6A14V (useful in door lock mechanisms and hinges).
- Aluminum alloy 6061 must be hard anodized.

Concrete

- Inspect installation of all poured-in-place concrete to insure adequate coverage of steel reinforcing.

Geotechnical Limitations Map



Legend

Underlain by artificial fill - developable with moderate geotechnical limitations. Generally requires testing to determine the suitability of the fill and recommendations.

Approximate location of faults - developable with moderate geo-technical limitations as the location is poorly known. An approximately 200' wide strip on each side of the line should be investigated.

Unstable slopes - developable with moderate geotechnical limitations.

Source:
Geotechnical limitations and interpretation by
W. J. Elliott, April, 1988

Applicable Planning Studies

1. SIO South Scripps Neighborhood Master Exterior Color Palette; 1996
2. SIO Hillside Neighborhood Planning Study; 1995
3. Campus Landscaping Planning Study; November, 1993
4. Bicycle Circulation and Bicycle Parking Planning Study; July, 1993
5. UCSD Outdoor Lighting Design Guidelines; May, 1993
6. UCSD Outdoor Lighting Policy; May, 1993
7. Park Study; Part 1 - Definition of Park Boundaries; August, 1992 (rev.)
8. UCSD Master Plan Study; July, 1989
9. UCSD Satellite Antenna & Microwave Dish Policy; August, 1987

VIII. SOUTH SCRIPPS NEIGHBORHOOD PLAN UPDATE

Scripps Institution of Oceanography

A. PURPOSE OF THE UPDATE

This document represents an update of the original 1996 South Scripps Neighborhood Planning Study. The update is needed at this time to guide the siting and design of the SIO Commons projects which is scheduled to be completed in time for SIO's centennial celebration in 2003. The update reexamines the configuration of proposed future buildings at the southern end of the South Scripps Neighborhood including the SIO Commons, parking structure, and administration building.

Ritter Replacement Facility entry plaza at the intersection of Discovery and Naga Way.

Since completion of the 1996 Study, a number of major projects have been completed in the South Scripps Neighborhood, including the Ritter Hall Replacement Facility, Director's House rehabilitation and electrical/telecommunications utility upgrades. In addition, plans are currently being finalized for the central open space referred to in the 1996 Study as the "Green". Funding for this project, including the grading, pedestrian pavement, planting and irrigation has been donated by the Pawka family. Since the completion of the 1996 Study, the University has identified the need to preserve the basement of Ritter Hall after that building is otherwise demolished. The structural deck covering this basement space has been incorporated into the design for the Pawka Green.

Pawka Green is envisioned to be the central open space at the heart of the South Scripps Neighborhood.

View Southeast Across the "Green"

This update responds to recent developments at SIO:

- The requirements for the SIO Commons have evolved resulting in a somewhat larger building program. A project architect was recently selected, and the update is needed to identify the site and design guidelines for this project.
- In particular, the 1996 Study's assumption that the Commons project would be located entirely on the west side of Discovery Way was questioned. Concern was expressed that the larger volume needed for the auditorium component of the project may be better located east of Discovery Way.
- Some of SIO's residential neighbors have expressed concerns that their ocean views would be negatively impacted by the Commons project and parking structure.

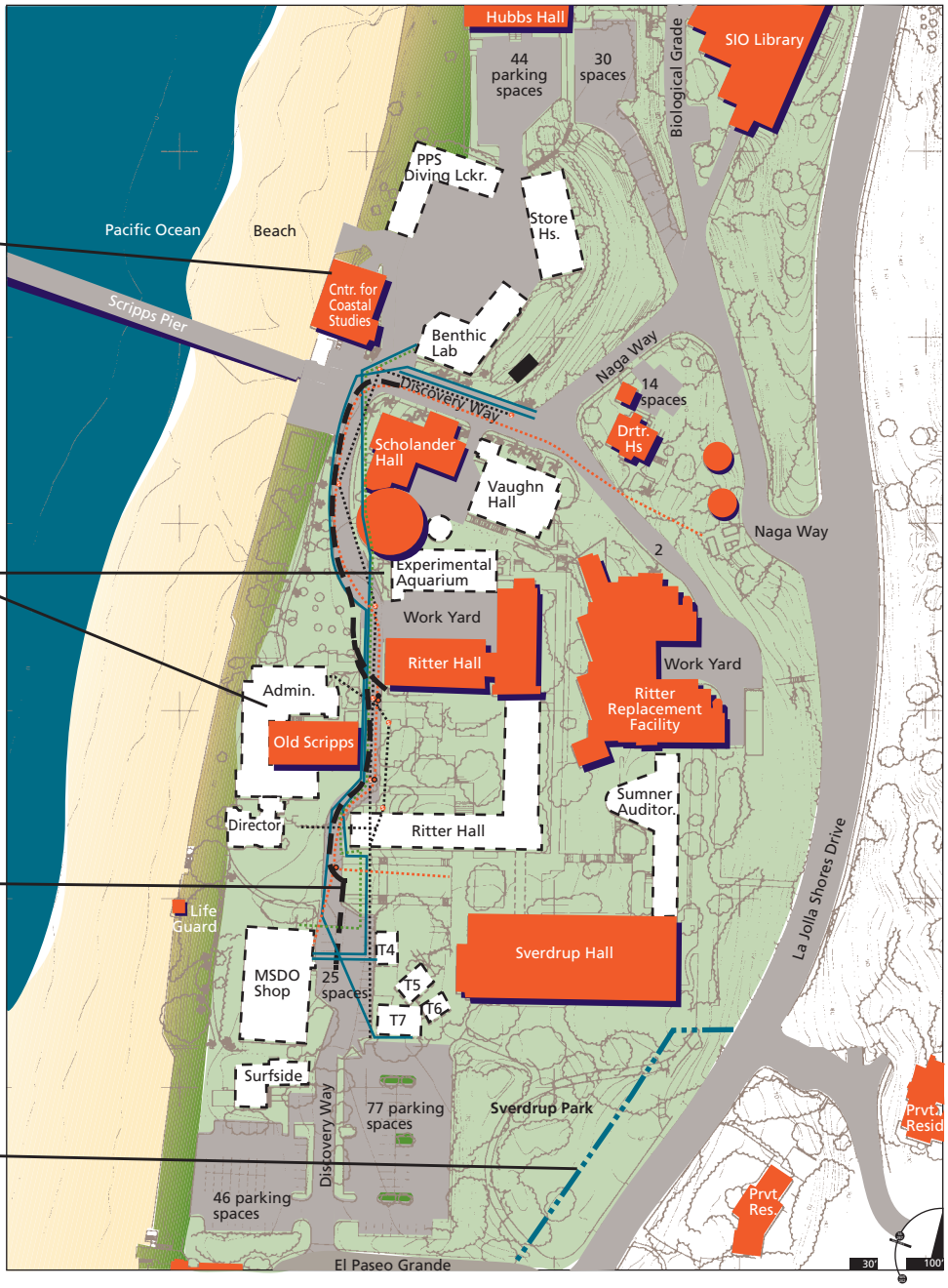


Figure VIII-1 Existing Conditions

B. PROGRAM UPDATE

New projections of building space needs for the southern portion of the South Scripps neighborhood were provided by SIO Administration.

PROJECTED BUILDING SPACE

SIO Commons	ASF	GSF	Efficiency
Auditorium	5,100	7,300	0.70
Caterer's Kitchen	1,500	2,100	0.70
Snack Bar/Cafe	1,500	2,100	0.70
Board Room	1,200	1,715	0.70
Meeting Room (1)	750	1,070	0.70
Meeting Rooms (2)	1,500	2,145	0.70
Surfside Lounge	1,000	1,400	0.70
Subtotal SIO Commons	12,550	17,830	
SIO Administration	13,500	20,800	0.65
Total Building Space	26,050	38,630	

PROJECTED PARKING

Parking Structure	230
Surface spaces	146
Total parking spaces	376

376 spaces are a target based on the 1995 Plan, see page 10.

Future buildings

The original 1996 South Scripps Neighborhood Planning Advisory Committee was reconvened to guide the development of this update. Subsequently, the update was reviewed and approved by the Marine Sciences Physical Planning Committee, the Campus/Community Planning Committee and the Design Review Board.

Figure VIII-2
Neighborhood Plan Update

C. PLAN ELEMENTS UPDATE

1. Development Sites for SIO Commons Elements

a. Auditorium (5,100 ASF)

The auditorium is to accommodate 300 people. Sixteen square feet is allowed for each person. Storage space is included at 300 ASF. Direct access to the Caterer's Kitchen is required.

The proposed location of the auditorium is east of Discovery Way and south of Pawka Green. The site is defined by the following:

- ❏ the realignment of Discovery Way over the recently completed underground electrical/telecommunications lines on the west. Discovery Way should be aligned as far to the east as possible. The proposed relocation of the City's sewer main should not dictate the location of the Auditorium.
- ❏ the minimum separation to Sverdrup Hall to accommodate service and emergency vehicle access on the east;
- ❏ the pedestrian ramp that defines the Pawka Green on the north; and
- ❏ site area for the future SIO Administration Building on the south.

Design Guidelines

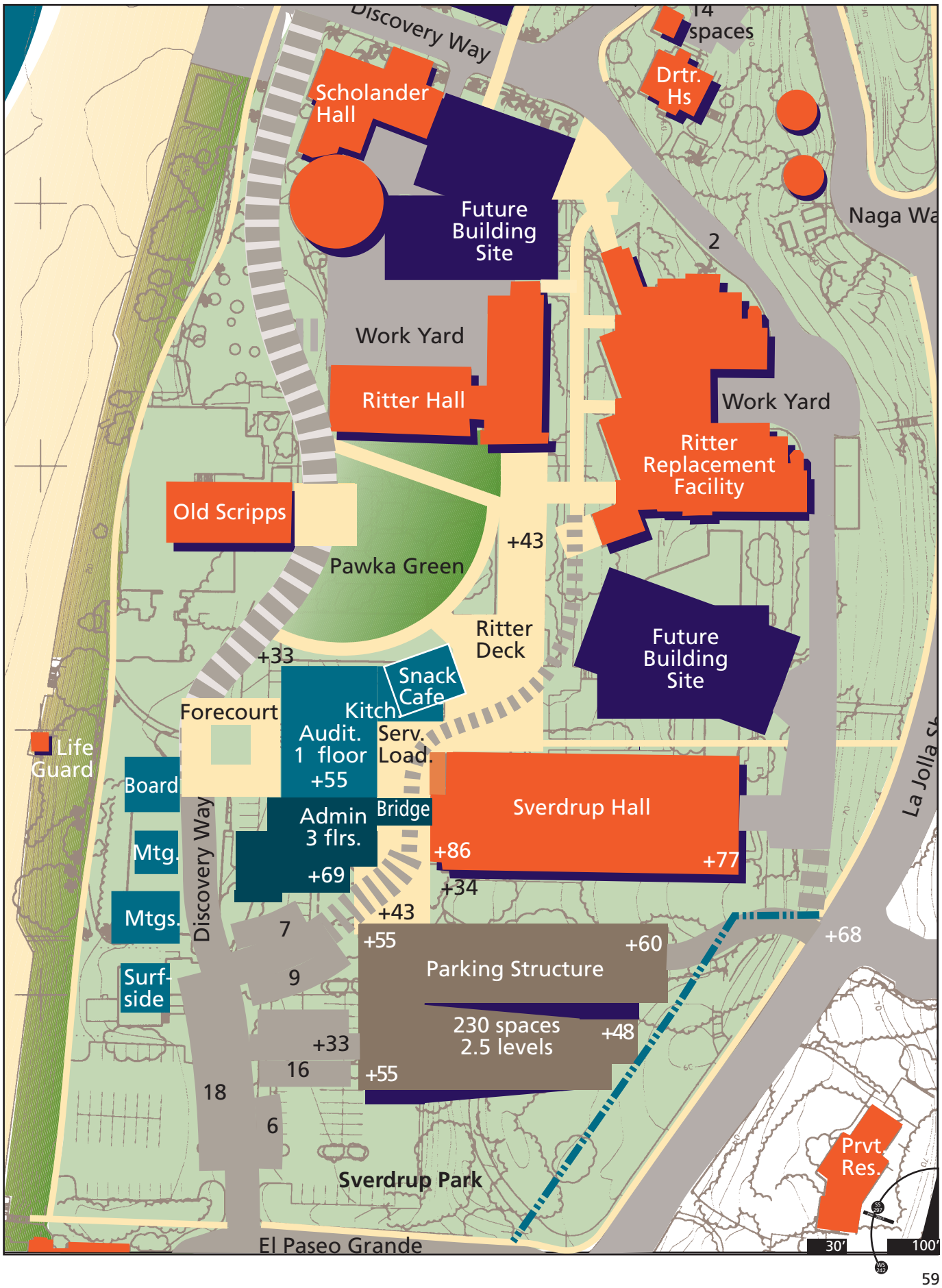
The finish floor elevation of the auditorium should be at approximately +33 to meet the existing grade at Discovery Way. The height of the building is expected to be approximately 22 feet.

The auditorium should take maximum advantage of the relationship to the Green and to the ocean. Views west are to remain open to the maximum extent possible. When the future Administration Building is constructed and the building additions surrounding the Old Scripps Building are removed, ocean views to the northwest will open up.

The formal entry should be generally located in the northwest corner of the facility to relate to both the forecourt for passenger drop-off, and to the Pawka Green. The grading of the Green should be designed to allow for a patio breakout area north of the Auditorium.

Service, fire and emergency vehicle access is located on the east side of the building to serve the adjacent Caterer's Kitchen and Snack Bar/ Cafe. Service access directly into the Auditorium should be gained from the forecourt on the west.

Figure VIII-3 Neighborhood Plan Update Enlargement


Discovery Way
14 spaces
Drtr. Hs
Scholander Hall
Future Building Site
Naga Wa
2
Work Yard
Ritter Hall
Work Yard
Ritter Replacement Facility
Old Scripps
+43
Pawka Green
Ritter Deck
Future Building Site
+33
Snack Cafe
Forecourt
Kitch
Audit. 1 floor +55
Serv. Load.
Life Guard
Board
Admin 3 flrs.
Bridge
Sverdrup Hall
+86
+77
Mtg.
+69
+34
+43
Mtgs.
Discovery Way
7
+55
+60
Parking Structure
+68
La Jolla S
Surf-side
9
230 spaces 2.5 levels
+48
+33
16
+55
18
6
Sverdrup Park
Prvt. Res.
El Paseo Grande
30'
100'

b. Caterer's Kitchen (1,500 ASF)

The Caterer's Kitchen will support events at the SIO Commons. It is located a level below the snack/cafe, at the level of the Auditorium, and shares loading, utility and mechanical services with the Snack Bar/Cafe.

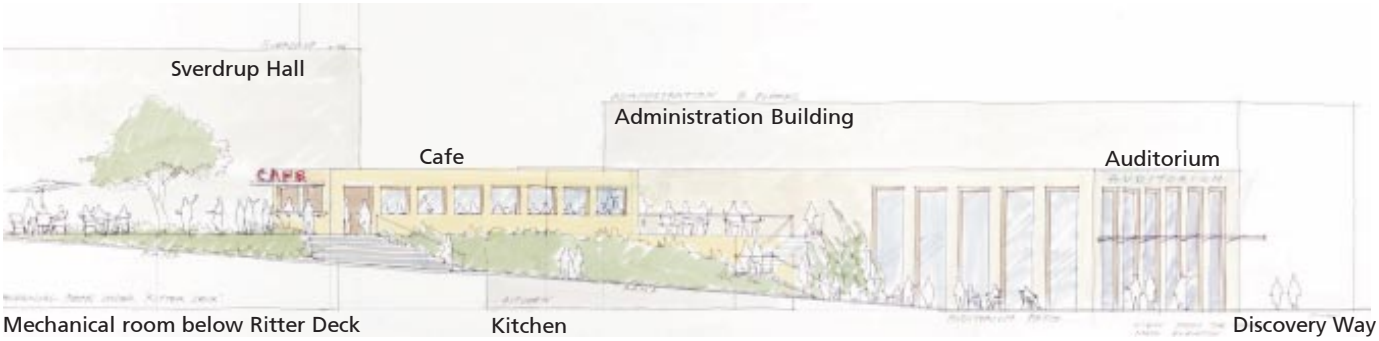
Design Guidelines

The kitchen should be on a single floor and have functional access to both the auditorium and the Snack Bar/Cafe building.

Service access is envisioned to occur at the upper, Snack Bar/Cafe level with vertical circulation to the kitchen provided mechanically (elevator or dumbwaiter) and by stairs.

The slope of the site allows the Snack Bar/Cafe to be located at the elevation of Ritter Deck, one level above the Cater's Kitchen.

Daylight and natural ventilation from the north side of the building should be provided.



Conceptual elevation of the Snack Bar/Cafe, Caterer's Kitchen, Auditorium as viewed from Pawka Green. The Administration is shown behind the Auditorium.

c. Snack Bar/Cafe (1,500 ASF)

The Snack Bar/Cafe will provide a valuable service for both the SIO Community and SIO Commons visitors. Daily social exchanges will be centered around the source of food with views across Pawka Green to the ocean. The planned location of the Snack Bar/Cafe as a part of the SIO Commons project was supported in a survey of the SIO community.

Design Guidelines

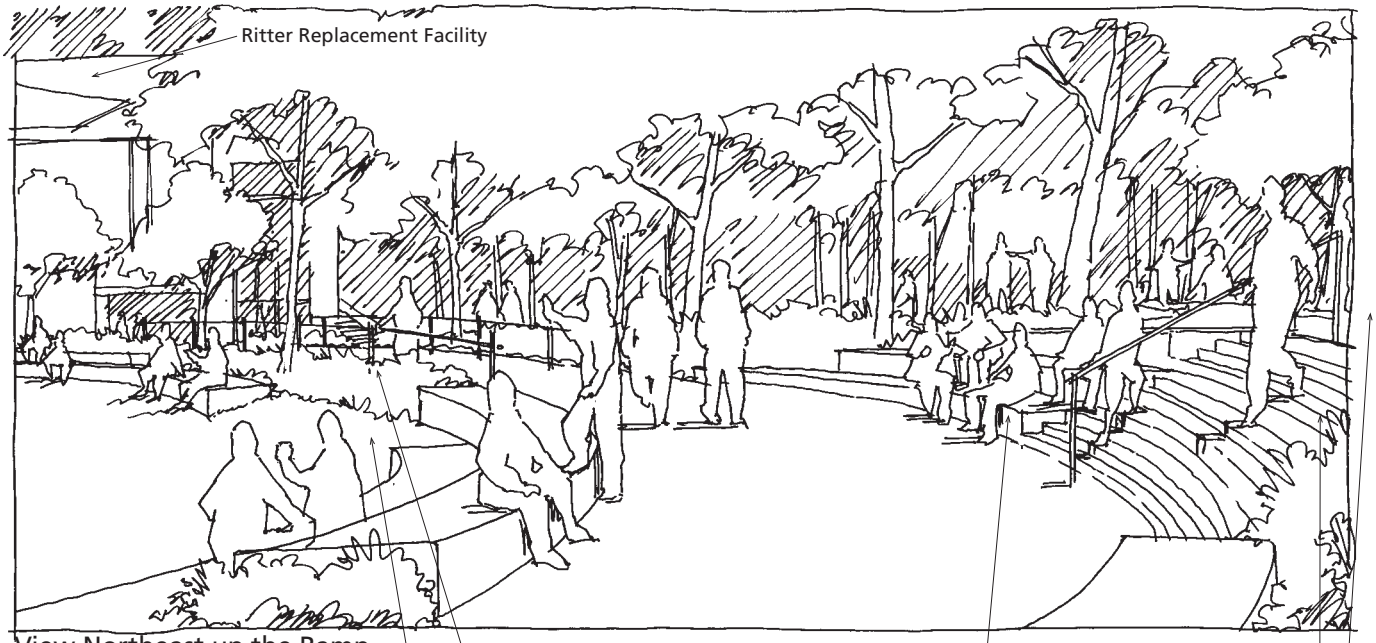
The Snack Bar/Cafe is to provide 900 SF for indoor seating in addition to food preparation and sales. Outdoor seating is required for 90 people in varied settings with various degrees of sun/wind protection. A variety of outdoor seating opportunities should be provided including fixed tables and chairs on Ritter Deck (covering Ritter basement structure) and seatwalls within the Green.

The Snack Bar/Cafe is accessed from Ritter Deck at elevation +43. In addition, design of the Snack Bar/Cafe should:

- ❏ provide sufficient separation to preserve the structural integrity of the Ritter basement structure;
- ❏ allow service and emergency vehicle access alongside Sverdrup Hall;
- ❏ provide shared service and loading area with the Caterer's Kitchen;
- ❏ include canopy trees to shade the outdoor eating areas.

Trash containers must be enclosed from view. Odors from the kitchen must be controlled and trash must be transferred regularly to a central pickup area.

The loading area must be able to receive two trucks simultaneously. The orientation of the building might follow that of Ritter Replacement Facility conference room element, in contrast to the orientation of the other Commons buildings which are orthogonally oriented to the cardinal compass points.



A stair links the deck to the Pawka Green pathway.

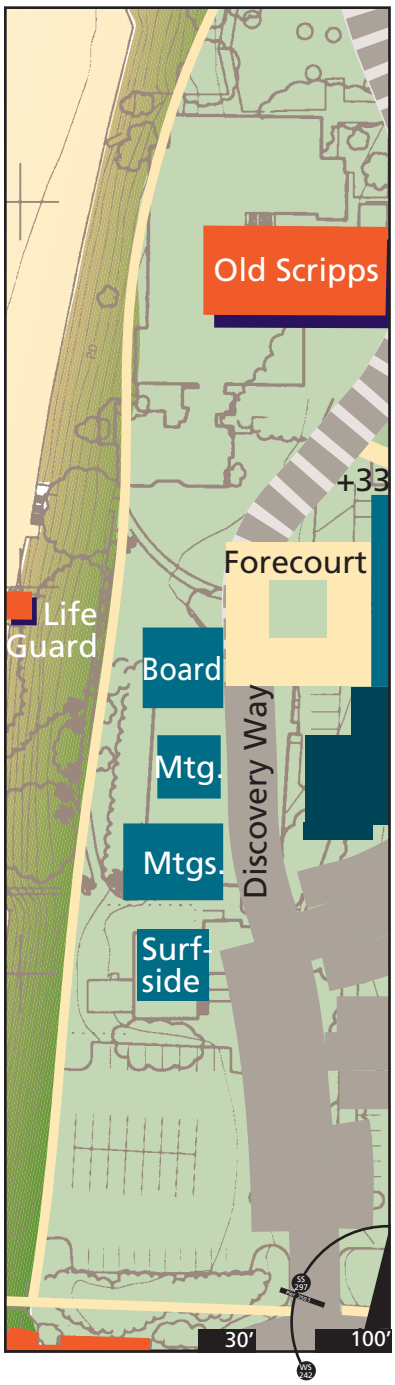


Figure VIII-4 Meeting Rooms and Surfside Lounge

d. Meeting Rooms (3,450 ASF)

The Board Room is to allow for 40 people to sit comfortably. Additional meeting room space should be subdividable to provide maximum flexibility.

Design Guidelines

The meeting rooms may be sited west of Discovery Way since their smaller scale is compatible with the beachfront location. Additionally, their location should:

- ❏ provides sufficient separation from the auditorium and the future Administration Building to provide the forecourt for passenger drop-off and emergency vehicle access;
- ❏ reserve sufficient space above the coastal bluff for a pedestrian path.

Meeting Rooms are to be single story, and may be divided into multiple structures to express a cottage-like scale and character and to allow ocean views between the buildings. The finish floor elevation is to be approximately +32 to allow level access from Discovery Way.

The Board Room should be have its primary access from the vehicular forecourt. Outdoor access, both physical and visual, should be provided to the west.

e. Surfside Lounge (1,000 ASF)

Surfside is the Graduate Student space traditionally located on the coast of the SIO campus. The facility should balance the students' desire for autonomy with the need to compose an attractive series of small coastal buildings at the entrance to the campus.

Surfside is proposed to remain west of Discovery Way in its present location.

Design Guidelines

The future Scripps Administration Building will require realignment of Discovery Way impacting the eastern wing of Surfside. The eastern wing of the building may be demolished now or in the future, since the former uses in this wing have been relocated elsewhere on the SIO campus.

2. Scripps Administration Building (13,500 ASF)

The potential maximum population for administration is for 72 employees requiring 120 ASF per employee. Additionally, interior circulation and workspace/conference rooms are calculated at 1.25% of the employee space. The building is to be attached directly to the south wall of the Auditorium.

The site for the Administration Building site is defined by:

- ❏ the auditorium to the north;
- ❏ minimum separation to Sverdrup Hall to accommodate service and emergency vehicle access on the east;
- ❏ realigned Discovery Way to the west;
- ❏ surface and structured parking on the south.

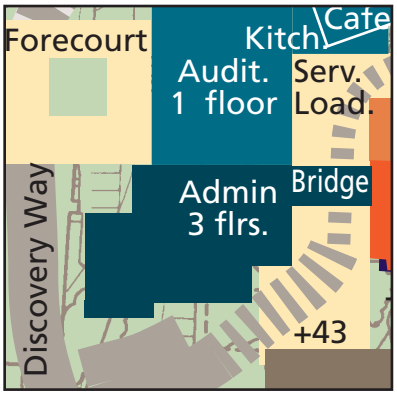


Figure VIII-5 Administration Building

Design Guidelines

The finish floor of the building should optimize the topographical grade change east/west across the site.

The building may be up to three stories tall. The ground floor elevation should allow for access from Discovery Way, approximately +33. Entrance from the east from the pedestrian/service route should be provided.

Access to and improvements on the roof of the auditorium should be considered to increase the usable outdoor space of the campus. Additionally, a bridge linking the upper floor of Sverdrup Hall with the Administration Building could be considered. The required elevator may serve as a secondary elevator for Sverdrup Hall, and as access to the service level at elevation +43.

3. Development Site for a Parking Structure

The parking structure is proposed to accommodate approximately 230 cars in a two bay wide facility to maximize the landscaped set-back area along El Paseo Grande. It is oriented parallel to Sverdrup Hall. The configuration illustrated in this document should not be construed to be a final design. Further design studies must be conducted to determine whether access from La Jolla Shores Drive is feasible, and to strike an appropriate balance between the cost of construction and the impacts to neighborhood views.

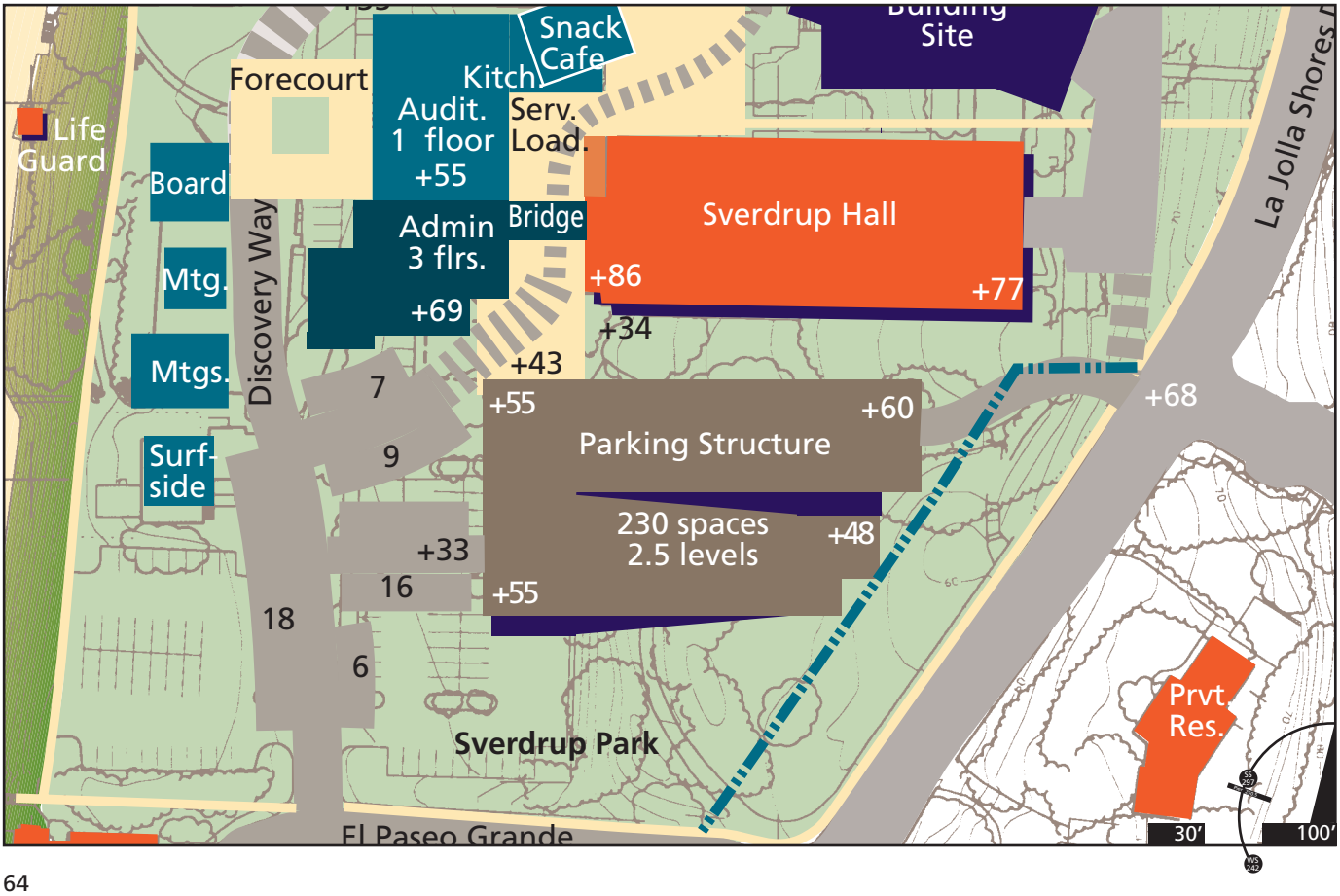
The parking structure is sited:

- ❏ a minimum 40 feet south of Sverdrup Hall;
- ❏ 55 feet west of the face of the western curb along La Jolla Shores Drive (note that this setback may be reduced if the University is able to acquire a vacation of, or encroachment permit within, the City's extra wide right-of-way in this location);
- ❏ to provide a minimum separation to the Administration Building and Sverdrup Hall to accommodate service and emergency vehicle access to the SIO Commons.

Design Guidelines

The structure should be built into the slope and depressed below the surface grade as low as possible, balancing the costs of construction with the visual impact to the public streets and residential neighbors.

Figure VIII-6 Parking Structure



The facade facing Sverdrup Hall must be carefully designed, enhanced and the buffer area landscaped in consideration of the views of occupants of Sverdrup Hall.

The required elevator should be located in the northwest corner of the structure.

Right-turn-only access and egress to La Jolla Shores Drive should be considered, provided the pedestrian and motorist safety of such a connection can be assured. If such access is provided, the high point of the structure must be at the northeast corner. (Note that if La Jolla Shores access/egress is provided, it will not be possible to sink the structure into the ground as much as if access is taken from Discovery Way only.)

The structure should be open as possible to take advantage of natural light and ventilation. Rooftop lighting must be shielded and low in profile in consideration of the visual impact to the public streets and residential neighbors.

The adjacent residential community has expressed interest in contributing supplemental project funds to allow the construction of an entirely below-grade parking structure supporting park-like vegetation on the rooftop. Such a funding strategy would provide an ideal opportunity to minimize the visual impact of the structure.

4. Circulation and Parking Design Guidelines

a. Automobile

The primary automobile entrance routes will remain from El Paseo Grande to Discovery Way on the southern edge of the campus, and Naga Way to Discovery Way on the north. A secondary access/egress to La Jolla Shores Drive from the Parking Structure should be considered with the design of the structure.

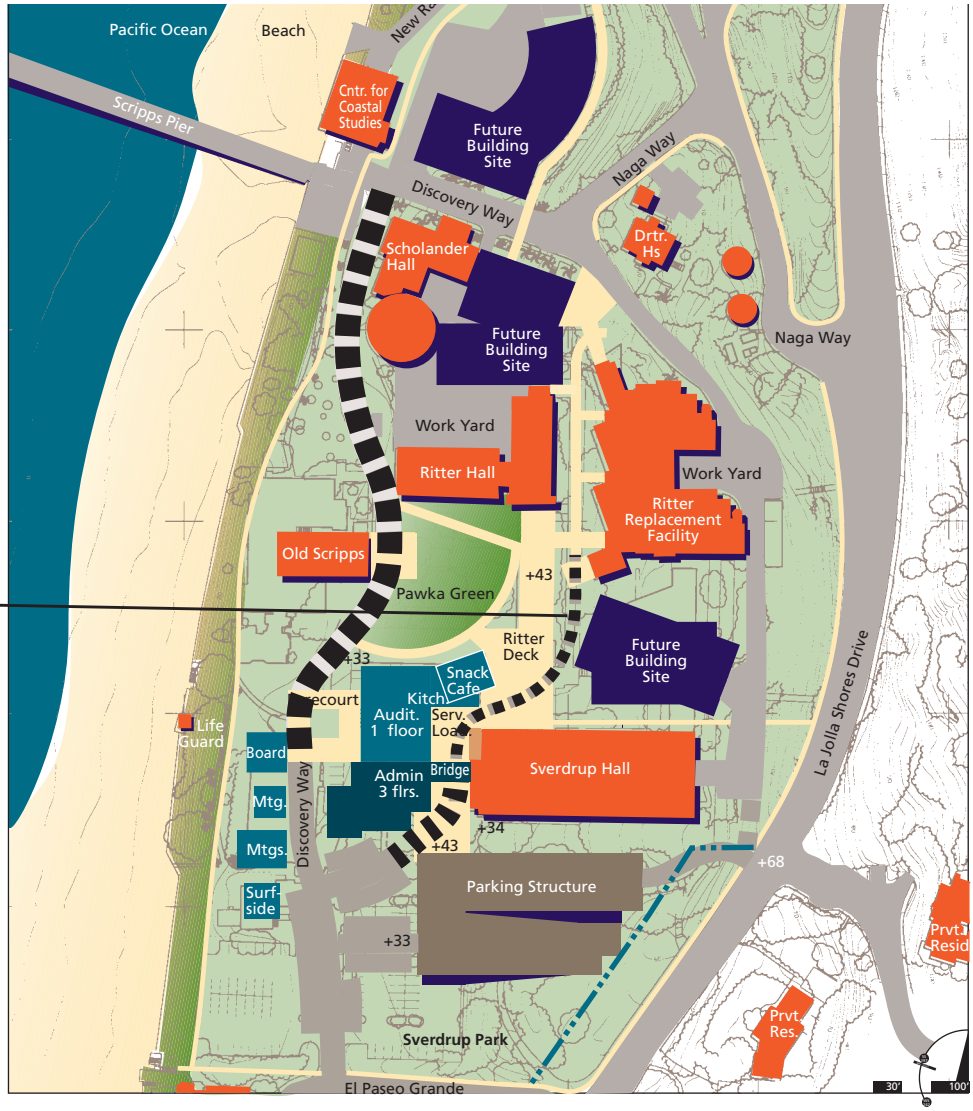
The forecourt west of the auditorium is the terminus of automobile circulation from the south. Removable bollards should be provided to allow service and emergency vehicles access.

In addition to the proposed parking structure, this study update proposes limited surface parking spaces. Surface parking lots should be well landscaped.

b. Service Vehicles

Service vehicles may utilize Discovery Way beyond the auditorium forecourt.

Figure VIII-7 Maintenance Vehicle Circulation Plan



University maintenance vehicles require an access path to Ritter Replacement Facility from the south. The proposed route shares the emergency access path from Discovery Way through the surface parking lot, then proceeding alongside the SIO Commons service/loading area and the east edge of the Ritter Deck.

c. Emergency Vehicles

Discovery Way is the primary fire access roadway in the South Scripps Neighborhood. An additional access route extends from Discovery Way through the surface parking lot to the space between Sverdrup Hall and the Administration Building. The planned route is less than 150 feet in length.

Fire truck egress south of the planned Sverdrup work yard should be constructed with turf block and removable bollards to minimize the paved area as a barrier to non-emergency vehicles.

Figure VIII-8 Emergency Vehicle Circulation Plan

Fire truck egress point.

d. Pedestrian Circulation

The City sidewalk along La Jolla Shores Drive and El Paseo Grande will remain as the primary public access paths leading to the beach access stairs at the southwest corner of the campus. The Bluff Walk should extend north from the top of the beach access stairs along the coast.

The Bluff Walk path should be 5' wide and paved with concrete colored to match the color and texture of the adjacent soil. The walk should be aligned east of the current edge of the bluff to minimize erosion potential. The path should serve as a ridge directing surface drainage to the east. The vegetation along the bluff should be drought tolerant species. Irrigation of the bluff vegetation and turf grass on the east side of the bluff should be monitored carefully to minimize impact to the bluff.

Scripps Ladder

The ADA accessible path from the upper campus to the South Scripps Neighborhood is intended to follow the diagrammed route. Critical links in the completion of Scripps Ladder are to be met with elevators associated with future building sites. These elevators should be accessible by the entire SIO population and not be tied to the security of the associated building. The series of ramps along the arc of Pawka Green linking Ritter Deck to Discovery Way provide a critical link in the Scripps Ladder. The route from the parking structure to Ritter Deck is shared with emergency and service vehicle access. The pedestrian experience along this path is important as it will host a large portion of the daily population. The pavement should be colored concrete with a high content of exposed aggregate on the surface to minimize the marks and stains associated with vehicular traffic.

The airway at the northwest corner of Sverdrup Hall should be read-dressed to improve the campus character. The airway is covered with an open grill which is flush to the pavement. A six foot tall wall on the north and west side of the airway blocks the windows of Sverdrup, and limits pedestrian circulation.

e. Bicycle Circulation

Bicycle access should be encouraged to the campus. In keeping with the UCSD campus's standards for bicycle circulation, bicycle riding and skateboarding should not be permitted on heavily traveled pedestrian routes such as Ritter Deck and the access ramps. Secure bicycle parking should be provided in the parking structure as well as near the entrances to buildings.

Figure VIII-9 Pedestrian Circulation Plan

Scripps Ladder

Bluff Walk

City Sidewalk

Building Entrances

Shared Pedestrian/Service Vehicle Route

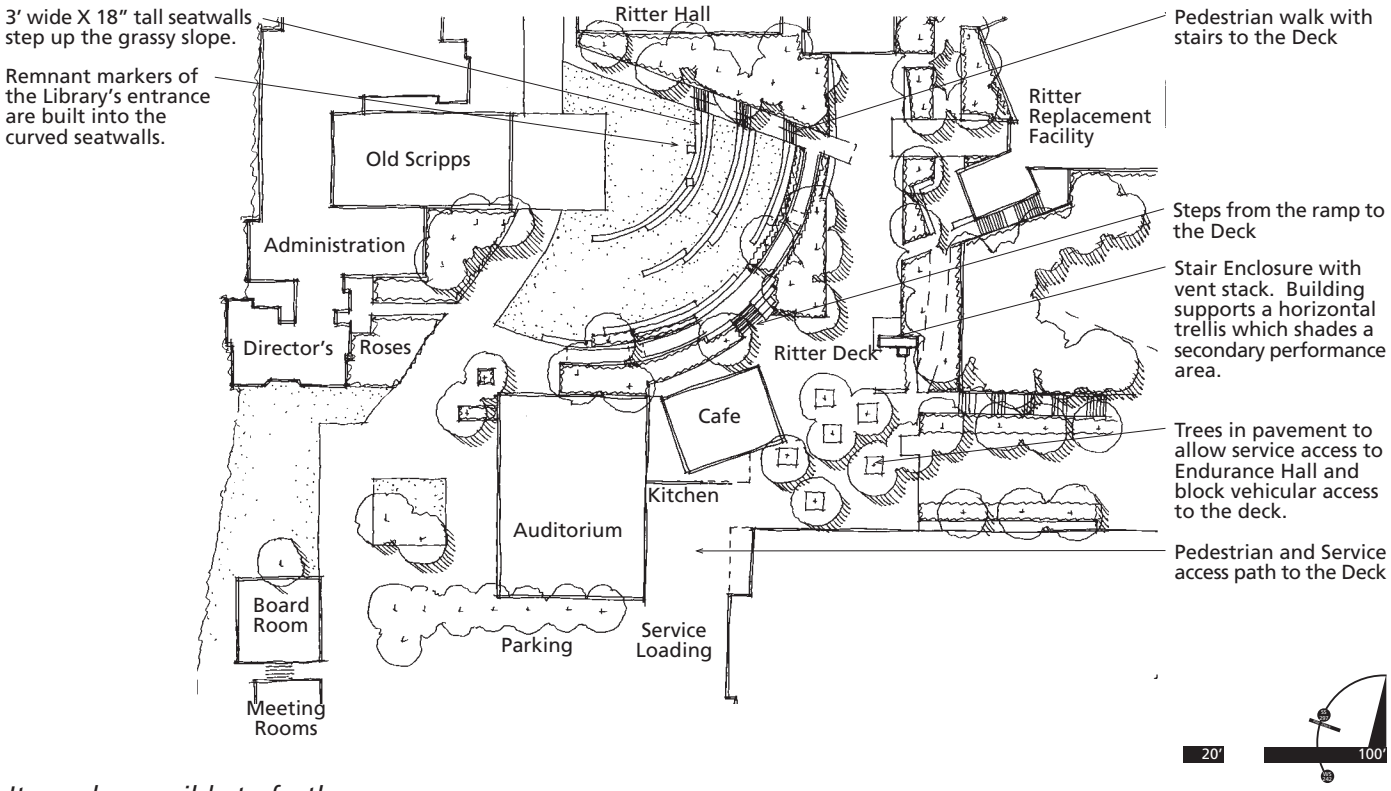
Elevators

3. Open Space Design Guidelines

a. Pawka Green

The green will allow seating for approximately 400 people on the concrete seat walls. Additional seating can be set in the grass terraces between the seatwalls. Wood tables and chairs should be bolted to the surface of Ritter Deck.

Figure VIII-10 Pawka Green Plan



It may be possible to further engage the occupants of Sverdrup Hall with the Pawka Green by retaining all or a portion of the two-story bridge connecting Sverdrup Hall with Ritter Hall, creating balconies that overlook the Green.

The exhaust stack from the boilers in the Ritter Hall basement should be relocated if possible to reduce elements in the landscape. For example, it might be aligned to run up the west elevation of Sverdrup Hall.

b. Sverdrup Park

The open space at the southern edge of the campus is updated to provide a generous landscaped area parallel to El Paseo Grande, from La Jolla Shores Drive to the beachfront. Additionally, it opens views to the coast from the public streets and for residential neighbors.

c. Auditorium Forecourt

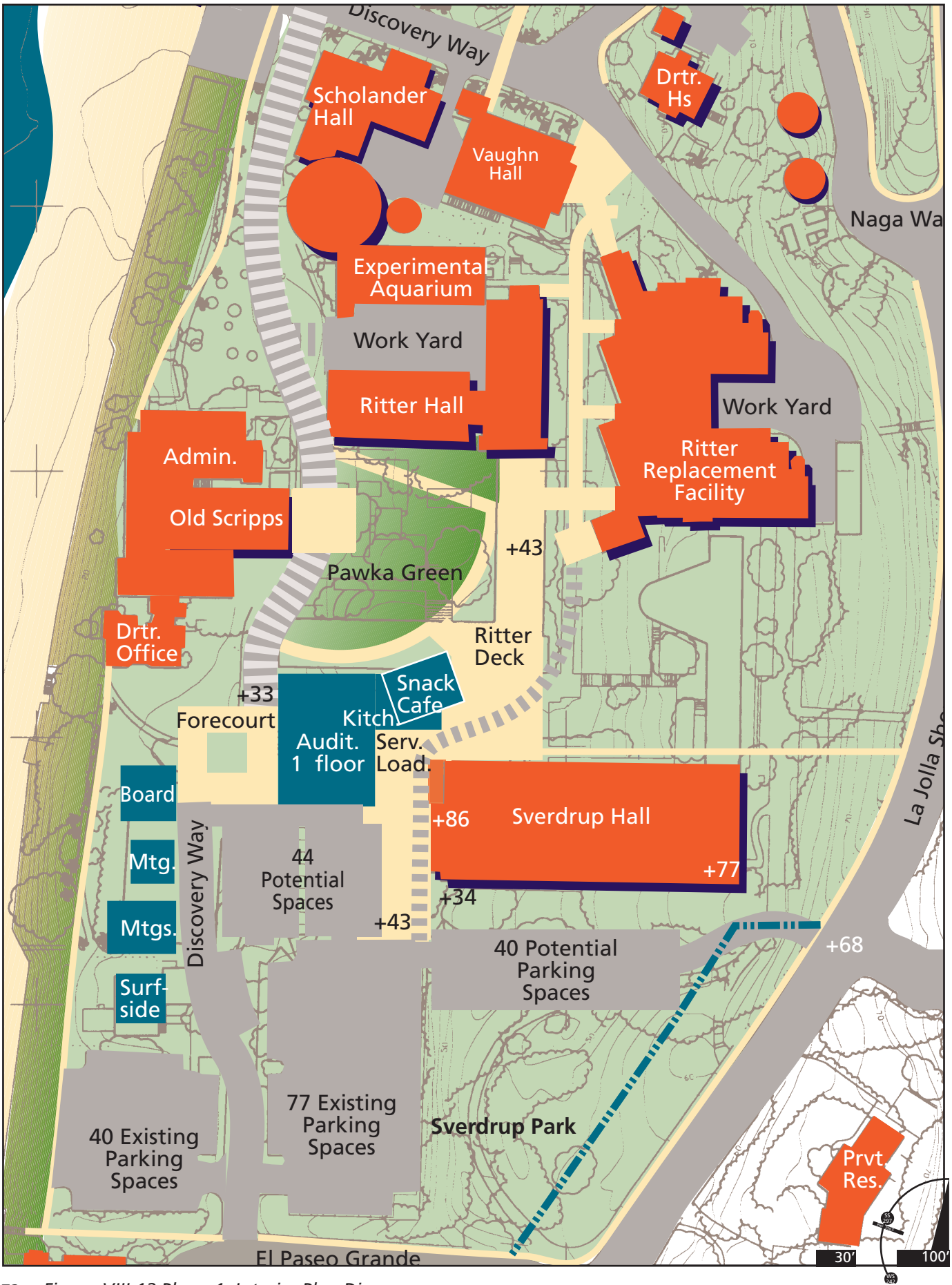
The open space west of the auditorium is intended to serve as a formal drop off and turnaround as well as provide for emergency and service access. The forecourt to the Auditorium should be designed in such a way that it can be used for outdoor programmatic needs. The pavement materials should be colored concrete or unit pavers to compliment the architecture. Planting is encouraged to frame views and enhance the building composition.

Figure VIII-11 Tree Massing Diagram

d. Vegetation and Screening

Appropriate trees (included in the 1996 Study Plant List) should be planted to shade and screen both surface and structured parking.

Large trees suitable for Night Heron habitat should be included in Sverdrup Park away from paths and seating areas.



72 *Figure VIII-12 Phase 1, Interim Plan Diagram*

D. PHASING

1. Buildings

The SIO Commons, including the Auditorium, Caterer's Kitchen, Snack Bar/Cafe and the Meeting Rooms are anticipated to be the next phase of development in the South Scripps Neighborhood.

The existing administration building will be utilized until funding is allocated for the design and construction of the new Scripps Administration Building. In the interim, this area may be used for additional surface parking.

2. Circulation

The existing alignment of Discovery Way may be utilized until the new Administration Building and/or parking structure is developed. Interim improvements may include additional surface parking and service access south of the Auditorium.

3. Open Space

Interim planting is encouraged south of the Auditorium to mitigate the impact of the Auditorium's blank wall and shade surface parking spaces. Specific trees and or shrubs may be planted with the intention of relocating them on-site in the future.

Improvements to the Bluff Walk should be included in the development of the SIO Commons.

Figure VIII-13 Alternative Phase 1, Interim Plan Diagram minimizing improvements to Discovery Way.