

UC San Diego

THEATRE DISTRICT LIVING AND LEARNING NEIGHBORHOOD

UC San Diego Project Update
August 2020

THEATRE DISTRICT LIVING AND LEARNING NEIGHBORHOOD

PURPOSE AND NEED

- Promotes a safe and healthy student live-learn environment
- Addresses high demand for below market on-campus student housing
- Additional housing a key strategy to address sustainability goals; e.g. reduces traffic and long commutes
- Provides much needed classroom/academic space
- Provides open space/recreation, campus retail and dining space amenities
- Further enhances the Theatre District experience



CAMPUS HOUSING CONTEXT



- In fall 2019 approximately 11,530 undergraduates housed in facilities designed for only 9,366 (many undergrads resided in triple units)
- As a response to COVID-19 all triple units were immediately eliminated, reducing housing supply by nearly 2,100 beds
- Additional housing needed to meet housing loss and student population

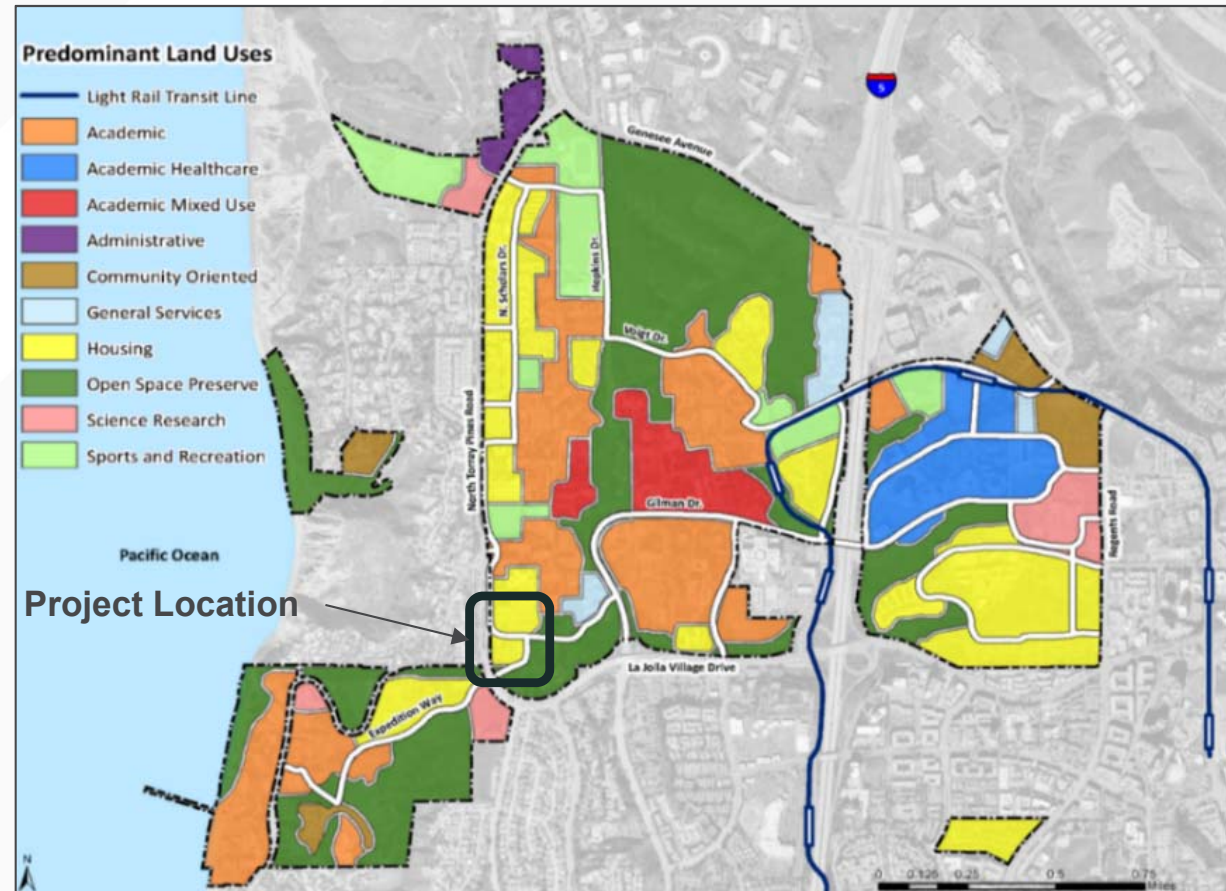
2018 LONG RANGE DEVELOPMENT PLAN (LRDP)

Comprehensive Land Use Plan
that guides the physical
development of the campus
through 2035.

Project site identified as “Housing” and was extensively evaluated in the LRDP’s Environmental Impact Report.

KEY 2018 LRDP OBJECTIVES:

- Plan for facilities and infrastructure to address growth and increasing enrollments
- Expand student housing - goal to house up to 65%
- Addition of 2 new colleges
- Meet sustainable practices policy, align with regional goals, optimize the light rail

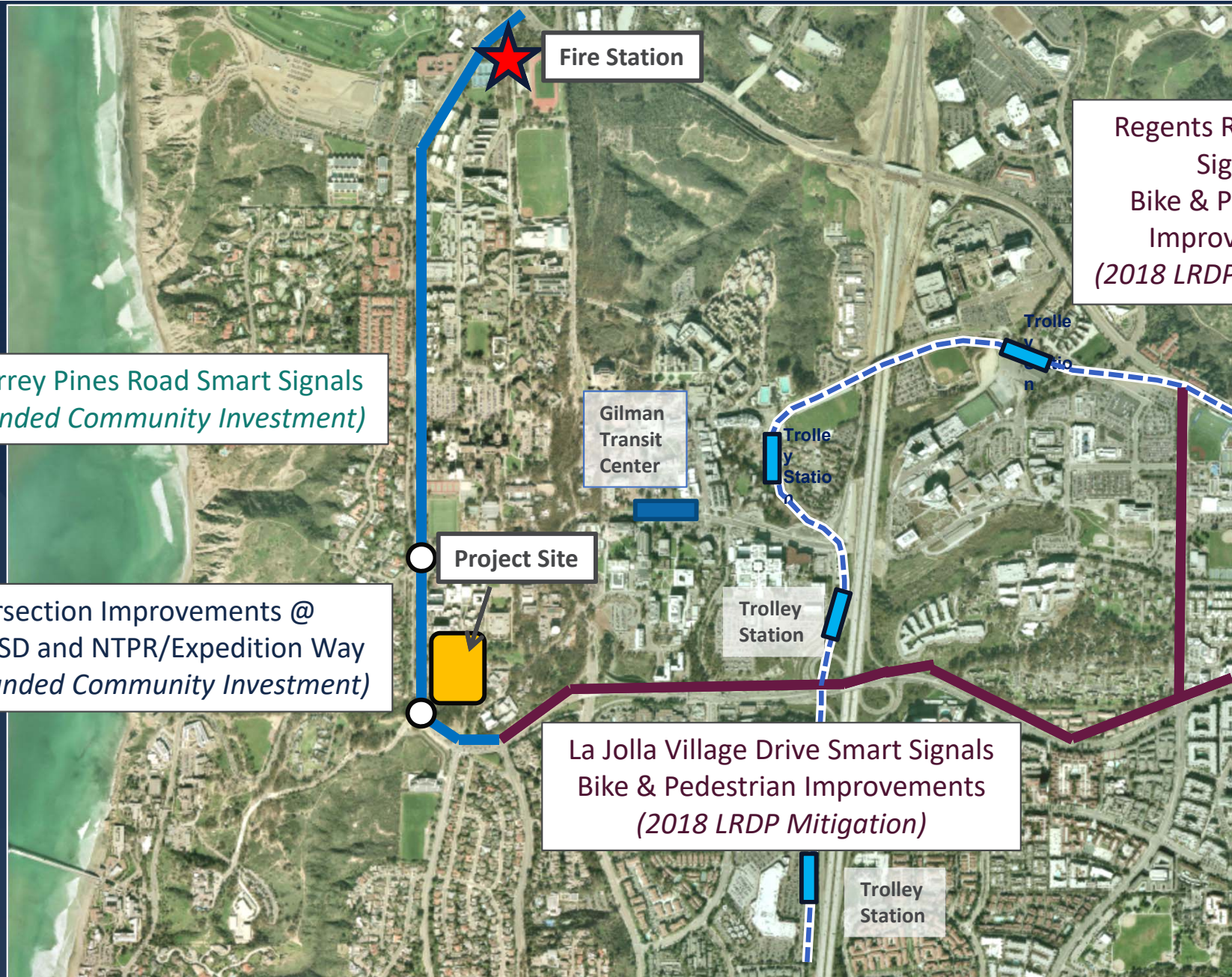


COMMUNITY ENGAGEMENT AND FEEDBACK

- Incorporates feedback from the LRDP Community Advisory Group
- Design sensitive to edge condition and bulk/scale; taller buildings located interior to the site
- Frees up local housing supply and helps to minimize the creation of "mini dorms"
- Increases on campus parking supply to reduce neighborhood parking impacts
- Maintains contiguous open space and historic groves on and adjacent to project site
- Encourages a campus environment that is more easily accessible and welcoming to the community
- Balances both community and university interests



TRAFFIC MITIGATION AND COMMUNITY BENEFITS



Fire Station

Regents Road Smart Signals
Bike & Pedestrian Improvements
(2018 LRDP Mitigation)

North Torrey Pines Road Smart Signals
(UCSD-funded Community Investment)

Gilman
Transit
Center

Project Site

Intersection Improvements @
NTPR/LJSD and NTPR/Expedition Way
(UCSD-funded Community Investment)

Trolley
Station

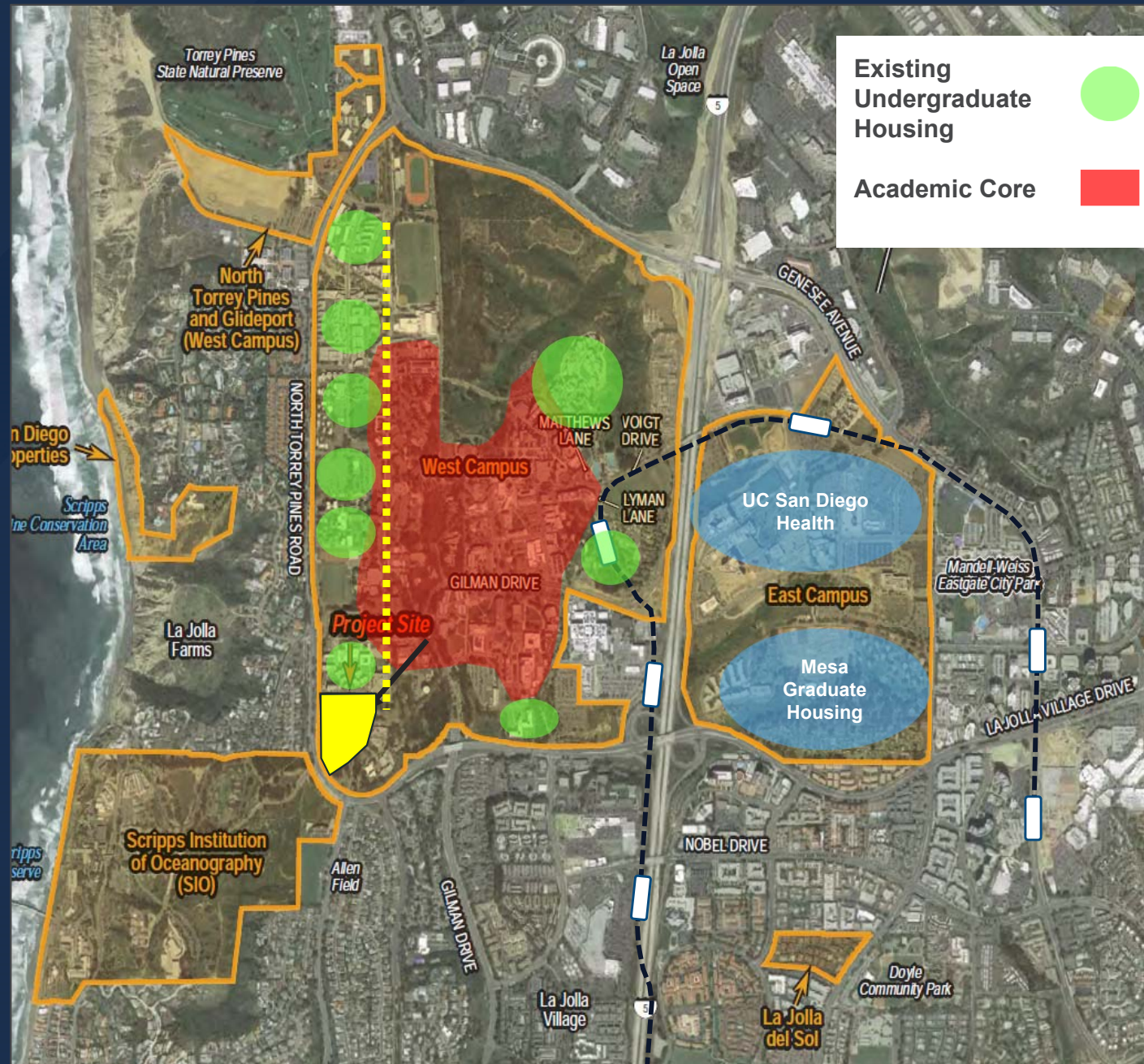
La Jolla Village Drive Smart Signals
Bike & Pedestrian Improvements
(2018 LRDP Mitigation)

Trolley
Station

THEATRE DISTRICT LIVING AND LEARNING NEIGHBORHOOD PROJECT OVERVIEW

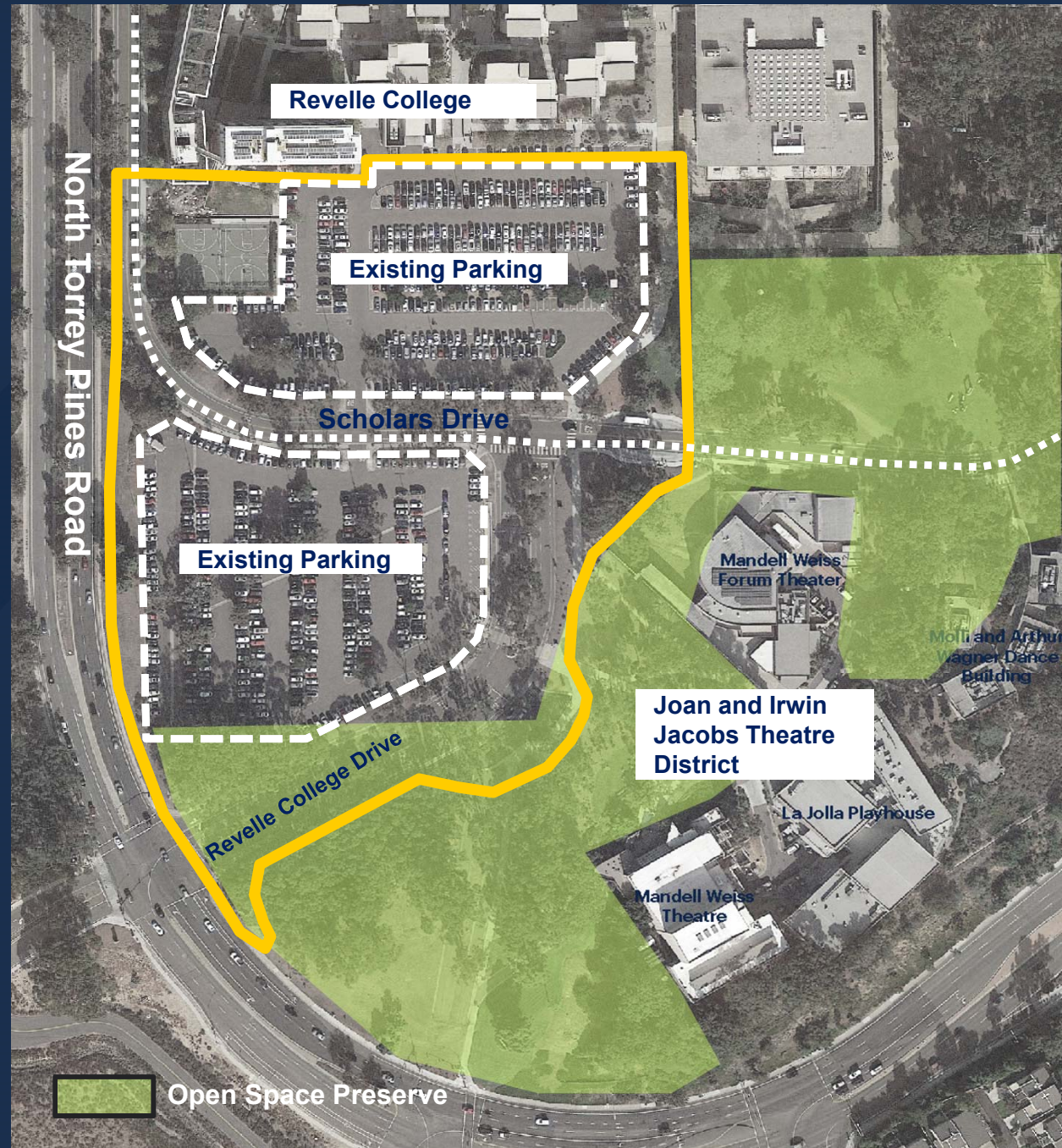
PROJECT LOCATION

- Adjacent to campus housing along North Torrey Pines
- Connection to Ridge Walk – primary north-south spine connecting housing and academic
- One of the few remaining undeveloped sites on West Campus (preserves core for academic and research)

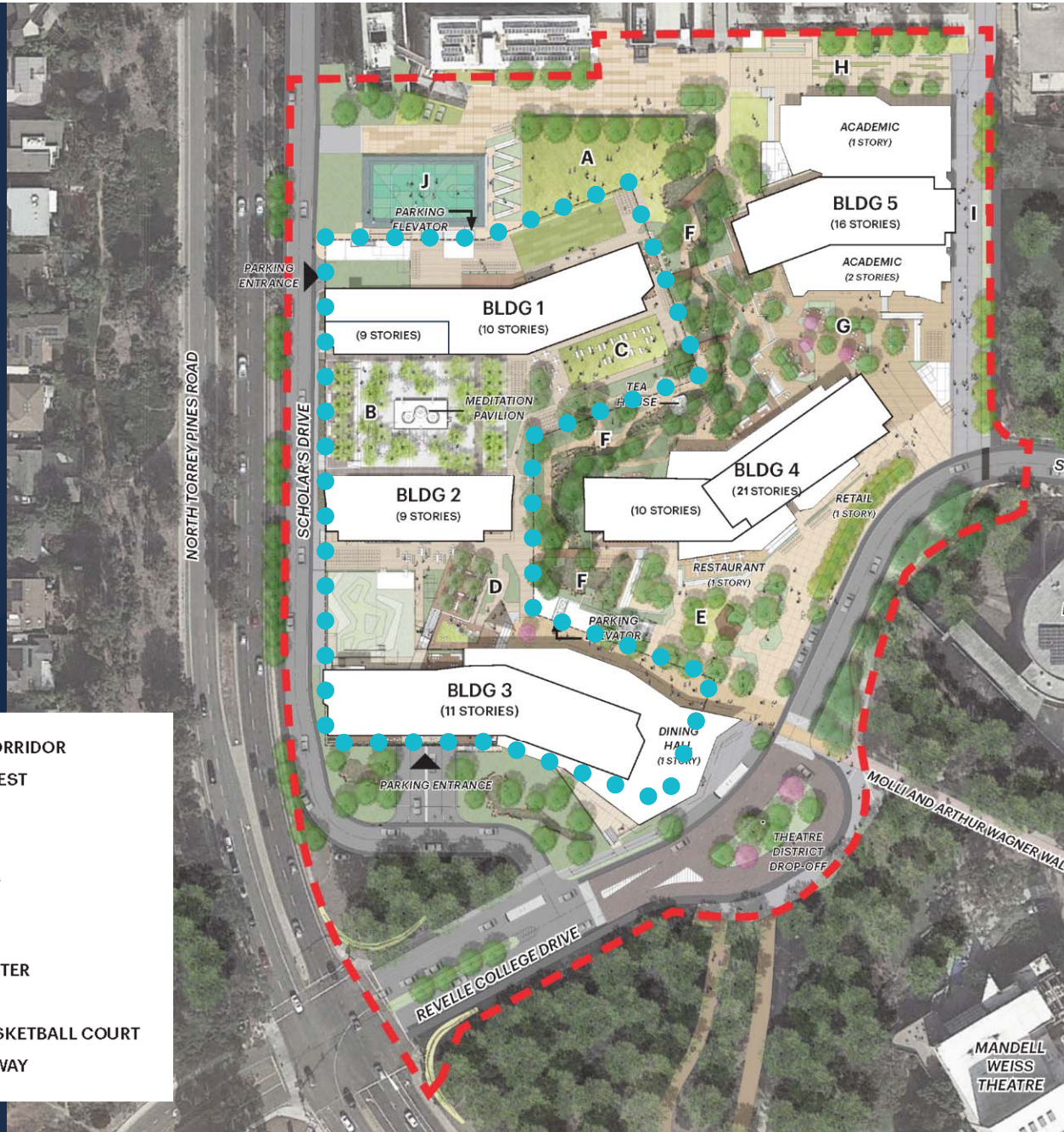


EXISTING SITE

- 11.8 Acre Site
- 840 Surface Parking Spaces
- Bisected by Scholars Drive
- Contiguous Adjacent Open Spaces Preserved



PROPOSED SITE PLAN & PROGRAM



Residential Uses (809,500 GSF, ~89%)

- 2,000 student beds

Non-Residential Uses (103,500 GSF, ~11%)

- Administrative space
- Five classrooms
- 480-seat lecture hall
- Meeting facilities
- Dining and retail

Parking

- Approx. 1,200 parking spaces (360 net new)

- A THE WELLNESS CORRIDOR
- B THE BAMBOO FOREST
- C THE SUN LAWN
- D THE BACKYARD
- E THE PUBLIC PLAZA
- F THE RAMBLE
- G THE SOCIAL
- H SCHOLAR'S CLOISTER
- I RIDGE WALK
- J REPLACEMENT BASKETBALL COURT
- K UNIVERSITY GATEWAY

PROJECT PROGRAM – GROUND LEVEL

RETAIL / RESTAURANT

CORE / CIRCULATION / BOH

RESIDENTIAL SUPPORT

ACADEMIC

TEA HOUSE

MEDITATION PAVILION

BLDG 5

BLDG 1

PARKING
ELEVATOR

BLDG 4

TEA
HOUSE

MEDITATION
PAVILION

BLDG 2

PARKING
ELEVATOR

BLDG 3

Meeting Center on
11th floor



ACADEMIC LECTURE HALL

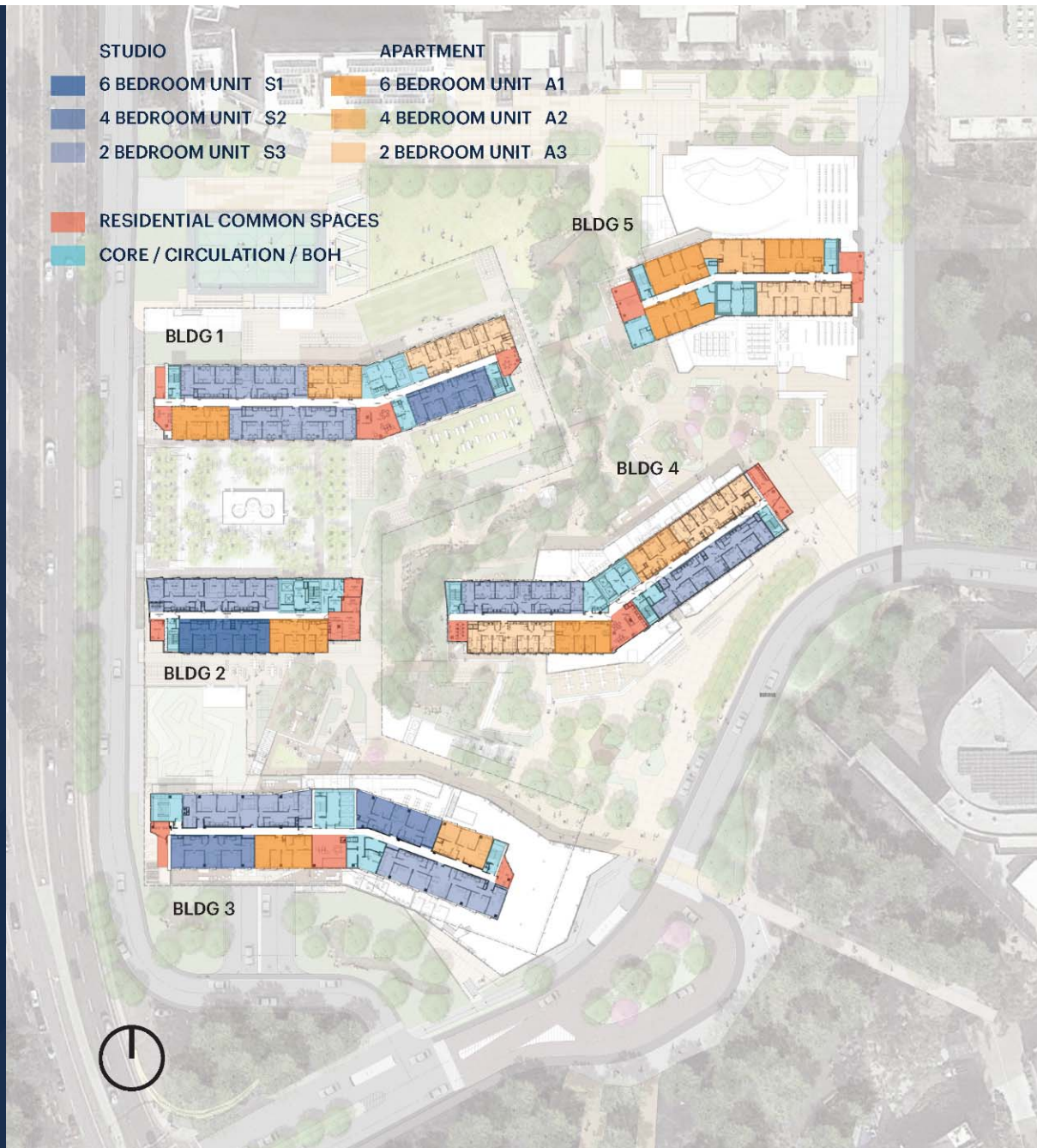


BUILDING 3, LEVEL 2 COMMUNITY KITCHEN VIEW



BUILDING 2. LOBBY & CO-WORKING VIEW

PROJECT PROGRAM – HOUSING LEVELS



GREAT ROOM KITCHENETTE



GREAT ROOM SOCIAL SPACE



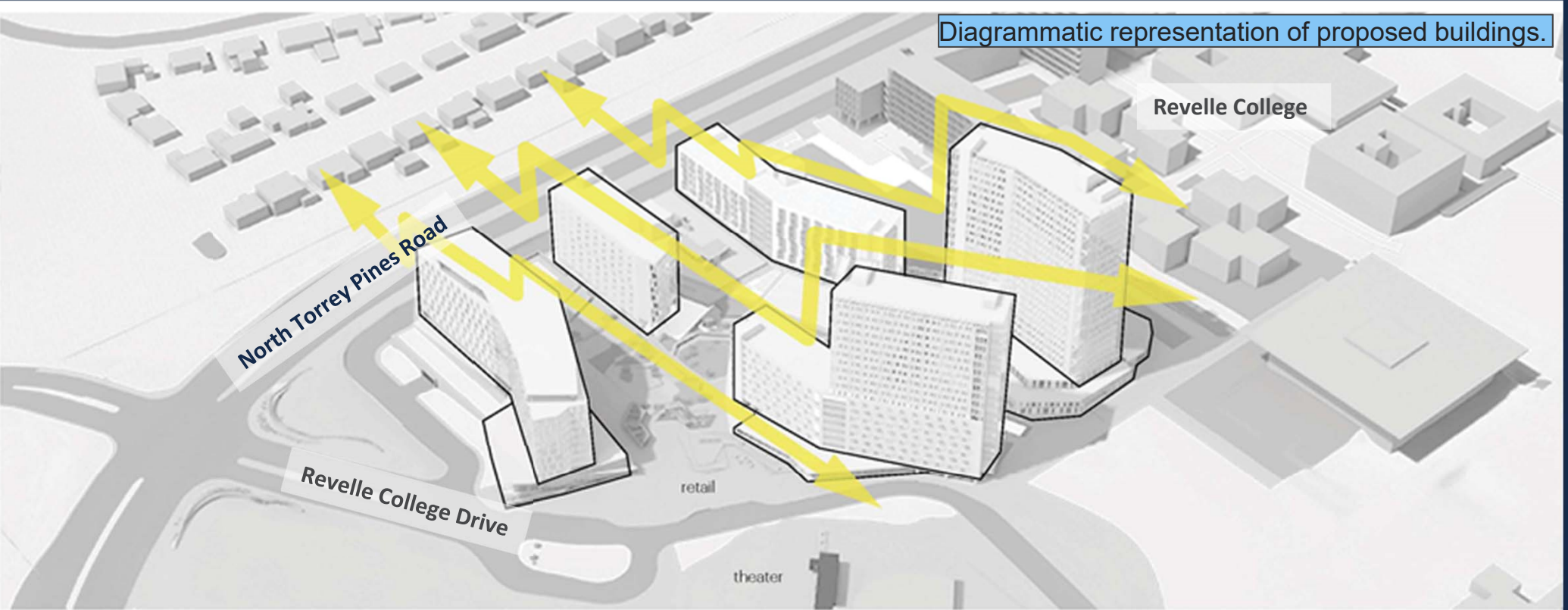
STUDY ROOM

PROJECT DESIGN AND PROGRAM

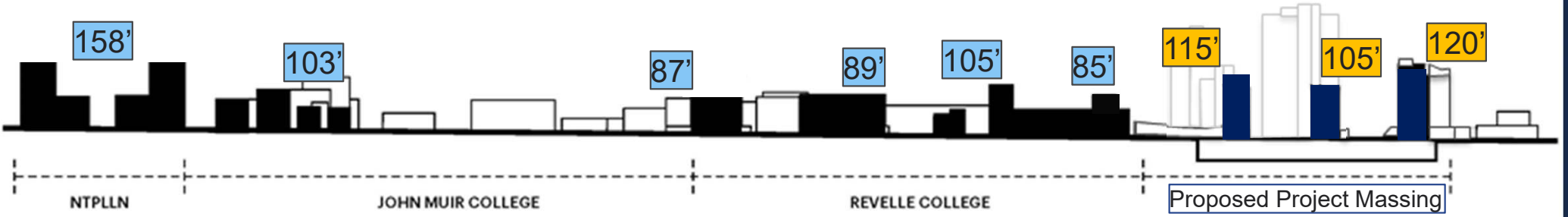


- Welcoming and outward focused
- Sensitive design incorporates Community Planning Principles
- Preserve and create open and recreational space
- Incorporate aesthetic and urban design features
- In harmony with existing buildings along campus edge
- Enhanced Theatre experience
- Furthers mission and vision

STRATEGIC BUILDING ORIENTATION



NORTH TORREY PINES LOOKING EAST (With Approximate Heights of Buildings Fronting NTP Road)



WELLNESS CORRIDOR

LOOKING WEST TOWARDS REVELLE COLLEGE AND BUILDING 1

Kitchell | HKS | EYRC | SWA

**Revelle
College**



CENTRAL OPEN SPACE – THE RAMBLE

LOOKING NORTH TOWARDS BUILDING 1 AND BUILDING 5

02 Site & Landscape

Kitchell | HKS | CSM | GVA



For Conceptual Purposes – Final Design May Vary

PUBLIC PLAZA LOOKING EAST TOWARDS THEATRE DISTRICT



For Conceptual Purposes – Final Design May Vary

DINING HALL FROM PUBLIC PLAZA LOOKING SOUTH TOWARDS BUILDING 3



PHOTO-SIMULATIONS OF PROJECT FROM SELECT VIEWS

Existing View: Looking North from Torrey Pines Road at North Torrey Pines Road



Visual Simulation: View looking North from Torrey Pines Road at North Torrey Pines Road



Existing View: View looking Northeast from Expedition Way at North Torrey Pines Road



Visual Simulation: View looking Northeast from Expedition Way at North Torrey Pines Road



Existing View: View looking Southeast from La Jolla Farms Road at La Jolla Shores Drive



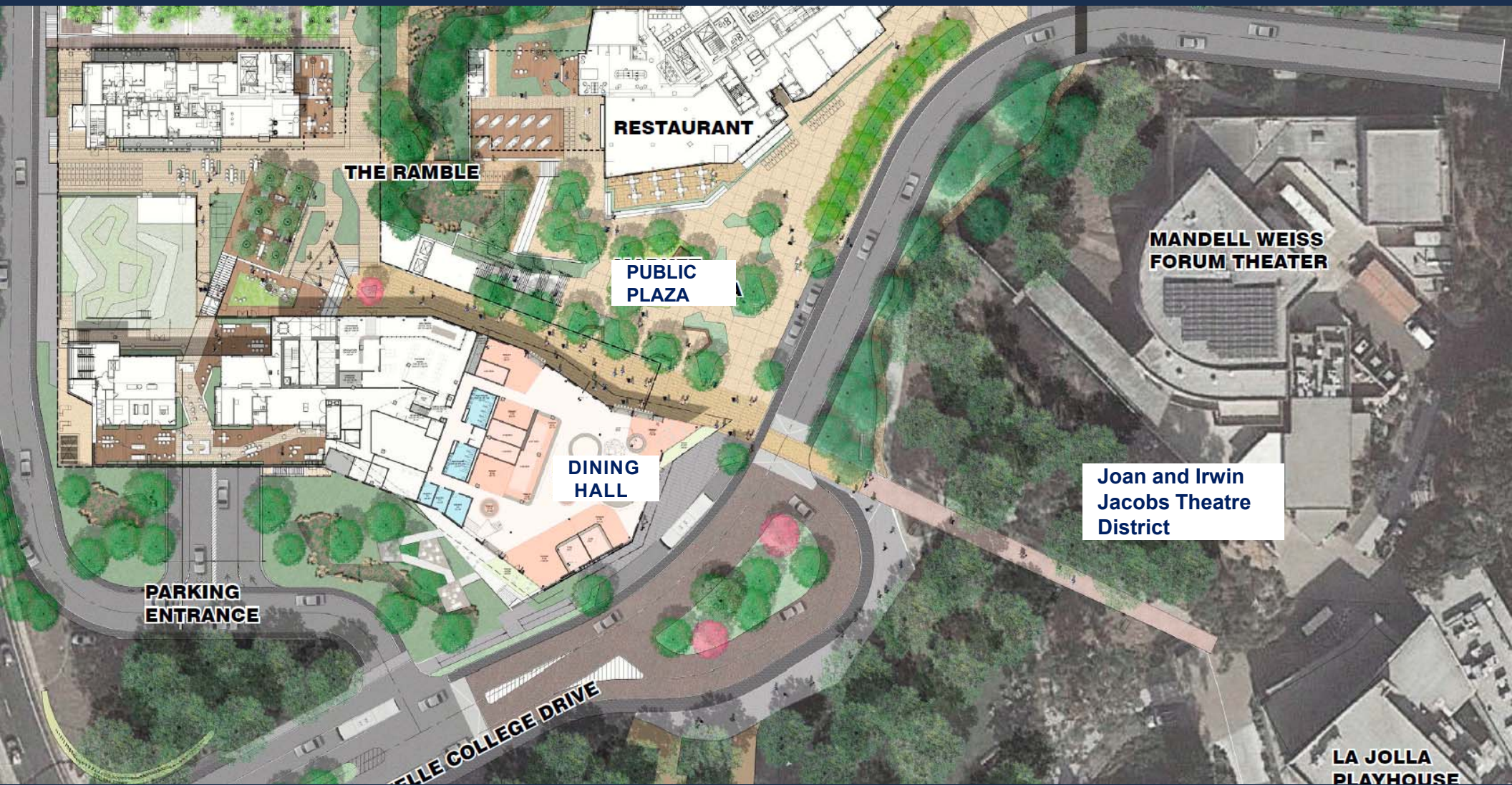
Visual Simulation: View looking Southeast from La Jolla Farms Road at La Jolla Shores Drive



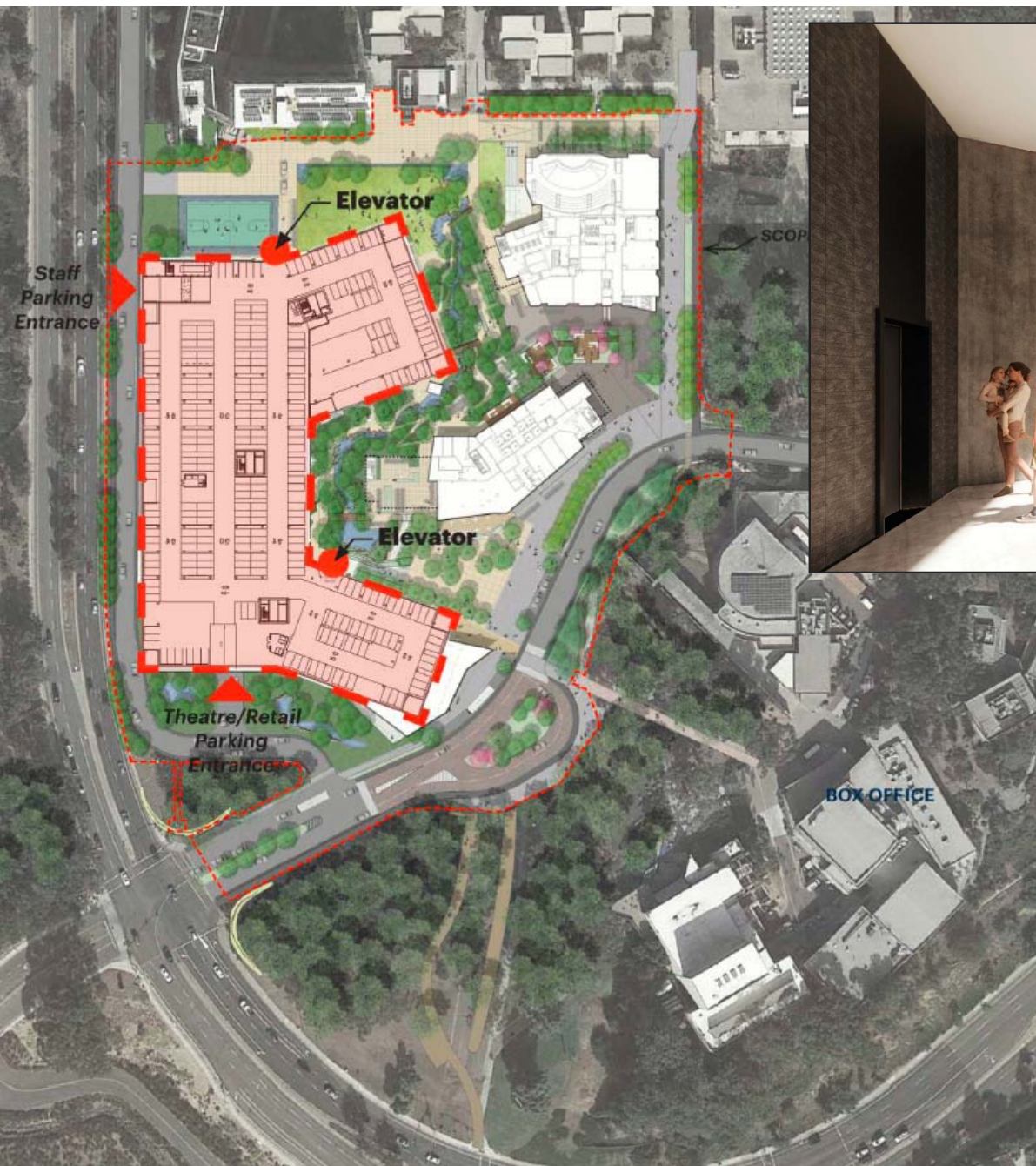
For Conceptual Purposes – Final Design May Vary

**ENHANCING
THE “JOAN AND IRWIN JACOBS
THEATRE DISTRICT”
EXPERIENCE**

ENHANCED PUBLIC REALM INTEGRATION



PARKING ACCESS AND CIRCULATION



Parking

- Approx. 1,200 parking spaces (360 net new)
- Easy connections to Playhouse and Public Plaza
- Designed for safety and egress

IMPROVED THEATRE DISTRICT DROP-OFF

LOOKING NORTH TOWARDS BUILDING 3 AND 4



For Conceptual Purposes – Final Design May Vary

PUBLIC PLAZA – VIEW FROM PLAYHOUSE

LOOKING NORTH WEST TOWARDS BUILDING 3 AND PUBLIC PLAZA



For Conceptual Purposes – Final Design May Vary

PROJECT SCHEDULE AND NEXT STEPS

UC Regents:
September 15-17, 2020

Construction Start:
Following Regents
Approval

Project Completion:
Move-in ready Fall 2023



PROJECT INFORMATION/RESOURCES

- **TDLLN Project Website:**
plandesignbuild.ucsd.edu/projects/current.html#Theatre-District-Living-and-Lea
- **Frequently Asked Questions and Responses:**
[plandesignbuild.ucsd.edu/ files/projects/TDLLN-FAQ.pdf](http://plandesignbuild.ucsd.edu/files/projects/TDLLN-FAQ.pdf)
- **2018 Long Range Development Plan:**
plandesignbuild.ucsd.edu/planning/lrdp/la-jolla.html
- **2018 Long Range Development Plan and Environmental Impact Report:**
plandesignbuild.ucsd.edu/planning/lrdp/la-jolla.html#Environmental-Impact-Report

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