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
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
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

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

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

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

Regents Road Smart Signals Bike & Pedestrian Improvements (2018 LRDP Mitigation)
THEATRE DISTRICT LIVING AND LEARNING NEIGHBORHOOD PROJECT OVERVIEW
- 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
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)
PROJECT PROGRAM – GROUND LEVEL

Meeting Center on 11th floor
PROJECT PROGRAM – HOUSING LEVELS

STUDIO
6 BEDROOM UNIT S1
4 BEDROOM UNIT S2
2 BEDROOM UNIT S3

APARTMENT
6 BEDROOM UNIT A1
4 BEDROOM UNIT A2
2 BEDROOM UNIT A3

RESIDENTIAL COMMON SPACES
CORE / CIRCULATION / BOH

BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5

GREAT ROOM KITCHENETTE
GREAT ROOM SOCIAL SPACE
STUDY ROOM
- 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
WELLNESS CORRIDOR
LOOKING WEST TOWARDS REVELLE COLLEGE AND BUILDING 1

For Conceptual Purposes – Final Design May Vary
CENTRAL OPEN SPACE – THE RAMBLE
LOOKING NORTH TOWARDS BUILDING 1 AND BUILDING 5

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

For Conceptual Purposes – Final Design May Vary
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

For Conceptual Purposes – Final Design May Vary
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
ENHANCING THE “JOAN AND IRWIN JACOBS THEATRE DISTRICT” EXPERIENCE
ENHANCED PUBLIC REALM INTEGRATION

Joan and Irwin Jacobs Theatre District

PUBLIC PLAZA
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
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](plandesignbuild.ucsd.edu/projects/current.html#Theatre-District-Living-and-Lea)

- **Frequently Asked Questions and Responses:**
  [plandesignbuild.ucsd.edu/_files/projects/TDLLN-FAQ.pdf](plandesignbuild.ucsd.edu/_files/projects/TDLLN-FAQ.pdf)

- **2018 Long Range Development Plan:**
  [plandesignbuild.ucsd.edu/planning/lrdp/la-jolla.html](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](plandesignbuild.ucsd.edu/planning/lrdp/la-jolla.html#Environmental-Impact-Report)