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SCIENCE RESEARCH PARK DEVELOPMENT CONCEPT UPDATE

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**THE 2023 DEVELOPMENT
CONCEPT UPDATE
PROVIDES AMENDED
GUIDELINES FOR THE
CURRENT SITE CONTEXT.**

**2023 UC SAN DIEGO SRP
DEVELOPMENT CONCEPT UPDATE**

In 2002, the Regents of the University of California (Regents) approved a Development Concept for the Science Research Park (SRP) area of the UC San Diego La Jolla campus. The original 2002 document recommended the conditions for ground leasing to third party research entities, and defined the goals and ambitions for this unique area on campus.

Since the adoption of the 2002 document, two parcels have been developed – the La Jolla Institute for Immunology (LJII), and the Center for Novel Therapeutics (CNT) – comprising the core of the SRP area. Health Sciences East has evolved to include clusters of research and healthcare surrounding a pedestrian-oriented core. Additionally, San Diego Metropolitan Transportation Service (MTS) has opened the Blue Line Trolley including two stops within walking distance of SRP.

Beyond physical growth and change in the SRP area, UC San Diego has adopted its first-ever Strategic Plan (2014), updated the Long Range Development Plan (2018), and completed an East Campus Planning Study (2022).

To complete the development of the SRP amid this changed context, UC San Diego commissioned Wexford Science and their design team consultants to prepare this updated Development Concept

This 2023 Development Concept Update (DCU) replaces the 2002 document while following the original format and intent.

The purpose of this Update is to describe the University’s intent for the area given the updated physical and policy context, and to provide guidance for future projects in the SRP. The SRP DCU does not approve any project, is not a binding commitment to pursue any project, and is not intended to be utilized for approval of any current or future project.

The Update does not address ground lease and occupancy terms as the 2002 document did. These conditions should be addressed separately through the University’s Real Estate and CEQA processes.



View Of Lot 4 (CNT) From SW Edge of The SRP Along Athena Circle - Current Intersection Is the Site of Future Loop Rd. Realignment



Walkway Between Existing Lot 1 (LJII) and Lot 4 (CNT)



View To Open Space Preserve From Lot 4 (CNT) Landscape



SRP Signage At NE Entry Along Athena Circle

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

THE SCIENCE RESEARCH PARK (SRP) WILL AUGMENT AND ENHANCE THE INSTRUCTIONAL AND RESEARCH BASE OF THE UNIVERSITY.

BACKGROUND AND OBJECTIVES

The University of California, San Diego (UC San Diego) has designated several acres on the eastern perimeter of the East Campus for development of a Science Research Park (SRP). The SRP will augment and enhance the instructional and research base of the University. The SRP will also create an intellectual resource for the interaction among industrial and academic research activities, enhance retention of outstanding researchers, and enhance private support for UC San Diego's graduate and undergraduate fellowships, training, research, and collaboration. The land is planned to be made available under long term ground leases to be defined and managed by UC San Diego Real Estate.

Potential programmatic uses for future buildings will likely include research activity that is industrial, scientific, or technological in nature and is closely linked to UC San Diego research or instruction. Anticipated tenant activities include research and product development; production, assembly, and testing of prototypes; pilot plant facilities and research-related support; and ancillary uses that support a vibrant research community, such as retail, dining, fitness, and other community-oriented activities.

Any SRP improvement projects would be subject to the relevant UC San Diego planning, design, and environmental review processes.

All projects must conform with any relevant University policies at the time of design, except if explicitly exempted by the University.

PLANNING CONTEXT

The UC San Diego 2018 Long Range Development Plan (LRDP) Update, 1989 Campus Master Plan, and the 2022 East Campus Neighborhood Planning Study (ECNPS) inform the development of the SRP and establish the context, planning principles, and design guidelines for all the campus neighborhoods.

The physical context of the SRP includes the UC San Diego Open Space Preserve, campus housing, and the East Campus Health Sciences (ECHS) neighborhood, as well as student, staff, and faculty parking, recreation facilities, and open space. The SRP also borders commercial, educational, community, and residential uses.

Vehicular circulation and access into the SRP will occur primarily from an existing (Regents Road) site entry from the east. San Diego Metropolitan Transit System's Light Rail Transit (LRT) Blue Line serving UC San Diego, its East Campus, and the University Town Center vicinity has two stations within walking distance - Executive Drive and UC San Diego Health stations. A landmark design bridge with vehicular, pedestrian, and bicycle lanes has been constructed across Interstate 5 and connects to the SRP via Medical Center Drive South and Gilman Drive.

DEVELOPMENT CONCEPT

The canyon landform at the site's western edge provides the SRP with its defining feature. Planning principles have been established to guide the development of the SRP by creating a "sense of place", integrating the canyon's rustic landscape while maintaining the discrete urban landscape at the center of the site, and promoting views into the canyon from the research buildings.

The pedestrian experience and exterior landscape terraces defined by the buildings form the development concept of the SRP. The north-south and east-west pedestrian spines provide the focal points of the development. Gathering spaces of varying sizes anchor the public programming, frame buildings, and create a distinct landscape character for the SRP.

DEVELOPMENT CAPACITY AND LOT CONFIGURATION

The site has been designed with five building lots, two of which have been developed, two parking structure lots, and a balance of open space and formal landscape areas. Total buildable area on each lot ranges from 130,000 to 600,000 gross square feet (GSF), comprising a total SRP development capacity in the range of approximately 1.1 million gross square feet (GSF) net new, and 2 existing buildings (282,000 GSF), on approximately 19.25 acres inclusive of structured parking and the two existing research facilities (Table 3A). The remaining 3.35 acres support the pedestrian public realm, streets, parking, and open space.

SITE CONCEPT

The SRP site concept provides for a grouping of three additional 7 to 9 story buildings around the pedestrian spines and plazas, which frame the primary public realm and vernacular open space. Vehicular circulation on Athena Circle (existing) loops the site at the perimeter, where parking and service bays are located.

An Entry Plaza at Athena Way provides an arrival experience to the SRP, and a link to pedestrian spines and plazas. Two 7 and 8 level parking structures are located on the south edge of the site, with access from the loop road. Landscaped pedestrian spines link the public realm with the canyon in the Open Space Preserve.

Parking capacity for the SRP will be approximately 3,100 new structured parking spaces in addition to 85 surface parking spaces to support the full potential building capacity supported by the site. Parking on building lots during stages of developing of the SRP could potentially augment SRP parking needs by providing surface lots and phasing in parking structures.

Infrastructure on the site, including grading and drainage improvements, water, sewer, reclaimed water, data, and electric utilities along with one research building (Lot 2 - South Building) and one parking structure (Lot 3 - P1) should be constructed in the first phase of development. Subsequent phases of development are anticipated to bring Lot 5 (North Building) to the north, the second parking structure in Lot 7 (P2), and finally the research facility in Lot 6 (East Building), along the Regents Road frontage.

THE DESIGN GUIDELINES SUPPORT THE DEVELOPMENT OF A RICH “SENSE OF PLACE”, INTEGRATION OF THE VERNACULAR LANDSCAPE, AND REINFORCEMENT OF THE PEDESTRIAN EXPERIENCE.

DESIGN GUIDELINES

The SRP Design Guidelines convey the design intent and are not intended to be prescriptive. They encompass site improvements with detailed dimensional information, specifics related to the public realm, specific landscape locations and general landscape elements as well as architectural guidelines critical to building height, mass, material, color palette, and general character.

The design guidelines support the development of a rich “sense of place”, integration of the rustic landscape, and reinforcement of the pedestrian experience. Building siting and setbacks determine the placement of buildings in relation to the open space armature and define the pedestrian public realm network. The massing of buildings on each lot suggests a maximum of 9 stories for buildings (excluding mechanical space) to balance vertical and horizontal composition, and provide relief and interest through varying the building heights and expressive massing. Pedestrian circulation and entry into buildings will be guided through careful location of building entries along the main axes.

The main perimeter loop road in the SRP, Athena Circle, is a two-lane road. It connects to the east site entry feature on Athena Way, a four lane divided street intersecting at Regents Road. Both streets will include sidewalks and bike lanes.

Access for vehicles, shuttles, pedestrians, and bicyclists to the West Campus will be augmented by the Gilman Drive Bridge at the west end of the ECHS district. Emergency and maintenance access to buildings will occur on selected terraces and paths, as well as perimeter parking lots and streets. Campus shuttle bus stops will be located as the SRP develops.

SUSTAINABILITY PRINCIPLES

Holistic integration of sustainability strategies with open space and architectural design is key to achieving successful long term campus resiliency. Campus sustainability is composed of both open space and architectural strategies that effectively enhance sustainable opportunities to enhance local ecology; maximize stormwater management; mitigate urban heat island effects; increase on-site renewable energy generation and use; integrate UC Policy on Sustainable Practices and achieve LEED Gold Certification.

OPEN SPACE DESIGN PRINCIPLES

The rustic canyon landscape of primarily native species forms the basis for the integration of the natural and built environment of the SRP. The natural landscape of the canyon is reflected in the Campus Mews and is balanced with the more urban, discrete landscape of the Innovation Walk and Innovation Commons. The use of four distinct types of planting communities will define the character and experience at the personal level.

The SRP open space consists of a network of primary elements:

- Innovation Walk
- Innovation Commons
- Campus Mews
- Gateway Steps
- South Terrace and Mesa Bridge
- Regents Promenade

The Innovation Walk is the north to south pedestrian spine and is intended to be light and airy. An allée of shade trees and dynamic understory palette frame the space to provide color, interest, and a varied experience along the Innovation Walk.

Campus Mews provides a number of spaces for social interaction and congregation within the site, using a mixed composition of enhanced paving, seating, and planting. As part of the canyon extension, the social spaces embrace flexible programmatic use and capacity to provide both intimate and social destinations.

SRP edges will integrate with other ECHS palettes through the use of similar enhanced paving, street furniture, and drought-tolerant plant materials.

Building lot and parking lot landscaping should blend into both the natural and campus landscape characters.

BUILDING DESIGN PRINCIPLES

Each building will visually, physically and functionally connect with SRP's public realm through their lobby entrances, patios, secondary walks and view corridors. Each building will establish its primary lobby along one of the two campus axes

Specific design elements, such as architectural fenestrations, roof elements, penthouses, and service bays, are guided by recommendations that reinforce the principles of simplicity, balance, and harmony with the building, site, and landscape.

Materials, finishes, color, and glazing recommendations also reflect the desire to complement and harmonize with the natural environment of the SRP, and avoid highly individualized design statements.

SRP LIGHTING AND WAY FINDING PRINCIPLES

Lighting and signage will conform to the UC San Diego Campus Standards, and reflect the importance of pedestrian safety, wayfinding, and integration into the site landscape.

CHAPTER 1

INTRODUCTION

BACKGROUND

Originally acquired by the University in 1964 as part of a land grant from the Department of the Navy, the University received approval from Congress in 1982 to amend the education-related deed restrictions for this parcel to allow its development for “industrial scientific or technological research purposes.”

As part of its 1989 Long Range Development Plan, the University of California, San Diego (UC San Diego) designated several acres of land on the eastern perimeter of campus for development of a Science Research

Park (*Figure 1.1*). In 1988, a satellite medical center associated with the Health Sciences and School of Medicine was developed in the area of campus east of I-5. In the ensuing years, medical treatment and research facilities have expanded as the University’s reach and healthcare demand have grown. A Development Concept for the SRP was first approved by the University of California Board of Regents (Regents) in 2002 to better define expectations as the University engaged third parties on site.



Figure 1.1 SRP Location

OBJECTIVES

SCIENCE RESEARCH PARK WILL ADVANCE THE RESEARCH MISSION OF UC SAN DIEGO WHILE CREATING COMMUNITY.

The objectives of the Science Research Park (SRP) are to augment and enhance the instructional and research base of the University, more directly engage visitors and research partners, and establish a regenerative financial resource to support future research and scientific efforts. These objectives position UC San Diego for flexibility to meet changing campus and program requirements:

BUILD A RESEARCH BASE

Create an intellectual resource to enhance UC San Diego's ability to continue to attract and retain top researchers and scientists

ENGAGE INTELLECTUAL PARTNERS

Create an intellectual resource to enhance UC San Diego's instruction and research programs by providing opportunities for interaction between outstanding industrial and academic research activities

BUILD A FINANCIAL RESOURCE

Create a climate that enhances the private support for University research, graduate fellowships, undergraduate and graduate student training, and collaborative faculty and private sector industrial research projects

PROGRAMMATIC RECOMMENDATIONS

ANTICIPATE PROGRAMMING THAT SUPPORTS A CREATIVE VISION FOR RESEARCH, ENTREPRENEURIAL ACTIVITY, CORPORATE ENGAGEMENT, AND COMMUNITY OUTREACH.

Projects within the SRP area should anticipate the spatial needs of future tenants, their guests, and UC San Diego community members. In support of these objectives, tenants such as research companies, institutes, and government agencies that meet the following programmatic criteria will likely lease land or facilities in the SRP:

COMPATIBLE RESEARCH

The nature of the firm's research activity should be industrial, scientific or technological.

SERVICES AND OPEN SPACE

Ancillary uses supporting tenants and the surrounding community, including retail, food and beverage, and small-

footprint recreation are encouraged on the ground floor.

CAMPUS CONNECTIONS

Significant linkages between research programs conducted in the SRP and current or proposed campus research and/or instruction are anticipated.

ADDITIONAL CRITERIA

Definition of lease terms and selection of tenants will be set by UC San Diego Real Estate separately as part of a formal University project approval. Design recommendations within this DCU are intended to support the anticipated use types, but remain flexible to accommodate a multitude of potential outcomes.

ANTICIPATED USES

SUPPORT TENANTS REFLECTIVE OF THE DIVERSITY OF INDUSTRY SECTORS THAT SUPPORT AND ENHANCE UC SAN DIEGO'S MISSION AND CONTRIBUTE TO THE REGION'S ROBUST LIFE SCIENCES AND TECHNOLOGY SECTOR.

While selection of tenants is subject to separate University processes, a number of tenant types are anticipated to support the goals of the University broadly and the SRP specifically. Projects within the SRP area should anticipate use types that include but are not limited to those described below:

INTELLECTUAL GENERATION

Research, product development, prototype testing, and consulting, along with the offices, laboratories or other facilities that support these activities.

FABRICATION AND TESTING

Production or assembly of prototypes and pilot facilities that are related to on-site research and development activities or the testing of production processes located elsewhere

PROGRAM AND SERVICES

Research-related services that support research programs within the SRP or the UC San Diego campus. Ancillary uses such as retail, food and beverage, and health and wellness that support the vibrancy of the district and the success of the tenants.

CONTENT AND COLLABORATION

Tenants will likely reflect multiple industry sectors that support and enhance UC San Diego's academic programs.

PROJECT REVIEW

The design and construction of all improvements within the SRP will undergo UC San Diego's standard review processes, whether development is implemented by the University or a private developer or company.

REPORT FRAMEWORK

The SRP Development Concept Update (Concept) has been prepared to define the development capacity, development areas, the character of the SRP and the set of conditions to guide development. The Concept described in the following chapters supports approximately 1.1 million gross square feet (GSF) net new of research and office space with associated open space, circulation, and parking facilities. The SRP will emulate the campus character of UC San Diego. The public realm will frame the built environment and provide a place for pedestrian circulation and social interaction, while vehicular circulation will be located around the perimeter of the development. Specific design elements and a coordinated palette of building materials, landscape materials and site furnishings will promote a cohesive appearance yet also allow individual identity for each building.

This report documents the framework for the design and development of the SRP and is organized as follows:

CHAPTER 1 introduces the Development Concept.

CHAPTER 2 addresses the planning context for the SRP. It provides an overview of UC San Diego and the planning guidelines for the University, a description of the East Campus setting and a summary of the SRP's existing site conditions.

CHAPTER 3 describes the Development Concept for the site, grading, utility infrastructure and construction phasing.

CHAPTER 4 discusses the design concept and guidelines for architecture, circulation and access, parking, open space, materials, lighting, and signage.

CHAPTER 5 includes appendices with more detailed information regarding planting palette.



Center for Novel Therapeutics (CNT)

CHAPTER 2

**PLANNING
CONTEXT**

UC SAN DIEGO CAMPUS CONTEXT

OVER THE LAST TEN YEARS, UC SAN DIEGO HAS ADVANCED TRANSFORMATIVE MIXED-USE DEVELOPMENT ACROSS ALL AREAS OF THE CAMPUS.

The UC San Diego campus extends across 1,200 acres of land from the Pacific Ocean to inland parcels east of Interstate 5. Bisected by the Interstate 5 freeway, major roads, and the San Diego Trolley Blue Line, the Campus is divided into three primary land components: Scripps Institution of Oceanography (SIO), West Campus, and East Campus. The Science Research Park (SRP) is located within the East Campus adjacent to Regents Road. (Figure 2.1).

The 2018 Long Range Development Plan (LRDP) and discrete area planning studies guide development on the Campus. In general, the LRDP identifies the Campus land uses, development areas and open space preserves; and the area planning studies define urban design frameworks, planning principles, and design guidelines for Campus development. Together they provide a framework to manage growth and physical development efficiently and effectively, support environmental quality, and create a distinct sense of place for the Campus.

The LRDP delineates development of a variety of land uses on the East Campus, including: academic, healthcare, science research, housing, sports and recreation, community oriented uses, and Open Space Preserve. These land uses are discussed in more detail in the East Campus Context section.

The East Campus Planning Study (area

planning study) provides more detail for a development and landscape framework, circulation, and design guidelines in the surrounding area, and is described in more detail in the East Campus Context section.

A summary of the planning principles and guidelines common to all Campus development and particularly pertinent to the East Campus and the SRP includes the following:

- Development will occur within definable yet integrated neighborhoods with clear boundaries and character.
- The canyons and large areas of native habitats will remain interconnected and constitute the UC San Diego Open Space Preserve, a prominent natural resource to be respected and preserved. The designation of open space extends through the East Campus and includes three finger canyons that exist east of the I-5 corridor.
- Connections consisting of roads, paths, public entries, and view corridors will provide critical links between different neighborhoods and Campus zones and thereby enhance the coherence of the Campus.

- Clear pedestrian and bike connections will be created between West Campus and East Campus neighborhoods.
- Buildings will be arranged in compact clusters surrounding interconnecting courtyards. Building forms should be simple and compatible with the cluster as a whole.
- Large areas of blank walls or buildings that are excessively large are to be avoided. Arcades or colonnades, recessed windows, balconies, and variation in massing are encouraged.
- Buildings should be oriented to take advantage of distant views to the campus, foothills and adjacent canyons.

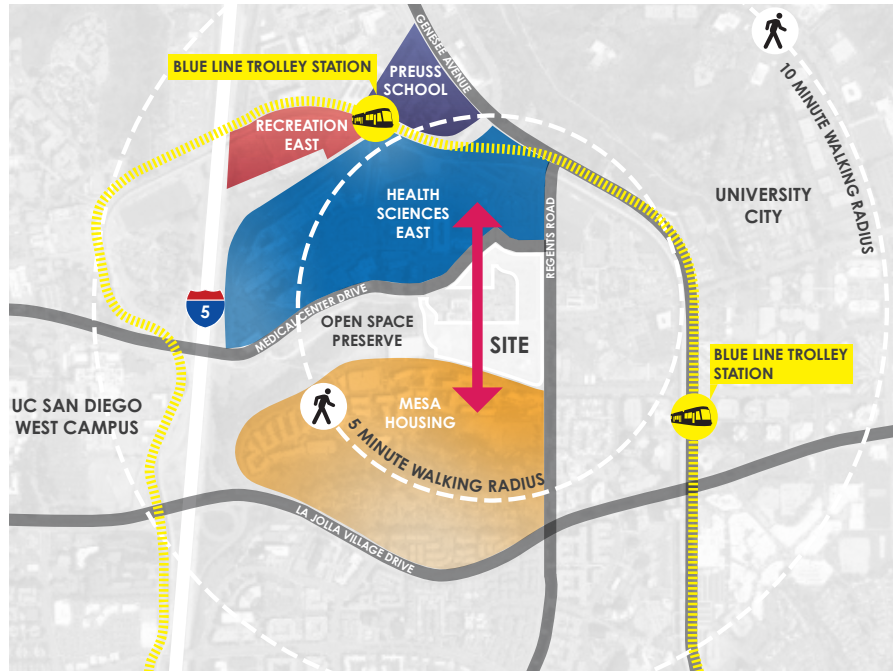


Figure 2.1 Campus Context

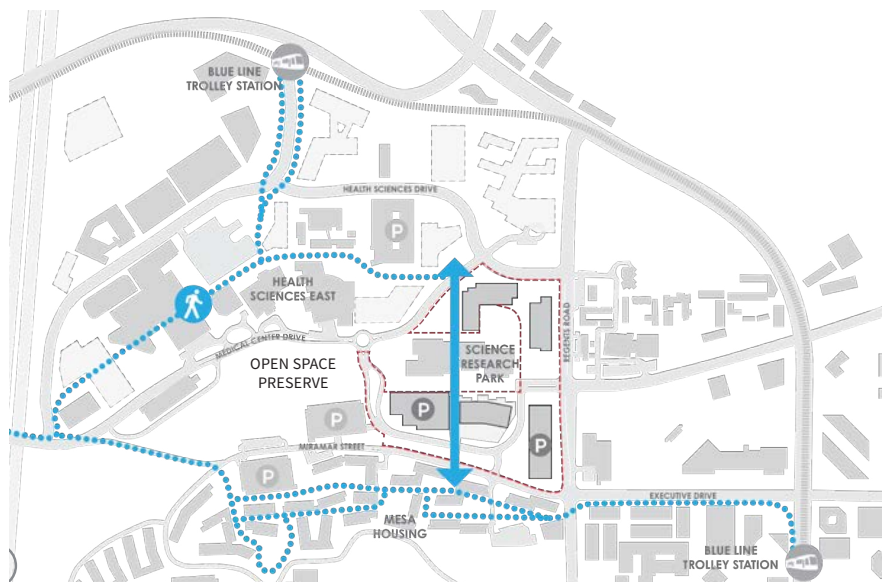


Figure 2.2 Existing and Future Conditions

EAST CAMPUS CONTEXT

EAST CAMPUS HAS BEEN STEADILY GROWING INTO A VIBRANT DISTRICT FOCUSED ON RESEARCH, HEALTH, AND WELLBEING.

The East Campus is comprised of approximately 270 acres of land on the east side of Interstate 5. Although its original topography and vegetation were modified by past development, the basic landform of a mesa bisected by three canyons still remains. This physical form is being maintained as the East Campus develops with urban land uses primarily sited on the mesa top and the majority of the canyon land protected as Open Space Preserve.

The majority of East Campus acreage was undeveloped as recently as 1990; however, since that time the area has been steadily transforming (*Figure 2.3*). The original Medical Center uses have expanded and are now joined by diverse research facilities and student housing to form a more vibrant, mixed-use health district.

Recent and near-future development immediately adjacent to SRP include:

- Addition of Health Sciences Drive as a new campus entrance from Regents Road: A signalized intersection creates direct access between La Jolla Village Drive and Genesee Ave.
- Health Sciences East neighborhood has continued to urbanize: The expansion of clinical and research facilities includes Thornton Pavilion, Perlman Medical Offices, and Shiley Eye Institutes were all part of the 2002 context. Since that time, East Campus has seen the addition of the Koman Outpatient Pavilion, Jacobs Medical Center, Altman CTRI, Sulpizio CVC, Moores Cancer Center, Ratner Children’s Eye Center, Hamilton Glaucoma Jacobs Retina, and the East Campus Office Building.
- Addition and expansion of supportive infrastructure: including the Medical Center Central Plant, Campus Point and Athena Parking Structures, and Energy Park.
- A modified street system: Health Sciences Drive and Athena Way connect to the Campus Loop Road via Voigt Dr and Gilman. Concurrent with this effort, Health Sciences Drive is being realigned to complete the East Campus Loop Road and remove vehicular through-traffic from the core of the Health Sciences East neighborhood.
- Mesa Housing, a residential neighborhood for UC San Diego’s graduate students and those with families, is situated south of the SRP. Since 2002, North Mesa has been redeveloped into high-rise buildings with 3,500 beds. When complete, the renovated neighborhood will be home to over 8,000 beds of graduate and family housing.
- The MidCoast Trolley (LRT) Blue Line project with the San Diego Metropolitan Transit Development Board opened in November 2021. This segment serves UC San Diego

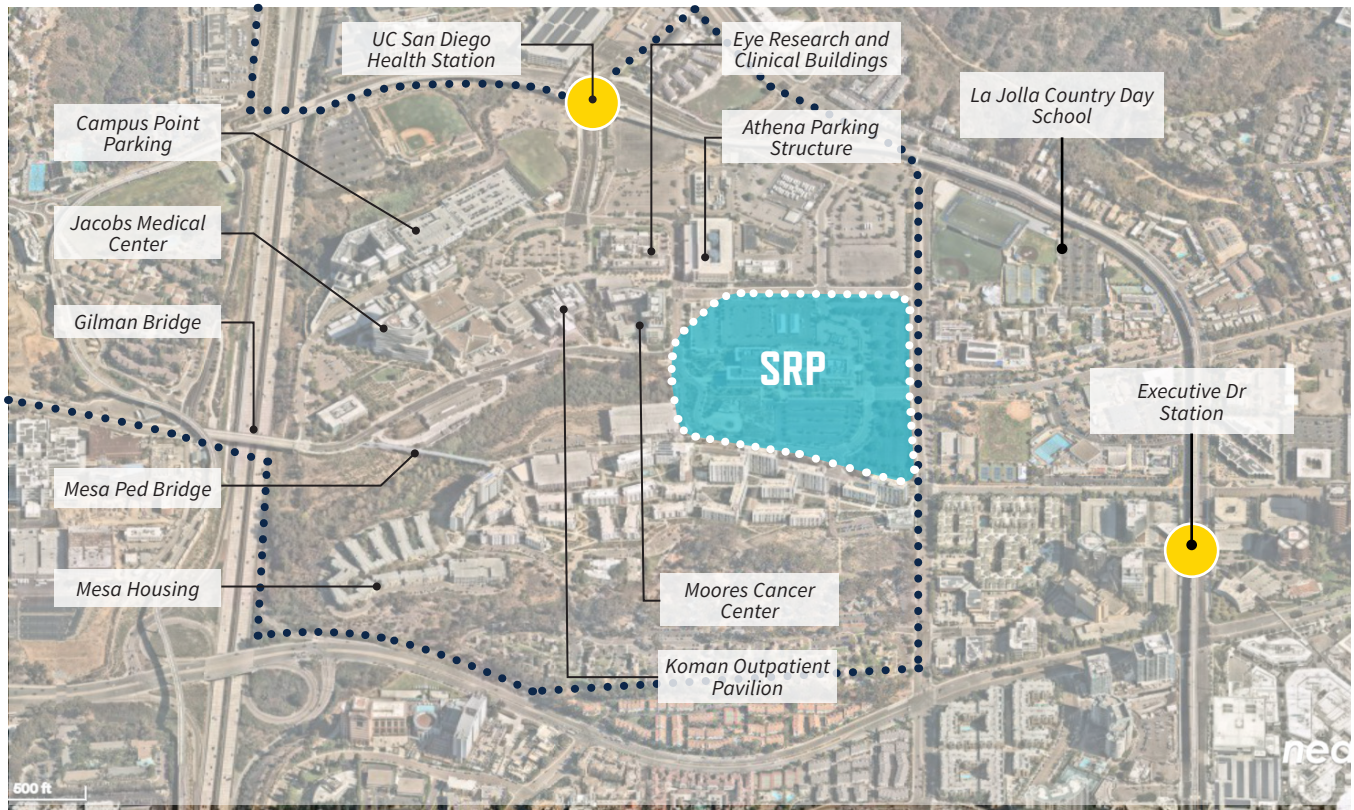


Figure 2.3 East Campus Context

- and the University Town Center vicinity, running along Genesee Ave. and across Voigt Dr.
- Two Trolley stops are within walking distance of SRP: Executive Dr to the east, and UC San Diego Health to the north.

Additional existing and planned development on the East Campus, but not contiguous to the SRP, includes:

- New vehicular, bicycle and pedestrian connections between the East and West Campus areas, connecting Health Sciences Dr and Gilman Dr. A unique bridge design and embedded lighted sign serve as a symbolic landmark for UC San Diego and the City of San Diego.

- A pedestrian and bicycle bridge connecting Mesa Housing to Health Sciences East, at Gilman Dr.
- The Preuss School, a UC San Diego charter school for students in grades 6-12, is located southwest of Genesee Avenue and Campus Point Drive.
- The LRDP identifies land for faculty and staff housing in the area of South and Central Mesa Housing, north of La Jolla Village Dr and west of Regents Road.
- Non-University development located immediately east of Regents Road and the SRP that is not a part of the UC San Diego Campus includes La Jolla Country Day School, Lawrence Family Jewish

Community Center, Mandell Weiss Eastgate City Park, and further to the east and south, University City commercial development (Figure 2.3).

- The University City Community Plan (currently being updated) presents a range of opportunities for the University community to grow, and provides strategies to concentrate density near transit stops while supporting an active public realm.

EAST CAMPUS PLANNING STUDY

CREATING A PEDESTRIAN-FOCUSED HEALTH SCIENCES COMMUNITY.

The 2022 East Campus Planning Study (ECPS) was developed to guide anticipated growth in East Campus, focused on the core Health Sciences zone. The study area is bounded by Voigt Drive and Genesee Avenue on the north, Regents Road to the east, SRP and Open Space Preserve to the south, and Interstate 5 (I-5) to the west.

The ECPS was developed in anticipation of program expansion, and ensures alignment with LRDP and Strategic Plan, particularly to create a pedestrian-focused Health Sciences community, with strong ties to the rest of campus.

While SRP is not included in this study and is intended to have its own unique sense of place, the two areas share a major boundary and should be perceived as part of the same whole within East Campus.

Goals, Objectives, and Concepts from ECPS that are relevant to SRP include:

- Incorporate more diverse programs to encourage a 24/7 campus environment.
- Consolidate surface parking into structures to accommodate more mission-critical development.
- Reconfigure existing roads to free up additional infill building sites and enhance circulation.
- Support an internal pedestrian spine connecting the zones of East Campus with Health Sciences Walk and beyond.
- Capitalize on the regional landscape and unique site conditions with improvements to the outdoor open space of the area.
- Capitalize on the access to Light Rail Transit.

SRP SITE CONTEXT

CONVERTING SURFACE PARKING TO A VIBRANT, CONNECTED RESEARCH CLUSTER.

The SRP project area today consists of two three-story buildings and surface parking lots, located at the eastern end of a large canyon that bisects the East Campus (*Figure 2.4a*). The canyon landform to the west of the SRP is designated as Ecological Reserve within the Open Space Preserve.

Prior to the 2002 Development Concept, the SRP area was primarily disturbed vegetation, which has subsequently been graded and converted to active uses. The required mitigation entailed the enhancement of 2.1 acres of wetland habitat in the adjacent canyon within the Open Space Preserve, and preservation of 1.67 acres of wetland (a riparian habitat) within the western portion of the SRP site.

The variation in the original site topography provides the opportunity to vary the grades of the site development and capitalize on the view corridor to the west as well as distant views of the West Campus (*Figure 2.4b*).

In addition to surface parking, two parcels have been developed within the SRP project area: the La Jolla Institute for Immunology (LJII, 2006); and the Center for Novel Therapeutics (CNT, 2019). Both take advantage of walking distance to University research and clinical facilities to advance “bench to bedside” innovation (*Figure 2.4c*).



Figure 2.4a Views looking south, including existing surface parking, CNT and LJII, Mesa Housing, and University City in the distance

These two facilities embrace a north-south pedestrian spine that will eventually connect to Health Sciences Walk to the north. CNT abuts the Open Space Preserve to the west, and the corresponding landscape transitions from a formal design to the rustic character of the canyon over the slope of the hill.

The street system within the SRP today is based primarily around Athena Circle, and integrates with the East Campus and off-campus street system. Three intersections on the north, east, and west sides of the parcel serve as the entrances to the SRP. The primary entrance into the SRP is from the east at the intersection of Regents Road and Eastgate Mall, which becomes Athena Way as it enters

campus. Health Sciences Drive will be realigned at the north west corner of SRP to remove the northern segment of East Medical Center Drive and create a loop road connecting Health Sciences Drive with Medical Center Drive to the south. This alignment cuts a diagonal across the north west corner of the SRP.

The 2002 Development Concept anticipated the potential for the Trolley alignment to span one corner of SRP, however the final alignment as built is fully outside of the SRP.



Figure 2.4b Mesa Bike and Pedestrian Bridge, looking toward the Medical Center Central Plant, Jacobs Medical Center, and west campus beyond



Figure 2.4c Center for Novel Therapeutics



Figure 2.5 Stormwater Feature at Koman Outpatient Pavilion, with the Open Space Preserve and Mesa Housing to the south

CHAPTER 3

DEVELOPMENT CONCEPT

GUIDING PLANNING STRATEGY

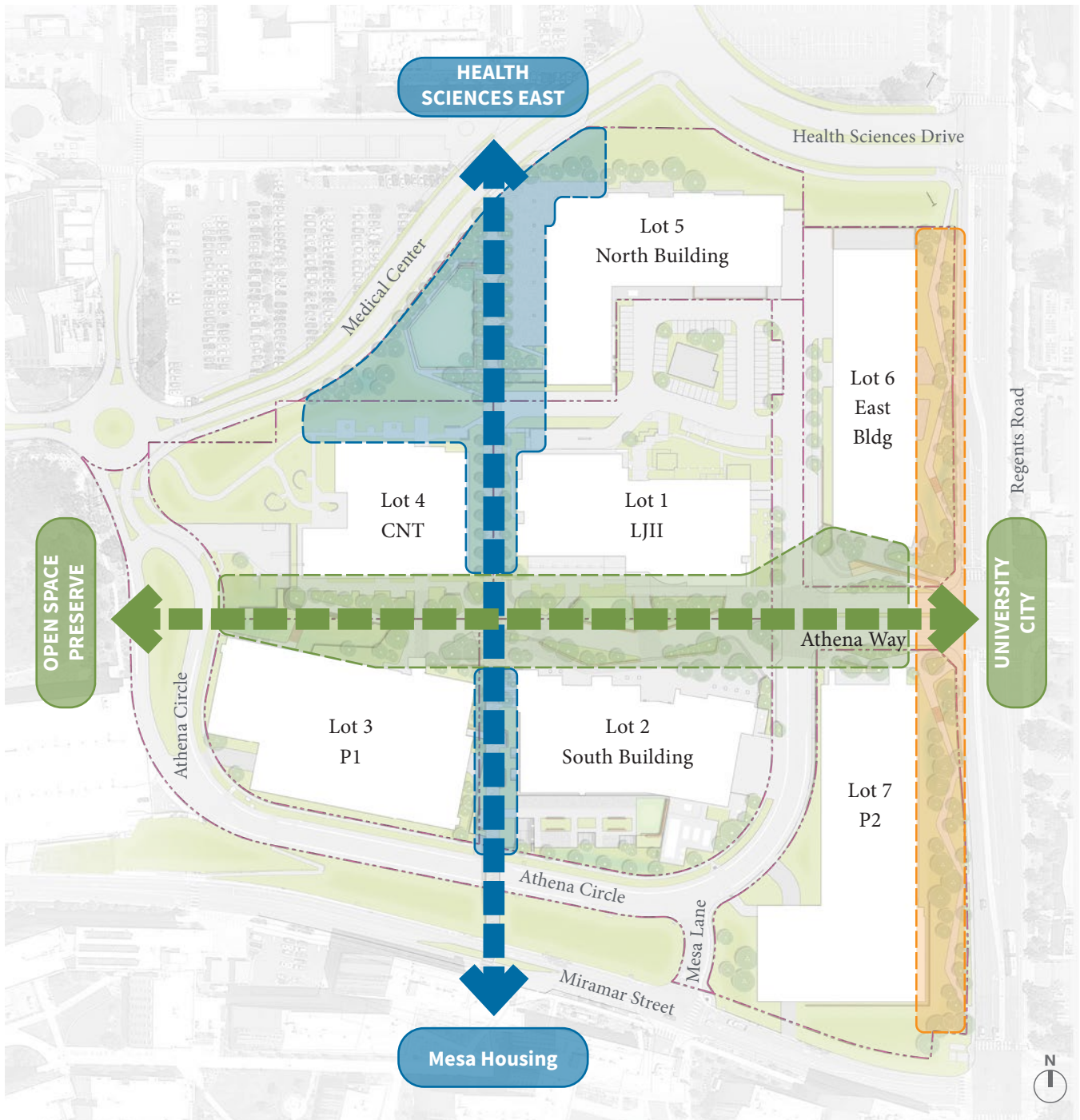
THE OVERALL ORGANIZATION OF THE SRP WILL USE THE PUBLIC REALM AS ITS PRIMARY ARMATURE, PRIORITIZING THE NATURAL LANDSCAPE AS THE CONNECTIVE TISSUE.

The Science Research Park (SRP), for as much as it is anchored in innovation, is at its core a campus focused on people and shared interactions that foster an intellectual community. As such, rather than any singular building being the focal point of the campus, the overall organization of the SRP will use its public realm as its primary armature, prioritizing the natural landscape as its connective tissue, and establishing two major axes to create a cruciform structure, along which the public life of the campus is anchored, and both the existing and planned buildings are sited. Pedestrian circulation is reinforced while vehicles are held to the perimeter, establishing the SRP as a pedestrian precinct.

The first axis is a north-south campus walk: a linear pedestrian spine connecting Health Sciences East by virtue of its planned Health Science Walk, to Mesa Housing located south of the SRP. This linkage helps complete an important connection between these

two destinations, while providing a strong central backbone to the SRP from which campus buildings draw their address and signature open spaces are accessed. Similar to Library Walk on the West Campus in its strict linear character, it represents the urban qualities of the modern campus.

The counterpoint to the north-south campus walk is born of the Open Space Preserve located immediately to the west of the SRP. A defining open space feature, the organic and natural geometries of the adjacent canyon inform the primary open space extending to the east, establishing the northern and southern hemispheres of the SRP. As much as it is a linear axis, it is envisioned as a sequence of distinct destinations that underpin the social life of the SRP and onto which the flanking buildings spill out. The intersection of these axes establishes a new 'campus heart' at the center of the SRP, around which all existing and proposed buildings are organized.







-  Core Pedestrian Spine
-  Extension of Open Space Preserve Character
-  SRP Edges
-  Innovation Walk
-  Campus Mews

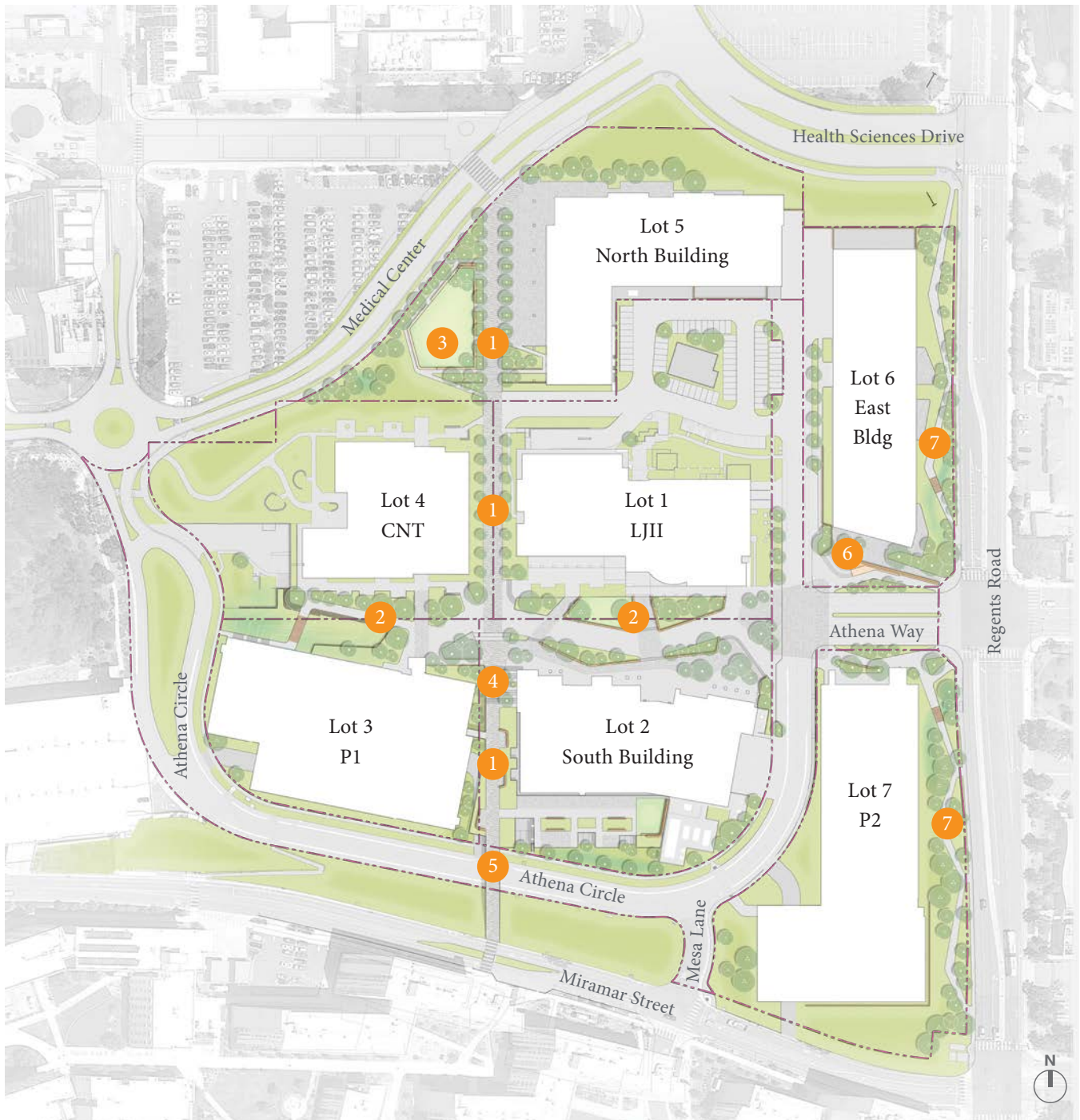
Figure 3.1 Public Realm Armature

PLANNING GOALS

CREATE AN IDENTITY THAT IS VISUALLY RICH AND PROMOTES A “SENSE OF PLACE,” BOTH PHYSICALLY AND INTELLECTUALLY.

A series of planning goals have been established to support the Guiding Planning Strategy. These goals build upon the armature established by the intersecting axes, and underpin the creation of a compelling SRP that builds upon the East Campus development to date:

- Create an identity that is visually rich and promotes a “sense of place,” both physically and intellectually.
- Integrate the natural landscape of the canyon as a prominent characteristic, and as a counterpoint to the curated landscape of the SRP core and campus walks.
- Maximize views from buildings to the Open Space Preserve to the west; while also ensuring each building is fronted by a major open space destination.
- Establish the SRP as one that prioritizes the pedestrian experience, thoughtfully locating buildings and their primary entrances and ground floor uses to reinforce a pedestrian-first precinct that supports both movement and stasis – inviting people to gather.
- Establish edges that both reinforce the campus envelope, and complement/enhance adjacent land uses.
- Curate ground floor uses to activate exterior spaces.
- Prioritize bike infrastructure including both long- and short-term parking, building on existing bike lanes on Athena Circle, Medical Center Drive and Regents Road.
- Organize parking and circulation such that vehicles are held to the perimeter of the SRP, reducing intermodal conflicts and establishing a pedestrian precinct.
- Leverage the SRP’s public realm as green infrastructure with an emphasis on urban ecology to strengthen campus-wide resilience, habitat and shade efforts.
- Develop the open space network as a series of distinct destinations to include Innovation Walk, Innovation Commons, the Campus Mews, the Gateway Steps, and Regents Promenade.



- | | |
|----------------------|---------------------|
| 1 Innovation Walk | 5 Mesa Bridge |
| 2 Campus Mews | 6 Athena Plaza |
| 3 Innovation Commons | 7 Regents Promenade |
| 4 Gateway Steps | |

Figure 3.2 Campus Destinations

DEVELOPMENT CAPACITY AND LOT CONFIGURATION

An overall development capacity and density of 1.1 million gross square feet (GSF) net new, in addition to the two existing buildings on Lots 1 (LJII) and 4 (CNT), has been established by the University. This overall density for the SRP research buildings supports an appropriate balance of built space, open space, parking, and landscape amenities comparable to current local research facilities.

The lot configurations shown in Figure 3.2 and summarized in Table 3A are delineated to provide maximum flexibility, access, and the optimal development capacity. SRP projects may achieve the optimal development capacity and site density by combining lot lines to form larger parcels, or subdividing into smaller parcels for the purpose of building two smaller buildings on one lot.

Table 3A, SRP Development Capacity, summarizes the total supported capacity of the site for each of the proposed five building lots in the SRP, defined as follows:

- Total lot area: the total gross square footage of the lot.
- Total buildable area of the lot: the total gross square footage of the lot less landscaped setbacks.
- Total open space of each lot. This is expressed as a percent of the total land area for each individual lot that is not covered by building footprint and parking.
- Total building area square footage capacity of each lot. This figure is approximate based on the identified buildable lot area and height.

Lots 1 (LJII) and 4 (CNT) are occupied by existing research buildings. Lots 2 (South Building), 5 (North Building) and 6 (East Building) are planned as future SRP buildings. Lots 3 (P1) and 7 (P2) are dedicated to structured parking to accommodate the building density on the five building lots.

The potential phased parking and development plans are described in the “Phased Development Schedule” section and shown in Figures 3.5A - 3.5D.

	Total Lot Area		Buildable Lot Area	Open Space % of Lot	Total Building Area GSF
Lot 1 (LJII)	3.19 Acres	138,844 SF	50,000 SF	64%	145,000 GSF
Lot 1 (Surface Parking)	-	-	-	-	81 Stalls
Lot 2 (South Building)*	2.87 Acres	125,033 SF	50,000 SF	60%	325,000 GSF*
Lot 3 (P1)*	2.17 Acres	94,398 SF	70,000 SF	25%	1760 Stalls
Lot 4 (CNT)	2.62 Acres	114,181 SF	45,000 SF	60%	137,000 GSF
Lot 5 (North Building)*	3.18 Acres	138,697 SF	50,000 SF	64%	375,000 GSF*
Lot 6 (East Building)*	2.23 Acres	97,165 SF	45,000 SF	54%	400,000 GSF*
Lot 7 (P2)*	3.01 Acres	131,302 SF	70,000 SF	44%	1360 Stalls
TOTAL	19.27 Acres	839,620 SF			1.3 million GSF
TOTAL (NET NEW)+					1.1 million GSF*
Total Roads & Open Space Area		3.35 Acres			
Total SRP Area:		22.62 Acres			

*Parking Structure +Net new development excluding parking structures

Table 3A SRP Development Capacity



Lot lines as shown in the SRP DCU are conceptual and intended for use in understanding site coverage and optimal relationships between buildings and the landscapes surrounding them. Final lot lines are subject to change, to be determined by the University in the project phase.

Figure 3.3 Lot Configuration

SITE CONCEPT

THE LANDSCAPE OF SRP SHOULD BOTH COMPLEMENT AND BE COMPATIBLE WITH THE SURROUNDING CANYONS AND NATURAL ENVIRONMENT.

The planning principles presented above are integrated into a cohesive concept for the SRP. The site concept, while independent from both Health Sciences East and Mesa Housing, thoughtfully connects these districts together as part of the larger UC San Diego East Campus. The concept is summarized as follows:

The heart of the SRP sits at the intersection of Innovation Walk and the Campus Mews.

The core of the SRP is established through a grouping of two existing 3-story buildings, two future buildings ranging from 8 to 9 stories, and an 8 story parking structure, each fronting one of the two primary axes.

Two additional buildings, a third research building and a second parking structure, sit between Athena Circle and Regents Road, establishing an important edge to the community, and framing an SRP-specific entry, distinctive from the organization of Health Sciences East, and Mesa Housing.

Vehicular circulation within the SRP is held outside of the core along the reconfigured Medical Center and Health Sciences Drives to the north, and Athena Circle which provides a perimeter loop road to the west, south and east. Parking and service areas are located and accessed along this perimeter roadway.

Building massing is sensitive to and complements the buildings at both Health Sciences East and Mesa Housing.

The character of the UC San Diego Campus emphasizes the sharing of a built environment within the context of open space and surrounding native vegetation.

The landscape of the SRP should both complement and be compatible with the surrounding canyons and natural environment. The planted areas within the building lots and along the public realm should be considered as “discrete” in character and offer greater design selections of both ornamental and native species. The outlying areas will focus on a more natural and rustic palette to complement the native vegetation in the adjacent canyon.

Through the landscape design, the important views and the interpretative value of the unique environment that surrounds the SRP are drawn into it.

The interior core of the SRP will include spaces where the landscape supports the atmosphere of contemplation of new ideas. The landscape will provide venues for gathering, retreat areas for quiet observation and clear visual connections from various areas.

The landscape design focuses on several distinct areas discussed in more detail in “Chapter 4, Subsection: Public Realm Guidelines”.

GRADING CONCEPT

THE CAMPUS MEWS EFFECTIVELY EXTENDS THE OPEN SPACE PRESERVE FROM THE WEST, MAINTAINING THE LOW POINT OF THE SITE AND FORMING A SITE-WIDE SWALE WITH THE BUILDINGS TO THE NORTH AND SOUTH OF IT, STEPPING UP ACCORDINGLY.

The original canyon landform of the SRP parcel required cut and fill with strategic regrading to accommodate development; however, the site concept seeks to address this through its open space armature and public realm ensuring building pads can be more simply established. To facilitate this, the Campus Mews effectively extends

the natural canyon vernacular from the west, maintaining the low point of the site and forming a site-wide swale, with the buildings to the north and south of it, stepping up accordingly. Innovation Walk will bridge this “canyon”, navigating the grade through two monumental stairs at the Innovation Commons and Campus Mews respectively.

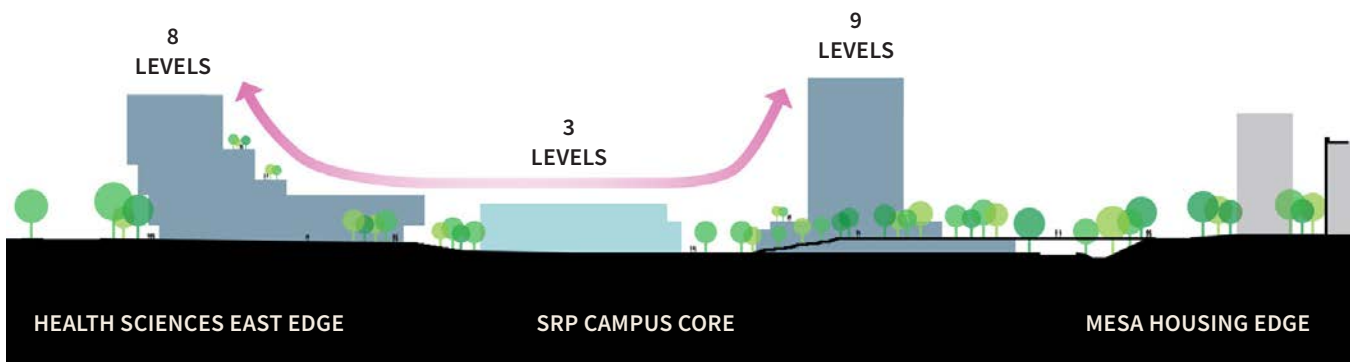


Figure 3.4 Concept

CIRCULATION AND PARKING CONCEPT

ATHENA CIRCLE WILL PROVIDE THE PRIMARY CIRCULATION THROUGH THE SRP, CONNECTING TO REGENTS VIA ATHENA WAY, AND TO THE RECONFIGURED MEDICAL CENTER DRIVE AT THE NORTHWEST CORNER OF THE SRP.

The primary entrance to the SRP, Athena Way, is located on the east side at the intersection of Regents Road and Eastgate Mall.

Athena Circle will provide the primary circulation through the SRP, connecting to Regents via Athena Way, and to the reconfigured Medical Center Drive at the northwest corner of the SRP. The existing street, which includes bicycle lanes and sidewalks, wraps the perimeter of the SRP to create a pedestrian-oriented building core. Primary pedestrian building entrances are located along the open space axes, thus encouraging pedestrian activity.

The perimeter parking structures and the rear or side yard of each building lot, for functions including delivery and loading, will be accessed from Athena Circle.

The SRP concept will accommodate a parking ratio of approximately 2.3 spaces per 1,000 square feet (sf) of rentable building space. The majority of site parking needs will be accommodated through two parking structures on Lots 3 (P1) and 7 (P2) respectively. No on-street parking beyond short term drop off/pick up will occur on any SRP streets.

DEVELOPMENT PHASES

A FLEXIBLE PHASING STRATEGY WILL ENSURE SUCCESS OF SRP OVER THE LONG TERM.

The University's research affiliations and the space requirements of its research partners will guide the development schedule for the SRP. Suggested project phasing is as follows but may vary depending on project circumstances:

Phase 1: Lot 2 (South Building), Lot 3 (P1) and Campus Mews

Phase 2: Lot 5 (North Building) and Innovation Commons

Phase 3: Lot 7 (P2) and Regents Promenade

Phase 4: Lot 6 (East Building) and Regents Promenade

PHASE ONE DEVELOPMENT:

The suggested phasing strategy assumes that primary infrastructure development, such as site grading and drainage improvements, the backbone utility infrastructure, and utility runs will be implemented for Lots 2 (South Building) and 3 (P1), inclusive of the Campus Mews.

Whether projects follow the suggested phasing as outlined or a different approach, each phase should be fully functional and considered as a complete design idea without reliance on future development, in case of delay or cancellation of subsequent phases.

Phase 1 would incorporate the landscape and hardscape along Athena Circle and Athena Way, as well as the Campus Mews, Gateway Steps and South Terrace. These improvements will also include directional signage and lighting.

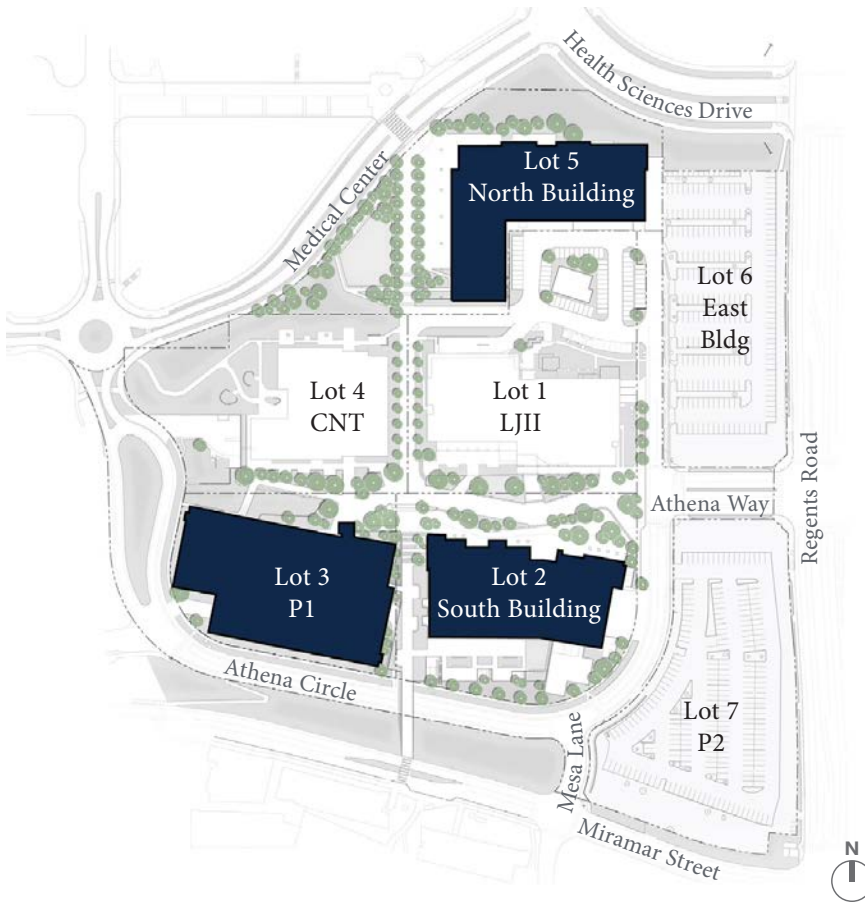
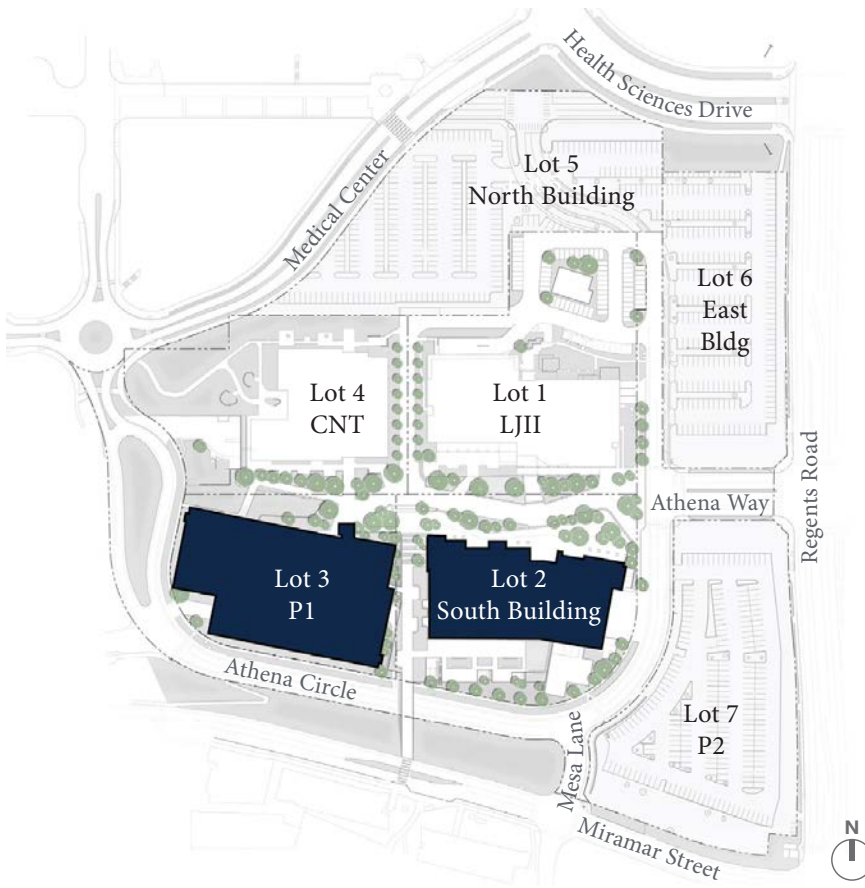
The SRP development is anticipated to connect to Campus water, sewer, storm drain, reclaimed water and data lines. Utilities will be provided by SDG&E Infrastructure (electric), potentially AT&T (telecommunications), and other service provider infrastructures.

PHASE 2, 3 AND 4 BUILDING LOTS AND ASSOCIATED PARKING

Construction of research buildings, the remaining parking structure, and the associated utilities and public realm will comprise the subsequent phases of the SRP development.

Phases 3 and 4 include the development of the Regents Promenade, with landscaping and pedestrian access, that will enhance the campus edge along Regents Road.

The provision of an adequate parking supply should be considered as part of the development phasing such that the existing buildings on Lots 1 (LJII) and 4 (CNT), as well as any new buildings are adequately parked.

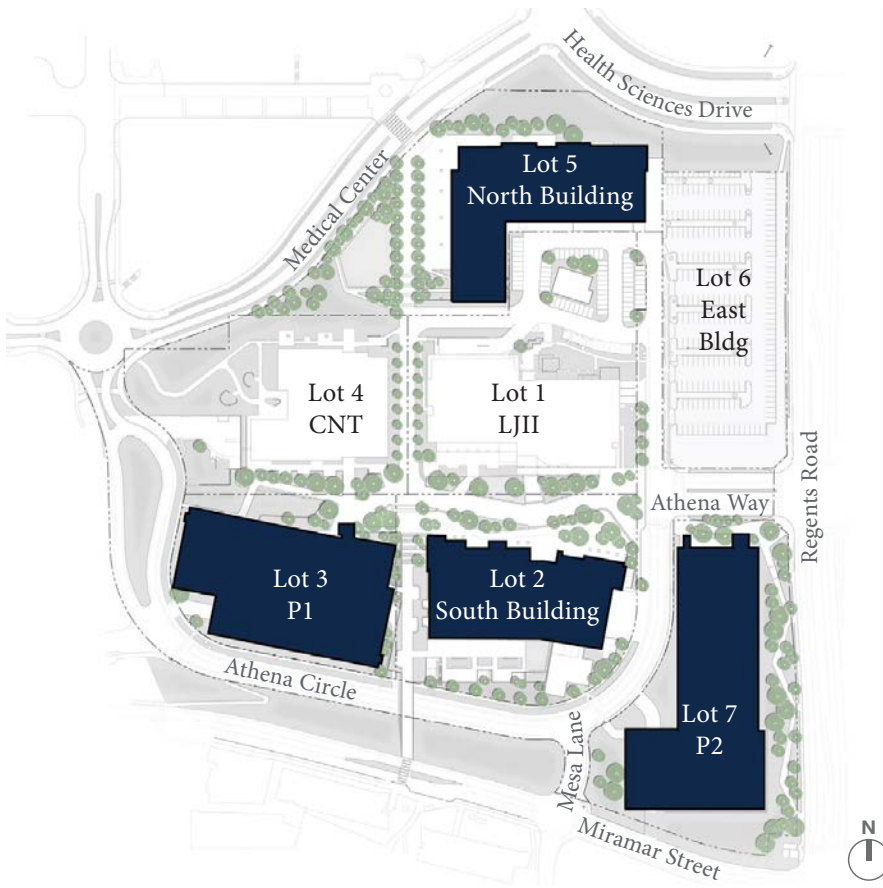


SUGGESTED PROJECT PHASING

■ (N) Building

Figure 3.5A Phase 1 (Top)

Figure 3.5B Phase 2 (Bottom)



SUGGESTED PROJECT PHASING

■ (N) Building

Figure 3.5C Phase 3 (Top)

Figure 3.5D Phase 4 (Bottom)

CHAPTER 4

**DESIGN
GUIDELINES**

INTENT

CREATE AN IDENTITY THAT IS VISUALLY RICH AND PROMOTES A “SENSE OF PLACE,” BOTH PHYSICALLY AND INTELLECTUALLY.

The Design Guidelines for SRP provide a conceptual framework to support Campus goals and objectives for the development of the SRP, according to the following established planning principles:

- Create an identity that is visually rich and promotes a “sense of place,” both physically and intellectually.
- Integrate the natural or ‘rustic’ landscape of the canyon as a prominent characteristic, and as a counterpoint to the curated landscape of the SRP core and campus walks.
- Maximize view orientation from buildings to the Open Space Preserve to the west while also ensuring each building is fronted by a major open space destination.
- Establish the SRP as a place that prioritizes the pedestrian experience, thoughtfully locating buildings and their primary entrances and ground floor uses to reinforce a pedestrian-first precinct that supports both movement and stasis – inviting people to gather.
- Establish edges that both reinforce the campus envelope, and complement/enhance adjacent land uses.
- Curate ground floor uses to activate exterior spaces.
- Prioritize bike infrastructure including both long- and short-term parking, building on existing bike lanes on Athena Circle, Medical Center Drive and Regents Road.
- Organize parking and circulation such that vehicles are held to the perimeter of the campus, reducing intermodal conflicts and establishing a pedestrian precinct.
- Leverage the SRP’s public realm as green infrastructure with an emphasis on urban ecology to strengthen campus-wide resilience, habitat and shade.
- Develop the public realm as a series of distinct destinations including Innovation Walk, Innovation Commons, the Campus Mews, the Gateway Steps, the South Terrace and Regents Promenade.

USING THE GUIDELINES

In the planning and design of SRP parcels, the Guidelines should be the basis for establishing project intent in the beginning of the project design process, and frequently revisited for conceptual consistency with the University's vision throughout the development and documentation of the design.

Guidelines presented below convey the design intent and are not intended to be prescriptive. They encompass site improvements with detailed dimensional information, specifics related to the public realm, specific landscape locations, general landscape elements, and architectural guidelines critical to building height, mass, material, color palette, and general character.

The Guidelines are presented in a manner intended to meet the planning principles while providing the opportunity for innovation and design excellence in the siting and design of facilities and site elements. The creative use of site and building materials, and the enhancement of the spatial experience and orientation of the pedestrian in the SRP are strongly encouraged in the Guidelines.

While these guidelines provide specific material, spatial, and performance goals, future project designs must comply with all applicable policies unless approved by UC San Diego during the project review process.

THE INNOVATION COMMONS IS ENVISIONED AS BOTH A PEDESTRIAN ENTRY FROM THE NORTH, AND AN IMPORTANT GATHERING SPACE FOR CAMPUS AND COMMUNITY EVENTS.

PUBLIC REALM GUIDELINES

The public realm forms the physical center and connective tissue of the SRP. Each building will visually, physically and functionally connect with the SRP's public realm through their lobby entrances, terraces, secondary walks and view corridors. Each building will establish its primary lobby along one of the two campus axes.

The SRP open space (Figure 4.1) consists of the following primary elements:

INNOVATION WALK

The north-south campus walk described above is Innovation Walk. Much like West Campus' Library Walk and other pedestrian spines that define notable campuses, it is envisioned as a bold, tree-lined linear gesture extending through the entirety of the SRP, providing a complement to the existing pedestrian bridge across the Open Space Preserve to the west, and an important pedestrian linkage between Health Sciences East, via the proposed Health Sciences Walk, and the Mesa Housing development.

Innovation Walk navigates the considerable grade change along its length through two monumental stairs to the north and south of the Campus Mews, both of which support ADA accessible connections.

INNOVATION COMMONS

The northern terminus of Innovation Walk is anchored by the Innovation Commons (Figure 4.2). As the primary open space providing the address for Lot 5 (North Building), the Innovation Commons is envisioned as both an appropriately scaled pedestrian entry from the north, and an important gathering space capable of accommodating all manner of campus and community events.

It is comprised of two components: an expansive patio formed by the widening of Innovation Walk which serves both as a forecourt to the building lobby, and a spill out space for the buildings ground floor program; and an event lawn oriented towards the Open Space Preserve, capable of accommodating both daily passive gathering, and campus and community programming. The south end of the Innovation Commons will include a grand stair that falls approximately eight feet to meet the established grade at Lots 1 (LJII) and 4 (CNT).

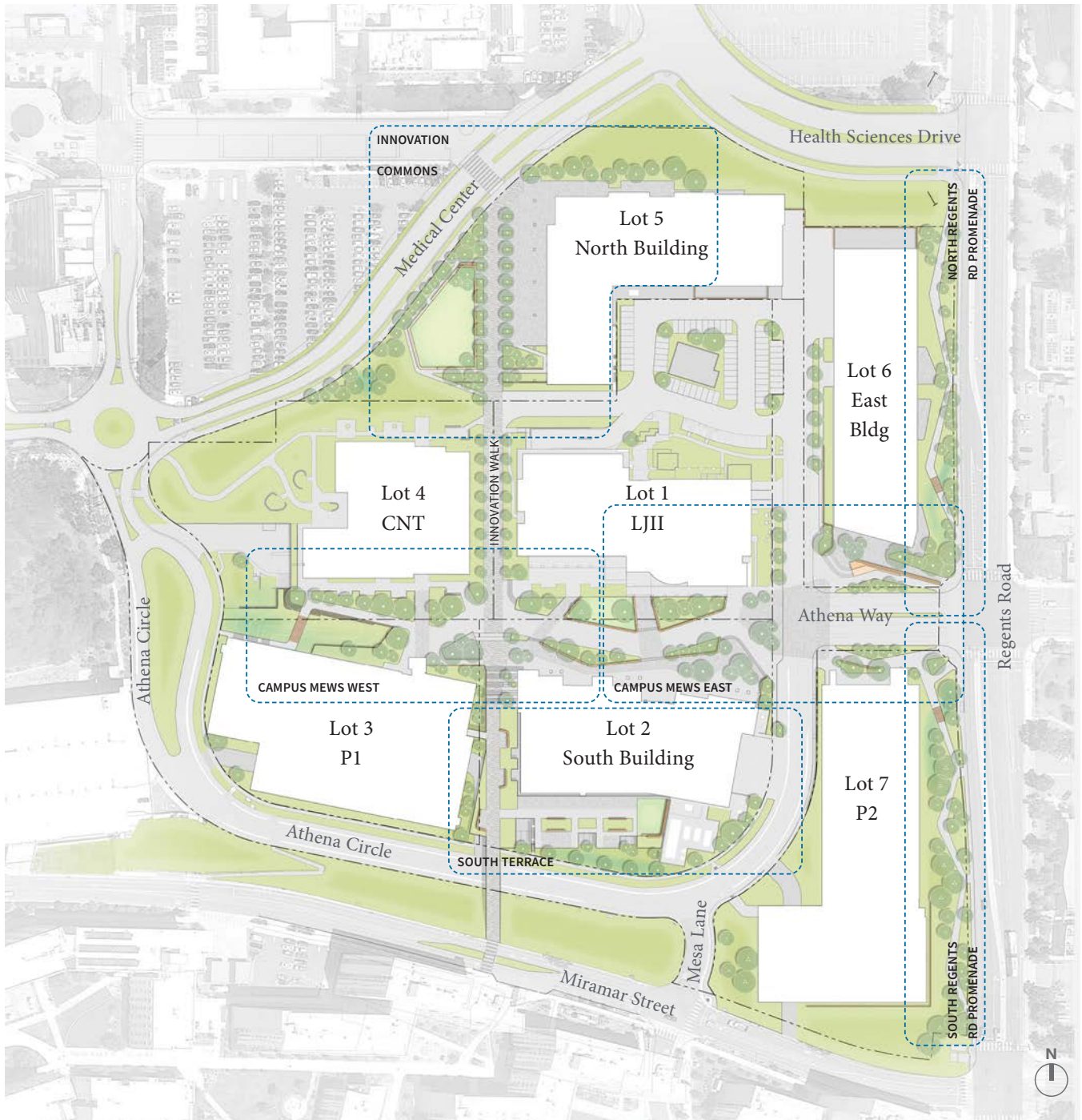


Figure 4.1 Open Space Network - Landscape Areas

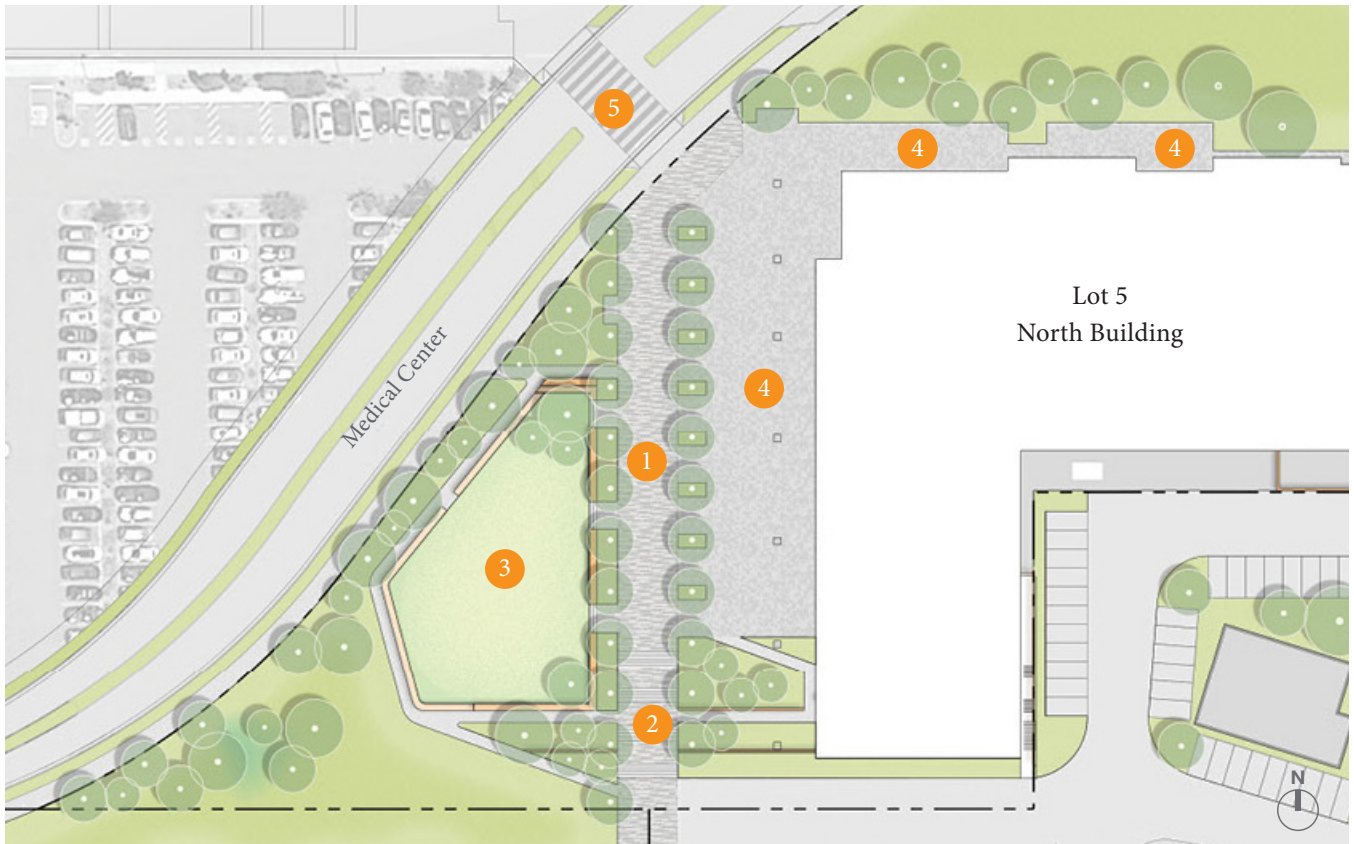


Figure 4.2 Innovation Commons

- 1 Innovation Walk
- 2 Innovation Steps
- 3 Event Lawn
- 4 Terrace
- 5 Connection to Health Sciences East

THE CAMPUS MEWS IS CHARACTERIZED BY MORE IRREGULAR FORMS DRAWING INSPIRATION FROM THE OPEN SPACE PRESERVE, INTENTIONALLY CONTRASTING WITH THE RIGOR OF INNOVATION WALK.

CAMPUS MEWS

Extending east to west through the SRP, and reflecting the organic vernacular of the Open Space Preserve, the Campus Mews establishes an important “front yard” for the existing buildings on Lots 1 (LJII) and 4 (CNT), and the future buildings occupying Lots 2 (South Building) and 3 (P1). It provides a sequence of different spatial types for users. Aesthetically, it is characterized by more irregular forms drawing inspiration from the Open Space Preserve, intentionally contrasting with the rigor of Innovation Walk. In addition to accommodating required access for emergency vehicles with a 26 foot wide central walk, the Campus Mews reconciles the different finished floor elevations through a series of adjacent terraces and planters along its length (Figure 4.3 and 4.4).

Seat walls provide permanent seating, while movable furniture is anticipated within the Mews’ gathering and social spaces. The Campus Mews also forms the backbone of the SRP’s green infrastructure, collecting, treating and managing storm water upstream of the Open Space Preserve in a highly visible and demonstrative manner.

THE GATEWAY STEPS

Located at the midpoint of the Campus Mews where it intersects Innovation Walk, the Gateway Steps provide a significant site feature through a second grand stair providing the 15 foot vertical transition to the proposed pedestrian bridge connecting to Mesa Housing. Providing a visual terminus along Innovation Walk, the steps form an important meeting place within the SRP. Integrated amphitheater terraces will allow the Gateway Steps to also function as seating for an event or gathering.



Figure 4.3 Campus Mews (West Mews)



Figure 4.4 Campus Mews (East Mews)

- 1 Innovation Walk
- 2 Gateway Steps
- 3 Bioretention Basin
- 4 Entry Terrace
- 5 Mews Walk
- 6 Seat Walls
- 7 Lawn Terrace

SOUTH TERRACE AND MESA BRIDGE

The South Terrace will serve the second floor of Lot 2 (South Building) and provide a visual link with a parking structure on Lot 3 (P1), and Mesa Bridge, a pedestrian connection across Athena Circle to Miramar Street and Mesa Housing (Figure 4.5). While the South Terrace may not be open to the public, it will provide needed spill-out space and visual interest for building occupants above, and allow mechanical space and a modest amount of on-grade parking spaces to be concealed below and screened from Athena Way through a generous on-grade landscape buffer.

In contrast to the 2002 Development Concept of pedestrian bridges interlinking the buildings, emphasis will be placed on enriching pedestrian environment at the ground-level open spaces to create an active and dynamic public realm.



Figure 4.5 South Terrace

- 1 Innovation Walk
- 2 South Terrace
- 3 Mesa Bridge
- 4 Garden Terrace
- 5 Utility Yard
- 6 Bioretention Basin

REGENTS PROMENADE

The building and parking structure anticipated on Lots 6 (East Building) and 7 (P2) respectively will be set back to maintain the landscape buffer provided to the north and south. This offers the opportunity to create a second, more immersive pedestrian walk that moves through the landscape instead of alongside it - buffered from the street instead of abutting it. The Regents Promenade will be an extension of the Campus Mews in its character, abstracting the flow of water, and navigating grades and landscape plantings to offer a unique pedestrian experience along the SRP’s eastern edge.

In response to public input regarding concerns of view and aesthetic impacts during the 2018 LRDP review process, a Perimeter Development Zone was also created. The Perimeter Development Zone is an approximately 100’ area along the perimeter of campus, and projects within this zone are given special development and design consideration due to the proximity of existing residential land uses and corresponding community character. Projects in these areas (such as the SRP) would be reviewed to evaluate compatibility of site design and architecture relative to areas adjacent to the campus. The Regents Promenade design is responsive to this requirement.

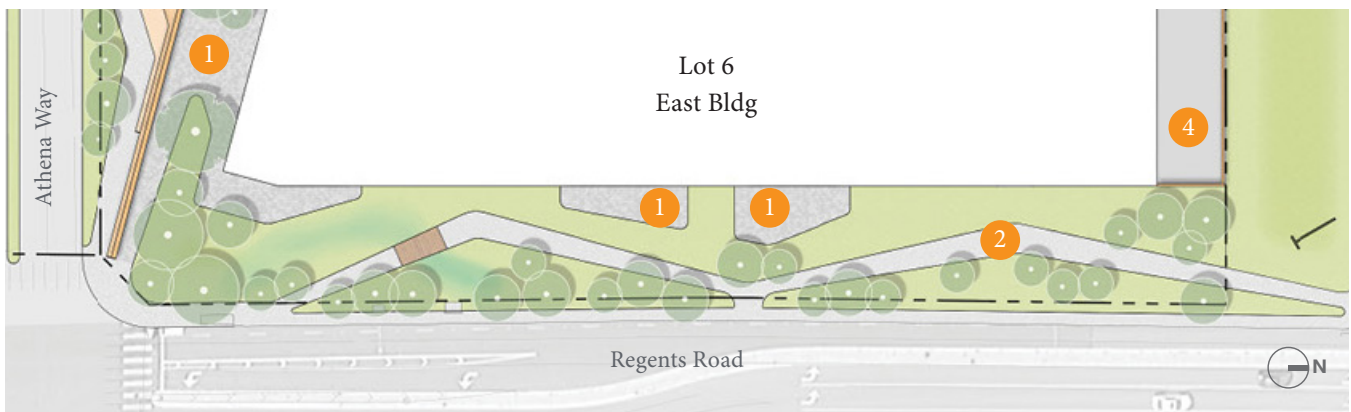


Figure 4.6 North Regents Rd Promenade

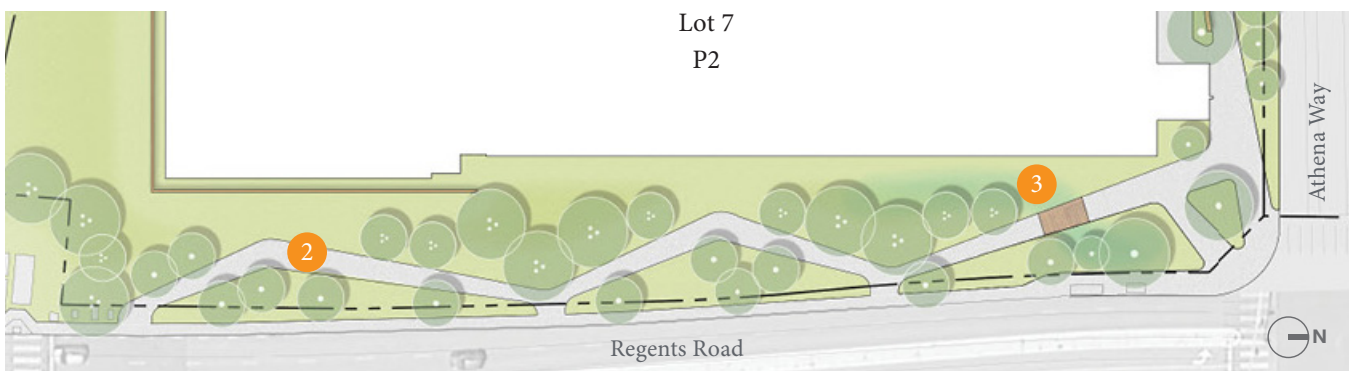


Figure 4.7 South Regents Rd Promenade

- 1 Entry Terrace
 - 2 Pedestrian Walk
- 3 Bioretention Basin
 - 4 Service Yard

PEDESTRIAN AND BICYCLE CIRCULATION

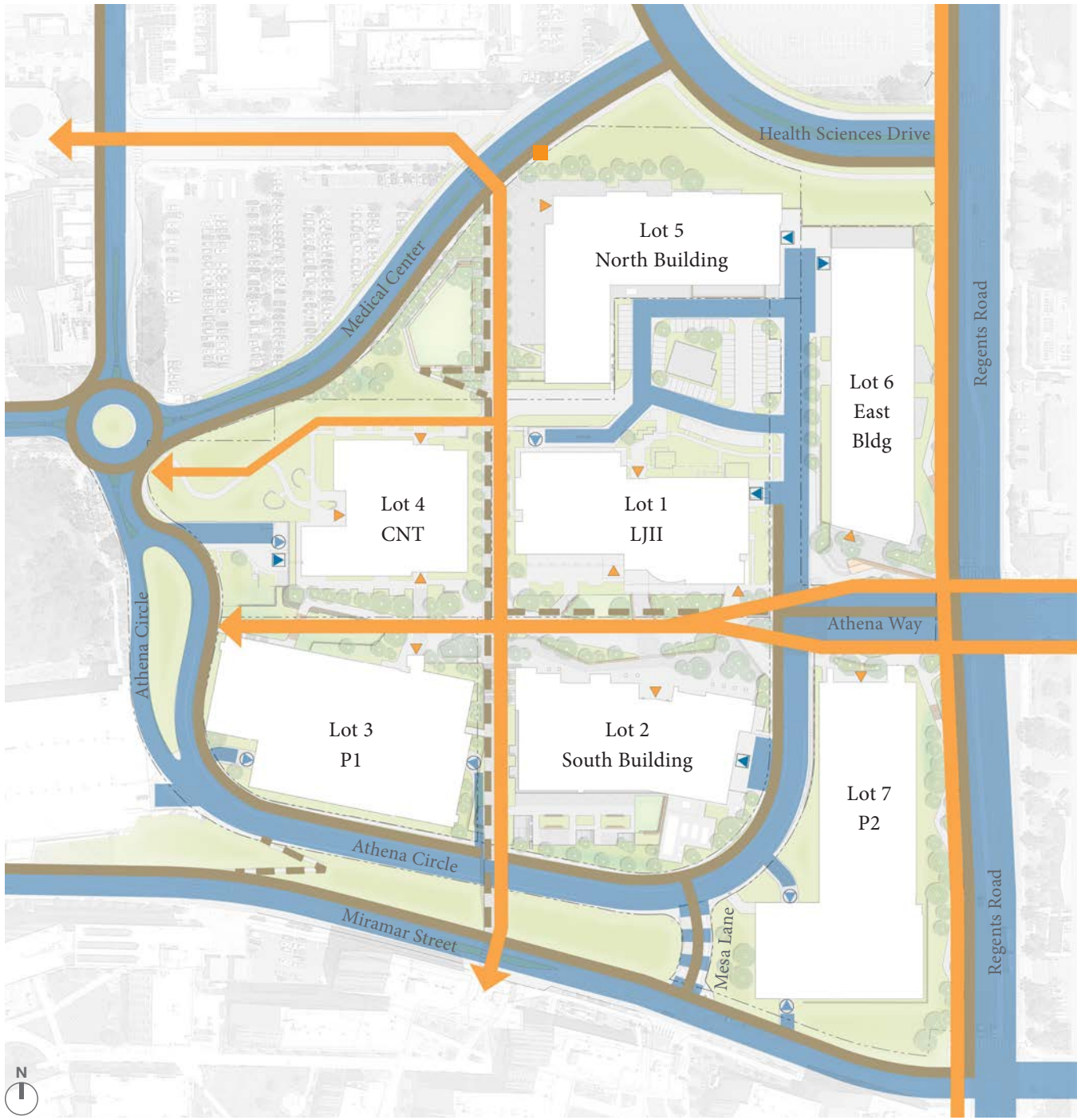
Pedestrian walks consisting of Innovation Walk and the Campus Mews link the SRP research buildings and will be focal points of the SRP. The western terminus of the Campus Mews will lead pedestrians toward the canyon riparian area and to pathways extending to adjacent destinations north and south. The eastern terminus at Athena Way will connect to sidewalks along Regents Road extending to off-campus destinations such as Mandell Weiss Eastgate Park and the Executive Drive Trolley station.

Sidewalks along Athena Circle are typically set back from the curb edge by 5 feet and are 5 feet wide. The Athena Circle sidewalk is continuous on the building side of the street but interrupted along the south and east curbs. Major pedestrian crossings on this street will be defined with textured paving or other traffic calming measures to alert motorists of pedestrians traveling between the perimeter parking lots and the research buildings.

The sidewalks along Athena Way, similar to those along Regents Road, offer a more immersive pedestrian walk that moves through the landscape instead of alongside it, creating a buffer from the street. These are set back as wide as 10 to 12 feet in certain locations and meet the street at major pedestrian crossings.

Sidewalks from roadways and parking located within the building lots remain typically 5 feet wide. This is exclusive of Innovation Walk and Campus Mews. The “Hardscape Palette” section describes materials and color for sidewalks and hardscape in more detail.

Bicycle routes are primarily provided on Athena Circle, Medical Center Drive, Health Sciences Drive, and Athena Way. Shared pedestrian and bicyclist paths are located along Innovation Walk and the Campus Mews (Figure 4.8).



- Primary Pedestrian Circulation
- Bicycle Circulation
- Limited Bicycle Circulation
- Vehicular Circulation
- Maintenance / Fire Lane
- Building Entrance
- Parking Garage Entrance
- Service Entrance
- Shuttle & Ride Share Stop

Figure 4.8 Site Circulation

EMERGENCY AND MAINTENANCE ACCESS

Emergency and maintenance vehicles will be allowed to enter interior pedestrian areas at designated points. These areas should be designed to accommodate heavy vehicle loads and clearances. A north/south route (Innovation Walk) utilizing paved pedestrian paths and possibly grasscrete landscape areas will extend through the SRP.

The Campus Mews will allow limited fire access; vehicles will not be able to drive all the way through the space due to changes in elevation.

SHUTTLE BUSES

A new Triton Transit shuttle stop pullout is planned at the terminus of Health Sciences Walk, on Medical Center Drive, as part of the East Campus Loop Road Project. Additional shuttle service may be provided in the future, to be coordinated with Transportation Services.

THE METROPOLITAN TRANSIT SYSTEM (MTS) LIGHT RAIL TRANSIT (LRT)

The recently completed UC San Diego Blue Line does not cross the SRP site, as had been anticipated in the 2002 Development Concept. Two Blue Line stations are within walking distance on Genesee Ave: Executive Drive (Miramar Street) and UC San Diego Health (Voigt Drive). Pedestrian and bicycle infrastructure should support travel to and from these stops.

ACCESSIBILITY

All sidewalks, pathways and parking areas are to comply with accessibility regulations, and should strive to meet standards for universal design.

The SRP is designed to further accommodate accessibility to all public areas with ease and comfort.

Where elevation change within the SRP open space or between site and building elements cannot be mediated with an acceptable slope for accessible travel, alternative strategies must be employed such as publicly available elevator banks and interior paths of travel. These alternatives should be a last resort.

BUILDING SETBACKS

The SRP building setbacks are established by the perimeters of the Innovation Walk, Campus Mews, and the roadway system that frames the site. These project site boundaries delineate the landscaped open space, regulatory fire/life-safety separations, and visual and spatial character of the environment.

Setbacks for the SRP as described below and illustrated in Figure 4.9 support the conceptual vision for the SRP and are consistent with and complementary to other planning and design efforts adjacent to the SRP.

INNOVATION WALK

A minimum 30 feet setback from the centerline of Innovation Walk to any building defines the shape of this Walk. Encroachments for building entry features such as canopies or overhangs for weather protection may occur if consistent with the vision and goals for the SRP.

CAMPUS MEWS

All buildings facing the Campus Mews between Building Lots 1 to 2 (LJII and South Building) and 3 to 4 (P1 and CNT) should maintain a minimum 45 feet setback from the centerline of this open space corridor. Building Lot 3 (P1) may encroach within the setback, maintaining a minimum of 25 feet setback at the western end of the Campus Mews.

ATHENA WAY

A minimum 40 feet setback from the property line to any structure should be maintained.

REGENTS ROAD NORTH

A minimum 45 feet setback from the property line to any building is needed to support the generous pedestrian promenade as envisioned. Lot 6 (East Building) may encroach within the setback maintaining a minimum of 25 feet setback from the property line.

REGENTS ROAD SOUTH

A minimum 45 feet setback from the property line will create the generous pedestrian corridor, consistent with Regents Road North.

HEALTH SCIENCES DRIVE

Buildings will be set back a minimum of 30 feet from the property line. Lot 6 (East Building) will maintain a greater setback of 60 feet from the back of sidewalk to enable a spacious grand entry landscape as well as an appropriate view corridor consistent with the design of the East Campus Loop Road. Lot 5 (North Building) maintains a greater setback of 120' from the Medical Center Dr. intersection to allow for a view corridor from Health Sciences Drive as one enters the campus.

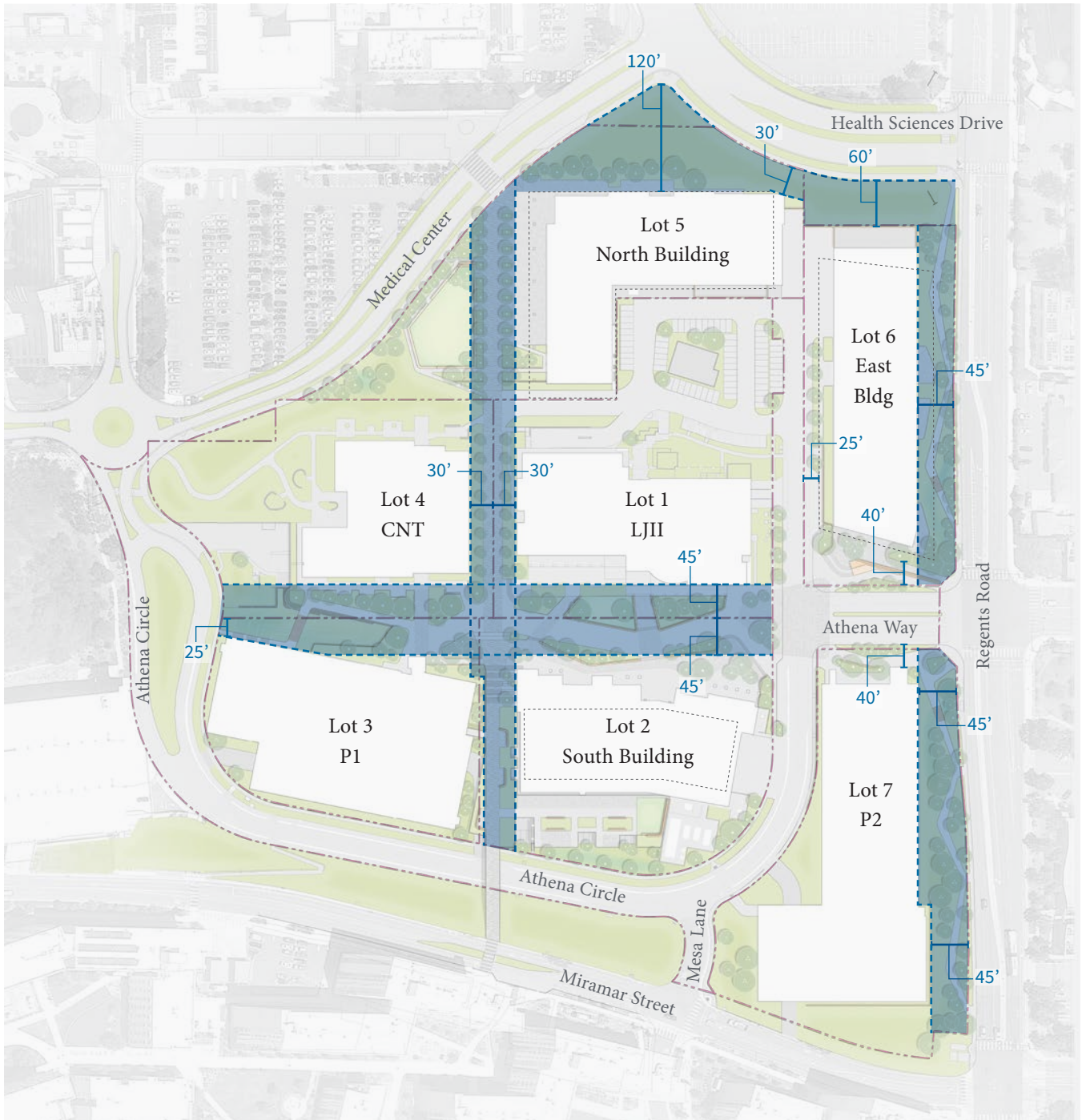


Figure 4.9 SRP Setbacks

BUILDING SITING

BUILDING ORIENTATION SHOULD CURATE GROUND FLOOR USES TO ACTIVATE EXTERIOR SPACES WHILE ALSO ENSURING EACH BUILDING IS FRONTED BY A MAJOR OPEN SPACE DESTINATION.

Buildings may be sited in any location within the setback requirements in the “Building Setbacks” section. The placement of the entire facade or significant portions of the building facade at the edge of setbacks along Innovation Walk, the Campus Mews, Athena Way, and Regents Road is strongly encouraged to strengthen the identity of these public areas as “exterior rooms.” In addition, the following recommendations are noted:

- Maximize views from buildings to the Open Space Preserve to the west.
- Building orientation should generally follow the armature established by the Innovation Walk and Campus Mews to reinforce the edges of the pedestrian network. Moreover, building orientation should curate ground floor uses to activate exterior spaces while also ensuring each building is fronted by a major open space destination.
- Access to sunlight is of strong importance in the integration of the landscape and the built environment. Sunlight should be maximized in all exterior spaces by the careful modeling of roof forms, building massing setbacks, and through composition of the building program components to minimize large expanses of shaded ground plane.
- The 2002 Development Concept guideline for pedestrian bridge connections amongst buildings is updated to focus on the ground-plane public realm activation.

BUILDING FORM AND MASSING

The building form and massing in the SRP suggests a horizontal orientation, defined as appearing more layered than vertical. This orientation is consistent with the low plane of the mesa land form and the adjacent ECHS district. Each building form and massing will be site specific to create a sense of architectural diversity in height, form and orientation and support the open space framework. An example of massing is suggested in Figures 4.10 and 4.11.

Structures should generally conform to this horizontal massing. Significant building features may be composed to be more vertically oriented, providing a visual counterpoint. Vertical fenestration or repetitive smaller vertical massing elements, as part of the overall horizontal massing, is consistent with this orientation.

The architectural image or “signature” of the building should come from the detail rather than its overall mass and form. Buildings should frame and reinforce the mesa landscape, rather than obscure it.



Figure 4.10 Conceptual Massing (Plan)

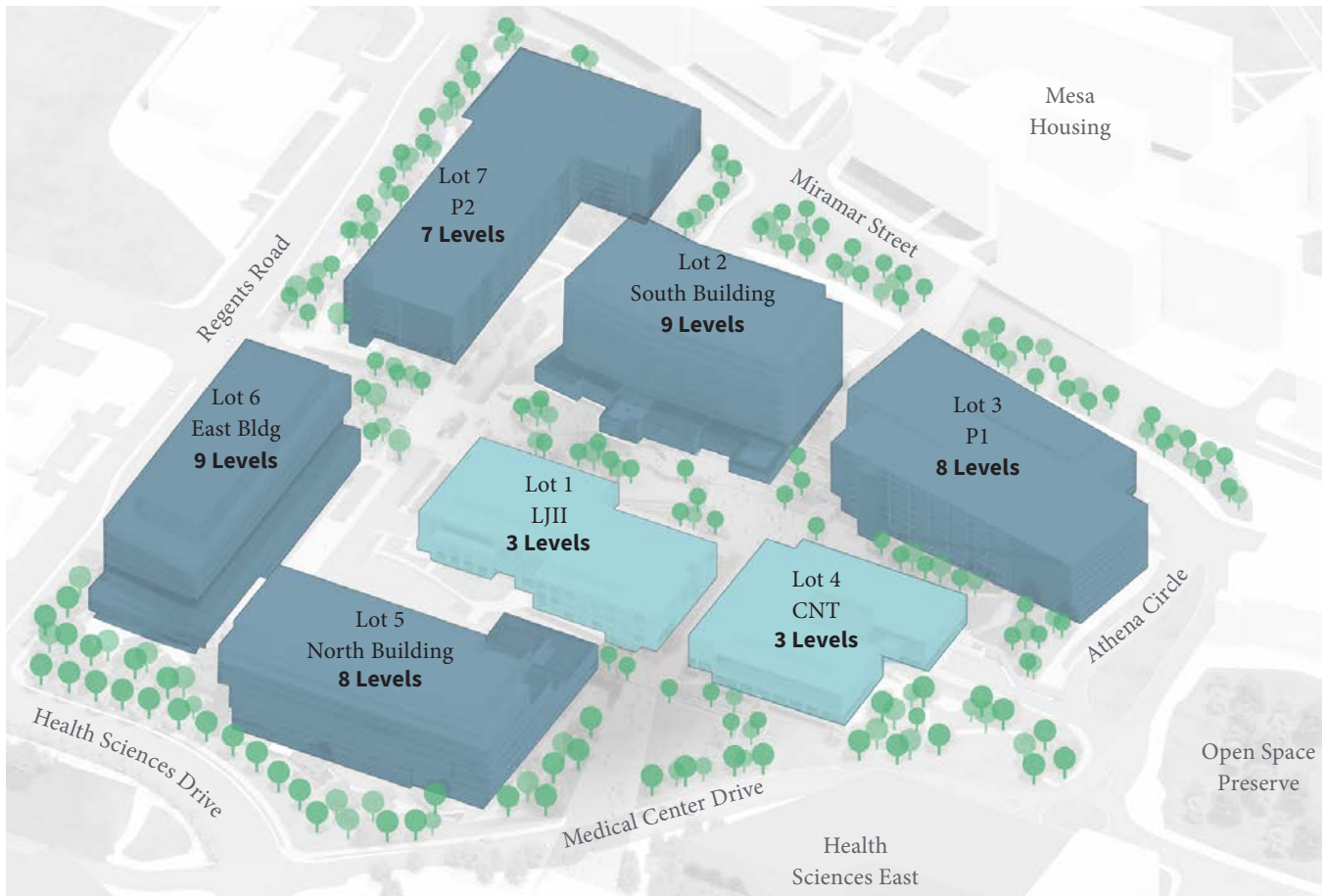


Figure 4.11 Massing - view to south

BUILDING HEIGHT

Building heights are 3 to 9 levels (excluding mechanical space) throughout the SRP. The actual height of each building may vary depending upon the floor to floor height dictated by the functional requirements, although the maximum assumed floor-to-floor height is 20 feet (Figure 4.11). This height range is intended to support the pedestrian scale of the spaces within the SRP, and to avoid the “canyon effect” of multistory elevations on both sides of these pedestrian spaces.

The building lots are planned in such a way as to achieve the optimal density in the SRP with a mix of 3 to 9 story structures.

Building heights exclude basements or other below grade floors unless those floors are visible from the entry grade.

PARKING LOTS AND PARKING STRUCTURES

The completed SRP will have two primary parking structures that serve tenants and visitors site-wide. The new structured parking will accommodate the needs of the two existing buildings, the Center for Novel Therapeutics (CNT) and the La Jolla Institute for Immunology (LJII), as well as the three new SRP buildings. Additionally, there are secondary surface spaces that serve a more specific user base.

New parking lots and structures will include ADA parking spaces and electric vehicle charging stations. All parking space sizes, ADA parking space, accessible aisles and drive lane aisle widths will follow UC San Diego standards.

LOT 1 (LJII): SURFACE PARKING LOT ADJACENT TO THE CENTRAL UTILITY PLANT

These existing centrally located surface parking spaces will serve the existing building on Lot 1 (LJII) and are intended to simultaneously provide access for service vehicles traveling to the loading docks for Lots 5 (North Building) and 6 (East Building).

LOT 3 (P1): NEW PARKING STRUCTURE

Lot 3 (P1) is located in the southwest corner of the development and will be constructed in Phase 1.

Lot 3 (P1) is approximately eight levels tall including a partial level below grade. The structure will be naturally ventilated, including the basement which takes advantage of the slope of Athena Circle to have three open sides.

Lot 3 (P1)'s location at the southwest corner of the development allows for two vehicular connections to Athena Circle. The main entrance will be at the level of the Mews and is protected by the Lot 2 (South Building) South Terrace and the pedestrian Bridge to Miramar Street. The second connection to Athena Circle will align with the existing entrance to the Mesa Housing Parking Structure P783.

LOT 7 (P2): NEW PARKING STRUCTURE

Lot 7 (P2) is located in the southeast corner of the development and will be constructed in Phase 2.

Lot 7 (P2) is approximately seven levels tall. Lot 7 (P2) will be naturally ventilated, including the lowest level which takes advantage of small site retaining walls and sloped grade along Regents Road and Miramar Street to have all sides open to light and air.

Lot 7 (P2)'s location at the southeast corner of the development allows for two vehicular connections, one to Athena Circle and one to Miramar Street. The primary vehicular entrance/exit is off Athena Circle. The second connection, which is right "in" only, is to Miramar Street. The main pedestrian entrance to the structure will be at the level of the Mews right off Athena Circle.

SUSTAINABILITY PRINCIPLES

Holistic sustainability strategy integration is key to achieving successful long term campus sustainability. Campus sustainability is composed of both open space and architectural strategies that effectively enhance sustainable opportunities. The SRP campus sustainability goals focus on:

ACHIEVE LEED GOLD CERTIFICATION:

SRP campus will be designed and engineered to achieve LEED Gold Certification.

In contrast to the 2002 Development Concept, a Sustainability section is included to address the current focus and requirements on holistic environmental sustainability and resilience.

INTEGRATE UC SUSTAINABLE PRACTICES:

The UC Policy on Sustainable Practices will be integrated with the open space, architectural design, and building operations to increase overall campus resiliency.

MITIGATE URBAN HEAT ISLAND EFFECT:

Landscape design should strive to use high albedo paving materials combined with ample planted areas and shade trees to increase solar reflectivity for mitigating solar heat island effect, and to provide a comfortable pedestrian environment.

INCREASE RENEWABLE ENERGY GENERATION AND USE:

As part of the University of California's 100 percent clean energy commitment by 2025, all SRP buildings should strive to generate and use renewable energy to mitigate energy use through on-site strategies such as photo-voltaic panel array at optimal locations. All SRP buildings should strive to maximize electricity use and vehicle charging stations should be considered as an option.

MAXIMIZE STORMWATER MANAGEMENT:

Stormwater management should strive to slow the capture of stormwater and maximize runoff pollution reduction through strategies such as stormwater detention basins, modular wetland systems and permeable paving systems.

ENHANCE LOCAL ECOLOGY:

Landscape design should strive to enhance local ecology through planting approaches such as incorporating native and non-native planting palette that emphasize biodiversity, micro habitat growth, drought tolerance and fire resistance.

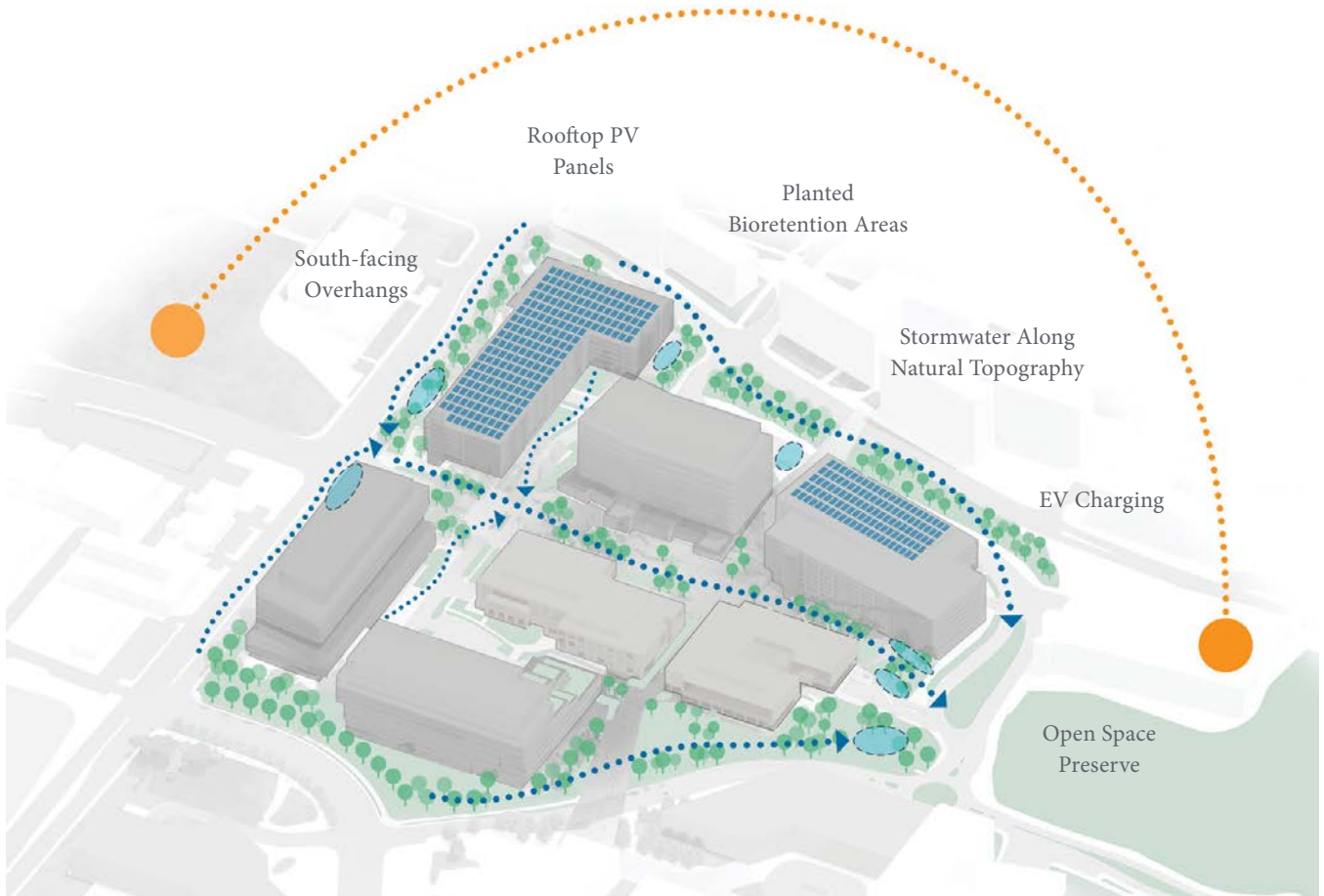


Figure 4.12 Sustainability Strategies

ENHANCE LOCAL ECOLOGY

The SRP planting strategy endeavors to establish a comprehensive living system that supports broader landscape goals for ecological resilience, campus identity and long term sustainability through maintenance (Figure 4.13).

Planting design will strive to enhance local ecology with strategies by integrating a drought tolerant planting palette, composed of both native and non-native planting, while including fire resistant trees and understory to support local habitat's flora and fauna.

The planting palette should include low water consumption trees and understory to reduce water consumption and utilize recycled water for irrigation if available.

Moreover, ease of long term maintenance should be considered to support campus wide resiliency and sustainability as referenced in 2015 UC San Diego Open Space Master Planning Study.

MAXIMIZE STORMWATER MANAGEMENT

Stormwater throughout the site should be designed to maximize capture and treatment and work with the natural topography of the canyon.

Simultaneously, each lot is intended to capture localized runoff through a combination of systems, including bioretention basins, water retention tray systems, and modular wetland systems (Figure 4.14).

Multiple smaller parcel-level systems are encouraged as a comprehensive stormwater strategy in lieu of a singular, large system. Bioretention basins should be sited to be a feature of the landscape composition and include temporary-inundation-friendly planting to be visually attractive.

Through the use of elements such as terraced gabion wall systems, water can be conveyed through upper level plant beds and captured at lower level basins.

MITIGATE URBAN HEAT ISLAND EFFECT

To mitigate site wide urban heat island effect and to provide a comfortable pedestrian walking environment, SRP open spaces should strive to utilize shade trees, green roofs, and vegetated areas to reduce solar heat absorption and to increase solar reflectivity.

These elements will provide shade to pathways, social spaces and building surfaces, deflect radiation from the sun, and release moisture into the atmosphere.

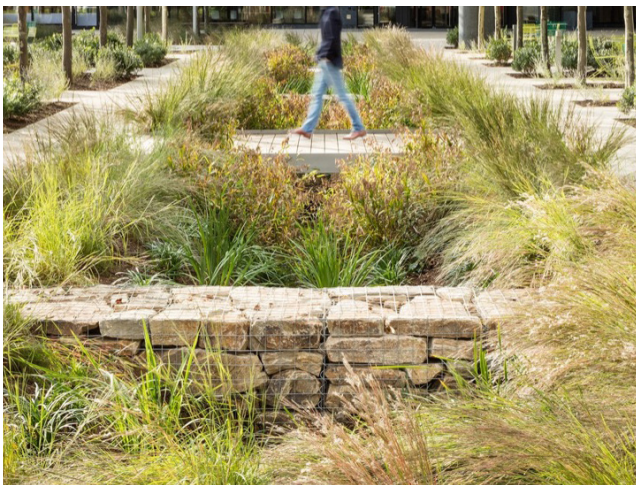
A mix of light colored paving materials with high albedo should be utilized on the site to enhance the site's overall solar reflectivity.



Micro-habitat



Drought Tolerant Planting Communities
Figure 4.13 Local Ecologies



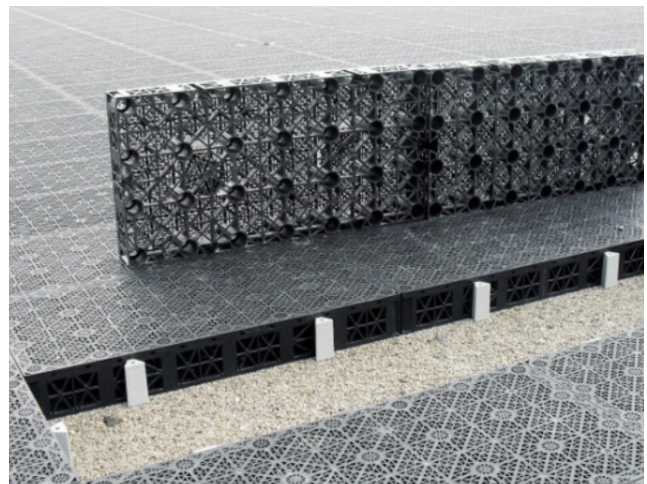
Bioretention Basin



Permeable Paver System



Modular Wetland System



Water Retention Tray System
Figure 4.14 Stormwater Systems

INCREASE RENEWABLE ENERGY GENERATION AND USE

Renewable energy generation and use should strive to include goals to offset end-user electricity through solar and wind energy generation opportunities. Photovoltaic technologies such as panel arrays and wind turbines situated at optimal locations should be utilized to support solar and wind electricity generation. All SRP buildings should strive to maximize electricity use and vehicle charging stations should be considered as an option.

Solar technologies can deliver heat, cooling, natural lighting, electricity, and fuels for a host of applications. Solar technologies convert sunlight into electrical energy either through photovoltaic panels or through mirrors that concentrate solar radiation.

The SRP buildings should strive to be all-electric buildings, utilizing the renewable energy that is potentially generated from solar technologies on site. New building or major renovation projects should refer to the UC Policy on Sustainable Practices for updated guidelines on the use of on-site fossil fuel combustion for space and water heating needs.

The SRP's parking structures should strive to conveniently locate electric vehicle charging stations per local codes.

INTEGRATE UC POLICY ON SUSTAINABLE PRACTICES

UC Policy on Sustainable Practices goals will be targeted and integrated within project applicability. Open space and architectural design should strive to meet and advance UC San Diego's goals for future-proofing the campus through long-term sustainability and resiliency.

LEED CERTIFICATION

LEED Gold Certification will be pursued for the SRP campus as a baseline for ensuring the long-term sustainability and resiliency of the SRP.



Photovoltaic Solar Panels



Electric Charging Station



Electric Charging Station in Parking Structure

Figure 4.15 Renewable Energy Generation and Use

PLANTING COMMUNITIES

The SRP planting palette builds upon three campus landscape types that currently frame the site: Open Space Preserve, Urban Edge and Campus Core. Moreover, the planting strategy endeavors to establish a comprehensive living system that supports broader landscape goals for resilience, maintenance, stormwater management and campus identity.

Four plant communities for the SRP, borne of the local landscape vernacular and consistent with the 2015 UC San Diego Open Space Master Planning Study, are:

SAN DIEGO ECLECTIC

The most direct extension of the Open Space Preserve and largely defines the Campus Mews and the landscape along both Athena Circle and the lower portion of Medical Center Drive. The San Diego Eclectic plantings contain key species that reinforce the performance and character of stormwater management areas around the site.

STREETSCAPE AND URBAN PLAZA

The most curated landscape character which also provides shade across pedestrian corridors. This landscape lends itself to the broadest programming and therefore must be resilient, adaptable, and aesthetically functional. Representative landscapes include the Innovation Walk and its associated communal spaces.

COASTAL NATIVE

This palette is representative of the upper, drier reaches of the canyon landscape. It anchors the east end of the Campus Mews and ensures that the Athena Way entry is visually differentiated from both the Health Sciences East and Mesa Housing entries. Both the San Diego Eclectic and the Coastal Native palettes reinforce the Open Space Preserve community set forth by UC San Diego.

URBAN FOREST

This palette defines the urban edges and extends beyond the SRP to unify it with Health Sciences East and Mesa Housing creating a consistent condition along Regents Road and a seamless transition into the core of the SRP site.



San Diego Eclectic



Coastal Native



Urban Forest



Streetscape and Urban Plaza
Figure 4.13 Plant Communities

OPEN SPACE DESIGN PRINCIPLES

The character of the landscape must be resilient and adaptable, bridging the existing palettes at Health Sciences East and the existing buildings on Lots 1 (LJII) and 4 (CNT) with the phased development and open spaces of the SRP.

INNOVATION WALK AND GATEWAY STEPS

The Innovation Walk landscape will serve as a pedestrian link between Health Sciences East and Mesa Housing. The walk is lined by an allée of trees which complement the building overhangs at Lots 2 (South Building), 3 (P1), and 5 (North Building).

This area will have additional shade in the morning and afternoon hours. Selected landscape materials must be tolerant of the lower light conditions and limited direct solar exposure. The character of the landscape should be light and airy so as not to create a tunnel effect. The opportunity for additional seating and retreat areas along this corridor is encouraged as well as patios or plazas at secondary building entries.

INNOVATION COMMONS

As the primary open space for Lot 5 (North Building), this space is envisioned as an important gathering space and thus should be resilient and adaptable. The Great Lawn, at the heart of the Innovation Commons, is bordered to the west by the Coastal Native landscape, an implied extension of the Open Space Preserve. The landscape character will consist of a range of tree types and a variety of shrubs.

CAMPUS MEWS

The Campus Mews is the east- west corridor along Lots 1 (LJII) to 4 (CNT). This walk will connect to the Innovation Walk, which leads to the Innovation Commons, Gateway Steps, and Mesa Housing Complex. The west end of the Campus Mews connects to the Open Space Preserve.

The Campus Mews Landscape is directly connected to the Open Space Preserve. This landscape is defined by trees and understory that thrive within stormwater retention systems, as well as provide shade along a series of adjacent terraces and planters.

ATHENA WAY

As the formal entry to the SRP from the East, Athena Way provides a transition between the landscape character along Regents Way and the Campus Mews. The palette mirrors coastal sage scrub typical of the upper, drier reaches of the canyon landscape. The Athena Way landscape is visually differentiated from both the Health Sciences East and Mesa Housing entries through the use of large canopy shade trees along the street complemented by airy open branching trees at building entries.

THE CHARACTER OF THE LANDSCAPE MUST BE RESILIENT AND ADAPTABLE, BRIDGING THE EXISTING AND NEW PALETTES.

ATHENA CIRCLE

The streetscape of Athena Circle will include two distinctly different themes. The landscape theme is based on the transition of a formal streetscape pattern to the deconstruction of the streetscape into a pathway through the canyon. The east and south segment of this street will be planted with a formal, linear row of trees. The ground plane planting will consist of ornamental shrubs and ground covers that blend with the proposed palettes for the adjacent parking. Turf grass should be avoided and walks should be contiguous to the street edge. The west segment of this street is split into two one way roads that allow the canyon edge to pass over the road alignment and integrate with the western edge of the SRP. The landscape will have an informal, rustic character to blend with the adjacent canyon landscaping.

The width of the street right-of-way where planting occurs will vary and the transition of the landscape into the adjoining areas should be seamless and not divided.

CAMPUS LANDSCAPES

The perimeter landscapes of the buildings of the SRP which do not face onto previously described areas will be natural and blend with the adjacent open space. The theme of the landscape in these areas is more rustic with greater use of native plants and less reliance on ornamental species. The plantings should be large scale with easy access for ongoing maintenance and upkeep. The trees should be located so as to assume the placement of the buildings was determined by the locations of “existing” tree groups. In this manner the perimeter landscape should appear to flow around and into the SRP and not appear as though the SRP started as a flat graded pad. The transition of the landscape into the adjacent streets or parking should also be designed as to provide a seamless and borderless edge.

SRP EDGES

NORTH EDGE

Health Sciences Drive, an entrance road into the ECHS district, adjoins the north edge of the SRP and the south edge of a large parking area. Similar paving materials, site furnishings, and plant palettes should be used along the full extent of this street to reinforce the unity of design character. The east half of Health Science Drive has been constructed and the landscape and hardscape have been implemented along the north side of the street adjacent to the parking area. This existing segment establishes the streetscape design elements to be implemented on the south side of Health Sciences Drive adjacent to the SRP.

The ground plane should be planted with a variety of drought tolerant plant species with a low profile (heights up to 3 feet tall) to allow views into the SRP.

EAST EDGE - REGENTS ROAD PROMENADE

The streetscape of Regents Road will provide the first view of the SRP from the adjoining Golden Triangle business district. The landscape of this street should present a strong organized layout with clear sight lines and setback of planted areas to allow for clear orientation. The ground plane should be low profile shrubs and ground covers. Planting masses along Regents Road should be low profile along the street edge and step up to taller plants adjacent to the edge of the SRP parking lots.

SOUTH EDGE

The south edge of the SRP is planted as part of Athena Circle; refer to the Athena Circle section for landscape guidelines.

WEST EDGE

The west edge of the SRP is planted as part of the Campus Mews; refer to the Campus Mews section for landscape guidelines.

PARKING LOT EDGE

The parking areas adjacent to the SRP buildings are proposed to be transitional from the perimeter rustic landscape theme of the buildings to the native open space and canyon areas. Planter islands within the parking areas should be planted with native and climate-adapted low profile shrub masses with opportunities given for irregular island shapes and non-standard sizes. The location of trees within the parking areas should be consistent with campus parking standards. In accomplishing these standards the final design should attempt to lay out parking and planter islands in an informal pattern. Wherever possible the random placement of planters and adjacent landscape edges will reinforce the natural transition of the landscape into the surrounding open space.

SITE FURNISHINGS

A standard suite of site furnishings inclusive of light fixtures, bicycle racks, trash and recycle receptacles and fixed seating with coordinated colors, materials and finishes should be developed to reinforce the site concept, character, and design of the landscape and hardscape theme for the SRP. Site furnishings should be functional and simple in aesthetic with low maintenance requirements.

The following describes the site furnishing design intent and material parameters.

SEATING AND BENCHES

Seating and benches are to be a combination of constructed in-place and fixed manufactured styles. User friendly materials such as wood and metal are encouraged. Concrete constructed seating should incorporate “fit-in” type seating which provides greater comfort. Freestanding benches should be located on hard surface areas with pads provided in landscape areas. Trash receptacles should be grouped near seating whenever possible.

BICYCLE PARKING

Bike racks that comply with the campus requirements should be conveniently located with high visibility to building entries.

TRASH AND RECYCLE RECEPTACLES

Trash and recycle receptacles should be selected to match seating materials. Access to trash receptacle inserts should be taken into consideration for ease of trash access and bag exchange. Recycled material modular containers should be considered for use in high use areas where large groups are likely to gather.

PLANTERS

Container plantings should be limited to pedestrian use areas and building entries. The use of seasonal color and accent foliage in containers is preferred to random plantings within the landscape areas. The maintenance of container plants is easier to manage and care for, including periodic replacement for maximum quality. The style and selection of containers should be in concert with the previously discussed seating and trash containers.

HARDSCAPE PALETTE COMPOSITION

The hardscape palette composition should focus on materials and colors that enhance both the visual and tactile pedestrian experience. The hardscape palette should increase solar reflectivity and mitigate heat island effects using strategies such as combinations of light and neutral gray tones in paving and various hardscape textures. Reflective paving materials, like concrete, aid in decreasing site temperatures, and thus creating more comfortable outdoor spaces. High solar reflectivity index paving materials are suggested as sustainable options. (Figures 4.14)

Landscape projects in SRP should include a mixture of precast concrete paver systems, scored cast-in-place concrete paving and decomposed granite paving systems. Treatments such as precast concrete pavers can be utilized to highlight important areas like plazas, building entries, and at intersections where multiple outdoor programs converge. Decomposed granite paving

areas, in conjunction with seating and planting, can provide intimate gathering areas with softer material textures.

A range of two to three neutral colors is suggested as a way to provide visual interest and added texture. Locations such as Innovation Walk should be more organized in pattern.

Curbs, walls, steps, and terrace edges should be handled similarly, with eased or filleted corners to soften their angularity. Stone-filled gabion walls should be used strategically as part of bioretention swale or slope mitigation features.

PUBLIC ART

UC San Diego has a strong commitment to public art as demonstrated by the Stuart Collection. This unique collection of outdoor, site specific works by leading contemporary artists seeks to enrich the cultural, intellectual and scholarly life of the Campus and community. The entire Campus may be considered for commissioned outdoor sculpture, either as a part of the Stuart Collection or independent of it.

The University solicits the advice of the Stuart Foundation regarding the quality and siting of all outdoor art proposed for installation on the UC San Diego campus which is not associated with the Stuart Collection. The proposed art must be of comparable artistic merit and compatible with the Stuart Collection, as well as sustain the reputation of the Collection.



Precast Concrete Benches and CIP Concrete Pathway



Decomposed Granite Paving



Bike Racks



Public Art Opportunities

Figure 4.14 Site Furnishings and Public Art

BUILDING DESIGN PRINCIPLES

The character and design of buildings in the SRP should be resilient, flexible, and adaptable. Buildings and the public realm contribute equally to the character and pedestrian experience of the SRP. The overarching principles below serve as the foundation for more specific guidelines on the pages to follow:

PROMOTE A VISUALLY RICH AND CONNECTED “SENSE OF PLACE”:

Buildings should participate with and relate to other buildings visually without necessarily adopting existing form and materials of other buildings. Visual richness and diversity of form, materials, and color is encouraged.

INTEGRATE BUILDING ELEMENTS WITH THE CHARACTERISTICS OF THE SITE CONTEXT:

Buildings should integrate with the site and landscape context as “emerging out of the site,” rather than appearing to be imposed upon it. Hardscape, planters, and other architectural elements should be used to enhance this integration.

PROMOTE A PEDESTRIAN-FIRST PRECINCT:

Buildings should be designed as an integral part of the SRP’s pedestrian experience as the first priority of design; the “place” that they create and define is significant. The “place” includes terraces, plazas, and walkways.

REINFORCE THE CAMPUS ENVELOPE:

Each building should reflect unique identity in design and massing to highlight important open space features while utilizing consistent architectural theme distinctly throughout the development in terms of design, color, and finish.

BUILDING DESIGN GUIDELINES

The design of buildings in the SRP follows the principles established to create a visually diverse and richer “sense of place” and strengthen the SRP’s identity.

The visual richness of materials and color is encouraged. The materials palette is intended to be subordinate to and harmonious with the natural landscape and its muted character. The design of architectural elements are guided by recommendations that reinforce the principles of simplicity, balance, and harmony with the building, site, and landscape.

INTEGRATED ENTRIES AND TERRACES

Entry features are encouraged in the SRP to strengthen and clarify wayfinding. Entry elements for individual buildings are to be of a scale for identification from both roadways and the pedestrian network. Encroachments into street setbacks for building entry features such as canopies or overhangs for weather protection may occur at the discretion of the University.

The building sites encourage entry from multiple sides. Program requirements could dictate that buildings have multiple occupants, each requiring some identity at the entry. Building planning and design should address the issue of multiple entries and multi-occupant identity.

Key entry features should be identified for all buildings facing the Innovation Walk, the Campus Mews, and Athena Way. Recommended building entry points in the SRP are shown in Figure 4.15.

INTERIOR AND EXTERIOR SPATIAL CONNECTIONS

The building program should be organized to create flexible interior

and exterior spatial connections at the ground level and at elevated terraces. The enhanced exterior and interior spatial relationships on the ground level will create flexible spaces that can accommodate myriad uses and energize the pedestrian environment.

Landscape surrounding the buildings should be visible from entry lobbies and ground floor spaces, utilize view corridors, and remain seamlessly accessible where possible.

ROOF ELEMENTS

The design of roofs should be considered of equal importance to that of facade. Most roof planes in the SRP will be visible from both adjacent and off-site locations and the roof profile has a strong impact on building form, massing and design.

Roof forms should be balanced with the overall building composition, fenestration, and building details.

Continuous, uninterrupted horizontal roof forms such as flat roofs with parapets, though common in this building type, should be interrupted and instead roof forms will be articulated as much as possible.

FACADE ARTICULATION

The facade design will create visually dynamic elevations and minimize expansive single plane elevations. Spatial and color articulation should support the SRP’s overall massing strategy and address balance of pedestrian, building and urban scales.

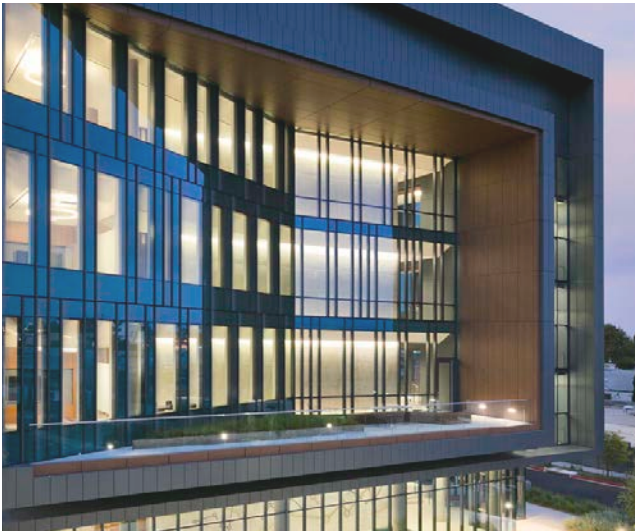
Facade colors are important to the character of the SRP and will be developed with the guidance of the University.



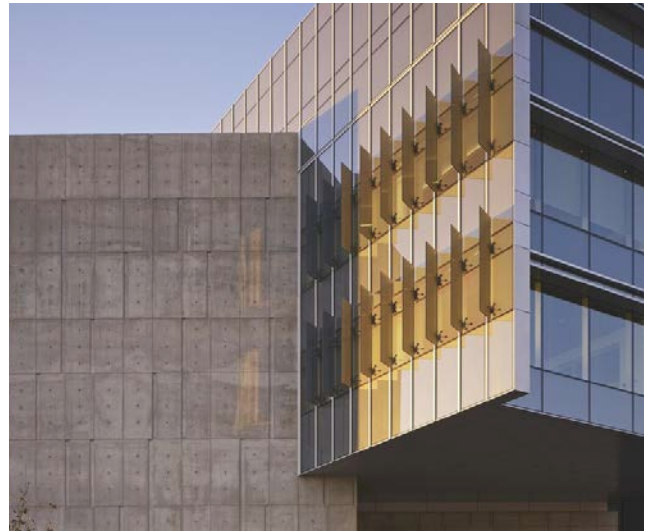
Integrated Entries and Open Space



Interior and Exterior Connection
Figure 4.15 Building Design Guidelines



Facade Articulation with Glazing, Metal and Wood Panels



Concrete, Metal Panel and Glazing composition
Figure 4.16 Building Materials and Color Palette Composition

BUILDING MATERIALS AND COLOR PALETTE

Concrete, aluminum, glass, stone, and metal (natural or painted with colors found in the adjacent riparian terrain) should be combined to create buildings uniquely keyed to their specific site. Moreover, the material palette should be composed of warm and natural materials that support the human scale and pedestrian experience at the ground level. The use of these or other appropriate materials is addressed in the SRP Exterior Palette, summarized below.

CONCRETE

This dominant material, appropriate to research facilities, may include cast-in-place and panelized systems referred to as ‘tilt-up’, and ‘hybrid’ panel systems such as glass-fiber reinforced concrete (GFRC). If ‘tilt-up’ panel systems are used, their articulation should appear as a panelized system vs. large ‘slab’ articulation. Color admixtures, aggregates, and finishes that enhance the warm natural site colors are encouraged.

METAL PANEL CLADDING SYSTEMS

Systems incorporating metal panels may be used as a secondary material. Avoid highly polished surfaces and large expanses of uninterrupted panels. Reflective finishes will be avoided, except as accent materials.

GLAZING

Clear, energy-efficient glass is strongly preferred for windows. Glazing is not intended to provide a location for strong accent color. Colored glass, except green (trade name Solex), and reflective coatings should not be used on SRP buildings.

GLASS CURTAIN WALL SYSTEMS

Metal-framed glass and structural glass wall systems should be sensitively incorporated into building form and exterior materials design which includes other materials.

STONE

Where cost-efficiently applied, stone finishes should appear as natural as possible. Flamed or honed finishes are preferable to highly polished finishes.

ARCHITECTURAL QUALITY CMU

Architectural quality concrete masonry units may be applied where deemed necessary and as part of the design intent of the material palette as outlined above. Higher end finishes (ex: burnished) are preferable.

The use of other materials not included on this list may be considered if consistent with the vision and design principles for the SRP.

SRP LIGHTING PRINCIPLES

The UC San Diego Campus Outdoor Lighting Policy and Exterior Lighting Design Guidelines form the basis of the SRP lighting principles. Projects should consult the most recent Design Guidelines for updated standards where necessary.

OPEN SPACE LIGHTING

The objectives of exterior illumination of the pedestrian areas surrounding buildings is to maintain minimum allowable lighting levels while meeting security, safety, and light pollution standards, as well as convenience and pleasure needs. This serves to reduce the visual impact of spectral pollution of the nighttime sky on research activities and to protect astronomical observations.

Lighting for landscape and hardscape should be designed to first address the minimum safety requirements and then to provide for accent and enhancement of the landscape and building areas.

The use of low voltage landscape lighting is encouraged around the pedestrian areas which focus and highlight the surrounding landscape area. Strategic and limited placement of landscape lights is encouraged to achieve the greatest results.

Light fixtures along the SRP roads and within surface parking lots should match the Campus standard and utilize LED lighting. A standard suite of light fixtures should be selected for all pedestrian paths to ensure design consistency. Special light fixtures may be used consistently at significant areas such as the Innovation Walk.

ARCHITECTURAL LIGHTING

The illumination of building exteriors serves the following functions:

WAYFINDING

A hierarchy of building lighting types and levels of illumination should reinforce the location of building access and entries; generally higher illumination levels should be used at entry points.

SAFETY AND SECURITY

Building entry and exterior circulation in colonnades, arcades, parking structures, service bays, and other exterior building elements must comply with the UC San Diego requirements for illumination levels.

AESTHETICS

The design of exterior lighting enhances the experience of the building, creates a sense of place, and reinforces the perceptual understanding of its spaces.

Building lighting design should reinforce the overall form, massing, and spatial characteristics of the building, rather than create a “statement” about a particular feature of the building. Exterior and interior lighting features should be integrated to provide a visual understanding of the building’s composition and function.

The following guidelines support this approach:

- Illuminate space and planar elements, rather than particular features. Avoid the “spotlighting” of major building features.
- Reserve feature lighting fixtures for important building elements such as entries.
- Favor the use of diffuse lighting systems over those generating a strong, point-source of lighting.
- Enhance the visibility of interior building lighting to the exterior, giving a sense of light ‘emanating’ from the building.
- Avoid dramatic changes of illumination levels, which can produce glare and disorientation.
- Enhance the illumination of landscape features. See “Site Furnishings and Lighting” regarding landscape lighting.
- Selection of lighting fixtures located in shared parking areas and in parking areas within building lots should coordinate with and complement that of the building lighting. See Section 3.07.D - “Recommendations” for specific requirements.
- No outdoor recreational facility shall be illuminated after 10:00pm except to conclude a specific recreational event.
- Illumination of any building or surrounding landscaping for aesthetic or decorative purposes shall be prohibited after 10:00pm.

SRP SIGNAGE PRINCIPLES

SRP SIGNAGE

The UC San Diego Comprehensive Signage Program will serve as the foundation for public signage at the SRP to promote a unified image that relates to the overall campus. Public signage at the SRP will consist of three types: an entry identification monument, pedestrian directional signs, and vehicular directional signs.

An entry identification sign will be located at the primary entrance to the SRP at the intersection of Regents Road and Athena Way.

Pedestrian directional signs, including vicinity maps, will be placed at the public pedestrian edges of SRP. This occurs at the intersection of Innovation Walk with Health Sciences Walk, the pedestrian bridge to the Mesa Housing community, and other key decision points as needed.

A vehicular directional sign listing destinations within the SRP will be located at the intersection of Athena Way and Athena Circle and possibly near the intersection of Athena Circle and Medical Center Drive.

A program of discrete signage should be developed for all wayfinding that is internal to the site. Design of these signs should be consistent with and complementary to the building and landscape design of SRP, and distinct from public wayfinding signs described by the Comprehensive Signage Program.

SIGNAGE PLACEMENT

Signage placement and scale is critical to the success of the landscape design. Signage design can be specific to the SRP and will serve as navigation and identity within the SRP site.

The proposed locations and content of signage must be integrated with the surrounding landscape character. The viewable area and required wayfinding abilities can easily be hidden by improperly placed signage. Landscape plantings in and around signage and monuments must be scaled and placed appropriately to enhance rather than obscure signage.

BUILDING SIGNAGE DESIGN

Building signage design should generally conform to the UC San Diego standards developed for exterior signage, while allowing for individual tenant identification.

Building signage will be clear and build upon the SRP signage guidelines to support wayfinding.

The use of specific building signage design not included in this section may be developed in coordination with UC San Diego.

Non-standard, retail and other specialized signage requests will be reviewed by the University.

BUILDING UTILITIES AND SYSTEMS - PENTHOUSES AND ENCLOSURES

Building systems include all mechanical, electrical, plumbing, and drainage supply and distribution systems and their related components. If freestanding, this service equipment will be screened from view in the following manner:

- On-grade site locations should be fully screened by an architectural enclosure and related landscape screen. Architectural enclosures, whether composed as an extension of the building form and massing or as freestanding buildings, should be constructed of the same materials and color palette used on the building.
- No fencing materials will be used as visual enclosures. Landscape screening is addressed as part of the “Utilities Infrastructure” section.

BUILDING LOCATIONS

Building systems equipment and distribution systems will be housed in an enclosure which is integrated with the overall composition of the building and its materials and color palette, rather than an “attachment” or “penthouse”. Equipment enclosures, exposed piping, vent hoods, risers, and other building systems elements that are required to penetrate above the roof should be carefully composed and constructed of permanent materials.

SERVICE BAYS

Each of the buildings will provide for its own service needs. Loading bays, generally accessed from secondary roadways or parking areas, are to be provided for each building.

Tank farms and related service yards are also to be integrated into this single service point. These service areas are located on the Site Circulation exhibit (Figure 4.8).

UTILITIES INFRASTRUCTURE

Above-grade infrastructure service components are to be integrated into the building or building system enclosures to as great a degree as possible. If any equipment such as, electrical vaults, telephone boxes, back flow preventers, fire panels, etc., are located outside these structures in highly visible areas, landscape screening consistent with the overall planting palette will be provided.

MISCELLANEOUS STRUCTURES

Miscellaneous freestanding site structures required for parking control, building services, security, or other uses should follow all guidelines listed above.

CHAPTER 5

APPENDIX

OPEN SPACE PLANT PALETTE

SHADE AND SPECIMEN TREES

Shade and Specimen tree palette lists potential tree species appropriate for the SRP open space. The palette is curated with both native and non-native trees to structure the open space, construct a pedestrian friendly environment and to support overarching campus resiliency. Shade trees lining Innovation Commons shall be a single species and form an allée to highlight the spatial hierarchy of the north to south pedestrian connection.

Note: The Shade and Specimen Tree Palette lists potential species appropriate for the SRP open space.

BOTANICAL NAME	COMMON NAME
<i>Alnus rhombifolia</i>	White Alder
<i>Arbutus x 'Marina'</i>	Marina Strawberry Tree
<i>Cercis occidentalis</i>	Western Redbud
<i>Gleditsia triacanthos</i>	Honey Locust
<i>Heteromeles arbutifolia</i>	Toyon
<i>Lyonothamnus floribundus</i>	Catalina Ironwood
<i>Pinus torreyana</i>	Torrey Pine
<i>Populus fremontii</i>	Fremont Cottonwood
<i>Prunus lyonii</i>	Catalina Cherry
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus engelmannii</i>	Engelmann Oak
<i>Quercus virginiana</i>	Southern Live Oak
<i>Ulmus parvifolia 'True Green'</i>	True Green Chinese Elm

OPEN SPACE PLANT PALETTE

GROUNDCOVERS, GRASSES, AND SHRUBS

Combination of drought tolerant, native, and fire resistant groundcovers, grasses and shrubs shall establish the four distinct landscape palettes born of the local landscape vernacular. The understory planting palette will support micro habitat creation, verdancy in stormwater bioswales and feature eclectic color and texture throughout the SRP.

Note: The Groundcover, Grasses, and Shrubs Palette lists potential species appropriate for the SRP open space.

BOTANICAL NAME	COMMON NAME
<i>Achillea millefolium</i> 'Moondust'	Mood Dust Yarrow
<i>Achillea millefolium</i> 'Sonoma Coast'	Sonoma Coast Common Yarrow
<i>Agave americana</i>	Century Plant
<i>Agave attenuata</i>	Foxtail Agave
<i>Agave attenuata</i> 'Nova'	Nova Foxtail Agave
<i>Agave parryi</i>	Parry's Agave
<i>Agave shawii</i>	Coastal Agave
<i>Aloe x</i> 'Moonglow'	Moonglow Sunbird Aloe
<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Tree
<i>Arctostaphylos densiflora</i> 'Howard McMinn'	Howard McMinn Vine Hill Manzanita
<i>Arctostaphylos edmundsii</i> 'Carmel Sur'	Carmel Sur Little Manzanita
<i>Aristida purpurea</i>	Purple Threawn
<i>Armeria maritima</i>	Sea Thrift
<i>Baccharis pilularis</i> 'Pigeon Point'	Pigeon Point Coyote Brush
<i>Baccharis pilularis</i> 'Twin Peaks'	Twin Peaks Coyote Brush
<i>Bahiopsis laciniata</i>	San Diego County Sunflower
<i>Carex barbarae</i>	Santa Barbara Sedge
<i>Carex praegracilis</i>	California Field Sedge
<i>Carex tumulicola</i>	Foothill Sedge
<i>Ceanothus gloriosus</i> 'Anchor Bay'	Anchor Bay Point Reyes Ceanothus
<i>Chondropetalum tectorum</i> 'El Campo'	El Campo Cape Rush
<i>Cynodon Dactylon</i>	Bermuda Grass Mix
<i>Dasyilirion wheeleri</i>	Grey Desert Spoon
<i>Diplacus aurantiacus</i>	Sticky Monkey flower
<i>Encelia californica</i>	California Encelia
<i>Festuca Mairei</i>	Atlas Fescue
<i>Ficus pumila</i>	Creeping Fig

OPEN SPACE PLANT PALETTE

GROUNDCOVERS, GRASSES, AND SHRUBS cont'd

Note: The Groundcover, Grasses, and Shrubs Palette lists potential species appropriate for the SRP open space.

BOTANICAL NAME	COMMON NAME
<i>Gambelia speciosa</i>	Showy Island Snap Dragon
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Hesperoyucca whipplei</i>	Chaparral Yucca
<i>Iris douglasiana</i> 'Canyon Snow'	Canyon Snow Iris
<i>Juncus patens</i> 'Elk Blue'	Spreading Rush
<i>Juncus xiphioides</i>	Flat-Bladed Rush
<i>Leymus condensatus</i> 'Canyon Prince'	Canyon Prince Giant Wild Rye
<i>Mimulus cardinalis</i>	Scarlet Monkey flower
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Nolina microcarpa</i>	Sacahuista
<i>Olea europaea</i> 'Montra'	Little Ollie Olive
<i>Opuntia littoralis</i>	Coastal Prickly Pear
<i>Rhamnus californica</i> 'Eve Case'	Eve Case Coffeeberry
<i>Rhamnus californica</i> 'Leatherleaf'	Leatherleaf Coffeeberry
<i>Rhamnus californica</i> 'Mound San Bruno'	Mound San Bruno Coffeeberry
<i>Rhus integrifolia</i>	Lemonade Berry
<i>Ribes viburnifolium</i>	Evergreen Currant
<i>Salvia</i> 'Bee's Bliss'	Bees Bliss Sage
<i>Salvia clevelandii</i>	Cleveland Sage
<i>Santolina chamaecyparissus</i>	Lavender Cotton
<i>Sesleria autumnalis</i>	Autumn Moor Grass
<i>Sesleria x</i> 'Greenlee'	Greenlee Moor Grass
<i>Sisyrinchium bellum</i>	Blue-Eyed Grass
<i>Solanum xanti</i> 'Mountain Pride'	Mountain Pride Nightshade
<i>Verbena lilacina</i> 'De La Mina'	De La Mina Lilac Verbena
<i>Westringia fruticosa</i>	Mundi Coast Rosemary
<i>Westringia fruticosa</i> 'Grey Box'	Coast Rosemary

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