North Campus Housing Project

- Design-Build (bridging) construction delivery with stated bid value cost
- Total project cost $122,220,000
- 343,051 gross square feet
- 1006 programmed student beds (30% single, 70% double)
- Common spaces including vending, laundry, mail, administrative offices and retail/café space
North Campus Neighborhood Planning Study (NCNPS)
Impact to Building Parcels

Future Housing
Future Academic
Mgmt School Site
Master Plan

Site Design Influences

LANDSCAPE WEDGE
Photos from View Corridors

1. View from Ridge Walk Through Northern Corridor
Photos from View Corridors

2. View from Ridge Walk Through Central Corridor
Photos from View Corridors

3. View from Ridge Walk Through Southern Corridor
Rady School of Management
Site and Landscape Plan
Landscape Features
Landscape Features
Model
Floor Plans and Section: Townhouse, Walk-Up and Garden Unit
Floor Plans and Section: Skip-Stop Unit
Floor Plans: Tower Units
View from North Torrey Pines Road
View of low rise units from Scholars Drive
View of tower from across Scholars Drive
View looking north (fire access)
Interior courtyard view of Garden, Walk-up and Townhouse Units
View of courtyard area and Garden, Walk-up and Townhouse Units
Project Materials

MATERIALS

1. CEMENT PLASTER - SMOOTH STEEL TROWEL FINISH
2. CONCRETE - COLTON TYPE 111
3. CEMENT PLASTER COLOR
4. EXTERIOR DOOR AND WINDOW FRAMES
5. GALVANIZED STEEL - GUARD RAILS AND STAIR RAILS
6. STAINLESS STEEL - EAVE AND PARAPET TRIM
7. GLASS
8. WOOD UNIT ENTRY DOORS
9. EXTERIOR SUNSCREEN - IPE WOOD
10. MATERIALS PALETTE
Sustainability Elements

- Storm water management program
- Drought tolerant planting
- Recycled water irrigation system
- Flow through ventilation in apartment units
- Cool roof technology
- Natural day-lighting
- User adjustable exterior sunshade panels
Moveable Sunscreen Panels
View from North Torrey Pines Road
Environmental Comments

• Impact to historic flight path of Gliderport
  – Factually inaccurate; large trees and light poles preclude suggested flight path

• The project would preclude fixed wing sail plane activities
  – The approach to the east of North Torrey Pines Road not used for 20 years, not permitted by Torrey Pines Operational Manual or the airport permit issues by Caltrans
Environmental Comments

• Native American Heritage Commission lays out process for assessment of cultural resources and impacts
  – UCSD 2004 LRDP EIR lays out comprehensive approach to addressing archeologically sensitive sites on campus lands; in this case process was applied and no impacts identified and no mitigation required
Environmental Comments

• DTSC recommends investigation of site
  – UCSD staff has reviewed data and records; no additional investigation necessary

• Caltrans question for preparation of traffic study impact for “fair share” mitigation
  – UCSD 2004 LRDP EIR addresses impacts
  – Project actually reduces off-campus vehicle trips as residents are no longer commuting to campus
Thank you and questions…
Photos from View Corridors

4. View from Scholars Drive Through Northern Corridor
Photos from View Corridors

5. View from Scholars Drive Through Central Corridor
Photos from View Corridors