

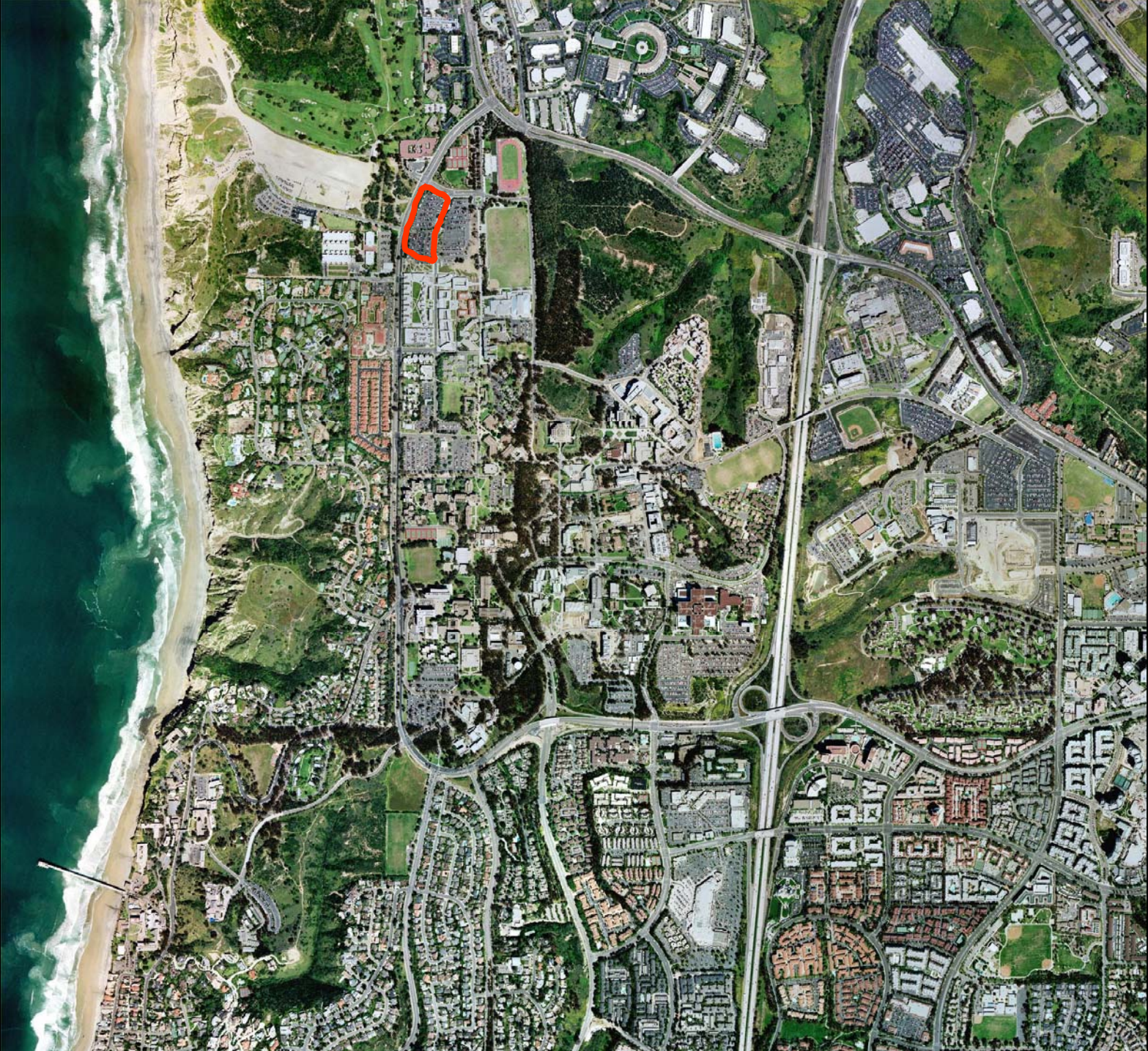
UC San Diego North Campus Housing Project
Regents Committee on Grounds and Buildings
November 14, 2006



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

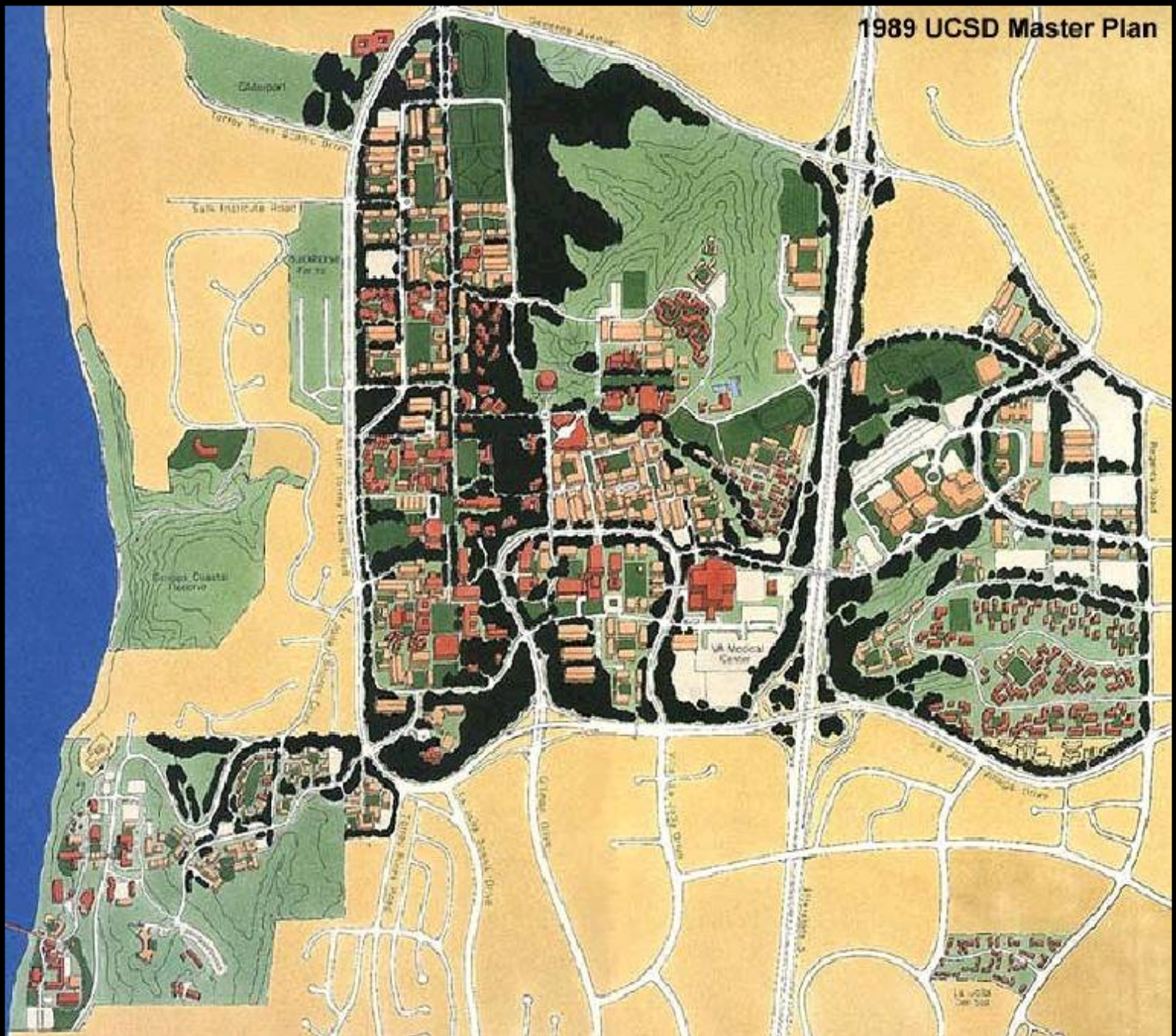




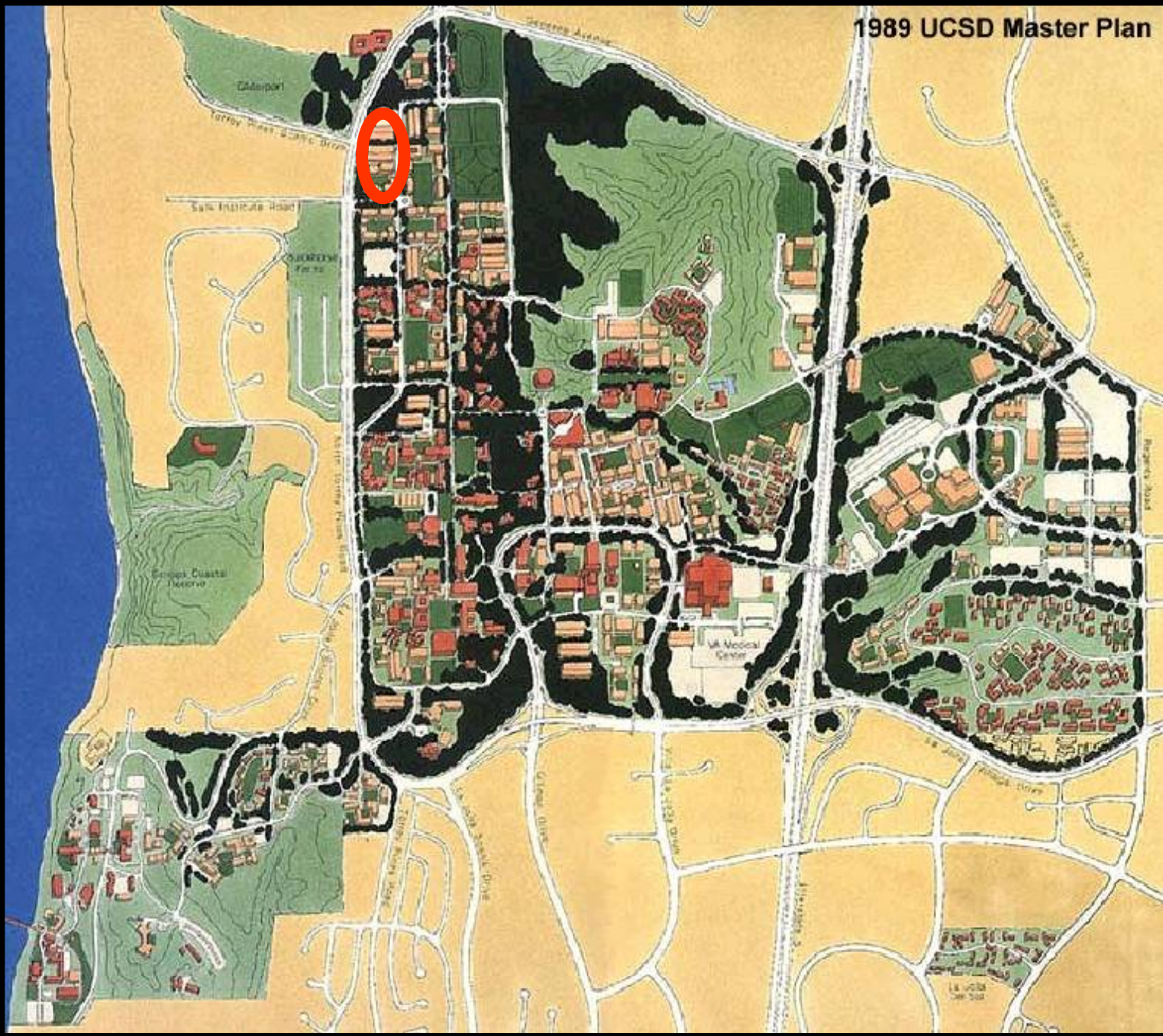




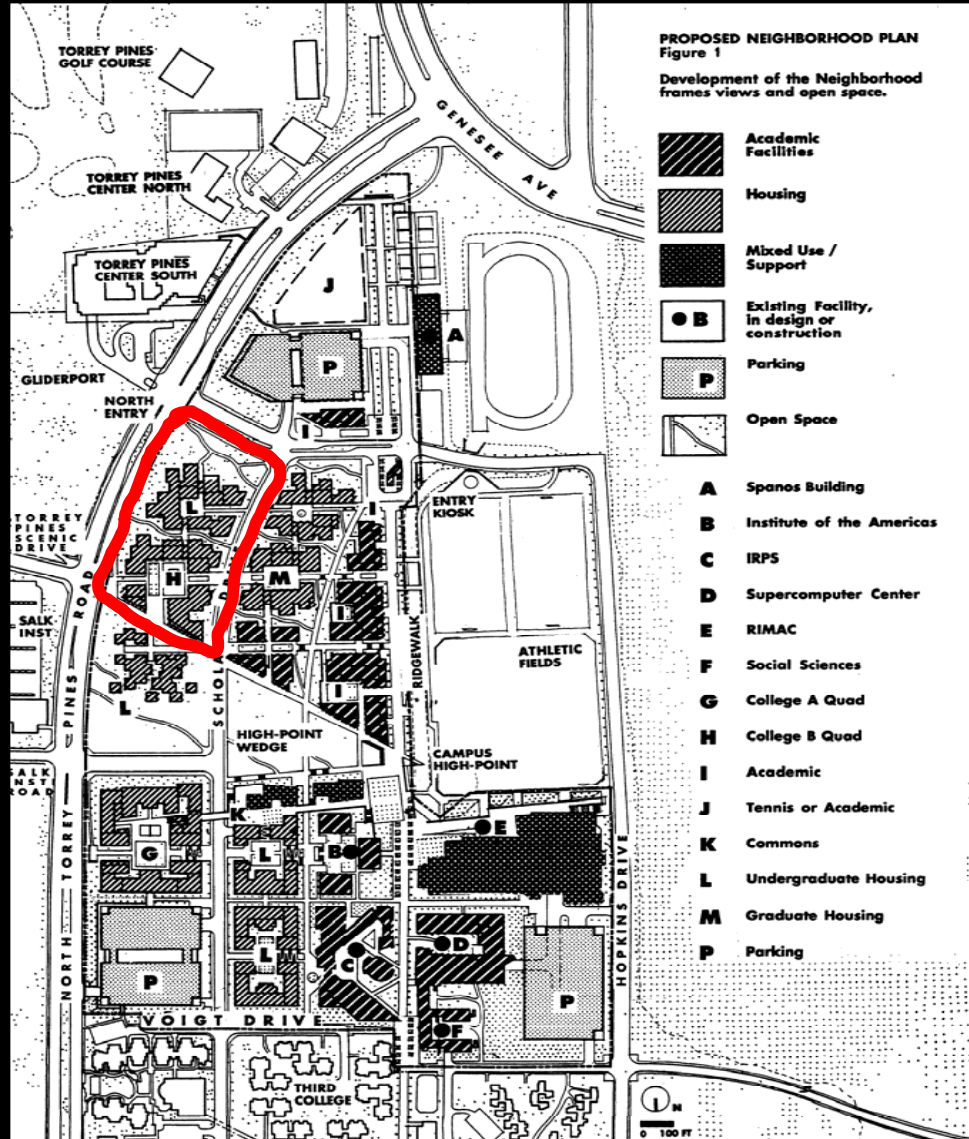
1989 UCSD Master Plan



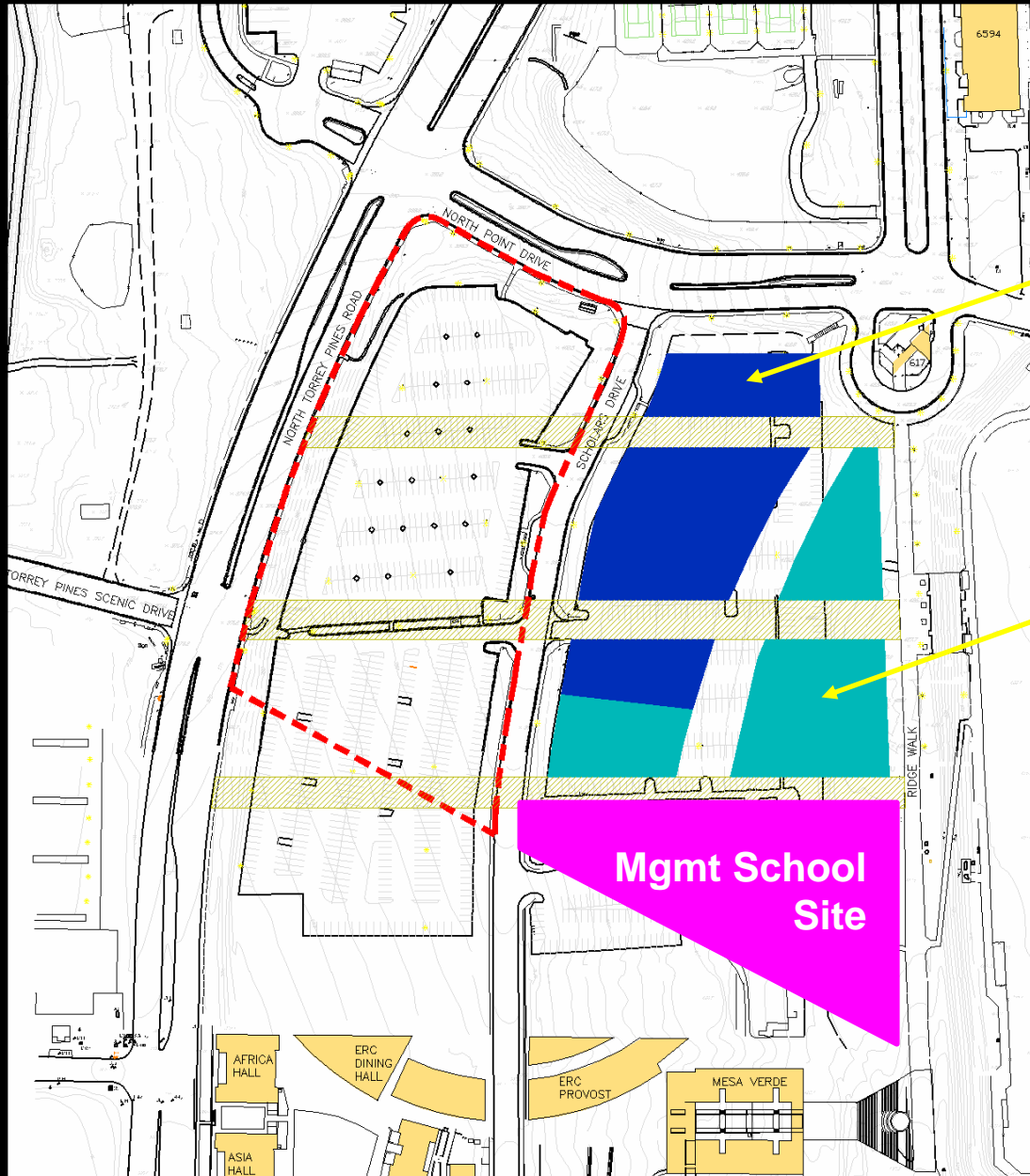
1989 UCSD Master Plan



North Campus Neighborhood Planning Study (NCNPS)



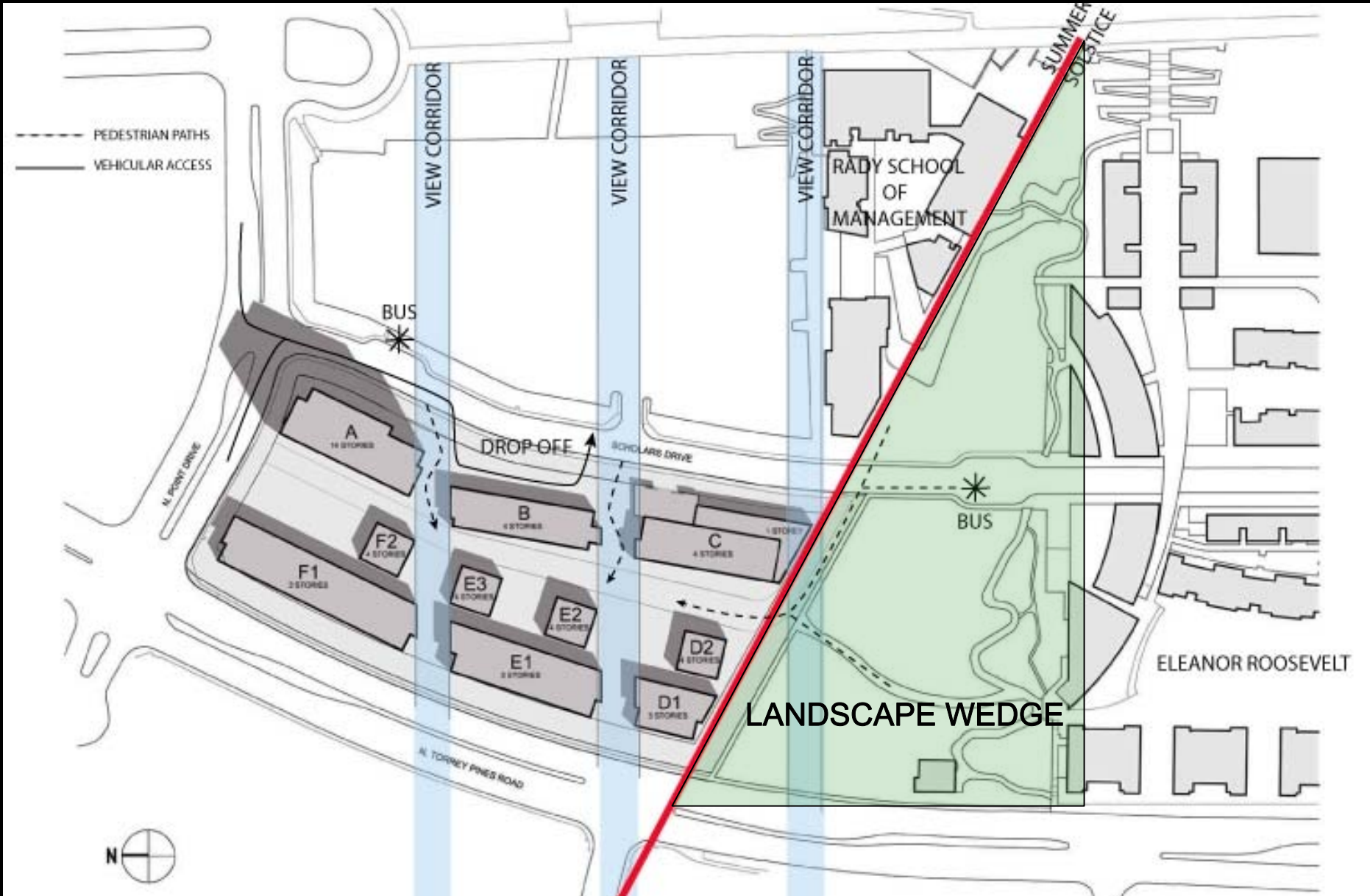
Impact to Building Parcels



Future Housing

Future Academic

Site Design Influences



Photos from View Corridors

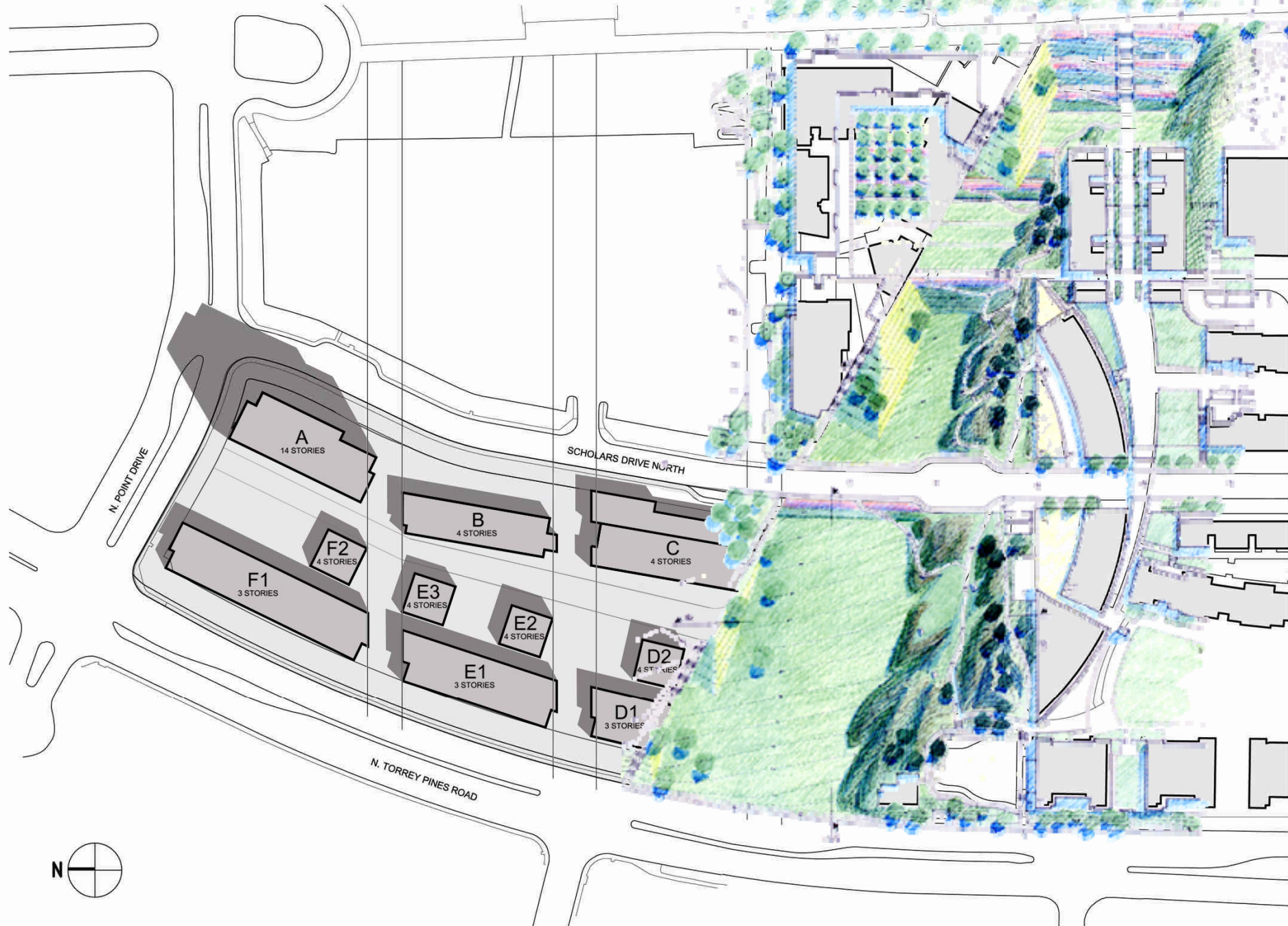


Photos from View Corridors

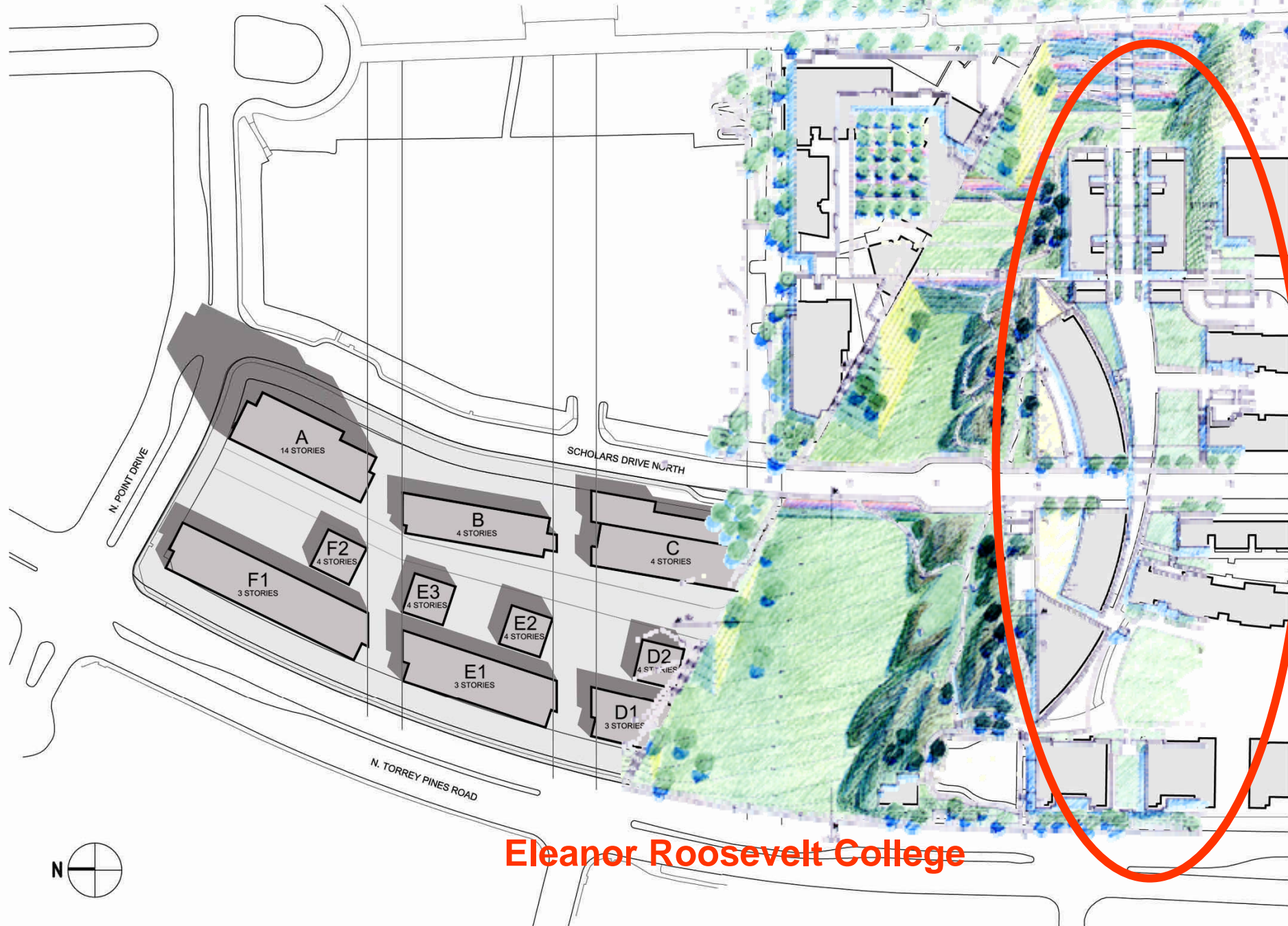


Photos from View Corridors





Landscape Wedge Feature



Eleanor Roosevelt College

Landscape Wedge Feature



Eleanor Roosevelt College

Rady School of Management



N. POINT DRIVE

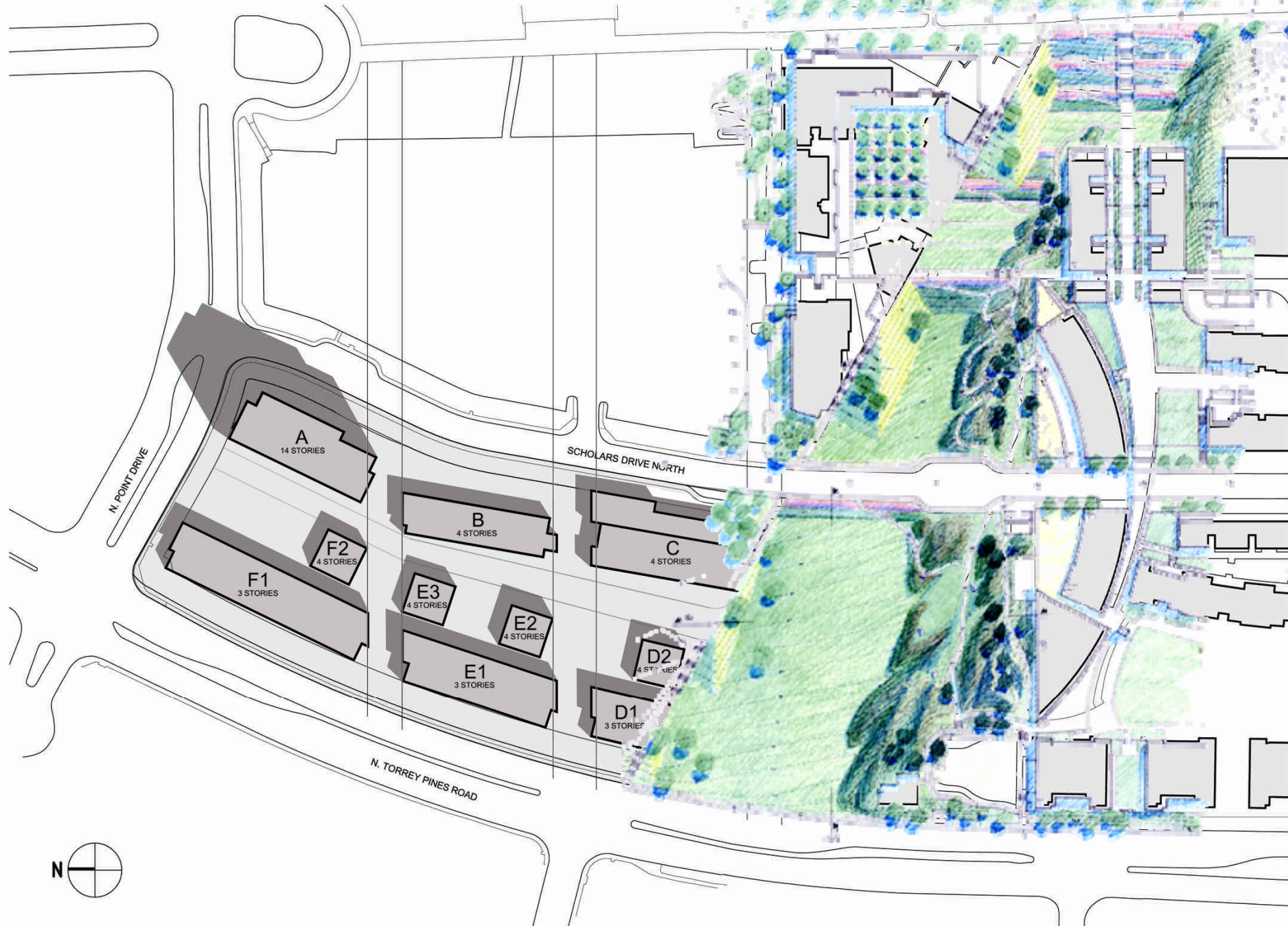
SCHOLARS DRIVE NORTH

N. TORREY PINES ROAD





Rady School of Management



Landscape Wedge Feature



Site and Landscape Plan



Landscape Features



Landscape Features



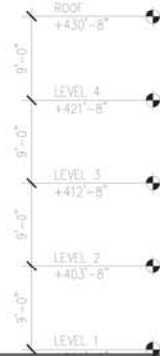
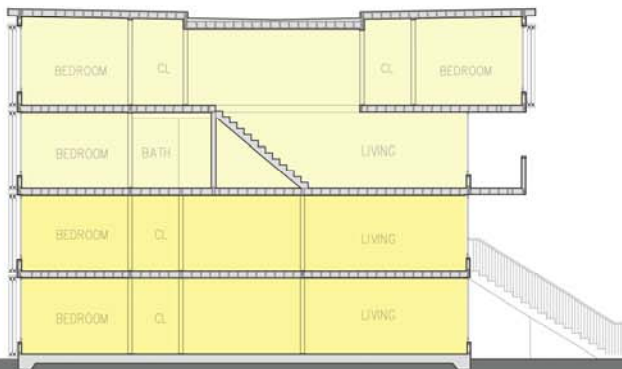
Model



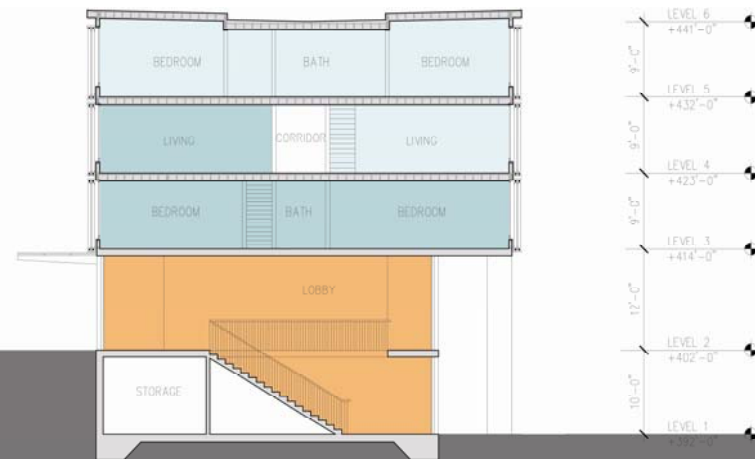
Model



Model



Floor Plans and Section: Townhouse, Walk-Up and Garden Unit



Floor Plans and Section: Skip-Stop Unit



2 BEDROOM FLAT TOWER BLDG.

3 BEDROOM FLAT TOWER BLDG. - GLASS CORNER



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)

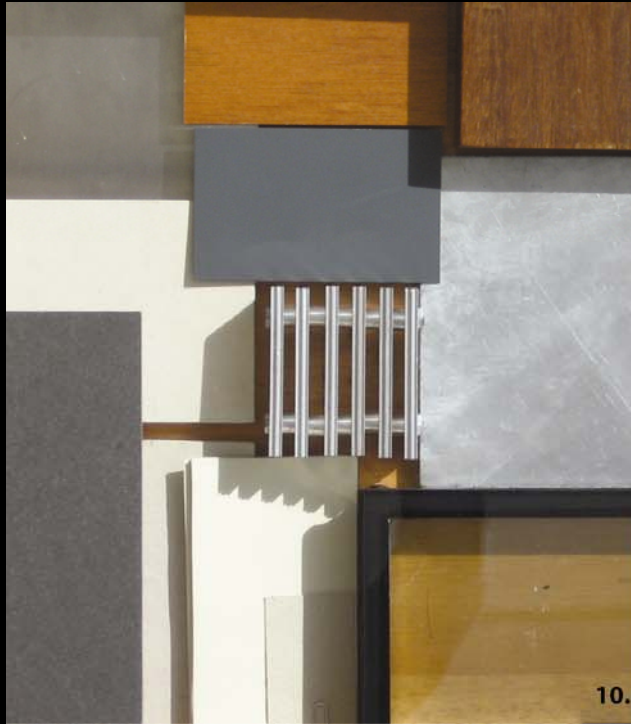


Interior courtyard view of Garden, Walk-up and Townhouse Units

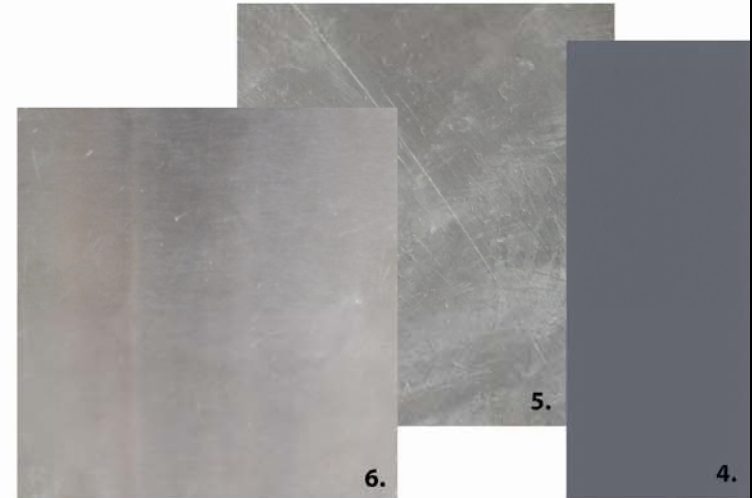
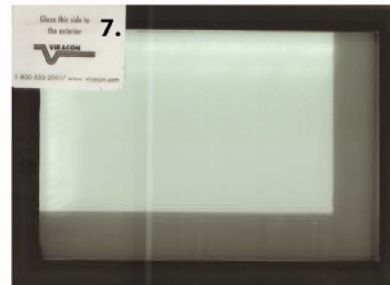


View of courtyard area and Garden, Walk-up and Townhouse Units

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

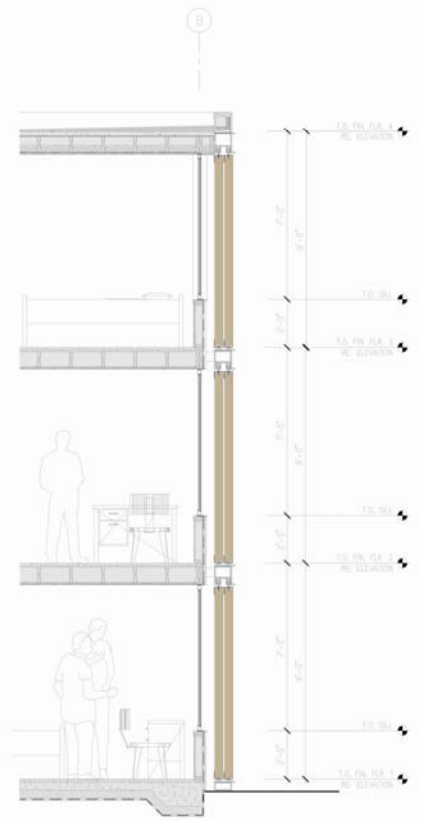


Sustainability Elements

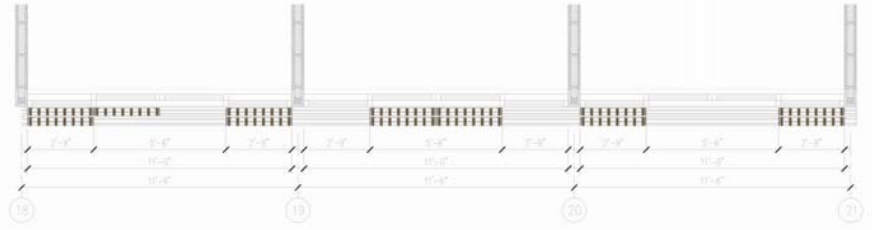
- Storm water management program
- Drought tolerant planting
- Recycled water irrigation system
- Flow through ventilation in apartment units
- Cool roof technology
- Natural day-lighting
- User adjustable exterior sunshade panels



SLIDING PANEL DETAIL 14
Scale 1/2"=1'-0"



SECTION 02
Scale 1/2"=1'-0"



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...



NORTH POINT DRIVE

SCHOLARS DRIVE

NORTH TORREY PINES ROAD

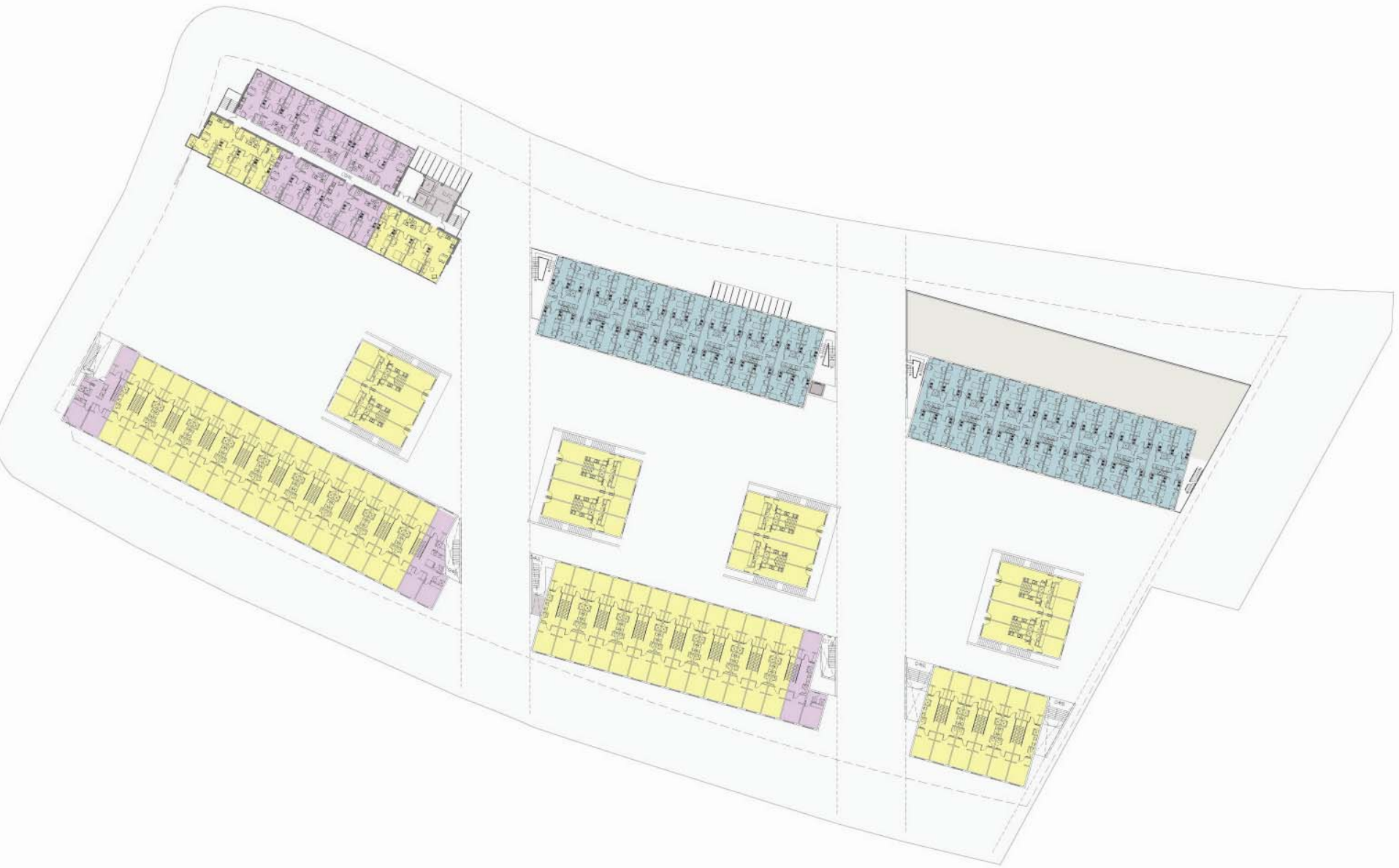
NORTH TORREY PINES ROAD

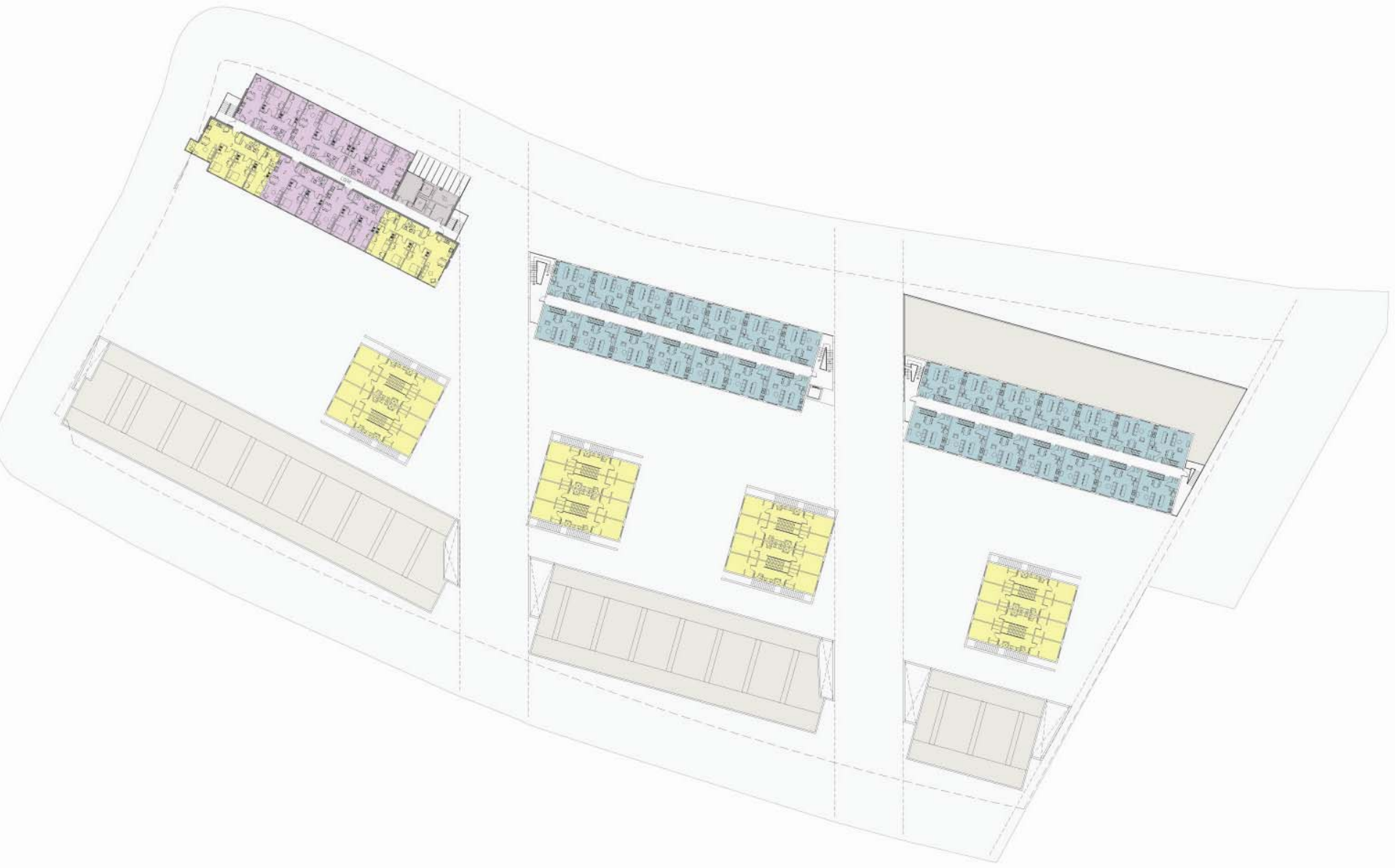


SCHOLARS DRIVE

STOP

STOP





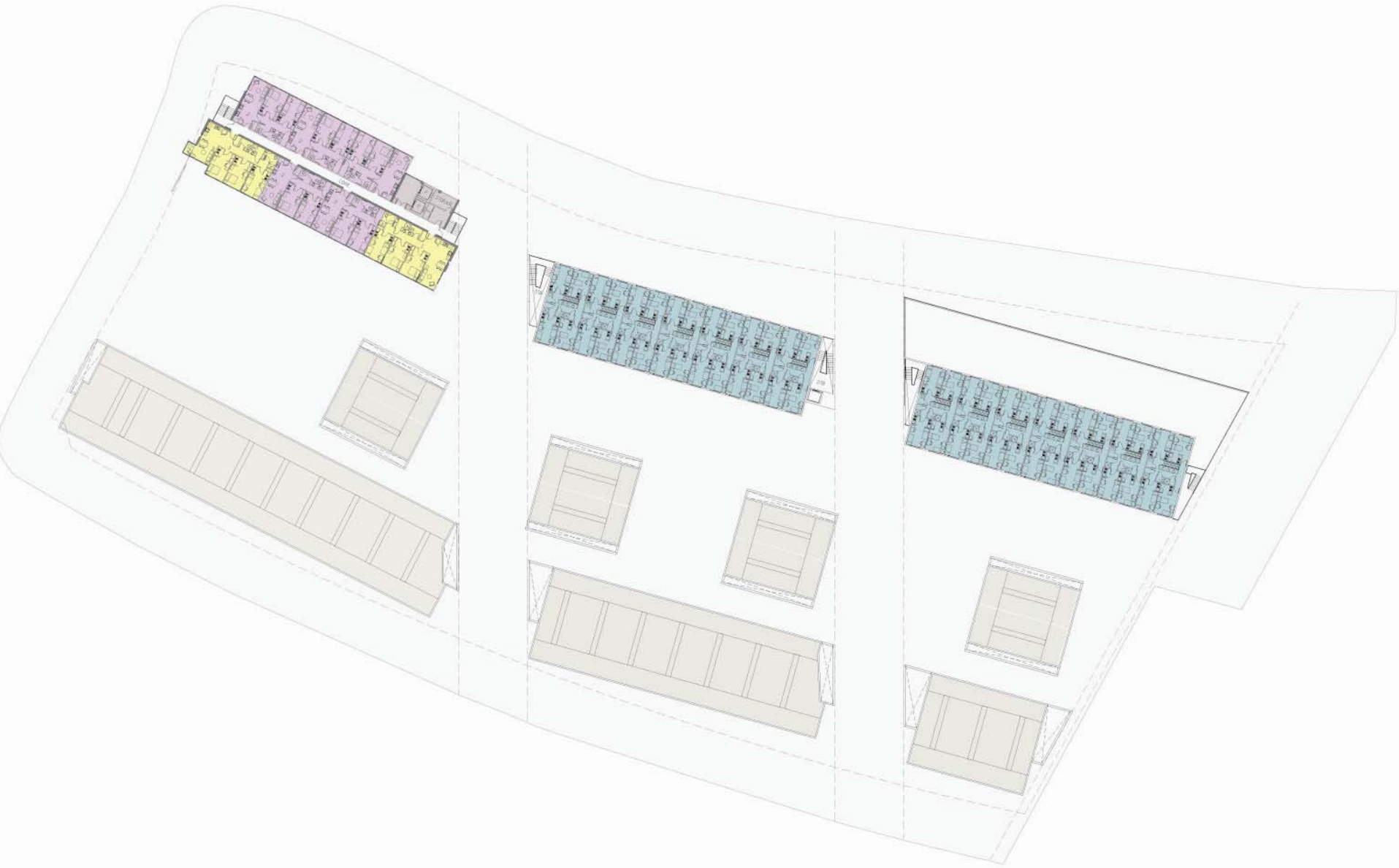


Photo of Future Wedge



Photos from View Corridors



Photos from View Corridors



Photos from View Corridors



