

The Regents of the University of California

COMMITTEE ON GROUNDS AND BUILDINGS

May 16, 2002

The Committee on Grounds and Buildings met on the above date at Covell Commons, Los Angeles campus.

Members present: Regents T. Davis, Hopkinson, Johnson, Kozberg, Moores, Morrison, and Seymour; Advisory member Sainick

In attendance: Regents Blum, Davies, Lansing, Parsky, Preuss, Saban, and Sayles, Regents-designate Ligot-Gordon and Terrazas, Faculty Representatives Binion and Viswanathan, Secretary Trivette, General Counsel Holst, Senior Vice President Mullinix, Vice President Hershman, Chancellors Berdahl, Bishop, Carnesale, Cicerone, Dynes, Greenwood, Tomlinson-Keasey, and Vanderhoef, Acting Chancellor Warren, and Recording Secretary Nietfeld

The meeting convened at 11:45 a.m. with Committee Chair Kozberg presiding.

1. APPROVAL OF MINUTES OF PREVIOUS MEETING

Upon motion duly made and seconded, the minutes of the meetings of January 17 and March 14, 2002 were approved.

2. CONSENT AGENDA

A. *Adoption of Findings and Approval of Design, Stanley Quantitative Biosciences and Bioengineering Facility, Berkeley Campus*

The President recommended that, upon review and consideration of the environmental consequences of the proposed action as indicated in the Northeast Quadrant Science and Safety Projects Environmental Impact Report certified by The Regents in January 2002, the Committee:

- (1) Adopt the Findings.
- (2) Approve the design of the Stanley Quantitative Biosciences and Bioengineering Facility, Berkeley campus.

[The Findings were mailed to all Regents in advance of the meeting, and copies are on file in the Office of the Secretary.]

B. *Certification of Addendum to Environmental Impact Report and Approval of Design, Channing-Bowditch Student Housing and Units 1 and 2 Infill Student Housing and Common Areas Projects, Berkeley Campus*

The President recommended that, upon review and consideration of the environmental consequences of the proposed project as indicated in Addendum 1 to the Final Environmental Impact Report for the Underhill Area Projects, certified and adopted by The Regents in November 2000, the Committee:

- (1) Certify the Addendum to the Underhill Area Projects EIR.
- (2) Adopt the Findings.
- (3) Approve the design of the Channing-Bowditch Student Housing Project, Berkeley campus.
- (4) Approve the design of the Units 1 and 2 Infill Student Housing and Common Areas Project, Berkeley campus.

[The Addendum and Findings were mailed to all Regents in advance of the meeting, and copies are on file in the Office of the Secretary.]

C. ***Adoption of Mitigated Negative Declaration and Approval of Design, Arroyo Vista Infill, Irvine Campus***

The President recommended that, upon review and consideration of the environmental consequences of the proposed project as indicated in the Mitigated Negative Declaration, the Committee:

- (1) Adopt the Tiered Initial Study/Mitigated Negative Declaration.
- (2) Adopt the Findings and Mitigation Monitoring Program.
- (3) Approve the design of the Arroyo Vista Infill, Irvine campus.

[The Tiered Initial Study/Mitigated Negative Declaration, Findings, and Mitigation Monitoring Program were mailed to all Regents in advance of the meeting, and copies are on file in the Office of the Secretary.]

D. *Adoption of Findings and Approval of Design, Mission Bay Building 21A Parking Garage, San Francisco Campus*

The President recommended that, upon review and consideration of the environmental consequences of the proposed project as indicated in Addendum No. 3 to the 1996 Long Range Development Plan Final Environmental Impact Report, certified at the March 2002 Regents meeting, the Committee:

- (1) Adopt the Findings.
- (2) Approve the design of the Building 21A Parking Garage, Mission Bay, San Francisco campus.

[The Findings were mailed to all Regents in advance of the meeting, and copies are on file in the Office of the Secretary.]

Regent Davies stated that he had a conflict of interest related to Item D. above, as previously stated for the record, and that he would not discuss or vote on this matter.

Upon motion duly made and seconded, the Committee approved the President’s recommendations and voted to present them to the Board.

Chancellor Tomlinson-Keasey displayed visual representations of the three buildings which were approved by the Committee at its Special Meeting on May 8, 2002, for Phase I of the Merced campus. Senior Vice President Mullinix reported that the State Public Works Board had approved funding for the projects at its May 10 meeting.

3. DEVELOPMENT OF SCIENCE RESEARCH PARK, SAN DIEGO CAMPUS

The Committee was informed that the San Diego campus had designated in its 1989 Long Range Development Plan 30 acres of land for development of a Science Research Park (SRP) on the eastern perimeter of the campus. In 1982, the University received approval from Congress to amend the education-related deed restriction in the original grant from the U.S. Navy for this parcel to allow its development for “industrial, scientific, or technological research purposes.” In the late 1980s, Chancellor Atkinson convened a committee to plan the Science Research Park. Due to the downturn in the state’s economy and a focus on the central portion of the campus, development of the park was put on hold. In September 1997, Chancellor Dynes reconvened the Science Research Park Planning Committee, chaired by the Vice Chancellor for Research and composed of faculty as well as representatives of a broad array of academic and administrative units, the Graduate and Undergraduate Student Associations, and the Alumni Association. The committee developed objectives for the SRP, criteria for tenant institutes and companies, strategic guidelines for park development, permitted uses, and the Development Concept (Neighborhood Study), including architectural and landscape guidelines. It is envisioned that both University and non-University occupied

buildings will be built within the SRP. Upon Presidential approval of the budget for the infrastructure, the Chancellor will approve its design. Long-term leases and individual building designs will be subject to Regental approval.

Project Objectives

The objectives of the SRP are to augment and enhance the instructional and research base of the University and provide flexibility for UCSD to meet changing program requirements. The intention will be to create an intellectual resource to enhance the campus' instruction and research programs by providing opportunities for interaction between outstanding industrial and academic activities, as well as an intellectual resource to enhance UCSD's ability to continue to attract and retain top researchers and scientists. The SRP will provide a climate that will enhance private support for University research, graduate fellowships, undergraduate and graduate student training, and collaborative faculty and private sector industrial research projects. It will also provide a substantial financial resource for the campus that supports the University's mission of teaching, research, and public service, and responds to the market demand for scientific research space in the local community.

Programmatic Criteria

In support of these objectives, research companies, institutes, and government agencies may lease land under long-term groundleases or facilities in the SRP if they meet the following programmatic criteria:

- The nature of the firm's research must be industrial, scientific, or technological (per deed restriction);
- Significant connections between research programs conducted in the SRP and current or proposed campus research and/or instruction must be clearly demonstrated; and
- Programs may not include research designated by the federal government as classified.

Strategic Development Guidelines

Because the SRP land is a unique and valuable resource and is limited in size, the research interests of potential tenants must fit well with UCSD programs, including but not limited to interdisciplinary research in medicine, life sciences, engineering, information technology, telecommunications, physical sciences, and the marine sciences. In addition, the SRP land should be allocated for development to permit the use of some portion of the land to meet the needs of emerging technologies over a multi-year period.

Permitted Activities

Permitted activities for prospective tenants who meet the programmatic criteria include the following:

- Research, product development, prototype testing, and consulting, along with the offices, laboratories, or other facilities that support these activities;
- 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; and
- Provision of research-related services that support research programs within the SRP or the UCSD campus.

Development Method

The campus will develop the site infrastructure, a portion of which will also serve the health sciences developments, on property east of Interstate 5. Site infrastructure will include grading and drainage improvements, water, sewer, reclaimed water, data, and electric and gas utilities. Individual buildings will be developed by the tenant or the tenant’s developer in accordance with the SRP development concept. Under this model, UCSD will retain greater control over the tenancies and pace of the SRP development, as well as the option to use some of the land for its own use. UCSD will have architectural control, as each building design will proceed through the standard campus and Regents’ review processes. Individual building lots will be available only through long-term groundleases which will be subject to Regental approval. Ground rent will be greater for improved land as compared to the return on undeveloped land.

Tenant Approval

It was noted that significant linkages between the research programs conducted by tenants in the SRP and current or proposed campus research and instruction are a prerequisite for consideration of a company or institute for tenancy. Review of the financial strength of the entity proposed to enter into the long-term groundlease and evaluation of the size of the proposed facility will also be key criteria in consideration of a potential tenant. Upon satisfactory evaluation of the financial strength of the proposed tenant and review of its building requirements, the proposed tenant would be presented for review and approval to the Chancellor and the Vice Chancellors. The campus will seek Regental approval of each groundlease with a tenant, and each building design will be subject to the same review process as all campus facilities. Unsubordinated groundlease terms will be forty to fifty years. Because development of the SRP will be programmatically driven, full development is estimated at nine to fifteen years.

Project Site

The 30-acre site is located on UCSD's East Campus in an undeveloped area near the existing East Campus Health Sciences Neighborhood, UCSD Park canyons, campus housing, the remote student parking lots, and the adjacent off-campus area. Vehicular circulation within the SRP will be via a perimeter loop road, and access into the SRP will be provided from three directions, including extensions of campus roads from the north and west and a new campus entry from the east.

Development Concept: Development Capacity and Configuration

The development concept is the collaborative effort of the architecture firms Anshen + Allen and Carrier Johnson; KTU+A and Wimmer, Yamada, and Caughey, land-use planning and landscape architects; and UCSD.

The site has been designed with five building lots in a campus-like layout, three shared perimeter parking lots, open space, and landscaped areas. Total buildable area on each lot ranges from 80,000 to 130,000 gross square feet for a total development capacity of 500,000 gsf. Pedestrian bridges between lots at the second level of the buildings may allow a larger aggregation of area than a single lot may provide. The canyon at the site's western edge provides the defining feature of the SRP. The SRP site concept groups the five buildings around terraces and walks at elevations that follow the sloping contour of this canyon. The plazas created and bounded by the research buildings form the "exterior rooms" of the site. The careful assemblage of the buildings around these open spaces is intended to create a campus character within a pedestrian-oriented development. These primary open spaces form the gathering places for the development.

Approximately 1,600 parking spaces will be required at full capacity build-out. Each building will have at least one level of below-grade parking, and additional parking will be provided in shared perimeter parking lots. The final phase of development will include construction of a fifth building and an associated parking structure along Regents Road, the eastern site boundary. Ground rent will be used to fund the construction of this parking structure. Infrastructure on the site will be constructed by the campus in the first phase of the development.

Development Concept: Design Guidelines and Landscape Guidelines

Design guidelines for the SRP will integrate development with the area's natural rustic landscape and establish an appropriate pedestrian experience. Building siting parameters and set-back requirements will control the placement of buildings on each lot and the location of terraces and walks. The massing on each lot will permit structures of up to four stories, provided they also balance vertical and horizontal composition, and provide relief and interest through varying building height and massing. Pedestrian circulation and entry into buildings will be guided by the location of building entries and colonnades along the terraces and walks. Materials, finishes, color, and glazing follow University standards and avoid highly individualized design statements. Lighting and signage guidelines will conform

to the UCSD campus standards. The rustic canyon landscape of eucalyptus and native indigenous plant species will be integrated into the landscaping of the SRP. Parking lot landscaping will blend into the indigenous landscape environment through the random placement of indigenous trees.

Environmental Impact Summary

In conformance with the California Environmental Quality Act and University procedures for the implementation CEQA, the University determined that the SRP project may have a significant impact on the environment, and therefore an Environmental Impact Report is being prepared. The SRP EIR is tiered from the 1989 LRDP EIR. The overall development concept for the SRP as well as site-specific infrastructure construction has been evaluated in this EIR. Subsequent building projects will seek design approval based on this EIR or supplement the analysis as necessary.

In anticipation of the development of the SPR, UCSD has already mitigated wetland habitat loss. The SRP site consists primarily of undeveloped land located at the eastern end of a large canyon that bisects the East Campus. The canyon to the west of the SRP in the UCSD Park is generally undisturbed, although the natural vegetation has been modified in some areas by the introduction of non-native plant species. A wetland habitat meanders along the length of the canyon bottom within the UCSD Park land designation, and it originally extended into the SRP site. UCSD received permits from the U.S. Army Corps of Engineers and the California Department of Fish and Game in 1993 which allowed the removal of 1.5 acres of habitat within the SRP parcel pursuant to completion of mitigation. The required mitigation entailed the creation and enhancement of 2.1 acres of wetland habitat in the adjacent canyon preserved within the UCSD Park. The campus successfully completed the required mitigation and proceeded with the habitat removal and associated grading and drainage improvements within the SRP in 1999. This work was addressed in the CEQA document prepared for the East Campus Parking Lot Project. In addition, although not a condition of the permits, UCSD preserved 1.67 acres of wetland within the western portion of the site.

The meeting adjourned at 11:50 a.m.

Attest:

Secretary