

LA JOLLA INNOVATION CENTER

PROJECT INFORMATION - MARCH 2021

PRESENTATION AGENDA

- Project Location and Driving Factors
- Project Objectives and Overview
- Project Schedule
- Next Steps



PROJECT PURPOSE AND NEED

Purpose: Relocate UC occupants from Seismic non-compliant office buildings within the vicinity of the proposed project

Need: Provide a public facing, easily accessible amenity with proximity to the UC San Diego Campus , VA

Proposed Project: State-of-the-art facility with office and educational uses pertaining to UC San Diego Health Sciences and Extension. Programs relate to:

- Research related to children's health, cognitive impairment in seniors, smoking cessation, and other health/support related programs
- Programs for veterans
- UC San Diego Extension classes for the larger community

UC San Diego
Extension

UC San Diego Health



UC San Diego
SCHOOL OF MEDICINE

PRIMARY PROJECT OBJECTIVES

- Consolidate UC San Diego programs into one facility that creates programmatic and space efficiencies
- Provide a facility that aligns with the UC Seismic Safety Policy
- Redevelop an underutilized site within a Transit Priority Area
- Provide space near the VA Medical Center and the UC San Diego Health Sciences West Neighborhood
- Provide an active connection between UC San Diego Extension and the surrounding community
- Achieve Leadership in Energy and Environmental Design (LEED) Silver rating
- Develop a financially feasible project through a strategic public-private partnership opportunity

PROPOSED PROJECT OVERVIEW

- 1.2-acre limits of work
- 7-story building above grade (100 feet):
 - 5 levels of office and educational uses above-grade (105,000 GSF)
 - 2 levels of above-grade parking
 - 2 levels of below-grade parking
 - Ground floor cafe
 - Surface parking, landscaping, and hardscape improvements
- Sustainability measures (mechanical, energy and water use, building and site design)
- Mid-2021 anticipated construction; occupancy in late 2023



Oblique aerial view of proposed Project looking west from La Jolla Village Drive and Villa La Jolla Drive. UC San Diego to the north.

AREA TOPOGRAPHY

- Approximate heights (in feet) of existing development from baseline level at La Jolla Village Drive and Villa La Jolla Drive
- Varied topography that generally slopes upward to a high-point at the Torrey Pines “Ridge”
- No coastal or other established scenic view corridors from the Project site



Aerial view showing relative building heights in the vicinity of the proposed Project as measured from ground plane (0 feet).

EXISTING VIEW OF THE PROJECT SITE



View looking west from the intersection of La Jolla Village Drive and Villa La Jolla Drive

PROJECT VISUAL SIMULATION

La Jolla Village Drive, Westbound

Pre-Project View



Post-Project View



PROJECT VISUAL SIMULATION

La Jolla Village Drive, Eastbound



PROJECT VISUAL SIMULATION

Villa La Jolla Drive, Northbound

Pre-Project View



Post-Project View



ACCESS AND CIRCULATION

- Circulation Considerations
 - Ingress and Egress via Villa La Jolla Drive and Villa Norte
 - University Circulation Improvements - “Smart Signals” along La Jolla Village Drive
 - Campus access via Existing Pedestrian Bridge
 - Project is located within a Transit Priority Zone
 - Parking Ratio 2.5/1000 square feet: 275 parking spaces
- Project Vehicle Miles Travelled would be lower than the regional average



DRAFT EIR – FOCUSED ANALYSIS*

Draft EIR Topic Area	Level of Significance Before Mitigation	Mitigation Required?	Level of Significance After Mitigation
Aesthetics	Less than Significant	No	Less than Significant
Air Quality	Less than Significant	No	Less than Significant
Energy	Potentially Significant	Yes	Less than Significant
Greenhouse Gas Emissions	Less than Significant	No	Less than Significant
Hydrology & Water Quality	Less than Significant	No	Less than Significant
Land Use & Planning	Less than Significant	No	Less than Significant
Noise	Potentially Significant	Yes	Less than Significant
Transportation	Less than Significant	No	Less than Significant

*all other CEQA topics found not to be significant and did not require focused analysis.

PROJECT SCHEDULE & OPPORTUNITIES FOR PUBLIC INPUT

- ✓ Scoping Review Period Recently Completed
- Draft EIR under circulation
 - for 45-day public review period
 - February 5 to March 22, 2021
 - Public hearing held on February 25, 2021
- April-May 2021: Final EIR
- May 2021: Board of Regents Meeting
- Mid-2021: Construction begins (18-months)
- Fall 2023: Building occupancy



PROJECT INFORMATION

Website: <https://blink.ucsd.edu/facilities/real-estate/ljic.html>

Draft Public Environmental Impact Report

Email comments to: LJICcomment@helixepi.com

Mail comments to: **La Jolla Innovation Center Project**

HELIX Environmental Planning

Attn.: Joanne Dramko

7578 El Cajon Boulevard

La Mesa, CA 91942

Comment deadline: **5:00 PM on March 22, 2021**

UC San Diego