

# LA JOLLA INNOVATION CENTER

# **PROJECT INFORMATION - MARCH 2021**

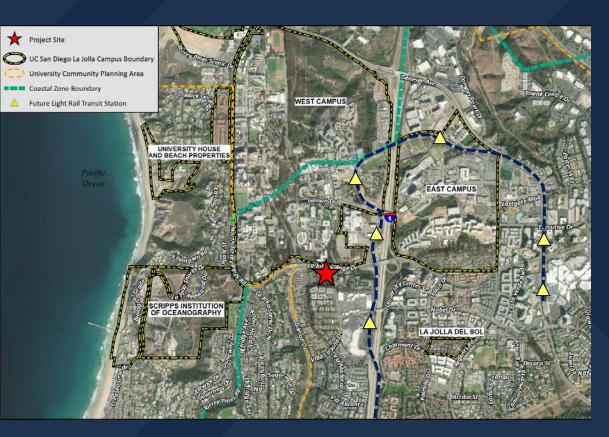
# **PRESENTATION AGENDA**

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



#### **PROJECT LOCATION**

- Existing property south of the UC San Diego La Jolla Campus
- UC San Diego presence at this location for decades
- UC Regents purchase of approximately 1 acre site
- Strategic location given proximity to:
  - Main Campus
  - Pedestrian/bicycle bridge connection to the campus
  - Two Light Rail Trolley Stations within 1/3 mile of site
- Within University Community Plan area – Community Plan Update Focus Area 4



#### **PROJECT CONTEXT**



#### SITE CONTEXT

- Project site is within a 7-acre developed commercial center
- Surrounding land uses:
  - UC San Diego campus
  - UC San Diego Medical Office Buildings
  - Commercial Center with Shops and Eateries
  - Hotels Sheraton and Residence Inn
  - Condominiums
  - Gas Station
- Direct Connection to the UC San Diego
  Campus Pedestrian Bridge and Roadway into
  Campus



#### **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 Health



#### **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



# **PROJECT VISUAL SIMULATION**

#### La Jolla Village Drive, Eastbound



#### **PROJECT VISUAL SIMULATION**

#### Villa La Jolla Drive, Northbound



# **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



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

**Draft Public Environmental Impact Report** Email comments to: LJICcomment@helixepi.com La Jolla Innovation Center Project Mail comments to: **HELIX Environmental Planning** Attn.: Joanne Dramko 7578 El Cajon Boulevard La Mesa, CA 91942 **Comment deadline:** 5:00 PM on March 22, 2021

