

UC San Diego Mesa Housing Planning Study

La Jolla, CA

This Planning Study provides a development plan and associated design guidelines for the redevelopment of the 86-acre Mesa Housing Neighborhood on UC San Diego’s East Campus.

This study expands on the 1989 UCSD Master Plan to include a more detailed urban design study to address patterns of building development, buildable sites, program capacity, open space, building massing, and phasing strategies.

OJB worked closely with Skidmore Owings & Merrill and UC San Diego to define the neighborhoods’ open space network of greens, quads, recreational spaces, plazas, courtyards and interconnecting pathways. OJB developed specific sustainable guidelines for open space development regarding hydrology, stormwater, energy efficiency, irrigation, drought tolerant plant palette, hardscape palette, and site furnishings. All guidelines were written with a feasible approach to promote sustainable design and to achieve LEED Gold ratings.

Client

University of California, San Diego

Size

86 acres

Team

SOM
Fehrs & Peers

LEED

Gold



01 Overview

Mesa Neighborhood



Figure 1.02: Mesa Neighborhood Housing Study, Framework Plan



02 Planning Context

Planning Process

Mesa Neighborhood Planning Study
Planning Process

The Mesa Neighborhood Planning Study was conducted with the active participation of the Planning Advisory Committee (PAC), working in collaboration with the consultant team of urban designers, landscape architects and traffic engineers. The PAC included many students and faculty who collectively shaped the vision for the Mesa community and how it fits into the larger UC San Diego campus.

In addition to the iterative development of the plan with the PAC, the planning process also included many topic focused workshops with smaller groups around planning considerations for stormwater, sustainability, emergency access, and transportation.

The resulting neighborhood plan is a flexible framework for the planning and design of buildings, open spaces, circulation, infrastructure and environmental sustainability. The plan provides a clear strategy for the incremental redevelopment of the Mesa neighborhood.

Through roundtable discussions with the PAC an understanding of what characteristics foster community on the UC San Diego campus were established. These themes guided the planning process at all scales - the neighborhood, the village and the building.

The Mesa Neighborhood Planning Study also included the input from the the Design Review Board (DRB) and Campus / Community Planning Committee (C/CPC), as well as coordination with the East Campus Planning Study.



Planning Advisory Committee working session

Planning Advisory Committee walking tour



Figure 2.01: Planning Advisory Committee working model

03 Mesa Neighborhood Plan

Organizing Ideas

The neighborhood framework plan is informed by a series of organizing ideas rooted in the character and qualities of the site and surrounding landscape, as well as the need to strengthen connections to the larger UC San Diego campus and establish a vibrant life style fostering community at all scales.

- The organizing ideas for the Mesa Neighborhood foster the following themes:
- Build community
 - Create places for exchange
 - Incorporate programs to activate buildings and open spaces
 - Integrate places to recharge
 - Establish flexibility for evolving student needs
 - Consider the long term stewardship of campus lands



Extend the canyons into the site



Transform the existing eucalyptus grove into a central park



Integrate buildings to remain

Figure 3.01 - Organizing Ideas



Strengthen Mesa's connection to the larger landscape



Connect the entire neighborhood through a dedicated pedestrian network



Create a transit rich neighborhood



Define a clear development framework



Create a new mixed use gateway on Regents Road



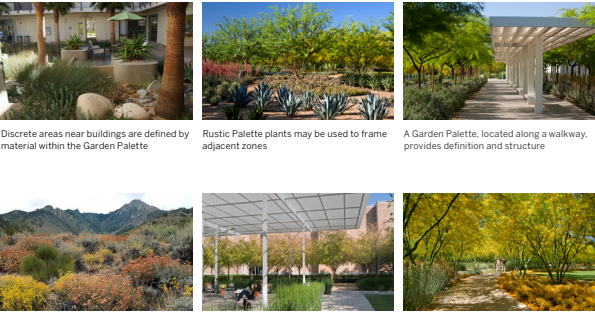
Establish a unique collection of villages

Open Space Typologies



- This section contains guidance about the recommended open space typologies, and it specifies suggested components for the numerous areas to encourage design cohesion and to assure a high aesthetic quality.
- The final design and location of open space may shift during the design process. Overall, the objective is to produce unique neighborhoods with various elements including socialization areas, recreation, and reflective spaces.
- The Arboleda:**
The "park" for the entire Mesa neighborhood, many programmed spaces afford areas for a multitude of interactions and activities.
 - The Villages:**
These open spaces will provide both outdoor respite for residents and recreational opportunities.
 - The Rustic Corridors:**
Serving as vegetated buffers between the villages the corridors also link the Arboleda to the natural canyon landscape at the perimeter and serve as a place for walkways, bio-retention, and fire lane access.
 - The Fields:**
A community garden with areas for social interaction.
 - Early Childhood Education Center (ECEC):**
A new location for the existing facility that encourages creative play and improves vehicular circulation to and from the center.
 - The Canyons:**
Preservation and enhancement of the natural canyon landscape with viewing areas provided at key locations.

Materials and Systems
Plant Palette



- The network of open spaces, located across the Mesa Neighborhood site, are intended to elicit an assortment of experiences. To better reflect the intentions of each individual space, one of the following four plant palettes are to be implemented within specific areas: The Rustic Palette, the Garden Palette, the Native Palette, or the Bioretention Palette.
- The Rustic Palette: An informal composition prevalent throughout the campus which strengthens the quality of the site within its region.
- The Garden Palette: Located within the villages, is derived from the functional need of the space and its surrounding buildings. Compositions may be formal or ornamental in character.
- The Native Palette: Used along the canyons ecologically sensitive habitat.
- The Bioretention Palette: Suggested for use in all bioretention areas per the *Storm water Strategies* section of this document.
- All planting palettes should support a sustainable, culturally appropriate, low water usage design.
- Gateway trees, positioned at key entry points to the site, announce arrival to guest and coincides with the existing guidelines for the remainder of the campus.

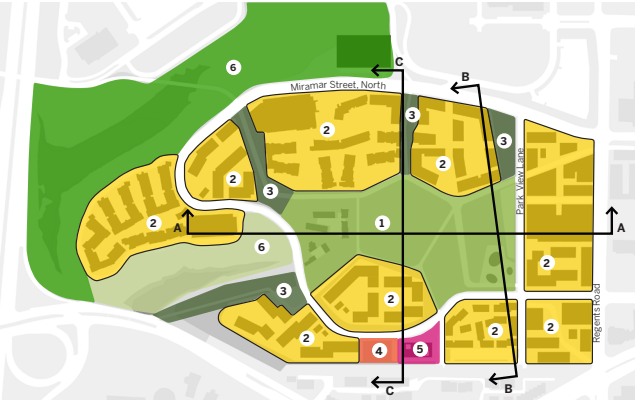


Figure 5.01: Open Space Typologies

- 1 The Arboleda
- 2 The Villages
- 3 The Rustic Corridors
- 4 The Fields
- 5 Early Childhood Education Center (ECEC)
- 6 The Canyons



Figure 5.15: Plant Typologies

- Native Palette
- Garden Palette
- Rustic Palette

Village 3



Figure 7.10: Village 3 Illustrative Plan

Village 3 includes a vibrant commercial corridor along Regents Road. The active uses are integrated throughout the village and include unique destinations of retail, fitness, gathering, food, incubator space, arts, theatre, markets and places for exchange. The new gateway and community activation is intended to be a destination for both the Mesa residents and the surrounding neighborhoods.

The Regents Road corridor will include taller buildings and increased density which correspond to nearby developments and maximize views of the park, Mesa landscape and views beyond of the West Campus and Pacific Ocean. Common amenity spaces will be integrated throughout the buildings with special uses such as the Perch on the upper levels to provide unique community spaces that capture views of the unique aspects of the Mesa Neighborhood.

The western portion of the village includes Park View Lane and the Porch which will serve as the front door for the central open space. The laneway will accommodate all users in a shared space views the street as a social space, rather than an area only for cars.