8 Design Guidelines

8.1 Introduction

Purpose of the Design Guidelines

This Design Guidelines document describes and illustrates site planning, vehicular and pedestrian circulation, parking, architecture, landscape, lighting and signs for the existing campus and future development. The Design Guidelines provide direction on the physical development of the campus and support key planning principles and framework plans established in the Master Plan. The Design Guidelines are organized into two parts: General Design Guidelines and Focused Area Guidelines.

General Design Guidelines apply campus-wide and are presented in a manner to guide the quality of each project and assist with compliance to the Master Plan. All projects should follow the General Design Guidelines as they will serve as a basis for evaluation of Substantial Conformance Review (SCR) compliance.

The Focus Area Guidelines follow General Design Guidelines and are presented in greater detail to show site planning, building design and spatial orientation directed at place-making and pedestrian connections. Focus Areas include site specific guidelines that establish design criteria at the beginning of each project. The Focus Area Guidelines also provide a basis for evaluation of Substantial Conformance Review (SCR) compliance.

How to Use this Document

The General Guidelines and Focused Area Guidelines are intended to guide future campus planners, architects, landscape architects, and designers of lighting, signs and other amenities and maintenance personnel. Design guidelines also assure the San Diego community that the University acknowledges its place as a landmark in the city and will continue to maintain the highest standards of design.

The Illustrative Plan (Figure 2) establishes a vision for the campus based on the concepts in the framework plans that are described in Section 3 of the Master Plan. The Illustrative Plan shows how the campus can accommodate its projected growth as the concepts and guidelines are followed. Actual design will undoubtedly vary somewhat as specific projects are planned and designed. The General Guidelines and Focused Area Guidelines will apply to refine the key design criteria at each project site.

8.2 Site Planning

Site Planning Guidelines

How buildings and landscape improvements contribute to the campus setting is important. The design of buildings and their location and configuration relative to one another and to adjoining open spaces and neighborhoods are important considerations. Decisions made to determine site selection, program functions, architectural treatment and landscape amenities are key. Campus buildings in concert with site landscaping contribute to the campus character and image. Each building adds up to create the overall campus.

A series of campus-wide plans are provided to show site planning guidelines. This will help guide future development and the desired siting of buildings, creating attractive and usable open space, as well as optimizing each development site. The site planning principles contained within the campus-wide plan drawings are applicable to buildings of various types and address the following:

- Building Limits and Build-to Lines Map
- Parcel Map with Alignment Points and Key Dimensions
- Building Entries Map

Project Sites Map

Project Sites Maps are provided in Section 6 of this plan (see Figures 26 and 27). They identify project sites and not exact building footprints nor exact landscape improvement areas.

Key information regarding the size of the site, the building ground floor area and building height is provide in the Previously Approved Projects Matrix and the Proposed Projects Matrix (Tables 4 and 5) in Section 6. The matrices and maps indicate what is suitable for each site, however, it should be noted that over time the projected programs may change and that flexibility will be required.

Deviations to Base Residential Zones on Campus

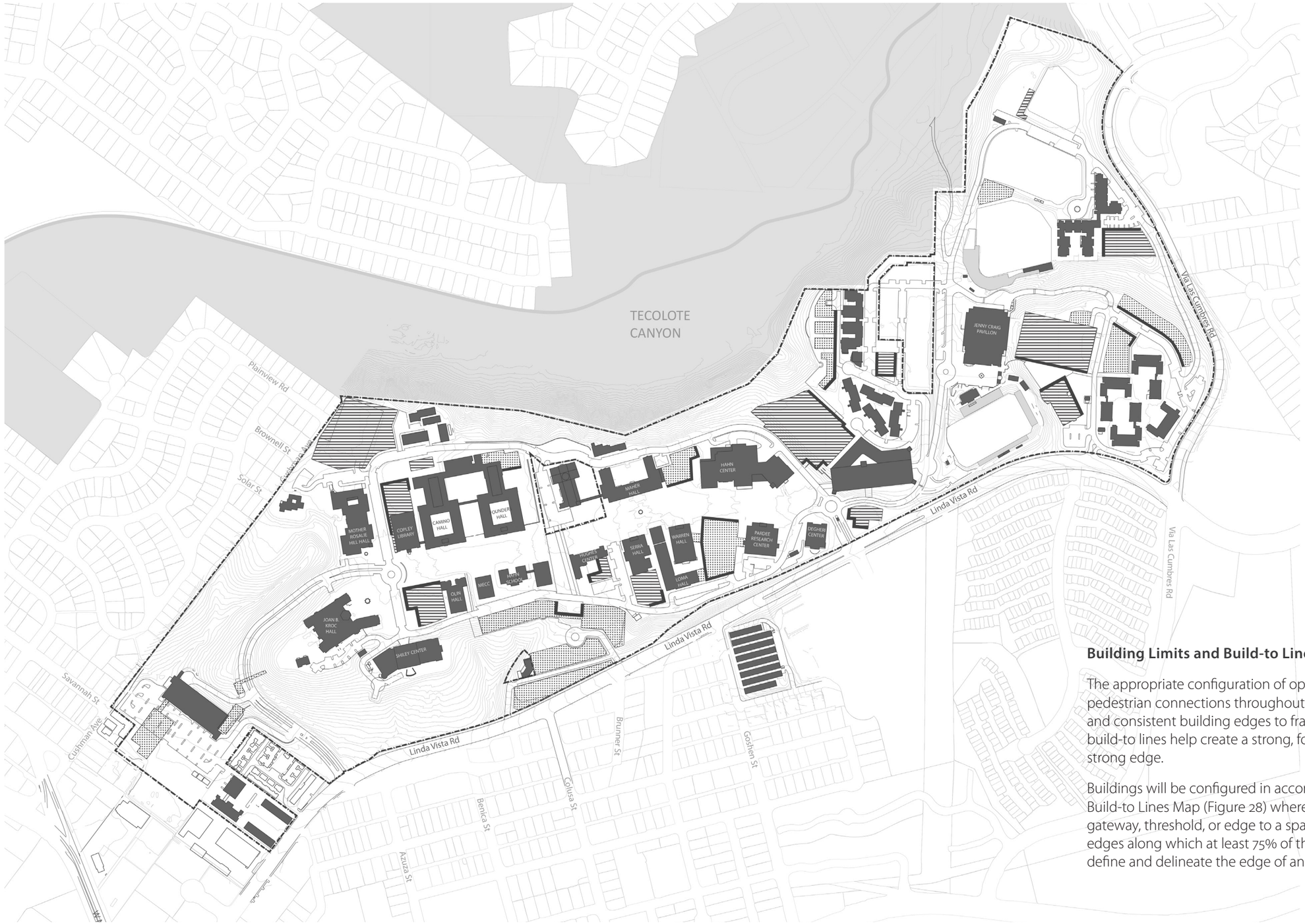
The following deviations to the base residential zoning on campus are proposed:

- A deviation to the RS-1-7 base zoning for Height from 24/30 feet required to the heights specified in Project Matrix Tables 4 and 5 (pages 59 and 61).
- A deviation to the RS-1-7 base zoning for Floor Area Ratio from 0.45 to 0.60 across the entire campus C.U.P. site area.
- A deviation to the RM-1-1 base zoning for Height from 30 feet required to the heights specified in Project Matrix Tables 4 and 5 (pages 59 and 61).
- A deviation to the RM-3-7 base zoning for Height from 40 feet required to the heights specified in Project Matrix Tables 4 and 5 (pages 59 and 61).

Where the design guidelines and standards in this Master Plan, Section 8, conflict with the development standards in City of San Diego Land Development Code Table 131-04D and Table 131-04G, the design guidelines and standards in this Master Plan shall apply.

Historic Resources on Campus

Proposed projects adjacent to and impacting historic resources on campus are encouraged to follow U.S. Secretary of Interior's Standards for the Treatment of Historic Properties.



Building Limits and Build-to Lines Map

The appropriate configuration of open spaces, courtyards, and plazas, and the pedestrian connections throughout the campus depend on maintaining appropriate and consistent building edges to frame and define space. Building limits and build-to lines help create a strong, formal edge where a building facade creates a strong edge.

Buildings will be configured in accordance with the illustrated Building Limits and Build-to Lines Map (Figure 28) where the building edge will serve to reinforce a gateway, threshold, or edge to a space or passage. Build-to lines designate those edges along which at least 75% of the building façade must align so as to clearly define and delineate the edge of an important space.

Figure 28 - Building Limits and Build-To-Lines Map

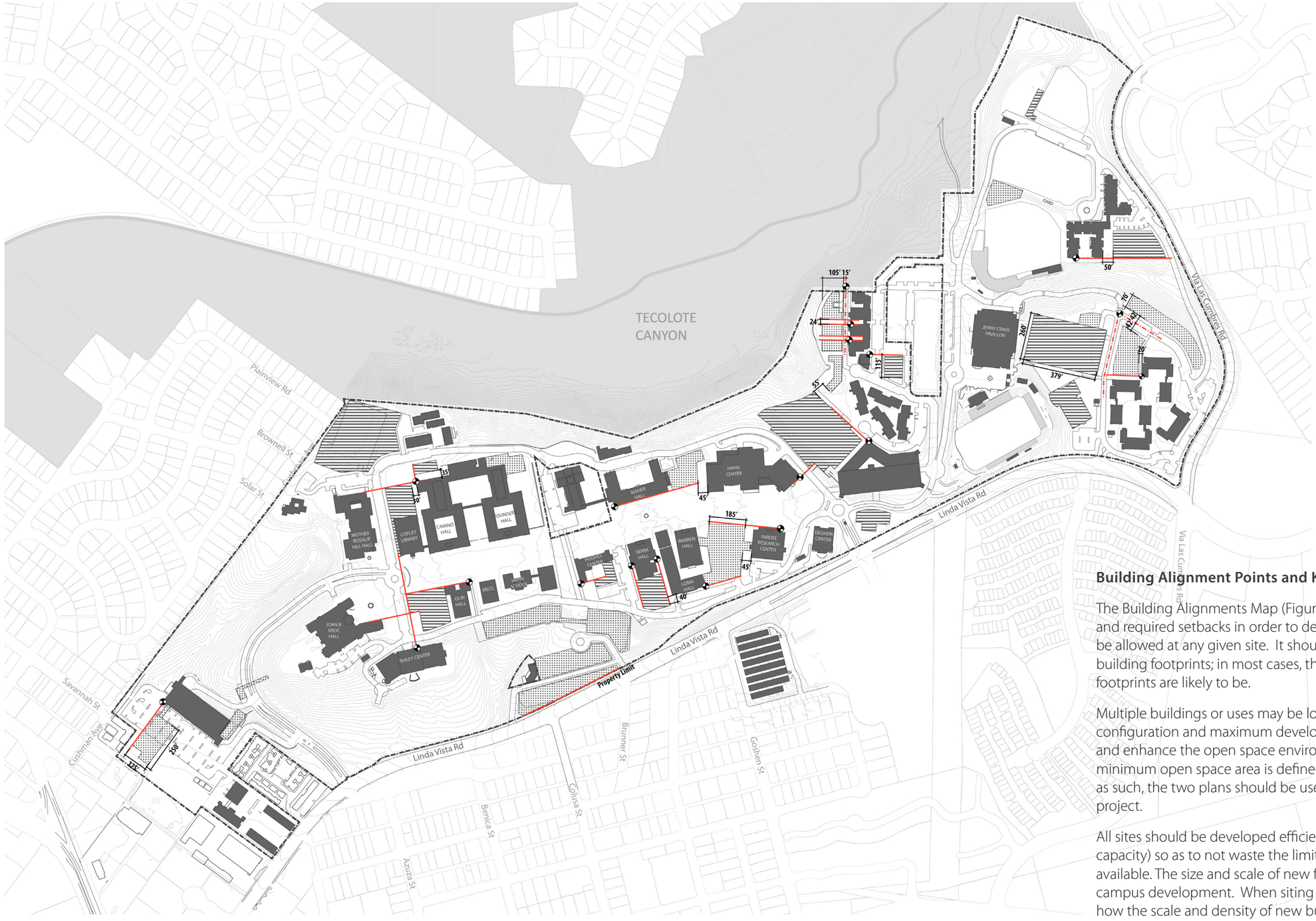


Figure 29 - Building Alignments Map

Building Alignment Points and Key Dimensions

The Building Alignments Map (Figure 29) describes key dimensions, alignments, and required setbacks in order to define the maximum development area that will be allowed at any given site. It should be noted this plan does not define actual building footprints; in most cases, the sites shown are larger than typical building footprints are likely to be.

Multiple buildings or uses may be located within site areas. The sites define the configuration and maximum development envelope desired in order to protect and enhance the open space environment of the campus. In some instances, the minimum open space area is defined by the Build-to Lines plan (Figure 28, and as such, the two plans should be used together to define the buildable area of a project.

All sites should be developed efficiently (built out at densities that are near their capacity) so as to not waste the limited campus land area that can be made available. The size and scale of new facilities should be consistent with existing campus development. When siting new facilities, consideration should be given to how the scale and density of new buildings relate to existing development and meet the criteria in the Framework Plans found in Section 4 of the Master Plan as well as the densities in the Projects Matrices (Tables 4 and 5).

Building Entries Map

The placement of building entries should reinforce the active nature of major walkways and courtyards, direct pedestrian traffic and provide places for waiting between classes and for meeting others in the campus population. Locate buildings so that the existing formal axis of the campus plan is maintained and reinforced. Entries should be individualized and identifiable elements of the building facade. Building entries should consist of detailed, recessed openings with ornate doors and decorative hardware.

- Entries into buildings should be clearly marked and of a gracious and inviting nature, in keeping with the overall 16th Century Spanish Renaissance character of the campus and providing accessibility at the ground level.
- Building entries should be clearly articulated with arches, large, deep openings, arcades, large-scale entry spaces, covered walkways, two-story lobbies, gathering spaces, etc.
- Building entries are encouraged to create an outdoor area or forecourt with seating, steps or seat walls to accommodate informal meetings, lounging or waiting for class change.
- At the ground floors of all buildings fronting a courtyard, quad or major pedestrian route the building should be engaging, allowing views into ongoing activities and views out by building inhabitants.
- Access for disabled will be maximized wherever possible, and universal access design principles and practices will be utilized.
- Provide a hierarchy of building entries including major public entries that may need to face both the main pedestrian walkway and the interior quad or courtyard. Major public entries will be clearly expressed on the building façade, including the use of deep recessed openings, arches, arcades, and/ or covered walkways.
- Service and utility areas should be prohibited from zones where primary building entrances are encouraged.

Building entry locational criteria are illustrated in the Building Entries Map (Figure 30). "New Primary Building Entry Location" shows how primary entries will be focused on the courtyards, quads and major pedestrian connections. These are the most important building entries along and facing high levels of pedestrian traffic, contributing to clear wayfinding, and helping to ensure safety at all hours. Primary building entries will be clearly expressed on the building façade. "New Secondary Building Entry Location" shows a less prominent building entry location facing an interior courtyard or quad, on a lesser major pedestrian route more internal to the site.

In some building sites a "New Primary Building Entry Zone" is shown that identifies a building façade where an entry location should be within the zone but is not identified at a specific location. This designation acknowledges an entry location but allows for flexibility. During the building design phase an entry will be identified along the particular building façade. "New Secondary Building Entry Zone" shows a less prominent building façade where a secondary entry may be located. The exact secondary entry location will be identified during the building design phase.

"Existing Building Entry" are identified to reinforce the relationship between existing and future building pedestrian desire lines and sight lines.

Grading

In order to optimize available land within campus, it is expected some project sites will be graded to create subterranean floors and some sites will require landform alternations. The following are General Guidelines that apply to all projects requiring grading:

- Minimize landform alteration to the extent possible and feasible.
- Utilize grading techniques that minimize the area of land alteration and disturbance.
- Optimize cut and fill operations within campus.
- Step development down the slope, working with the terrain and topography.
- Manufactured slopes should be contoured to a natural appearance to avoid obvious hillside cuts. All manufactured slopes will be revegetated.
- Minimize grading on the northern property line adjacent to Tecolote Canyon.
- Slopes adjacent to any native habitat should be planted with site and climate appropriate plant species and adhere to best practice for brush management and erosion control.
- Minimize the use of retaining walls. Where retaining walls are needed, integrate the color with natural, earth coloring as close as possible and consider GeoGrid or Keystone walls.

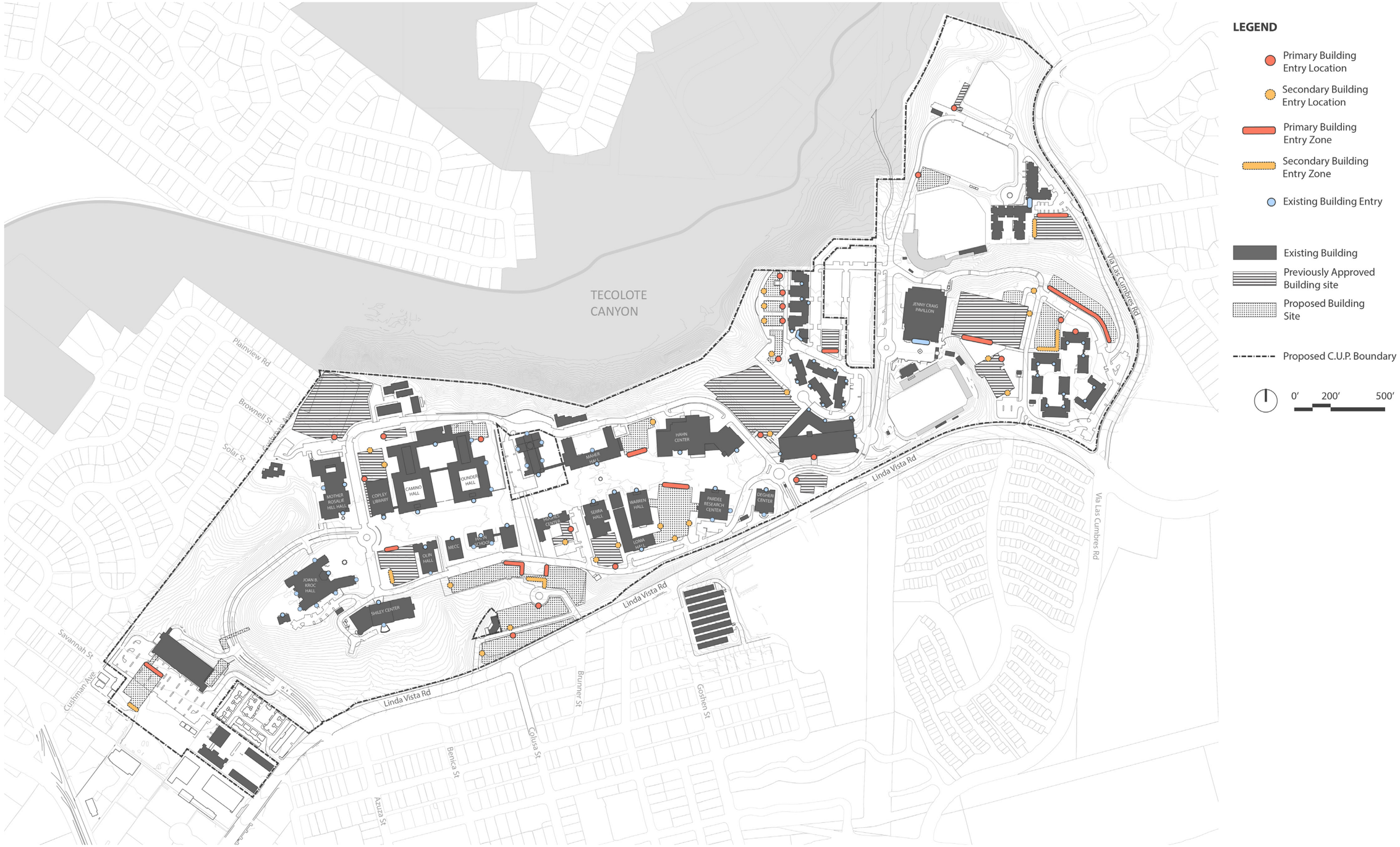


Figure 30 - Building Entries Map

8.3 Circulation Design

TRANSIT SYSTEM / MULTI-MODAL CAMPUS

The campus development pattern, such as siting new buildings, pedestrian and bicycle routes, and circulation improvements, should support and reinforce a multi-modal circulation system that directs vehicles to the perimeter of the campus, utilizes a shuttle tram on the loop road and emphasizes pedestrian access at the core areas of campus.

- Improvements to pedestrian circulation, roads, and tram system should help tie different parts of the campus together as well as connect the University to the Linda Vista community.
- An integrated multi-modal transportation system should be developed to encourage walking, biking and transit use and establish a more coherent and connected circulation system.
- The campus Loop Road shall function as multi-modal road with vehicular, tram service, pedestrian and bicycle circulation.
- Tram stops should be provided at convenient locations along the Loop Road. See Circulation Framework Plan, Section 4.4.
- Where possible and at designated permanent locations, tram stops should include a shelter or structure that provides shade and protection from the elements.
- Changes and improvements to tram routes and stops should be considered at the time that Marian Way and Torero Way are closed to vehicular traffic and when singificant building project sites are developed.

VEHICULAR CIRCULATION

Vehicular circulation on campus is provided by private internal roadways. A main circulation loop surrounds the campus core and private drives and roadways provide access around the athletic facilities and housing areas. Access between the West Parking garage and the main campus is provided via Marian Way terminating at the west end of the pedestrian mall.

- All two-way private roadways shall be a minimum of 24 feet wide to accommodate one 12-foot travel lane in each direction
- Where feasible, all new walking paths shall be a minimum of 5 feet wide on both sides of the roadway
- One-way private roadways shall be a minimum of 12 feet in width and adequately designated with signs or directional arrows.
- Maintain roadways through campus to provide emergency vehicle access and convenient access for disabled, special needs and service vehicles.
- New emergency/fire lanes shall have a minimum of 20 feet of unobstructed width, shall have an adequate roadway turning radius, and shall have a minimum vertical clearance of 15 feet 6 inches and shall be installed with an all-weather driving surface in conformance with City of San Diego standards.
- Adequately sized cul-de-sacs, hammerheads, or other vehicular turning areas shall be provided at strategic locations.
- All roadways shall be bordered by a 6-inch standard curb.
- On-street, parallel or angled parking is allowed on roadways, provided there is adequate pavement width, visibility, and distance from cross drives.
- All roadways shall be paved with asphalt or concrete. Stamped concrete, brick, block or other decorative paving may be used at appropriate locations such as entries, traffic circles and pedestrian crossings. Use of grasscrete and permeable paving, pavers or porous concrete shall be reviewed on a case by case basis as approved by the University.
- Design intersections with curb extensions (also called bulb-outs) to extend the sidewalk into the parking lane, narrow the roadway and provided additional pedestrian space at key intersection locations (corners and mid-block crossings). This traffic calming feature will help slow traffic, increase pedestrian visibility, shorten crossing distances and help reduce conflict between vehicles and pedestrians. Curb extensions should be designed in accordance with the current edition of the City of San Diego Street Design Manual.
- Roundabouts, where proposed, should be designed in accordance with industry standards, including the most current edition of the City of San Diego Street Design Manual and the California Manual for Uniform Traffic Control Devices (CAMUTCD).

PEDESTRIAN CIRCULATION

The ease of movement of students, faculty and staff is tremendously important. Pedestrian walkways provide not only a means of moving between destinations efficiently, but also are places where a significant part of the social life of the campus occurs. While steep slopes and topographic changes enhance the prominence of the campus mesa, they create pedestrian access challenges to get across the campus. The combination of the campus tram service and improved pedestrian circulation will improve access from off-campus to campus and within the campus.

The pedestrian circulation illustrated on Figure 14 shows important types of pedestrian routes (see Open Space Framework Plan, Section 4.5). The following pedestrian guidelines support the campus framework:

- Maintain pedestrian access and circulation throughout campus using a combination of dedicated pedestrian only walkways along the central campus spine, axial pedestrian paths across campus connecting key destinations and sidewalks bordering roadways.
- Mark pedestrian crossings with special paving, striping and/or raised "speed tables." Use road signage to indicate crossing locations. See figure 14 for locations of marked pedestrian crossings on the campus roadways. Evaluate appropriate pedestrian crossing treatments in accordance with the current edition of the City of San Diego Street Design Manual and industry standards.
- All proposed projects will provide sidewalks and outdoor areas in the form of plazas, courtyards and patio spaces to allow access in and around buildings.
- Given topographic changes and steep slopes across the campus, pedestrian connections should be improved through use of stairs, ramps where possible.
- Clearly marked pedestrian connections should be provided to all trails and trail-heads, see figure 24 - Trails, Circuit, Paths and Promenades.

BICYCLE CIRCULATION

Given the campus' significant grade changes and steep slopes, bicycle circulation is a challenge. Circulation Framework Section 4.4 and Figure 13 provide a number of guidelines and routes that largely utilize the perimeter/loop road on campus. Over time, improving the road to provide dedicated bike lanes is optimal. *See Circulation Framework Plan, Section 4.4, for design guidelines.*

SURFACE PARKING LOTS

Surface parking lots should be functional and visually appealing to reduce the expanse of paving, reduce glare, provide shade and reduce the overall scale. Surface parking lots are located in multiple locations across the campus to serve faculty, staff, students and visitors. Small areas of parking for disable drivers, carpooling and for service vehicles are found scattered throughout the campus. The University should continue to provide short term parking, disabled parking and service vehicle loading areas at convenient and appropriate locations throughout the campus following these guidelines:

- Reduce reliance on surface parking except at specific locations for visitors, University vehicles and to provide accessible disabled parking.
- Entries and circulation in and around parking lots shall be designed to reduce conflicts between vehicular and pedestrian movement.
- Pedestrian connections shall be provided to and across surface parking lots.
- Parking lot lighting should provide adequate and appropriate illumination for drivers and pedestrians and prevent glare.
- Parking lot light fixtures will be compatible in design with the campus architectural theme.
- Surface parking lots should be designed to reduce non-permeable surface area, encourage use of bioswales and reduce minimum length of parking stalls, where feasible.
- Surface parking lots should provide shade to reduce the heat island effect, with such elements as trellises, photovoltaic panels, canopies, trees, etc.
- Maintain existing parking lot landscaping with low water use planting
- Perimeter landscape planting around surface parking lots should be used to screen parked cars from view, while keeping planting height below a driver's sight line for safety.
- Add bioswales at the 2-3 foot vehicular overhang and other key places where storm water management practices can be designed as part the surface parking, where feasible.

Additional parking lot landscaping guidelines are provided in the Landscape Design Guidelines, Section 8.7.

PARKING STRUCTURES

Parking structures should respond to adjacent buildings and their setting. The campus is currently served by two, large parking structures (one located at the west and one located at the east end of campus near the main entrances, as well as parking under several buildings. As surface parking lots are replaced with future campus buildings, consolidating parking into structures will be required. The planning, design and siting of future parking structures should place a priority on expanding existing parking structures and locating new structures at the campus periphery. In select locations, parking should be provided under buildings. Further study may be required for the structures if for financial and planning reasons it becomes necessary to alter the distribution of parking structures.

- Parking structures should be readily accessible from major campus entries (by siting parking structures at the campus periphery). Proper siting and signage will ease wayfinding for campus visitors.
- Architectural detail elements, signs, lighting and landscaping shall be used to identify entries to the parking structures.
- Concentrate parking in structures and limit the number of surface lots to allow for more appropriate and aesthetic land utilization.
- Parking structures should be stepped or terraced to integrate into the hillsides and to reduce building mass when located on a steep slope or natural terrain.
- Stairs, elevators, and paths of travel should be clear and easily accessible.
- Parking structure exteriors should maintain the same high-quality architectural design and construction craftsmanship as all other campus structures.
- Parking structures should blend into the campus fabric as much as possible. Their detailing and massing should contribute, as much as any other kind of building, to the quality and definition of campus space.
- Design parking structures so that parked cars cannot be seen from public spaces and are screened from view from other buildings, as much as possible.
- The large scale and mass of the parking structures should be alleviated through wall offsets, stepbacks, terracing, pilasters, arched openings or other bold design elements and landscaping.
- Decorative elements such as cornices, finials, balustrades, tiles and lighting should be used to create interest and integrate the parking structures with existing campus architecture.
- Above ground parking structures should have architectural designs, façade treatment, arch details, openings for light and air circulation to help integrate the garage with existing campus architecture.
- Incorporate trellises or shade elements on the roof of parking structures to screen views of the cars from above and integrate sustainable design features, such as photovoltaic panels.
- Design lighting to direct it on the garage and/or play field and to shield lighting from adjacent residential areas. *See the "Lighting" Section for additional design guidelines.*
- Decorative light standards shall be used to illuminate open terrace parking areas.
- Parking in all formats should comply with San Diego Municipal Code Section 142.0560.

8.4 Architectural Design

ARCHITECTURAL CHARACTER

The University will maintain the existing high-quality design and construction that is fundamental to the campus. The campus architecture is both the functional and the symbolic embodiment of a private, Catholic university. The church of The Immaculata is a signature building and campus icon. It serves as a way finding element on campus and a beacon of the University visible from a distance off-campus.

Architectural character will create an identifiable presence for each area of the campus that is distinct based on its geographic location. General Architectural Guidelines for the University can be categorized into four areas of campus that have distinct architectural character:

CAMPUS CORE/ACADEMIC AREAS

- Maintain the 16th Century Spanish Renaissance architectural style for buildings in the Campus Core/Academic Areas.
- New construction should reference the existing exterior architecture in design and craftsmanship as represented by the original campus buildings (Founders, Camino, Maher, Warren, Hughes and Sacred Heart Hall).
- Reinforce The Immaculata as a focal point building that should be the most prominent on the Mesa.
- Building facades should have offsets and articulation to reflect interior floor plans.
- Building roofs may be flat with articulated parapets and finials. Dome roofs and bell towers may be used for "landmark" buildings and to emphasize main entries to buildings.
- Pilasters, arches, window and doorway recesses and projections, and similar features shall be used to create interest and articulate building forms.
- Plateresque decoration including moldings, cornices, finials and other detailing in a subtle contrasting color may be applied to all buildings.
- Windows may be rectangular or arched with divided panes.
- Decorative metal screens may be used over windows.
- All buildings will be finished with "sand" or smooth texture stucco.
- All buildings will be painted off-white to match existing campus buildings.

VALLEY RESIDENTIAL AREAS, WELLNESS AND RECREATION FACILITIES

- Maintain the simplified Spanish Renaissance and Mission architectural styles utilized in the in the valley.
- Buildings may have simple, bold forms articulated with offsets, arched forms and balconies.
- Residential buildings in the Valley should be of a finer-grain scale, using smaller building footprints and proportional building heights that support livability, intimacy and outdoor gathering spaces.
- Walls may be sand textured stucco and painted off-white.
- Building roofs may be sloped and surfaced with red clay "Mission" tiles similar to the roof of the University Center or composite materials. Dome roofs and bell towers are acceptable for "landmark" buildings. Roofs may be flat, when appropriate, with articulated parapets and finials.
- Plateresque decoration including moldings, cornices, finials and other detailing in a subtle contrasting color may be applied to all buildings, however, elaborate decoration is not required.
- Setback structures from the canyon rim along Tecolote Canyon to allow for a canyon rim trail and in accordance with the Tecolote Canyon Overlay Zone Guidelines (see Trails, Circuit, Paths, and Promenades Map, Figure 24).

EAST CAMPUS RESIDENTIAL AREAS, COLLEGIATE ATHLETICS AND RECREATION FACILITIES

- Maintain the simplified Spanish Renaissance and Mission architectural styles utilized in the east campus.
- Buildings may have simple, bold forms articulated with offsets, arched forms and balconies.
- Residential buildings in the Valley should be of a finer-grain scale, using smaller building footprints and proportional building heights that support livability, intimacy and outdoor gathering spaces.
- Walls may be sand textured stucco and painted off-white.
- Building roofs may be sloped and surfaced with red clay "Mission" tiles similar to the roof of the University Center or composite materials. Dome roofs and bell towers are acceptable for "landmark" buildings. Roofs may be flat, when appropriate, with articulated parapets and finials.
- Plateresque decoration including moldings, cornices, finials and other detailing in a subtle contrasting color may be applied to all buildings, however, elaborate decoration is not required.

ALCALA PARK WEST

- Maintain the high-quality design and construction of the campus architecture; though it is not necessary to repeat the 16th century Spanish Renaissance architectural style found on the mesa at the Campus Core/Academic Areas.
- Update and refurbish the existing buildings to create a cluster of buildings that frame informal gathering and outdoor social space that supports non-traditional, professional and community oriented learning.
- Emphasize building design in the style of Spanish Colonial or Irving Gill architectural character that is strong, clean line, and more contemporary.
- Expansion of the West parking garage should be sensitive to the views from adjacent neighbors using decorative, architectural features on the exterior of the building and roof. See General Guidelines for "Parking Structures" in Section 8.3.

8.5 Architectural Elements

BUILDING ORIENTATION AND FAÇADE TREATMENT

Variation on façade exposures should demonstrate responsiveness to climactic forces. Long east-west orientations are encouraged where feasible. Buildings with large cooling loads, in particular academic and lab buildings, should keep unshaded, glazed eastern and western openings to a minimum, while opening up more on the south and north elevations. To maintain resident comfort with natural ventilation, residential buildings should attempt to orient windows into student rooms to the north and south.

Façade design should display an understanding of Spanish Renaissance architecture, with a sensitivity to adjacent buildings and outdoor spaces. Sides facing public ways and important gathering spaces should be more open while sides facing service yards, for example, may be more opaque. Articulation of building facades, including step-backs of higher levels and modulation in and out of the building façade should be considered to reduce a wall-like image. See Focused Area Guidelines in Section 8.15 for specific design guidelines by location.

- Buildings should incorporate a variety of vertical and horizontal modulations to break up monotonous volumes and create architectural interest.
- Facade treatment includes accentuated building corners, creative use of scale, materials, glazing, recessed entries and other architectural details.
- Buildings that face the "Paseo" and "Avenidas" (as shown on figure 14) shall place more ornamentation on the building facade to emphasize the importance of the pedestrian environment.
- Primary building facades shall provide doors, openings and glazing for a minimum of 50% of the facade surface area on the ground floor to activate the ground level and appear inviting to the exterior.

ROOFS, GROUND FLOORS AND INDOOR/ OUTDOOR SPACES

Building rooftops provide opportunities for outdoor space in the form of roof decks, green roofs and balconies, as well as a large surface that may incorporate photovoltaic panels. The following building design principles are applicable to buildings of various types.

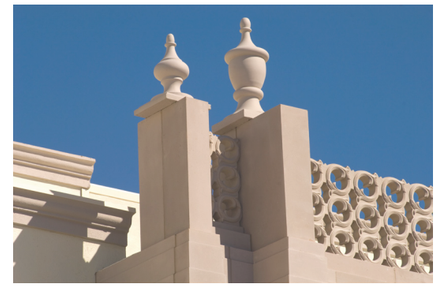
- Roofs are encouraged to counteract "urban heat island effect' and to reduce peak stormwater flows. Green roofs also reduce the heat gain and loss to create more efficient building mechanical systems, specifically in buildings with large cooling loads.
- Green roof decks and balconies also allow social life to spill out of interiors above grade, which can bring life to otherwise quite facades.
- Photovoltaics are encouraged, particularly where screened on rooftops and parking garages, where they may double as shade structures and help to screen views from above onto the parking deck.
- Mechanical equipment should not be visible from any public space, where possible. Rooftop mechanical equipment should be screened in a manner appropriate to the overall building design, equipment may be concealed in sloping roofs, and on flat roofs the equipment should be set back at least 10 feet from the parapet.
- Activities inside and outside of buildings should enhance one another. Pedestrians outside should have a sense of what is going on inside and building occupants should have a sense of the life of the adjacent outdoors. This is particularly important at the ground floor. When adjacent to major public spaces such as courtyards, quads and pedestrian routes, the ground floor facades of buildings should be as open and transparent and inviting as possible.
- Design building entrances to meet the finish grade of adjacent sidewalks, streets and open spaces. The intent is to eliminate the need for stairs, walls, and ramps that impede pedestrian access.
- Develop permeable ground floors of buildings to create gathering spaces near classrooms and auditoriums to foster opportunities for interaction at academic buildings. More secure and controlled access may be required at some academic buildings.
- Encourage the location of high-occupancy public spaces, such as classrooms, auditoria, lecture halls, dining and student life activities, on the main floor for efficiency, and in order to bring pedestrians to the buildings and animate the surrounding outdoor space.
- Courtyards should be designed with seating, shade and other amenities to support outdoor classes, meetings, dining, and other activities (See the Landscape General Guidelines Section 8.6).

BUILDING BASE

Building design should consider the building base, which is the lower portion of a building located immediately above grade. The building base should be visually enhanced with creative use of entries, materials, glazing, projecting or recessed forms and architectural details. At the building base, entries should have direct access from nearby walkways.

BUILDING HEIGHTS

Future building heights (see the Projects Matrix, Table 4) are anticipated to maximize each project site based on building type and location, while respecting the tower of The Immaculata as the tallest elevation point on the Mesa. Campus buildings are intended to support the school's sense of place and create a strong presence for The Immaculata. As such, in the Focused Area Guidelines there are section drawings with building elevations (in feet above sea level) that depict maximum building heights in order to enforce specific relationships between buildings.



ARCADES, LOGGIAS, COLONNADES, OVERHEAD STRUCTURES, AND TRELLISES

Ground floor arcades, upper floor loggias and covered walkways are architectural elements appropriate to San Diego's climate. They are pleasant to walk in, and play a role in the spatial organization of the campus. They are encouraged throughout the campus to promote pedestrian circulation, provide shade on south facing elevations and connect buildings to one another and adjacent courtyards. Arcades and covered walkways will help to clearly identify pedestrian routes, facilitate pedestrian interaction, and offer protection from the direct sun.

Buildings should include partially-shaded courtyards, external circulation, and arcades, which help to create comfortable microclimates where collaboration and socializing can occur adjacent to indoor spaces. Several of the first campus buildings (Founders, Camino and Maher Halls) made effective use of these devices to create memorable interior courtyards and climate-specific indoor/outdoor spaces. Exterior circulation on south, east, and west facades can double as sunshade devices.

- Arcades, colonnades, overhead structures and trellises should be used to connect pedestrian routes, provide shade, and function as a front porch to the building.
- Consideration should be given to arcades that strengthen pedestrian connections and complement the architecture to help define and shape outdoor space.
- Use shaded walkways that are free-standing to connect buildings and define pedestrian circulation routes.
- Consideration should be given to maintain views and design structures to enhance visual connections, terminate view corridors.
- Design arcades, colonnades, overhead structures and trellises to a pedestrian scale which is appropriate to the adjacent building or open space.
- Arcades should have openings and pilaster thicknesses that are proprtional to a classic Roman arch.
- Locate rooms of a public nature along the arcade, with frequent windows and entrances to animate the public space.
- The ends of arcades should be open and a connection between them paved so that a pedestrians can walk from one arcade to another as an ancillary route.
- Loggias at upper floors of buildings are encouraged throughout campus as circulation routes and as outdoor spaces adjacent to use areas. Functioning as upper floor arcades, they provide excellent view opportunities and complement arcades at the ground level. Loggias should have an ample depth between the outside face of the building and the rear wall of the loggia. They should be covered their full length by a solid roof or a trellis.
- Loggias above arcades and/or arches should match the scale and proportion of the lower level arcades. arches.









8.6 Landscape Design

LANDSCAPE CHARACTER

The USD campus displays a varied landscape, with topographic and geographic influences due to its prominent mesa top location adjacent to Tecolote Canyon. Given the local climate, drought conditions and storm water management regulations, the campus plan will reduce ornamental lawns and plantings. Overall the emerging campus landscape will continue to maintain the high quality character and it will result in more sustainable and less water-intensive landscape to reinforce its location in the region. This approach will maintain an aesthetically pleasing, well-functioning landscape that contributes to the University's sense of history and permanence and to its landmark status in the city.

Open space and landscape play a significant role in defining the character and quality of the campus. Open space consists of the large open areas that do not contain buildings, and on a university campus, is the largest component of the "public realm" or places that the entire campus population shares and utilizes every day.

Closely associated with campus open space, and together comprising the public realm, are the streets that, in addition to accommodating vehicular traffic, carry pedestrian and bicycle traffic. Campus open space, combined with the streets and their pedestrian circulation, powerfully communicate the character and image of the campus. See the Open Space and Recreation Framework, Section 4.5. Key goals of the landscape design of campus include:

- To maintain the existing high quality landscape and provide similar new landscaping.
- To provide unifying landscape themes throughout the campus through the use of a campus plant palette including drought tolerant plant materials.
- To maintain the 16th century Spanish Renaissance Architectural and Mission-style design themes and foster a sense of permanence and formality.
- To balance formal patios and gardens with informal gathering spaces.
- To provide appropriate landscaping for specific functions within the campus.
- To contribute an attractive, well maintained campus perimeter landscape to the Linda Vista community.
- To provide compatible landscaping adjacent to Tecolote Canyon and sensitive native plant areas within the campus. See the Undeveloped, Transitional Landscape Section 8.6.

LANDSCAPE MASTER PLAN

The Landscape Master Plan in Section 4.4 identifies existing and proposed landscape uses within the campus. All development sites will adhere to the Framework Plans and Landscape Plan Strategies. See the Open Space and Recreation Framework, Section 4.5 and General Landscape Design Guidelines listed below.

Landscape use areas are categorized into six types:

- Streetscape Areas
- Campus Core / Academic Areas
- Residential Areas
- Athletic Fields and Recreation Areas
- Undeveloped/Transitional Areas

STREETSCAPE AREAS

- Utilize a hierarchy of size and scale of trees to define the campus scale and character.
- Use consistent rows of trees and tree species at specific locations, such as the loop road, major entries, Avenidas and surface parking lots to define spaces on campus with a unique identity. See figure 16 - Tree and Planting Strategies.
- Integrate elements such as trees, shrubs, ground covers, lights, walls, fences, signs, bus stops, and kiosks to create a design theme.
- Street frontages for projects proposed along Linda Vista Road and Via Las Cumbres, should implement parkway configurations and sidewalk widths per current City of San Diego Standards in place at the time that the proposed projects come forward for implementation.
- Street trees shall be provided per the City Landscape Regulations for Linda Vista Road.

<u>Entry Landscapes</u>

- Maintain the existing West Campus Entry drive with a landscaped median and regularly spaced trees and palms lining the drive and sidewalks.
- Large trees in keeping with the scale of the structures shall be located to interrupt long walls and reduce the building mass; Width of planting area shall be adequate to accommodate trees and shrubs without unnatural pruning.
- Planters for trees, shrubs and vines may be provided on parking terraces to provide color and soften hard architectural edges.
- Maintain the existing Main Campus Entry drive with a planted median, regularly spaced trees, flowering shrubs and groundcovers.

Access Road Landscapes

- Maintain existing access road landscaping including street trees, shrubs and groundcovers.
- Line access roads that are visible from off campus with a low shrub mass to screen headlights and roadways. Planting shall not restrict vehicular line of sight.

Via Las Cumbres Road

- Maintain the existing Sycamore street trees planted at 40 feet on center in the public right-of way.
- Maintain the existing informal planting of shrubs and ground covers that form an under story and background for the existing street trees.
- Maintain the existing fencing on the property line and maintain fence netting where appropriate to screen lights from play fields.
- Maintain the existing 4-foot wide sidewalk adjacent to the roadway.

Linda Vista Road

- Maintain the existing 4-foot wide sidewalk located adjacent to the roadway the entire length of Linda Vista Road that borders campus property.
- Maintain the existing decorative walls and entry monument signs, informal shrub and ground covers and mature street trees from the Via Las Cumbres intersection west to the onset of the steep slope near the stadium grandstand.
- Incorporate where possible a natural decomposed granite trail system for safer pedestrian and bicycle travel adjacent to narrow walks and guardails along the steep slope area near the stadium grandstand.
- Replace the existing east campus entry landscaping and landscaping to the west of the entry with new landscaping as described in these guidelines and in the proposed East Campus Entry plan.
- Maintain and enhance the existing landscaping, retaining wall and campus access stairway area to the west of the proposed East Campus Entry project and east of Josephine Street;
- Maintain the existing West Campus Entry monument signs, Kiosk and shuttle stops. Maintain existing Coral Trees at the entry. Incorporate low water use planting and mulch in lieu of turf at medians and entries.
- Jacaranda street trees shall be planted in the Linda Vista Road public right-of-way bordering campus property.
- Mulch or low growing ground covers shall be placed under the street trees.
- Existing ornamental campus fencing consisting of masonry and stucco pillars and wrought iron fencing shall be maintained on the property line, at key locations, such as major campus entries.

CAMPUS CORE / ACADEMIC AREAS

The Campus Core derives much of its character from the Marian Way/Torero Way open space or 'The Paseo' that includes the most important campus landmark – The Immaculata. The future paseo will be the largest and most memorable developed campus open space located at the original heart of USD, and is surrounded by important academic and student life buildings.
Design Guidelines:

- Maintain existing high quality campus landscaping standards for walks, plazas, lighting, signs, plant materials and other design elements.
- Maintain and enhance the design consistency and cohesiveness throughout the area that gives it definition and a "sense of place."
- Maintain and enhance the functional uses of the area as an outdoor circulation and living space. Develop detailed landscape plans for all new development projects and Marian Pedestrian Mall that integrate new and existing landscaping.
- Provide courtyards, patios, and other outdoor gathering spaces to promote community interaction.
- Retrofit and redesign existing courtyard upgrades and improvements.
- Limit the use of lawns to areas that function as outdoor seating, assembly areas or recreational spaces.
- Provide a balance of trees, lawns and planter areas with plazas and walkways to provide adequate shade and reduce glare.
- Provide 4-foot wide minimum walkways, lighting, bicycle storage and other landscape elements to promote a sense of safety and security.
- Utilize palm trees as a campus theme tree where appropriate to enhance the Spanish Renaissance design theme and to define linear axis.
- Maintain existing mature landscaping. Use similar plant materials for new projects to maintain design continuity throughout the campus.
- Maintain the campus plant inventory as botanical specimens for educational purposes. Select new plant materials to contribute to the botanical collection.
- Select long-lived plant species to enhance the sense of permanence inherent in the University.
- Reserve use of highly ornamental and distinctive plant materials for accentuating special areas, such as building entries.
- Maintain key view corridors down the "Paseo" and "Avenidas" by limiting buildings and landscape that may obstruct key views to Mission Valley, the bay and the ocean.
- Utilize trees and shrubs to screen unattractive views and spill-over lighting from nearby athletic fields and parking areas.

ATHLETIC FIELDS AND RECREATION AREAS

- Maintain large open expanses of athletic fields and recreation areas to provide vistas across the campus and help define the size and scale of the campus. They provide open space relief from campus development areas.
- Maintain turf, shrubs, trees, seating, fencing, lighting and other landscape elements to be functional and aesthetically pleasing. Turf areas should be located at fields, where they serve a functional purpose for active recreation uses.
- Provide landscaped walkways and plazas adjacent to recreation areas as attractive entries and community spaces for outdoor assembly.
- Utilize dense groves of large Evergreen trees such as pines and eucalyptus to screen athletic field lighting where appropriate.

RESIDENTIAL AREAS

- Maintain existing high quality campus landscaping standards.
- Provide attractive, inviting landscapes to promote a sense of "home" and community for student residents.
- Maintain and provide new community recreation space.
- Maintain and provide new landscaping that is decorative and informal in design.
- Maintain and provide new landscaping that includes large trees planted near buildings to soften architectural lines and building mass and to provide shade.
- Maintain and provide new landscaping that includes accent trees, shrubs and flowering ground covers at building entrances.
- Provide courtyards, patios and other outdoor gathering spaces to promote resident interaction and a sense of community.
- Upgrade and redesign existing outdoor spaces, courtyards and common areas around residential buildings.
- Provide more alternative outdoor spaces, large communal event space or small group, programmed usable outdoor space.
- Add moveable furniture and create outdoor space which is able to be flexible for a variety of uses by residents.
- Design landscape areas to have "themes" at each residence hall or apartment cluster to support a specific academic living/learning environment as well as provide clear identity.
- Promote outdoor space for art and performance.
- Provide adequate walkways, lighting, bicycle storage and other landscape elements to promote a sense of safety and security.
- Utilize trees and shrubs to screen unattractive views and spill-over lighting from nearby athletic fields and parking areas.
- Plant large trees to shade the southwest sides of buildings.

UNDEVELOPED / TRANSITIONAL AREAS

(includes Canyon Areas, Naturalized Areas and Steep Slopes)

- Maintain and enhance disturbed and non-native areas with California native species vegetation where appropriate and compatible with adjacent uses.
- Minimize impacts of new projects to adjacent native plant areas by providing transitional buffers.
- Revegetate disturbed areas to be compatible with and visually blend with surrounding native habitat.
- Revegation of slopes will be per the city's Landscape Technical Manual. Refer to planting guidelines for suggested species.
- Revegetate disturbed and undeveloped areas adjacent to native areas with compatible San Diego County native or climate adapted plant species that are not on the California Invasive Plant Council's list of invasive species.
- Plant manufactured slopes with deep rooting, low water-consumptive plant species.
- Design irrigation systems to avoid water runoff into native plant areas.
- Capture, treat, and store storm water runoff before it enters undeveloped / transitional areas consistent with the existing drainage conditions and per the current storm water regulations.
- Informal paths may be located in these areas to provide pedestrian trails that connect areas of the campus. The path surface material will be permeable such as decomposed granite. Guide trail users away from sensitive areas by incorporating strategically placed signage, fencing and/or thorny plant material along the route.
- Focus building lighting and parking lot/parking structure lighting away from these areas by using directional light fixtures.
- Areas adjacent to MHPA and Tecolote Canyon should provide signs and barriers as necessary to limit access to environmentally sensitive lands.

8.7 Landscape Elements

INFORMAL PATHS

- Create a series of informal pathways that incorporate the canyon rim, edges of the mesa and traverse the natural landscape along the south and west slopes. Informal paths may be located in these areas to provide pedestrian trails that connect areas of the campus. The path surface material will be permeable, such as decomposed granite.
- Two pedestrian connections from the West parking garage up to the IPJ will provide informal pedestrian paths. The first will connect to the parking garage entry at IPJ and the second will loop around IPJ to connect to the new building complex located on the south canyon at Josephine Street.
- Incorporate landscape design and seating areas that emphasize the views from the pathway and create interpretive gardens with naturalized plant species.

HARDSCAPE

- Maintain the Spanish Renaissance theme through design and appropriate materials and colors.
- Maintain the existing high-quality craftsmanship for hardscape elements.
- Walkways shall be complimentary in materials, colors and textures compatible ‘with existing architecture.
- Where appropriate, walkways shall be shaded with trees, trellises or arcades.
- Use of permeable paving and pavers is encouraged
- Maintenance of hardscape should be provided to avoid the potential for uneven surfaces to be created, especially where provided along bike lanes

PLAZAS AND FOUNTAINS

- Plazas, fountains and seating areas shall be interspersed throughout the Paseo. Locations should be appropriately symmetrical or balanced with architectural elements facing the Mall.
- Plazas should be proportional in scale to the surrounding open space and buildings.
- Elevation changes in plazas are encouraged to create special interest.
- Fountains are an integral part of the Spanish Renaissance theme. Fountains are an important focal point and as such shall be designed and located appropriately.
- With the consideration for water conservation, and safety, use and design of water features should be limited to focal points in plazas and at ‘The Paseo’.

STAIRS, WALLS, FENCES AND GATES

- Stairways shall be compatible with campus architecture. Typically, steps shall be generously proportioned to enhance the historic, ceremonial aspects of building entries, using deeper landings and decorative tiles on the step riser.
- Stair railings shall be decorative wrought iron or decorative molded concrete.
- Stairways and railings shall meet accessibility requirements.
- Walls shall be masonry construction with smooth, light-colored stucco finish. Decorative cornices and finials may be used as embellishment.
- Decorative fencing shall be wrought iron or wrought iron interspersed with block and stucco pillars similar to existing campus fencing.
- Maintain existing high-quality, distinctive iron gate designs found throughout campus.
- Large waste and recycling bins, receptacles, dumpsters, electric boxes and other utilitarian elements shall be located in unobtrusive places where possible. Utilitarian elements shall be screened with decorative walls, fences and landscaping. Elements that cannot be screened for functional purposes shall be painted to match surrounding architecture.
- Loading and service locations shall be appropriately screened with enclosures, decorative walls, green planted fences and other screening elements to minimize their visual presence on campus.

CAMPUS PERIMETER FENCING

- All perimeter fencing shall be located on the campus property line where possible. The City Parks and Recreation and Landscape Departments will participate in determining fencing design and locations adjacent to Tecolote Canyon.
- A decorative stucco and wrought iron fence consistent in design with the campus architecture shall be used along Linda Vista Road. Fencing shall be a maximum of 6 feet high.

PARKING STRUCTURES

- Visually soften and reduce the parking structure mass and scale by using appropriate planting.
- Plant a mixture of large and medium sized trees in groves to screen the building.
- Screen bare expanse of wall and other unattractive parking structure building elements from the near and far views.
- Incorporate planters in the building design for vines, shrubs and trees to provide color and architectural enhancement. Rooftop planters for trees and shrubs shall be located over building columns for structural support.

BICYCLE RACKS

BICYCLE RACKS

- Bike racks shall be powder-coated dark.
- Bike racks shall be surface mount.
- At major bike hubs, locate bicycle repair station.
- Locate bike racks adjacent to building entries but not to physically or visually obstruct entry ways.
- Locate enclosed, covered bicycle storage/parking at residential areas. Storage areas match adjacent architecture.
- Locate bike share stations at main campus entry points.

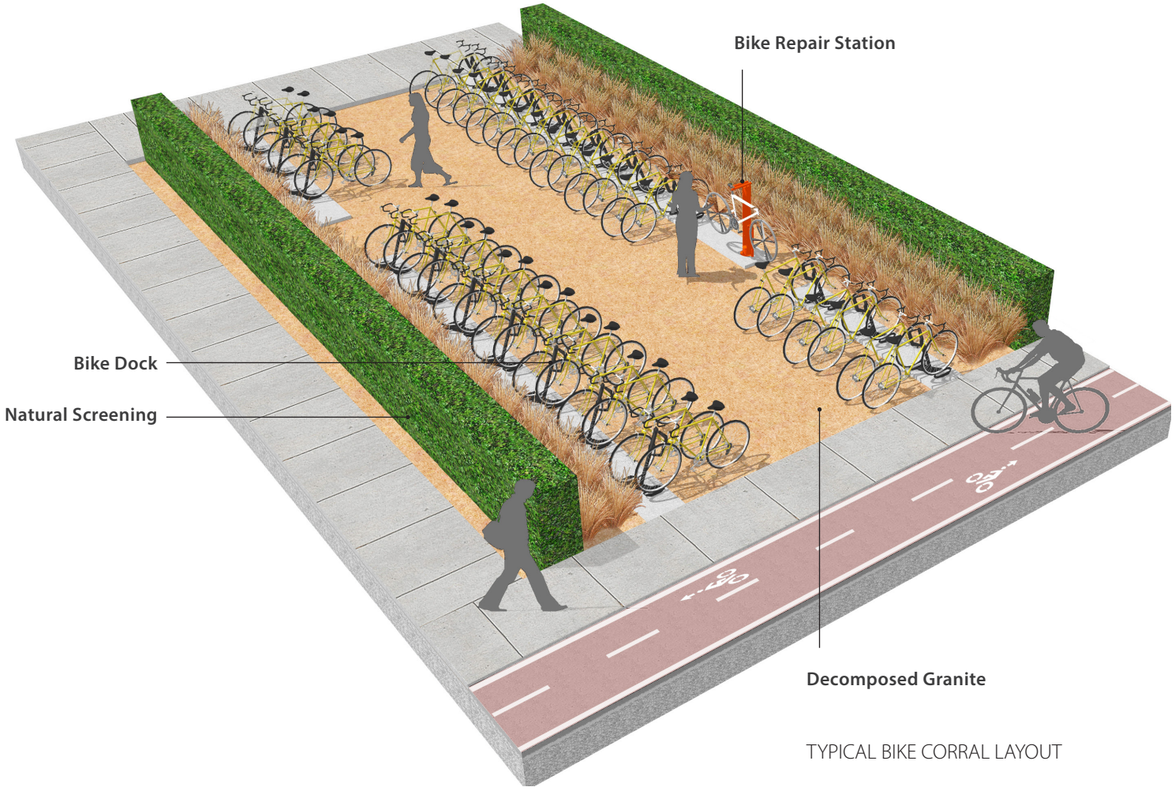
BICYCLE CORRALS

- Bike corrals (large scale bike parking areas) may be partially screened by planting or walls. Bike corrals are to be located near major use areas and bike lanes.
- See Typical Bike Corral Layout below

VARSITY RACK BLACK POWDER-COAT, SURFACE MOUNT BIKE PARKING (EXISTING)

BIKE REPAIR STATION - DERO

DECO BIKE - BIKE SHARE



TYPICAL BIKE CORRAL LAYOUT

8.8 Plant Palette

PLANT PALETTE INVENTORY

The proposed plant palette supports the existing landscape, defines space and landscape character, and contributes to programmed activities. The palette is meant to guide future landscape improvements. Plant material should be selected appropriate to the location and available space. The use of turf grass or lawn is limited to areas where access/active use is a priority. Turf grass should not be used as a visual enhancement only.

The following plant lists have been derived from existing species currently planted on campus as well as recommendations for additional species that are appropriate for future projects. The species are commonly used in San Diego and are well-adapted to the climate, soils and growing conditions. The palette is intended as a guide and does not preclude the use of additional species nor is it intended to be a regulatory list for substantial conformance evaluation.

ENTRY TREES	COMMON NAME	WATER USE	CAL NATIVE	FORM	FUNCTION
Erythrina spp.	Coral Tree	L	NO	Spreading	Ornamental
Phoenix dactylifera	Date Palm	L	NO	Vertical	Accent
Platanus racemosa	California Sycamore	M	YES	Oval	Shade
LINDA VISTA ROAD					
Jacaranda mimosifolia	Jacaranda	M	NO	Spreading	Street Tree
LOOP ROAD TREES					
Platanus racemosa	California Sycamore	M	YES	Oval	Shade
Quercus agrifolia	Coast Live Oak	VL	YES	Spreading	Shade
AVENIDA TREES					
Cupressus sempervirens	Italian Cypress	L	NO	Columnar	Accent
Lagerstroemia indica	Crape Mrytle	M	YES	Vase	Ornamental
Phoenix dactylifera	Date Palm	L	NO	Vertical	Accent
Quercus ilex	Holly Oak	L	NO	Round	Shade
IMACULATA TREES					
King Palm	King Palm	M	NO	Vertical	Accent
Laurus nobilis	Laurel Tree	L	NO	Round	Shade
Lagerstroemia indica	Crape Mrytle	M	NO	Vase	Ornamental
Olea europeana	Olive	L	NO	Round	Shade
BIORETENTION TREES					
Alnus rhombifolia	White Alder	H	NO	Pyramidal	Bioretention
Platanus racemosa	California Sycamore	M	YES	Oval	Bioretention
Populus fremontii	Fremont Poplar	M	YES	Oval	Bioretention
Salix spp.	Willow	H	YES	Irregular	Bioretention

COURTYARD TREES	COMMON NAME	WATER USE	CAL NATIVE	FORM	FUNCTION
Arbutus 'Marina'	Marina Strawberry Tree	L	YES	Round	Shade
Arbutus unedo	Strawberry Tree	L	YES	Round	Accent
Cercidum 'Desert Museum'	Desert Museum Palo Verde	VL	NO	Vase	Ornamental
Cercis occidentalis	Western Redbud	L	YES	Round	Accent
Ceris canadensis 'Forest Pansy'	Forest Pansy Redbud	M	NO	Vase	Shade
Chamaerops humilis	Mediterranean Fan Palm	L	NO	Foutain	Accent
Chitalpa	Chitalpa 'Pink Dawn'	L	NO	Round	Shade
Citrus spp.	Standard Citrus	M	NO	Round	Edible
Dracaena draco	Dragon Tree	VL	NO	Vase	Accent
Eriobotrya deflexa	Bronze Loquat	M	NO	Round	Shade
Juniperus chinensis 'Torulosa'	Hollywood Juniper	L	NO	Irregular	Accent
Lagerstroemia indica	Crape Mrytle	M	NO	Vase	Ornamental
Laurus nobilis	Laurel Tree	L	NO	Round	Shade
CAMPUS TREES					
Acacia spp.	Acacia	L	NO	Weeping	Shade
Chorisia speciosa	Silk Floss Tree	L	NO	Pyramidal	Ornamental
Erythrina spp.	Coral Tree	L	NO	Spreading	Ornamental
Jacaranda mimosifolia	Jacaranda	M	NO	Spreading	Ornamental
Koelruteria spp.	Flame Tree	M	NO	Vase	Shade
Olea europaea 'Fruitless'	Fruitless Olive	L	YES	Round	Shade
Pinus torreyana	Torrey Pine	L	NO	Open	Shade
Platanus acerifolia	London Plane Tree	M	YES	Oval	Shade
Platanus racemosa	California Sycamore Tree	M	NO	Oval	Shade
Prosopis spp.	Mesquite	L	YES	Spreading	Shade
Quercus agrifolia	Coast Live Oak	VL	YES	Spreading	Shade
Quercus engelmanii	Engelman Oak	VL	NO	Spreading	Shade
Quercus ilex	Holly Oak	L	NO	Round	Shade
Rhus lancea	African Sumac	L	NO	Weeping	Shade
Tipuana Tipu	Tipu Tree	L	NO	Spreading	Shade
Ulmus parvifolia	Chinese Evergreen Elm	M	NO	Open	Shade

NATIVES	COMMON NAME	WATER USE	NATIVE
Agave shawii	Shaw's Agave	VL	YES
Baccharis 'Pigeon Point'	Pigeon Point Coyote Brush	L	YES
Bahiops laciniata	San Diego Sunflower	VL	YES
Ceanothus spp.	Ceanothus	L	YES
Eleymus 'Canyon Prince'	Canyon Prince Wild Rye	L	YES
Encelia californica	California Sunflower	VL	YES
Epilobium spp.	California Fuschia	VL	YES
Erigeron 'Wayne Roderick'	Wayne Roderick Seaside Daisy	L	YES
Eriogonum spp.	Buckwheat	VL	YES
Eschscholzia californica	California Poppy	VL	YES
Ferocactus viridins	San Diego Barrel Cactus	VL	YES
Fragaria chiloensis	Beach Strawberry	M	YES
Heteromeles arbutufolia	Toyon	VL	YES
Malosma laurina	Laurel Sumac	VL	YES
Muhlenbergia rigens	Deer Grass	L	YES
Prunus illicifolia var.	Laurel Cherry	L	YES
Rhamnus californica	Coffeeberry	VL	YES
Rhus integrifolia	Lemonade Berry	VL	YES
Rhus ovata	Sugar Bush	VL	YES
Salvia spp.	Sage	L-M	YES

GRASSES & GROUNDCOVERS

Agrostis pallens	San Diego Bent Grass	M	NO
Bouteloua gracilis	Blue Grama Grass	L	YES
Buchloe 'UC Verde'	UC Verde Buffalo Grass	M	NO
Carex pansa	Dune Sedge	M	YES
Carex praegracillis	Berkeley Sedge	M	YES
Carex spissa	San Diego Sedge	M	YES
Dymondia margaritae	Dymondia	L	NO
Festuca arundinacea	Tall Fescue (existing turf grass)	M	NO
Festuca mairei	Atlas Sedge	L	NO
Muhlenbergia spp.	Muhly Grass	L/M	YES
Pennisetum spathiolatum	Slender Veldt Grass	M	NO

BIORETENTION	COMMON NAME	WATER USE	NATIVE
Achillea millfolium	Yarrow	L	YES
Baccharis pilularis 'Pigeon Point'	Coyote Brush	L	YES
Carex pansa	Dune Sedge	M	YES
Carex praegracillis	Berkeley Sedge	M	YES
Carex spissa	San Diego Sedge	M	YES
Chondropetalum tectorum	Cape Rush	L	NO
Eleymus 'Canyon Prince'	Canyon Prince Wild Rye	L	YES
Eleymus triticoides	Creeping Wild Rye	L	YES
Iva haysiana	San Diego Marsh Elder	VL	YES
Juncus acutus	Spiny Rush	M	YES
Juncus patens	Common Rush	L	YES
Lomandra spp.	Mat Rush	L/M	NO
Muhlenberia rigens	Deer Grass	L	YES
Myrica californica	Pacific Wax Myrtle	M	YES
Rosa californica	California Wild Rose	L	YES
Russelia equisetiformis	Coral Fountain	M	NO
Sambucus mexicana	Mexican Elderberry	L	YES

VINES

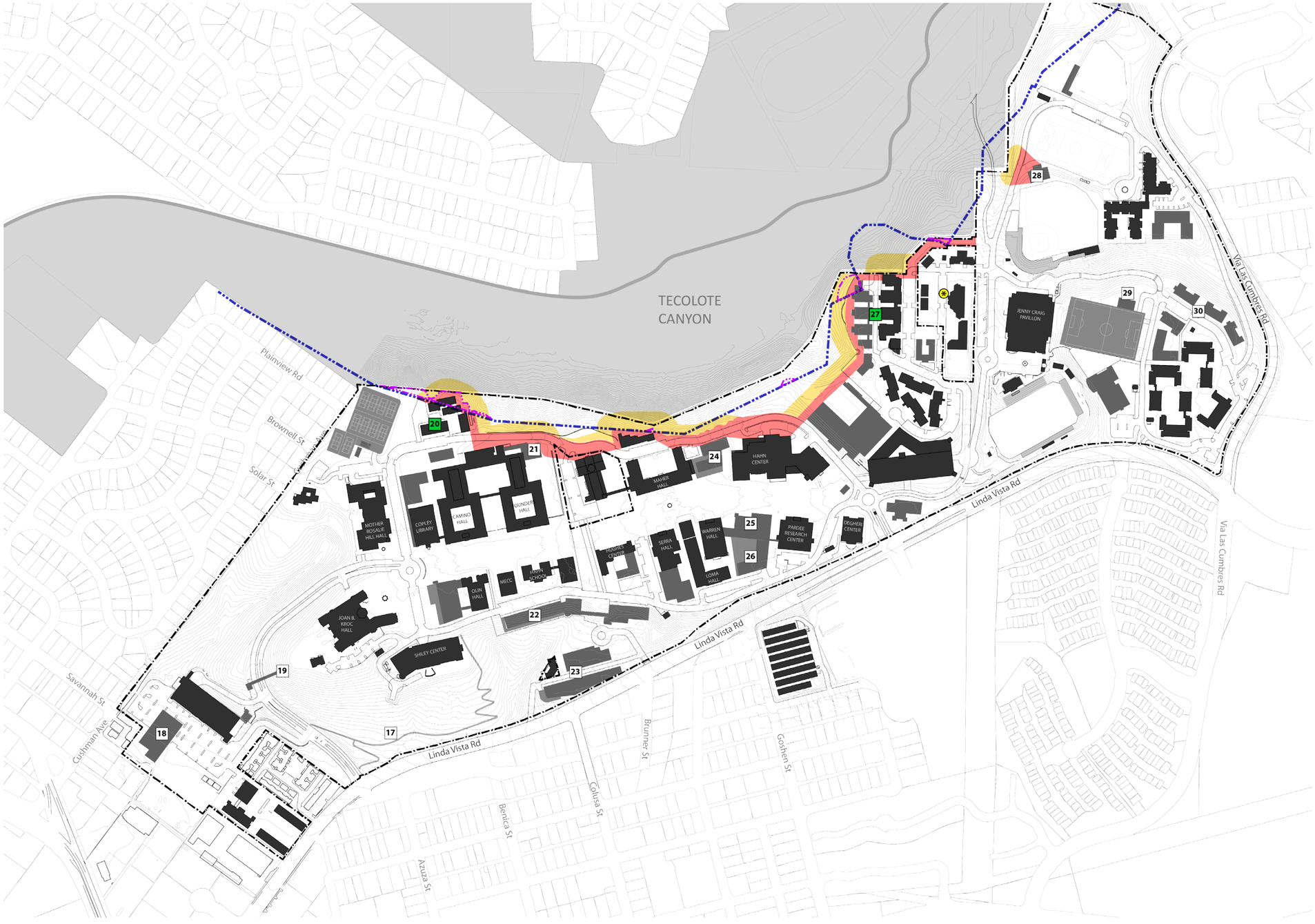
Antigonon leptopus	Coral Vine	L	YES
Bougainvillea spp.	Bougainvillea	L	NO
Calliandra hametocephala	Red Powder Puff	M	NO
Clytostoma callistegioides	Violet Trumpet Vine	M	NO
Disticis buccinatoria	Scarlet Trumpet Vine	M	NO
Lonicera subspicata	Chaparral Honeysuckle	L	YES
Macfadyena unguis-cati	Cat's Claw	L	NO
Mascagnia macroptera	Yellow Orchid Vine	L	NO
Solanum jasminoides	Potato Vine	M	NO
Wisteria chinensis	Wisteria	M	NO
Vitis californica 'Roger's Red'	Roger's Red Grape	L	YES
Vitis girdiana	Desert Grape	L	YES

CLASSICS	COMMON NAME	WATER USE	NATIVE
Agapanthus africanus	Lily-of-the-Nile	M	NO
Buxus sepmervirens	Boxwood	M	NO
Cotoneaster dammeri	Groundcover Cotoneaster	L	NO
Ligustrum japonicum	Japanese Privet	M	NO
Myrtus communis	Myrtle	L	NO
Nerium oleander	Oleander	L	NO
Podocarpus macrophyllus	Yew Pine	M	NO
Rhaphiolepis indica	Indian Hawthorn	L	NO
Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorne	L	NO
Rosa hybrids	Rose	M	NO
Rosmarinus officinalis	Upright Rosemary	VL	NO
Rosmarinus prostratus	Prostrate Rosemary	L	NO
Strelitzia nicholai	Giant Bird of Paradise	M	NO
Strelitzia reginae	Bird of Paradise	M	NO
SHADE AREAS			
Acanthus mollis	Bear's Breech	M	NO
Asparagus myeri	Foxtail Fern	M	NO
Astelia 'Silver Shadow'	Silver Shadow Astelia	M	NO
Clivia miniata	Clivia	L	NO
Dianella tasmanica	Tasman Flax Lily	M	NO
Heuchera maxima	Island Alum Root	L	YES
Nephrolepsis cordifolia	Sword Fern	M	NO
Ribes spp.	Fuschia Flowering Gooseberry	L	YES
Symphoricarpos mollis	Creeping Snowberry	L	YES
Trachelospermum jasminoides	Star Jasmine	M	NO
Woodwardia fimbriata	Giant Chain Fern	M	YES

NEW INTRODUCTIONS	COMMON NAME	WATER USE	NATIVE
Bulbine frutescens	Bulbine	L	NO
Convovulus mauritanicus	Ground Morning Glory	L	NO
Cordyline australis	New Zealand Cabbage Tree	L	NO
Dietes bicolor	Fortnight Lily	L	NO
Erigeron karvinskianus	Santa Barbara Daisy	L	NO
Gaura lindehimeri	Gaura	L	NO
Lavandula stoechas	Lavender	L	NO
Leptospermum scoparium	Tea Tree	L	NO
Leucadendron hybrids	Conebush	L	NO
Phormium tenax	New Zealand Flax	L	NO
Pittosporum 'Silver Sheen'	Silver Sheen Pittosporum	M	NO
Podocarpus 'Icee Blue'	Icee Blue Yellow Wood	M	NO
Salvia gregii	Autumn Sage	L	NO
Salvia leucantha	Mexican Sage	L	NO
Tagetes lemonii	Mexican Marigold	L	NO
Teucrium chamaedrys	Germander	L	NO
SUCCULENTS			
Aeonium spp.	Aeonium	L	NO
Agave spp.	Agave	VL	NO
Aloe spp.	Aloe	L	NO
Calindrinia spectabilis	Calindrinia	L	NO
Cotyledon spp.	Cotyledon	L	NO
Crassula ovata	Jade Plant	L	NO
Dracaena draco	Dragon Tree	VL	NO
Echeveria	Hens & Chicks	L	NO
Euphorbia spp.	Euphorbia	L	NO
Furcraea foetida variegata	Mauritius Hemp	L	NO
Graptopetalum paraguyense	Ghost Plant	L	NO
Hesperaloe parviflora	Red Yucca	VL	NO
Sansevieria spp.	Mother-In-Law's Tongue	L	NO
Senecio mandraliscae	Klenia	L	NO

MHPA ZONE - TREES	COMMON NAME	WATER USE	NATIVE
Quercus agrifolia	Coast Live Oak	L	YES
Quercus dumosa	Scrub Oak	L	YES
Quercus engelmannii	Engelmann Oak	L	YES
MHPA ZONE - SHRUBS/SUCCULENTS			
Agave deserti	Desert Agave	VL	YES
Agave shawii	Shaw's Agave	VL	YES
Ceanothus G.H. 'Yankee Point'	Yankee Point Ceanothus	L	YES
Hesperoyucca whipplei	Our Lord's Candle	VL	YES
Heteromeles arbutifolia	Toyon	L	YES
Isomeris arborea	Bladderpod	L	YES
Lonicera subspicata	Chaparral Honeysuckle	L	YES
Malaconthamus fasciculatus	Chaparral Mallow	L	YES
Malosma laurina	Laurel Sumac	L	YES
Nolina parryi	Parry's Nolina	VL	YES
Opuntia littoralis	Coastal Prickly-pear	VL	YES
Opuntia prolifera	Coastal Cholla	VL	YES
Prunus illicifolia	Hollyleaf Cherry	L	YES
Rhamnus californica	Coffeeberry	L	YES
Rhamnus crocea	Redberry	L	YES
Rhus integrifolia	Lemonadeberry	L	YES
Ribes speciosum	Fuscia-flowered Gooseberry	L	YES
Yucca gloriosa	Spanish Dagger	VL	YES
MHPA ZONE - GROUNDCOVER			
Artemisia douglasiana	Douglas' sage	L	YES
Artemisia pycnocephala	Beach Sand Wort	L	YES
Camissonia chieranthifolia	Beach Evening Primrose	L	YES
Epilobium canum	California fuchsia	L	YES
Eriogonum umbellatum	Sulfur Flower	L	YES
Salvia sonomensis	Creeping Salvia	L	YES
Solidago californica	California Goldenrod	L	YES

8.9 Brush Management



LEGEND

- Zone 1 - Brush Management Buffer
- Zone 2 - Brush Management Buffer
- Modified MHPA Boundary
- MHPA Boundary
- Proposed C.U.P. Boundary

0′ 200′ 500′

(*) *Property is not a part of the C.U.P; property is subject to brush management as provided by separate owner (Diocese of San Diego).*

(#) *In lieu of brush management in the MHPA, the campus will integrate alternative compliance measures for Projects 20 and 27, which require a hardening of the structure and upgraded opening protection of dual glazed/ dual tempered windows in addition to CBC 7A into the future buildings, as permitted in Land Development Code Section 142.0412(i). Brush management for Project 20 is shown per the previously conforming condition. However, any redevelopment will require brush management to be maintained completely within the boundary of the C.U.P, and shall include alternative compliance measures if a full 100-feet of defensible space is not provided.*

Figure 31 - Brush Management Overlay

Brush Management Strategy

The USD campus is located in a VHFHSZ "Very High Fire Hazard Severity Zone", surrounded by steep canyons slopes covered in native chaparral vegetation and adjacent to a Multi-Habitat Planning Area (MHPA). Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wild land fires.

Brush Management Requirements SDMC Section §142.0412(g) and §142.0412(h)

(g) Zone One Requirements

(1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.

(2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.

(3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.

(4) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.

(5) Permanent irrigation is required for all planting areas within Zone One except as follows:

(A) When planting areas contain only species that do not grow taller than 24 inches in height, or

(B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.

(6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.

(7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements

(1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.

(2) No structures shall be constructed in Zone Two.

(3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.

(4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.

(5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:

(A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.

(B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.

(C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only lowflow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

(D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.

(6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.

(7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.

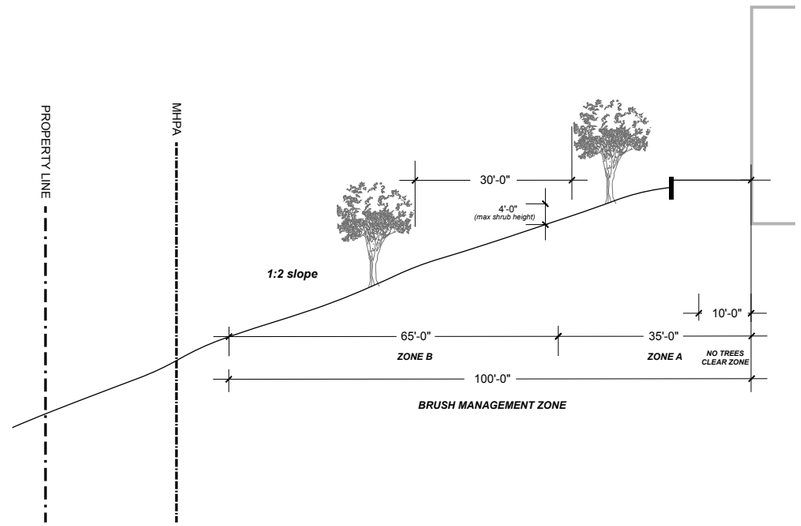


Figure 32 - Brush Management Zones and Boundaries

8.10 Storm Water Management

Integrate Stormwater Design Strategies

USD's Masterplan incorporates an updated comprehensive strategy for stormwater management. Located along several ridge lines, the campus has direct interface to drainage for Tecolote Creek, Mission Bay, and the San Diego River. Through various landscape strategies, the campus can utilize natural best management practices to treat, detain or re-use stormwater before it leaves the property. As stormwater management design criteria is always changing, refer to the most current state and local mandates.

Design Recommendations

Design

When incorporating storm water standards into the landscape, future projects shall follow the principles set for in the City LID Design Standards. These best management practices include: utilizing natural topography, reducing grading and habitat disturbance, preserve and retain existing trees and stands of native vegetation, and minimize impervious surfaces in the landscape and increase areas for natural infiltration and conveyance.

Demonstrate

Landscape designs that can visibly showcase a storm event and/or incorporate signage explaining the function of the treatment of bioretention area can be a valuable educational tool. Bioretention areas, planters, swales shall be tastefully designed to integrate with the surrounding campus and follow architectural and landscape guidelines.

Planting

Planting in bioretention and treatment shall be primarily California native plant species, which are naturally adapted to periodic inundation such as: rushes, sedges and willows. California native planting also provides habitat value for indigenous birds and animals and requires less supplemental irrigation and fertilization. Non-native species may proliferate in bioretention areas, and should not be used, especially near any naturally occurring Riparian or Wetland habitats. Planting along with the use of boulders, cobble or rock can also help to reduce/slow the flow of runoff allowing the water to infiltrate.

Design

Integrate stormwater management solutions into the landscape site design.

Demonstrate

Convey runoff into vegetated bioretention or detention basins, treatment areas or storage.

Planting

Vegetated bioretention areas can be beautiful, see Bioretention Plant List in Guidelines section and City of San Diego LID Handbook for current requirements.

8.11 Lighting

GENERAL LIGHTING DESIGN GUIDELINES

- Provide lighting for safety, illumination of activities taking place after dark, and aesthetics.
- Provide lighting for vehicular movement through the campus roadways and parking areas.
- Provide pedestrian-scaled lighting to increase pedestrian visibility and enhance pedestrian circulation and safety around campus and at tram stops.
- Provide lighting for specific activity areas such as athletic play fields.
- Provide aesthetic elements in the night landscape by accentuating architectural and landscape features.
- Consideration should be given to ensure the safety of all people who work, live and visit the campus. Site lines into plazas and walkways should be well lit and accessible by police and emergency vehicles.
- Design lighting systems to meet a campus standard for ease of replacement by the maintenance department.

CAMPUS LIGHTING

- Avoid over use of lighting that creates glare or nuisances for adjacent uses, particularly on and off-site residences and sensitive biological habitats.
- Utilize lighting that conserves energy.
- Utilize light sources for multiple purposes where possible. For example, decorative landscape lighting can accentuate a specimen tree and at the same time provide safety lighting for an adjacent walkway.
- Maintain the existing standard of design excellence for all types of lighting used throughout the campus.

COLLEGIATE ATHLETIC AND RECREATIONAL FACILITY LIGHTING

- Existing and proposed facilities shall utilize field lighting per appropriate NCAA guidelines.
- Utilize automatic timing devices to provide lighting only during hours of need.
- Direct lights toward use areas and shield fixtures to prevent nuisance lighting.

STREET AND PARKING LOT LIGHTING

- Standard, shielded, light fixtures will be used to provide adequate safety and security lighting on roadways and in parking lots.
- Standard, shielded, light fixtures will be used to provide adequate safety and security lighting on roadways and in parking lots.
- New projects shall utilize the same light fixture that currently are used on campus to maintain design continuity.

PEDESTRIAN LIGHTING

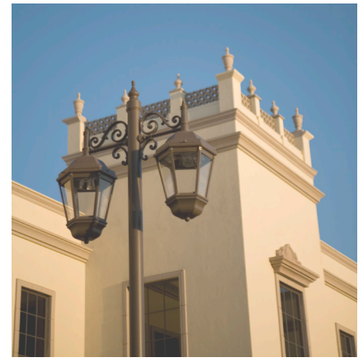
- Pedestrian lighting shall include low pole lights, wall fixtures and near ground level lights to illuminate walks, stairs and doorways.
- New projects shall utilize the same ornate fixtures currently found on campus for design continuity.
- New, ornamental pole lights with a "wrought iron" finish should be selected that emulate existing light fixtures.
- Maintain the intricacy and variety of wall fixtures found on older buildings to provide a distinctive decorative element. New wall fixtures should match existing ones in style and quality.

BUILDING, LANDSCAPE AND FEATURE LIGHTING

- Building features, such as towers, cupolas and domes can be lighted for dramatic effects. Much of the drama of this type of lighting lies in contrast of light and dark, so it should be used with restraint.
- Decorative building lighting should function as safety and security lighting where possible.
- Landscape lighting should be used to accentuate features in the landscape and also provide safety and security lighting.
- Lights may be located in planters or under large trees. Dramatic effects can be created by "up-lighting" intricate tree trunks.
- Statuary on campus can be lighted to create accents in the night landscape.
- Campus monument and directional signs shall be adequately lighted for nighttime visitors. Ground level spotlights directed towards the sign face offer the best opportunity to light the signs without detracting from their daytime look.

SERVICE AND UTILITY LIGHTING

- Adequate lighting shall be provided for nighttime operations and potential emergency situations.
- Lighting should be directed to the service area and not spillover into adjacent areas. Care and discretion should be used to prevent nuisance lighting.



8.12 Signs

GENERAL SIGN DESIGN GUIDELINES

- Provide clear direction and building identification.
- Provide a variety of signs throughout the campus to accommodate different uses but consistent with the university's sign standards.
- Maintain the existing high standards for sign design that currently exist on campus.
- Maintain design compatibility with the architectural style of the campus.
- Maintain the existing high standards for materials and construction.
- Banners, kiosks and other temporary signs shall follow USD Sign and Posting Protocols.

ENTRY MONUMENT SIGNS

Entry Monument Signs are located at three primary campus entries.

- Maintain the light colored stucco finish with applied ornamentation and University emblem and script style.
- Maintain existing exterior ground level spot lights for night illumination.
- Maintain the appropriate size and scale of existing entry monument signs.

BUILDING MONUMENT SIGNS

- One identification monument sign may be used near the main entry for each campus building.
- Block and stucco signs shall be painted a light color to match existing architecture and shall have contrasting applied ornamentation. The University emblem and text shall be applied metal letters. Natural red toned terra-cotta or cobalt blue tiles may be used as accent on the sign base.
- Text and emblems must fit proportionally into the face of the sign. The University emblem and script style shall be used for all painted or applied metal letters.
- Building monument signs are to maintain the university monogram ("USD" letters with a cross) and use University Roman font. These signs will be limited to the building name and signature areas within the building. Secondary signs would be used for way finding.

INFORMATION KIOSKS AND BULLETIN BOARDS

One method of campus communication is through notices, calendars, fliers, and other written and graphic material that can be posted in strategic locations. New information kiosks and bulletin boards should be designed as permanent, decorative elements utilizing similar design criteria as described above.

DIRECTIONAL SIGNS

Directional signs are currently located near the campus entries. New directional signs may be located at strategic locations on campus.

- Signs on campus should be designed to be compatible with surrounding architecture and landscape on campus.
- A uniform size and design shall be used throughout campus.
- Text and emblems must fit proportionally into the face of the sign. The University emblem and script style shall be used for all painted or applied metal letters.
- Signs indicating the direction of the Morena/ Linda Vista Trolley Station and the planned future Tecolote Station should be provided at key locations in the Alcala West area of campus.

COMMEMORATIVE SIGNS

Commemorative signs are used on campus to acknowledge University benefactors or special events. This acknowledgment creates a sense of history, tradition and permanence. Such signs are located at building entries and focal points in the landscape and on pillars of the University Center pedestrian arcade.

- Locate signs so that they are integrated into architecture and landscaping.
- Signs should be an appropriate size and scale to fit the location.

BANNERS AND TEMPORARY SIGNS

- Temporary banners along Linda Vista Road and other public streets will be coordinated between the University and City of San Diego.
- Banners should be of a consistent size and design to create a campus-wide theme.
- Temporary signs shall be similar in size, design, color and materials as other campus signs.

8.13 Art

- Permanent sculpture shall be considered for various campus locations where deemed appropriate.
- Continue to place art at appropriate campus focal points.
- Sculpture, murals and other art should be integrated into the landscape and compatible with the Spanish heritage theme.

8.14 Sustainability

DESIGN INTENT

Design buildings, landscape and open spaces in such a manner as to encourage resource conservation, energy efficiency, and quality living environments.

Each building program and site design should address their means of contributing to the highest possible sustainable design, construction, operations and maintenance standards as appropriate. The project should address: energy and climate protection measures; reduction of water and other resources; and improvement to the storm water quality. Each project will assess: how to limit site disturbance; contribute to overall campus transportation strategies that reduce fuel consumption; promote recycling and waste management; and support sustainable procurement.

The following strategies support a more sustainable campus with respect to:

- Building Design
- Landscape Design
- Transportation
- Energy
- Renewable Systems / Natural Resources
- Water Conservation
- Maintenance / Waste Reduction

BUILDING DESIGN

- Buildings should be designed to meet LEED silver or equivalent.
- Buildings should be designed to allow for natural ventilation, using courtyard designs, arcades, canopies and other passive types of outdoor space-cooling techniques.
- Buildings should be designed to allow natural light inside the building through such design elements as light shelves, clerestory lighting, skylights and translucent wall materials.
- All proposed building projects should be constructed with high-quality and durable building materials to minimize the replacement costs and construction waste that result from periodic renovations.
- Where possible, projects should reuse existing site building materials and/or incorporate materials with recycled content to divert the amount of waste generated by construction and demolition.
- Projects are encouraged to use regional materials (locally harvested, manufactured and/or appropriate to local climate) and rapidly renewable materials.
- To maximize use of solar energy, buildings should integrate active solar technologies such as photovoltaic panels on roofs and/or within the exterior wall systems.

LANDSCAPE DESIGN

Plant species selection is critical for a successful, sustainable landscape design. Use of appropriate species hydrozoned for varying microclimates and exposures will result in reduced maintenance, reduced waste, and reduced water use.

- Canopy trees should be used to provide solar control for building windows, doors, and outdoor gathering areas. Strategically located deciduous trees to allow winter sun yet provide summer shade.
- Where possible, developments are encouraged to provide roof gardens, eco-roofs or other vegetated roof systems to help reduce the solar hear gain of building roofs and to serve as potential shared open space or learning laboratories (e.g., botany courses using specific plant materials)
- Planting areas should be mulched with bark or rock mulch to reduce water loss through evaporation.
- Permeable hardscape alternatives should be used whenever possible: permeable pavers, porous concrete, porous asphalt, or grasscrete. Incorporate permeable surfaces on pedestrian walkways and plazas, driveways, fire lanes and parking stalls to assist with compliance to the storm water regulations.

TRANSPORTATION

- Reduce dependence on single occupant vehicle drivers by encouraging students, staff and faculty to consider more ecologically aware modes of transportation (e.g. bicycle, trolley, bus, car and vanpool, etc.).
- Provide preferred parking for alternative fuel vehicles.
- Provide electric vehicle charging stations, and where feasible, powered by photovoltaic shade structures.
- Encourage ways to incentivize greater carpooling and transit usage.

ENERGY

- Buildings should be sited and oriented to take advantage of natural daylight and prevailing winds for increased cross ventilation, to reduce the need for mechanical air conditioning, and to enhance the functionality of ceiling fans.
- Buildings should be designed to maximize energy efficiency and reduce the heating and cooling costs of new structures.
- Buildings should be oriented and design to reduce heat gain and minimize cooling loads (e.g., promote use of arcades, loggias and courtyards where possible).
- Take into account the different micro-climates of the campus due to the topography, prevailing sea breezes and aspect (solar orientation) result in different temperatures and solar heat gain.

RENEWABLE SYSTEMS / NATURAL RESOURCES

- Incorporate techniques and features that promote the conservation of natural resources (such as water, energy, materials and site landscape).
- Use photovoltaic panels (PV) (e.g. above open parking lots/decks and available roof top areas) to help provide campus power requirements. Where feasible, locate PV panels near electrical car parking and campus maintenance electrical cart parking. At athletic facilities, such as swimming pools, consider solar thermal systems be installed to heat pool water. Use of green roofs can reduce roof temperatures and increase efficiency of PV panels.
- The sun can be used to naturally and efficiently heat water for showers and kitchens. Consider the use of solar domestic water heating systems in future housing projects.

WATER CONSERVATION

- To avoid wasting water or creating unnecessary runoff, new projects should install water-efficient irrigation systems, with automated weather and moisture sensing control systems and emergency shutoff valves.
- Turf areas should be limited to spaces with programmed uses and un-programmed turf areas should be replaced with low-water planting.
- Where feasible, remove un-programmed turf in medians and planting strips along sidewalks and roadways.
- Where feasible, convert turf and ornamental planting areas to drought tolerant planting areas to create a more sustainable and less water-intensive landscape.
- To better preserve and utilize scarce water resources and to reduce or eliminate the use of potable water for irrigation, projects are encouraged to provide alternative irrigation sources through the use of gray water, rainwater harvesting, or future municipal recycled water (also known as purple pipe).
- When implemented on a modest scale, rainwater harvesting can be an effective, albeit seasonal, way to provide water to localized vegetated areas, while providing an interesting sustainable education component. HVAC cooling coils inherently produce condensate. Typically, this gray water is discharged into the sanitary sewer system instead of being kept on campus for use. Consider, where appropriate, the use of condensate recovery storage (e.g. vault, cistern) adjacent to buildings for use in the nearby landscape.
- All new and renovated buildings should provide water-efficient plumbing fixtures (such as low-flow toilets or aerated shower heads).
- Bioswales & bioretention areas should be used to reduce the amount of potential runoff and help improve water quality.
- Plant selection should contribute to a sustainable landscape, with use of appropriate species for varying micro-climates and exposures, resulting in reduced maintenance and water use.

MAINTENANCE / WASTE REDUCTION

- Thoughtful planting design is key to reducing maintenance needs (e.g. setbacks from hardscape, allowing plants to grow naturally without need to over prune), and keeping replacement planting costs low.
- Maintain a campus recycling program to provide a dedicated area for the collection and sorting of recyclable materials. Coordinate the recycling program efforts with local hauling companies and campus construction projects to maximize the program's effectiveness dealing with construction and demolition waste management and daily waste collection.
- Continue to provide recycling bins throughout the campus as part of a landfill diversion program.
- Consider providing composting bins at all campus dining facilities and developing partnerships with local farms to reuse the compost. Consider working with local food service vendors that have a proven track record of waste reduction.
- Continue to partner with local landfills for disposal of landscape maintenance waste and recycling/composting off campus.

NATIVE LANDSCAPE REDUCES THE USE OF WATER FOR IRRIGATION

SOLAR PANELS POPULATE MANY ROOFS ON THE USD CAMPUS AND HELP THE UNIVERSITY POWER ITS FACILITIES

BICYCLE FACILITIES ON CAMPUS PROMOTE ALTERNATIVE MODES OF TRANSPORTATION TO AND THROUGH THE CAMPUS

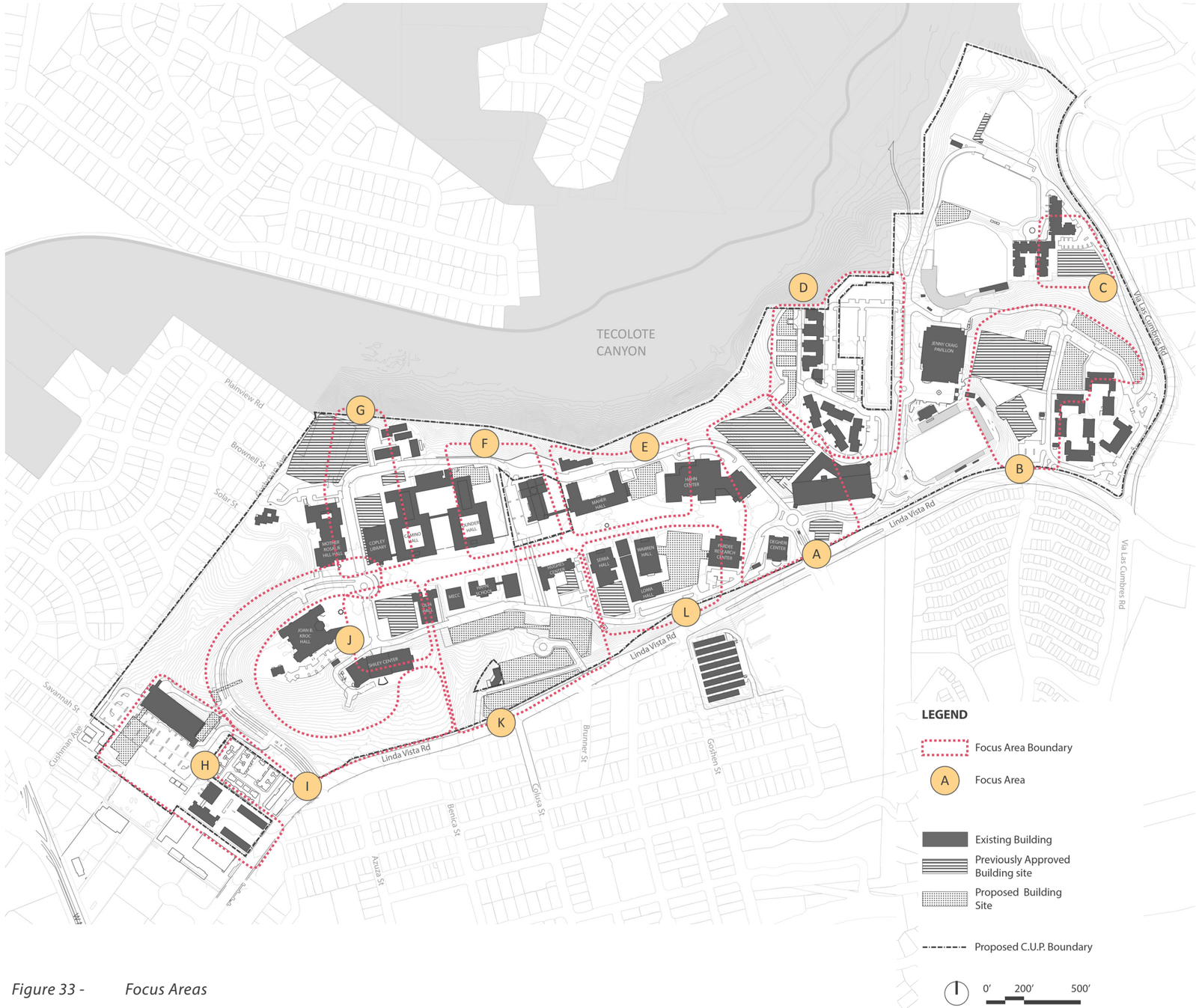


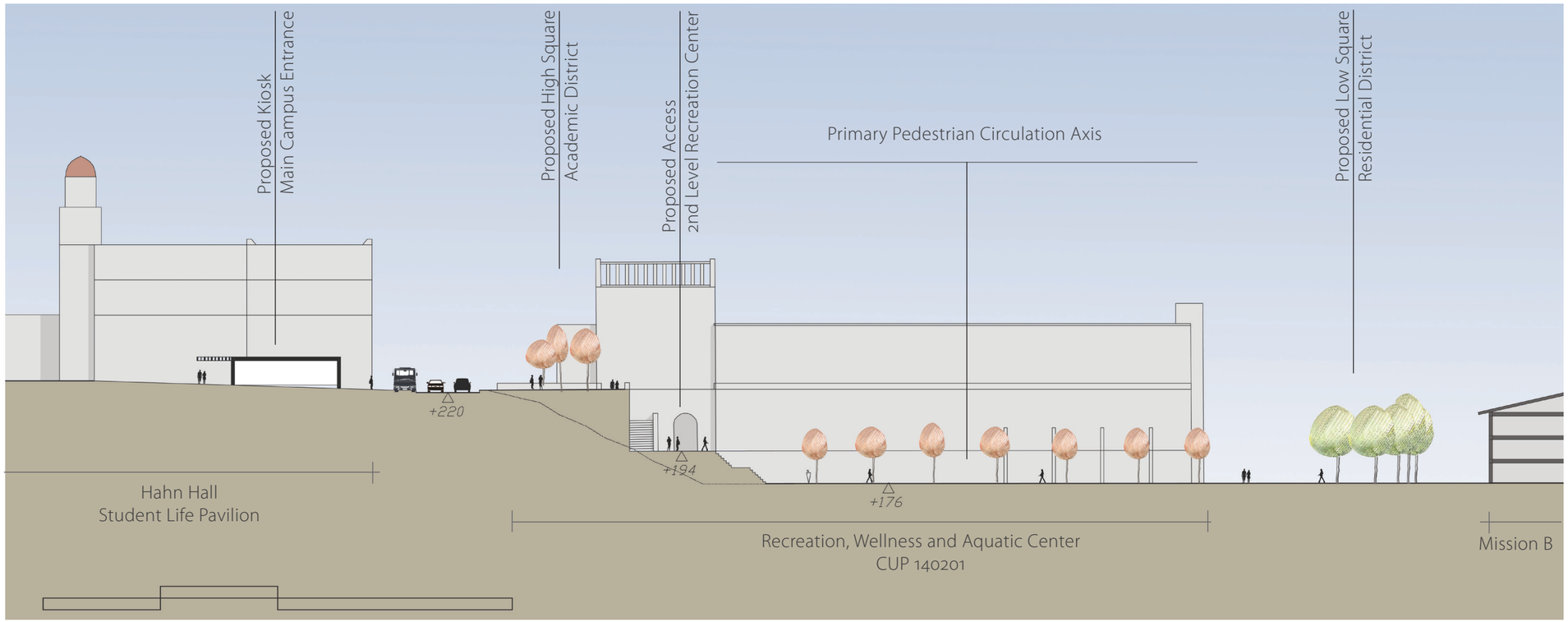
Figure 33 - Focus Areas

8.15 Focused Areas

The Focus Areas Map (Figure 33) shows areas on campus that have been identified for a more detailed set of design guidelines due to their geographic location and contribution to the character and image of the campus. Focused Area Guidelines pertain to specific areas and project sites denoted on the Previously Approved and Proposed Project Sites Maps, and include text and drawings to communicate a range of design ideas including but limited to:

- Building scale, massing, height and articulation
- Building entrances, entry plazas and circulation design
- Building setbacks, orientation, alignment and siting
- Building screening and landscape buffers
- Parking location, design, access and ingress/egress
- Open space opportunities and pedestrian connections
- Views, topography, and terraces
- Arcades, colonnades, passageways and stairs

Guidelines are provided for each Focus Area, keynoted to a map and section drawing, with additional illustrations as necessary to communicate the design concept. Design consultants should use these guidelines to inform design decisions and USD staff should measure all future projects against these guidelines to determine how well project proposals meet the intent of the Master Plan. The illustrative plan and section drawings in each Focus Area show one design solution that could be employed consistent with the Design Guidelines. They indicate the desired design outcome and any proposed deviations from this approach should be carefully considered.


Proposed Kiosk
Main Campus Entrance
Proposed High Square
Academic District
Proposed Access
2nd Level Recreation Center
Primary Pedestrian Circulation Axis
Proposed Low Square
Residential District
+220
+194
+176
Hahn Hall
Student Life Pavilion
Recreation, Wellness and Aquatic Center
CUP 140201
Mission B

Focus Area **A**

Recreation / Wellness Center and Main Entrance Gateway

Design Intent

- To complete the connection between the Student Life Pavilion (SLP) and the Valley Housing with a new Recreation/Wellness Center.
- To create a new gateway at the main campus entry off Linda Vista Road.

Design Guidelines

A. The Recreation and Wellness Center should be designed with the following features:
   - The tallest portion of building should be at the top of the slope (West side of the building) to connect the 3rd story at grade with the ground level of the SLP.
   - Orient outdoor swimming pool toward the canyon to allow as much sunlight into pool deck.
   - Place gymnasium with the blank walls and double height ceiling adjacent to the existing Missions parking garage.
   - Use architectural features such as a tower with the greatest building height to emphasize the main building entry and relate to the SLP.
   - Create a plaza across from the SLP that connects with the Recreation / Wellness Center entrance.
   - Create pedestrian connections from SLP across the street through the future Wellness and Recreation Center adjacent to the Mission parking garage.
   - Provide a generous pedestrian path, with stairs that terrace down to multiple landings and that connect to the future gym and ultimately down to the Valley. Avoid a straight run of stairs without intermediate landings and switchbacks.
   - Provide an interior path connection across the building from the SLP to the Valley, with elevator(s) and stair(s) that are internal to the building and a path of travel for disabled access.

B. Improve pedestrian connections between athletics/recreation and housing areas by creating more outdoor gathering spaces/ plazas at each end of the Recreation and Wellness Center.

C. Complete a portion of the canyon rim trail adjacent to the Recreation / Wellness Center along Tecolote Canyon.

D. Provide a gateway building at the main campus entry off Linda Vista Road to include the following design features:
   - Orient building facades toward the main campus entry.
   - Provide a small pocket of surface parking for short term parking.

E. Study redesign options for a new traffic circle to optimize the flow of traffic into campus off Linda Vista Road, provide for tram shuttle stops, seating areas for tram users and safe pedestrian crossings at this busy intersection.

F. Maintain and enhance the existing East Campus Main Entry decorative walls, monument signs, lighting and landscape. These elements shall not restrict intersection sight distance at entrances to Linda Vista Road.

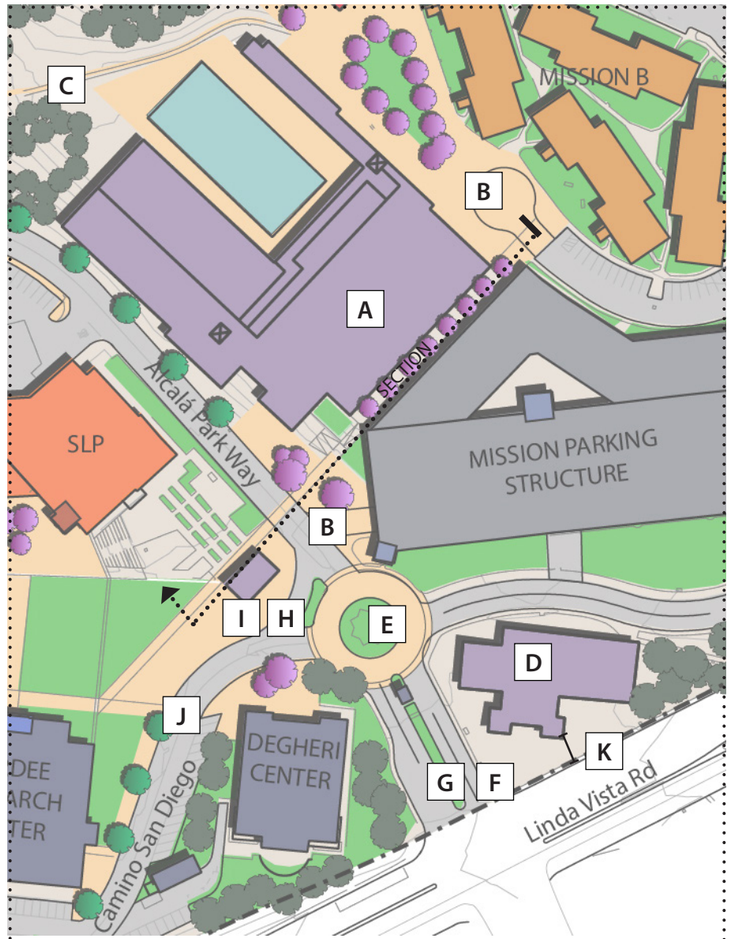
G. Entry medians should be planted with flowering low-water use shrubs and groundcovers to create a colorful and inviting entry. Planting should not restrict vehicular line of sight.

H. Create a gateway to the "Paseo" with architectural features, such as arches, enhanced lighting, monument signs and markers, and more seating for tram riders.

I. Provide a shelter at a new tram stop consistent with Mobility, Connectivity and Parking concepts described in Section 4.4 of this plan.

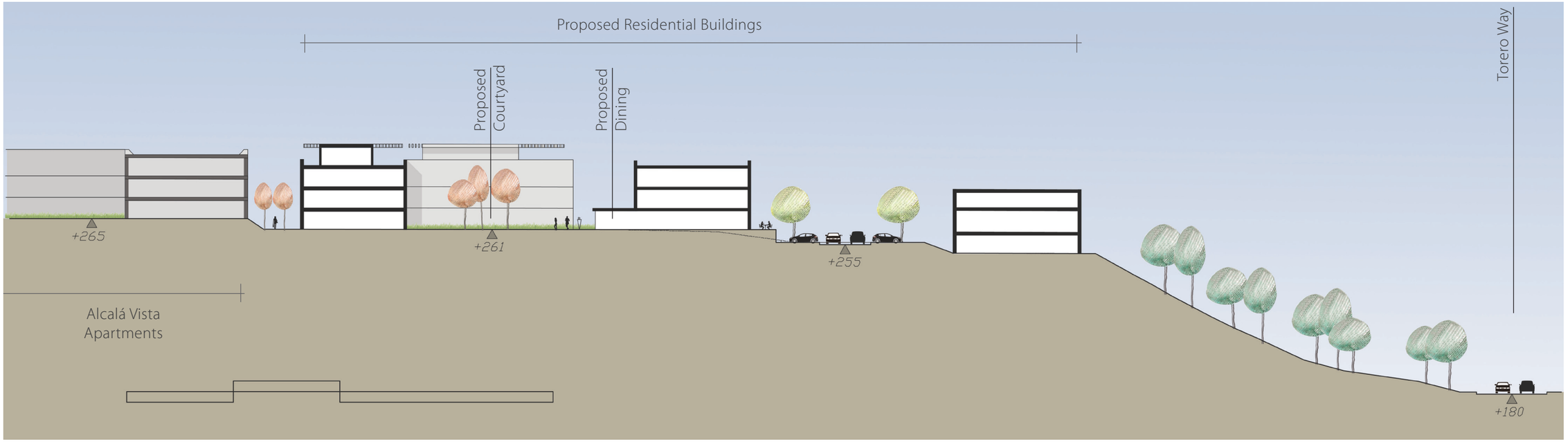
J. Retain small surface parking and study use of this area for a future tram turnaround/ stop.

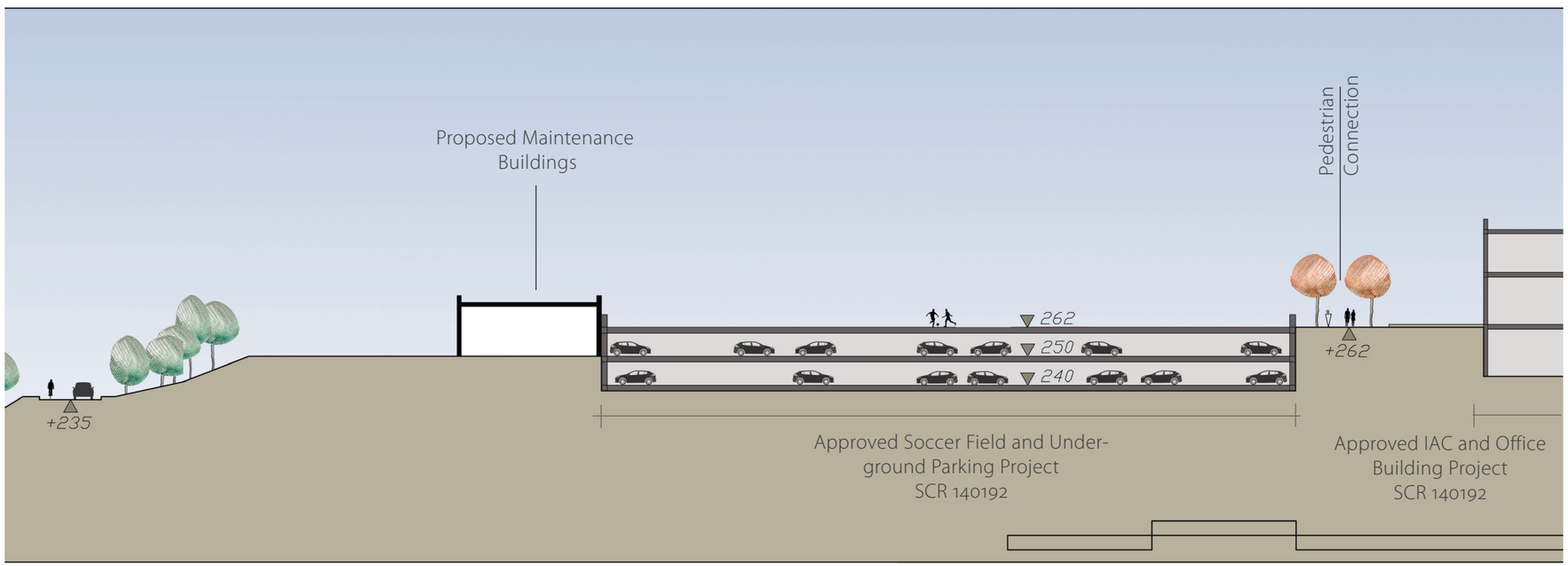
K. Maintain a minimum setback distance of 20 feet from Linda Vista Road and proposed buildings.



Key Design Features

- Main entrance enhancements, tram stop and roundabout
- Gateway buildings
- Pedestrian connection across Alcala Park Way to Wellness & Rec Center
- Entry plaza at Wellness & Rec Center
- Connection and path experience to Valley housing area
- Canyon trail connections


Proposed Residential Buildings
Proposed Courtyard
Proposed Dining
Torero Way
+265
+261
+255
+180
Alcalá Vista Apartments


Proposed Maintenance Buildings
Pedestrian Connection
262
250
240
+235
+262
Approved Soccer Field and Underground Parking Project SCR 140192
Approved IAC and Office Building Project SCR 140192

Focus Area **B**

Vistas Housing and Inter-Collegiate Athletics Area

Design Intent

- To establish the East Campus as a new hub for housing, athletics and recreation.
- To improve pedestrian connections from the Vistas housing area through the Inter-Collegiate Athletics Center and to the Valley and the West Campus.

Design Guidelines

A. The Alcala Vista campus entry from Linda Vista Road should have decorative walls, monument signs and landscaping consistent with the character and aesthetic of the surrounding buildings. These elements shall not restrict intersection sight distance at entrances to Linda Vista Road.

B. The entry drive off Linda Vista Road should have a planted median with trees, shrubs and groundcover appropriate to the location.

C. A new Inter-Collegiate Athletics and Office Building should include the following design features:
   - Step the building down with the slope with the main entrance at the level of the parking lot and off an entry plaza and primary views into Torero Stadium
   - Re-configure the existing surface parking lot to include improved pedestrian connections across to the Vista Housing and new pedestrian plazas.
   - Create a plaza at the main entrance to emphasize the building entry. Provide a tram shuttle stop to serve the residents and athletic facilities.
   - Improve pedestrian connections between Alcala Vista Apartments and the recreation facilities with the addition of an outdoor gathering space.
   - Provide clear pedestrian connections from the upper level Athletic Center and Soccer Field to the lower level Egan Plaza in front of the Jenny Craig Pavilion.

D. Replace the existing outdoor swimming pool and Sports Center with a new soccer field and parking structure to include the following design features:
   - Structure should take advantage of the existing slope to reduce the overall massing and scale of the building.
   - A three-level structure with two levels of parking and one level of field above the parking. The parking structure should negotiate the change in grade on the site so that a maximum of one level of parking is above grade at the low point of the site and two levels below-grade at the highpoint of the site (see figure_).
   - Direct access to the field should be provided from a new plaza situated between the Inter-collegiate Athletics Center and the new soccer field.
   - The parking and field should generally align in the east-west direction with the Jenny Craig Pavilion

Key Design Features

- Relationship of new Inter-Collegiate Athletics Center and Vistas
- Parking structure design features and screening
- Road alignments
- Connection of Vistas to new housing
- New residential 'quads' and gathering areas
- Topography and views

   - Generous planting areas along the northern slope of the site should screen the parking and field from neighboring views
   - Screen parking and Facilities Management uses where facing new residential.

E. Parking garage entrances should be located at the lower level of the garage, away from the Vistas Housing area.

F. New buildings for facilities management/ athletics support should be sited on the north side of the parking structure and field to screen the garage and field from neighboring views. The buildings should be set back a minimum of 30 feet from the northeast corner of the parking structure and field to allow for garage access and distance from the Vista Housing area.

G. Shift the vehicular access drive that leads into the area from Linda Vista Road to align with new housing configuration at the Vistas (see plan above)

H. New residential buildings situated around the Vistas should be designed to orient the longest portion of each building to follow slope contours and parallel to the existing surface parking lots. Step buildings down the slope, with balconies and terraces facing the slope

I. Orient buildings around a new quad/ courtyard with opportunities for new dining spaces, gathering spaces, community rooms and lawns.

J. Provide a pedestrian paseo connection from the soccer field and Inter-Collegiate Athletics Center into the Vistas common areas


Trail Access
Proposed Residential Buildings
+150
Manchester Village Apartments

Focus Area **C**

East Campus Housing Expansion

Design Intent

- To expand housing opportunities on the site of the Manchester Child Development Center.

Design Guidelines

Replace the existing Manchester Child Development Center with a residential building to include the following design features:

A. The building design should match the style and design of the existing Manchester Village Apartments.

B. The building should be oriented to the south around a courtyard.

C. A pedestrian paseo should be maintained between the existing and new building to connect with pedestrian paths and trails leading to the Vistas

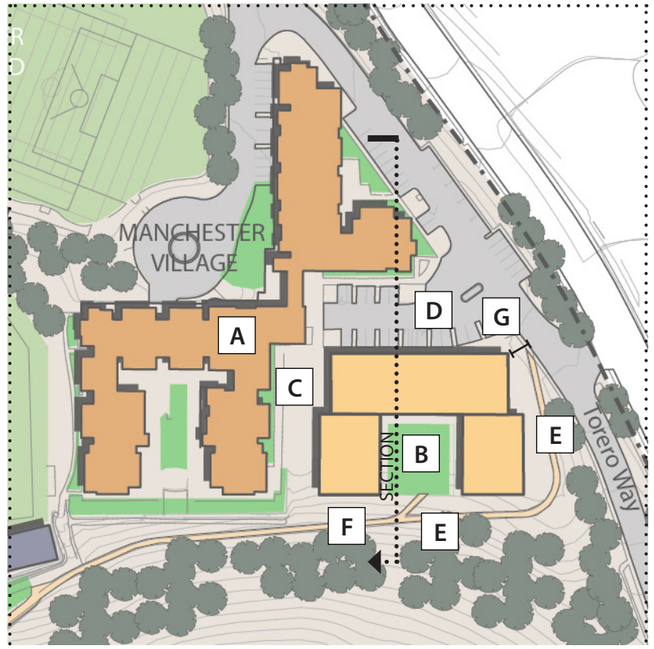
D. A surface parking lot should be preserved on the north end of the building for convenience, move-in, drop-off and disabled parking

E. The building should be pulled away from the hillside enough to allow natural light and access all around the building perimeter

F. A direct connection should be made to trails linking back to the Vistas

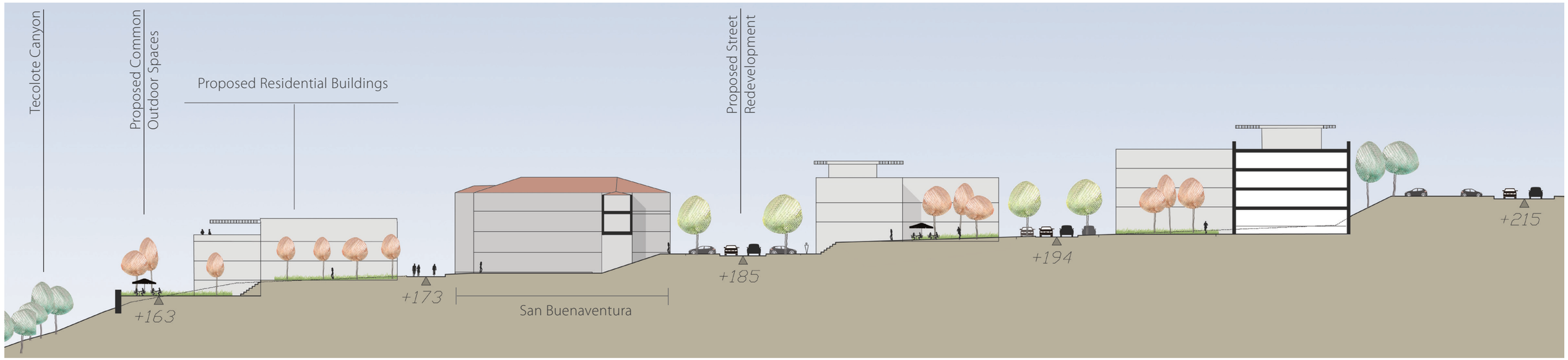
G. Maintain a minimum setback of 20 feet from proposed buildings and Torero Way.

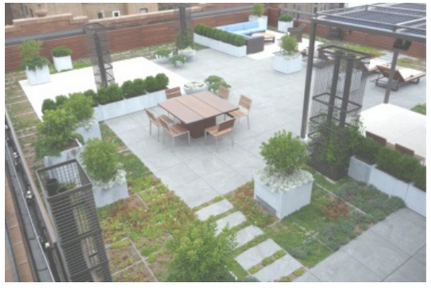
H. The design should consider incorporating a new Child Development Center within the footprint of the new building and with its own outdoor play area



Key Design Features

- Visibility from neighborhood
- Building orientation to courtyards and paseos
- Outdoor gathering spaces
- Parking design
- Child care center design features (if applicable)


Tecolote Canyon
Proposed Common Outdoor Spaces
Proposed Residential Buildings
Proposed Street Redevelopment
+163
+173
San Buenaventura
+185
+194
+215



Focus Area **D**

Student Housing Village in the Valley

Design Intent

- To create a new residential village with a focus on a 1st and 2nd year student experience
- To improve the housing and dining experience with outdoor areas and communal places to gather, socialize, and learn
- To enhance connectivity to and through the Valley

Design Guidelines

A. New development along the Tecolote Canyon should include the following design features:
   - Incorporate sensitive grading techniques
   - Orient the narrow end of new buildings toward the canyon and provide breaks in the facade to reduce the visual bulk and scale of buildings along the canyon edge and maximize views
   - Terrace/ step the building to soften its impact on the canyon edge
   - Maintain a low profile so as to not be visually prominent from the canyon floor
   - Use building materials that blend with the canyon
   - Provide east-west pedestrian open space connections from the canyon edge through the new housing and across to the courtyards in the San Buenaventura buildings
   - Redesign spaces to support community activities and a sense of community

B. Create terraces/ overlooks with views to Tecolote Canyon and Mission Bay.

C. Orient buildings around central gathering spaces, courtyards, commons, lawns and paseos

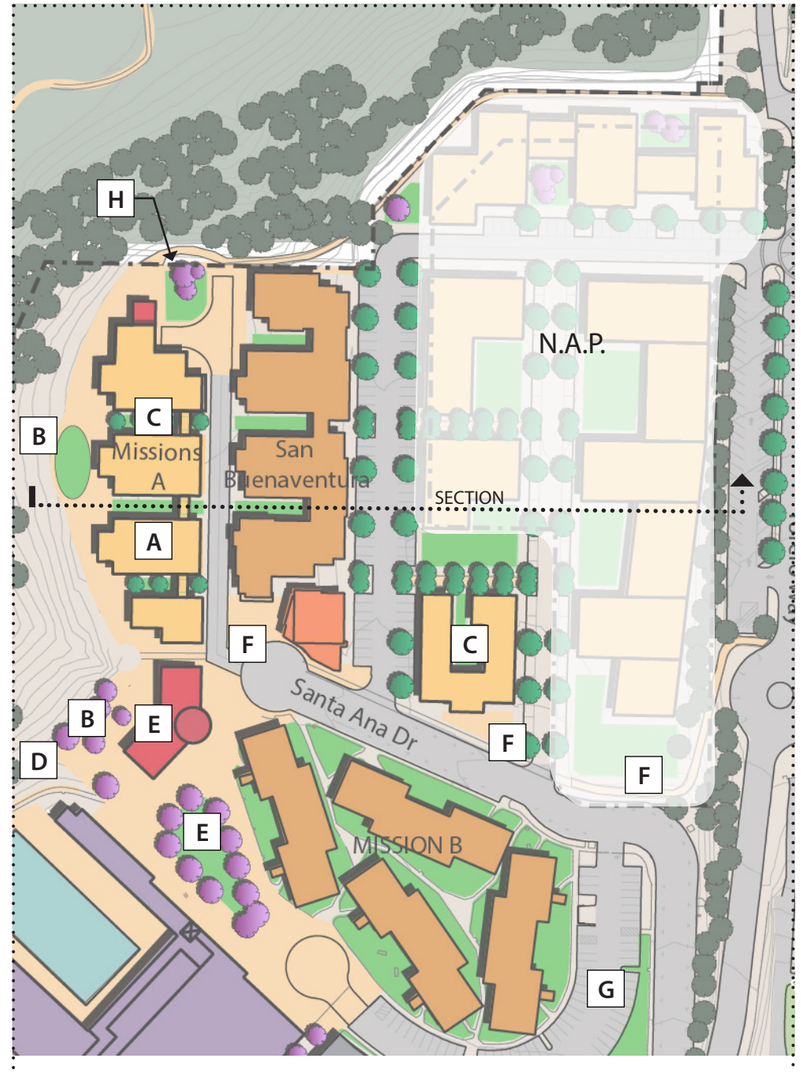
D. Create a trail system along Tecolote Canyon (improving and expanding existing pedestrian walks) to better connect the Valley to the Mesa.

E. Provide a new commons and quad that connects Valley Housing to Recreation and Wellness Center. Orient the commons building toward the canyon and as shown on figure_

F. Create a "string" of plazas/gathering spaces that connect dining with fitness center, terraces, lawns and Eagen Plaza.

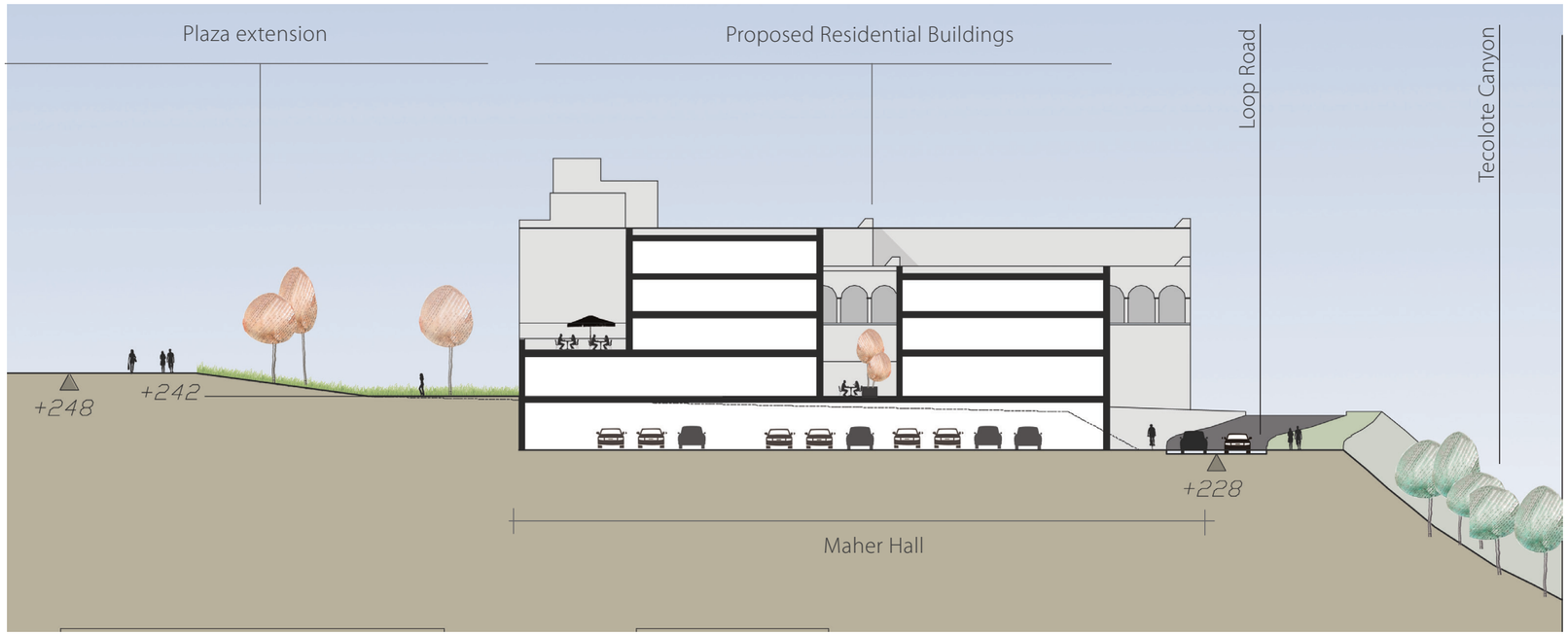
G. Maintain and enhance existing parking for convenience, move-in, drop-off and disabled access.

H. Maintain a minimum side yard setback of 5 feet from proposed buildings and the campus property line/ boundary.



Key Design Features

- Housing village
- Cross connections from Missions to SAP and new housing
- Topography, views and the canyon edge
- Gathering spaces/ courtyards/ dining areas
- New Missions Crossroads
- Connection to Wellness and Rec Center
- Connection to vistas with "string" of plazas


Plaza extension
Proposed Residential Buildings
Loop Road
Tecolote Canyon
+248
+242
+228
Maher Hall

Focus Area **E**

Maher Hall Expansion

Design Intent

- To expand housing opportunities on the mesa in a way that takes advantage of existing adjacencies and synergies and creates a critical mass of students living on campus

Design Guidelines

A. Expand Maher Hall to the east with a new annex building that includes the following design features:
   - The building height should match the existing Maher Hall and should step down in height toward the University Center with opportunities for view decks
   - The building should "peel" back from the UC, with a minimum 20-foot setback from the eastern facade of the UC
   - The building should be oriented to align with Maher Hall
   - Dining and support space should be considered for the first floor of the building

B. A pedestrian arcade or colonnade should extend from the Maher Hall expansion to align with the existing University Center.

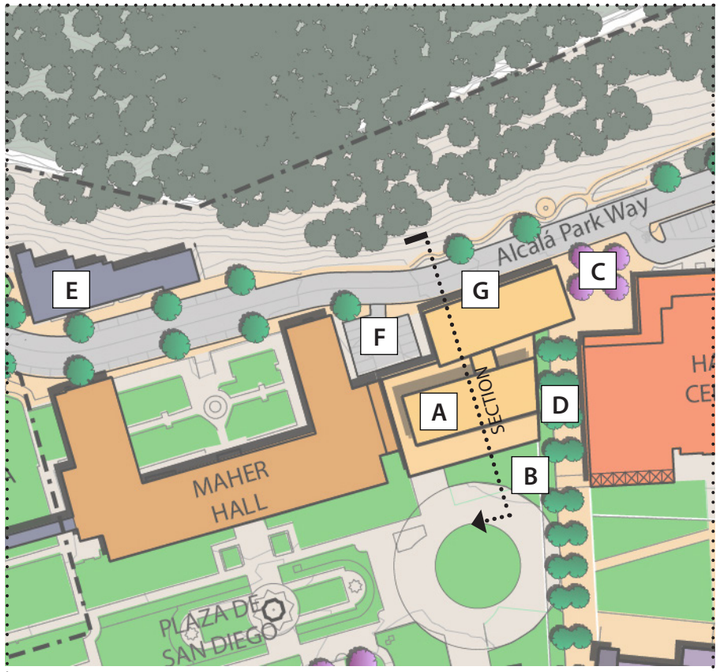
C. A private plaza should be provided between the residential and University Center for use by residents, faculty and staff.

D. Provide a landscaped paseo/ courtyard between the Maher Hall expansion and the existing University Center. This open space connection should link the "Paseo" with a new courtyard behind the UC, the loop road and a pedestrian crossing that connects to the canyon rim trail.

E. Study options to demolish the existing Print Shop and widen the loop road to improve vehicular, pedestrian and bicycle circulation around the perimeter of the campus. Consider adding an overlook with views to Tecolote Canyon and Mission Bay along the canyon edge.

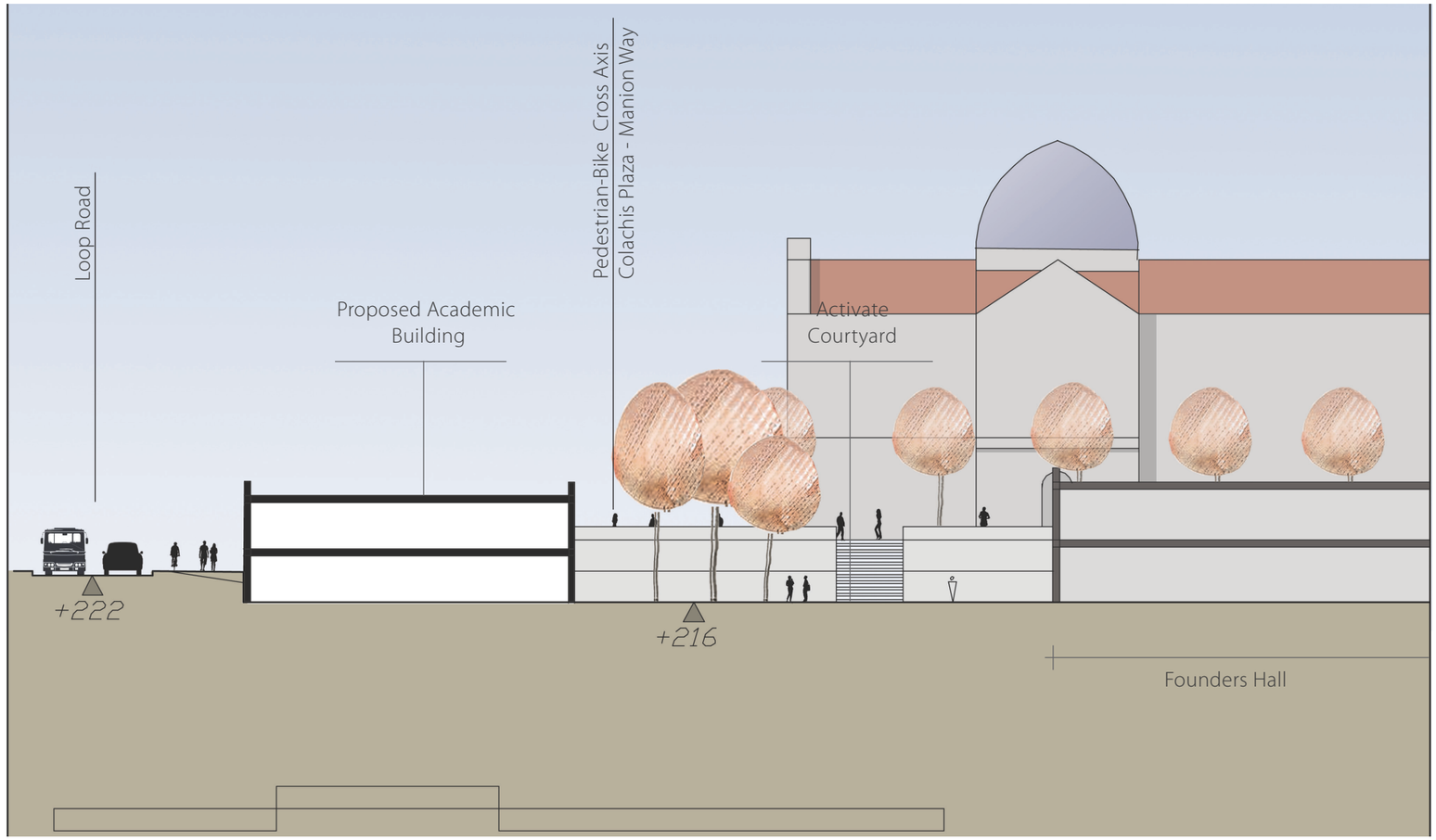
F. A drop-off, move-in and loading service area should be designed for the rear of the building off the loop road

G. Tuck-under parking should be considered under the building for the rear half of the site



Key Design Features

- Building orientation, alignment and compatibility with Maher and UC
- Views
- Step backs
- Terraces
- Courtyard between new building and UC
- Connection to Maher Hall
- Parking structure design
- Arcades and alignment with UC


Loop Road
Proposed Academic Building
Pedestrian-Bike Cross Axis
Colachis Plaza - Manion Way
Activate Courtyard
+222
+216
Founders Hall

Focus Area **F**

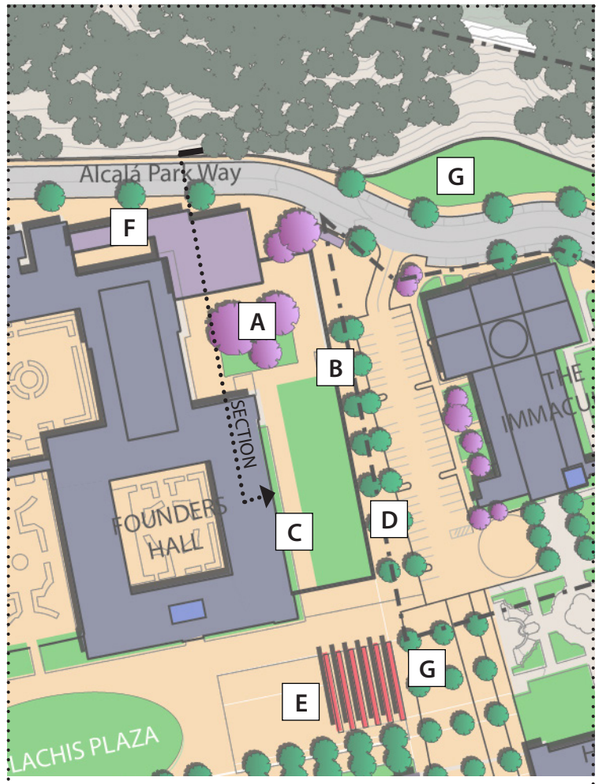
Founders Hall Expansion and the Avenida

Design Intent

- To strengthen the "Avenida" connection that traverses the campus "Paseo" at The Immaculata and Founders
- To provide a better definition of courtyards as usable outdoor program space
- To make better use of the space adjacent to and behind Founders for buildings that frame the space and house uses that are compatible and complementary to Founders and The Immaculata

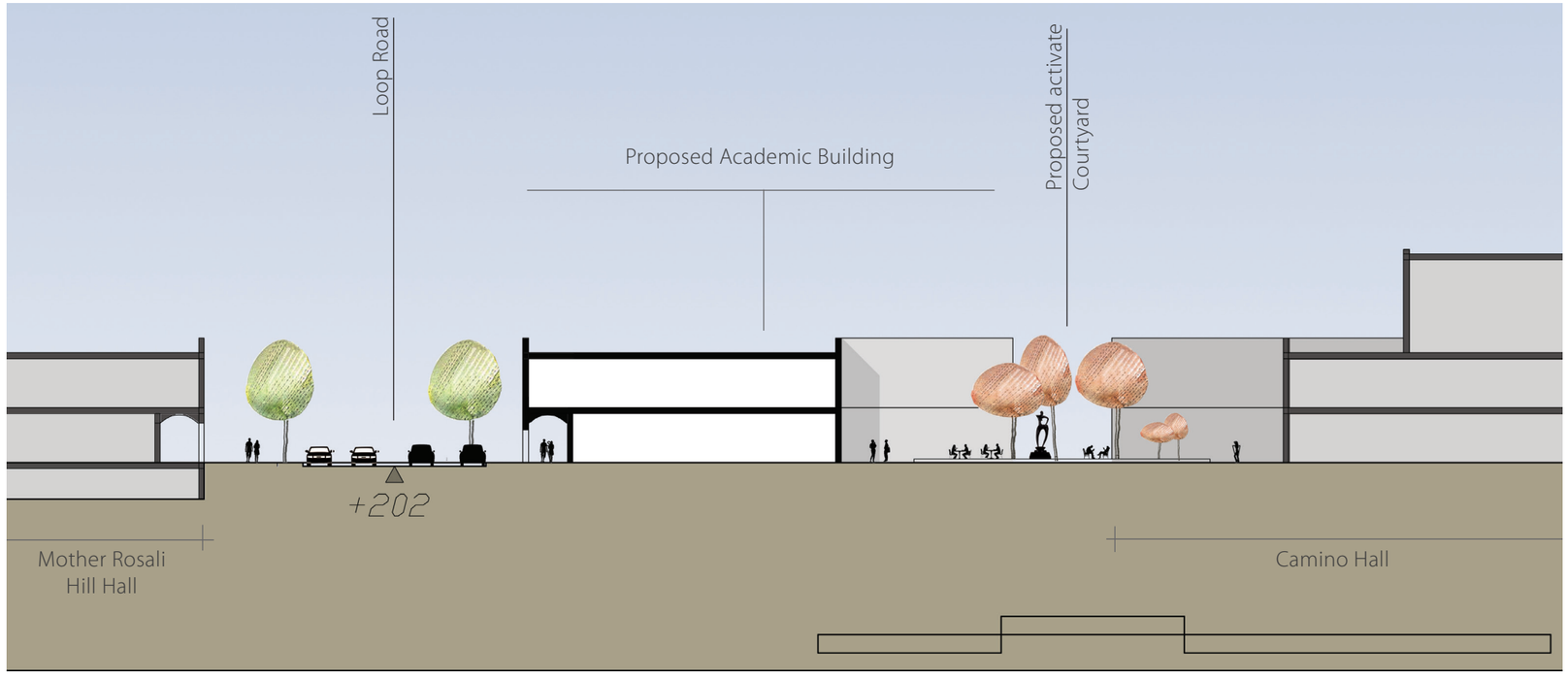
Design Guidelines

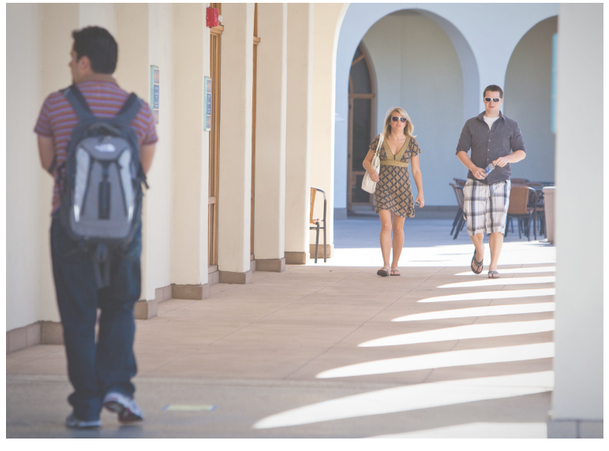
A. Create a courtyard at the Sacred Heart Plaza with usable outdoor space between the buildings.
B. Improve pedestrian connections from the Ministry Offices to The Immaculata.
C. Consider a "Faculty Walk" that leads to the Sacred Heart Plaza.
D. Enhance the edge along The Immaculata with an improved pedestrian walkway, signage, lighting. landscaping and trees.
E. Study the potential for an outdoor pavilion at the "Paseo" to activate the space and support dining activity.
F. Create a small garden at the north side of Founders Hall and fronting on Manion Way
G. Where possible and at designated permanent locations, provide a tram stop with seating, lighting and shelter for tram riders.



Key Design Features

- Definition of courtyards for usable program space
- Definition of edge with The Immaculata and views to the tower
- "Faculty Walk"
- Definition of Avenida / Cross-axis


Loop Road
Proposed Academic Building
Proposed activate
Courtyard
+202
Mother Rosali
Hill Hall
Camino Hall



Focus Area **G**

Copley Library Expansion and Manion Way Area

Design Intent

- To establish a stronger connection across the campus from the Paseo to a cluster of new buildings at the campus perimeter
- To reinforce the presence of the Copley Library as a gateway building and significant anchor to the West Mesa and the College
- To strengthen connections to the Tecolote Canyon and periphery of campus

Design Guidelines

A. An arcade/ covered walkway should be added at the west facade of the Copley Library and extend to a new addition/ building behind the library. The purpose of the arcade is to create a strong pedestrian connection to Manion Way and to beautify and enhance the west facade of Copley (a key gateway building to the west mesa).

B. A pass-through to Camino/Founders should be maintained between Copley and a new building and should align with pedestrian paths and entrances leading into Mother Roslie Hill Hall.

C. A courtyard between a new building and Camino Hall should be created to expand opportunities for outdoor functions, seating, socializing.

D. Pedestrian path connections between buildings should be improved for easy access at the ground level and to create a "building cluster" and activate the spaces between buildings.

E. Streetscape improvements along Manion Way and the loop road should be made to help tie the new buildings together.

F. New buildings should be set back to align with Mother Rosalie Hill Hall and Camino Hall and provide a lawn/plaza leading to a new building on the north side of Camino Hall at the future Architecture Pavilion.

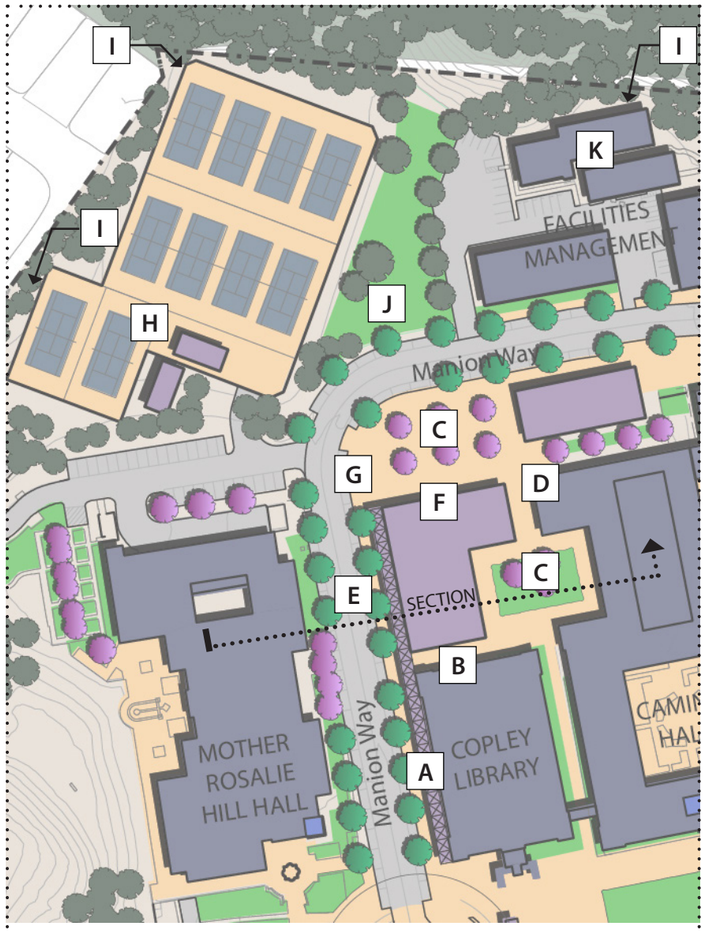
G. Pedestrian connections should be improved along Manion Way and the loop road.

H. Tennis courts should be re-built/ re-oriented in order to add a small building for offices, lockers and restrooms and underground parking. The parking should be screened from neighboring views with landscaped berms and trees.

I. Maintain a minimum setback of 15 feet from proposed buildings and the rear campus property line/ boundary.

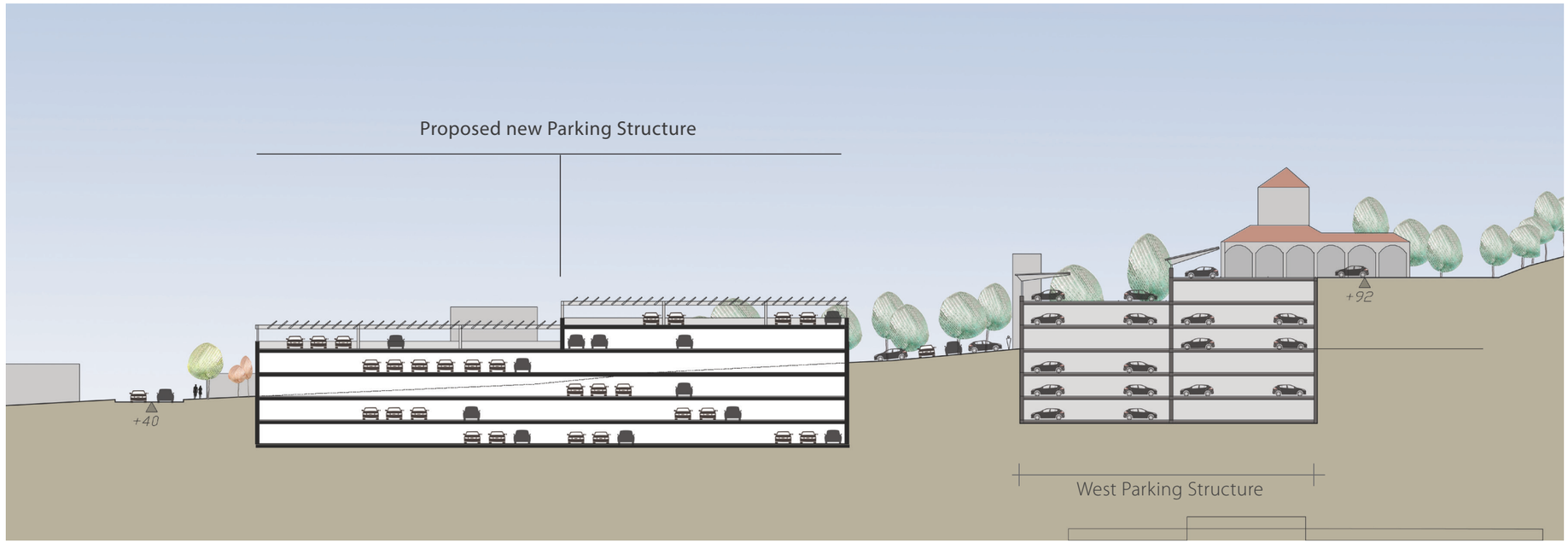
J. The shops and offices at the Facilities Management Complex may be relocated, freeing-up that area for a lawn/ open space area that connects the mesa to the canyon views and serves as a terminus to Manion Way.

K. New development along the Tecolote Canyon should include the following design features:
   - Incorporate sensitive grading techniques
   - Provide breaks in the facade to reduce the visual bulk and scale of buildings along the canyon edge and maximize views
   - Terrace/ step the building to soften its impact on the canyon edge
   - Maintain a low profile so as to not be visually prominent from the canyon floor



Key Design Features

- Alignment of tennis courts and out-buildings
- New open space/ lawn connection to canyon
- Views and vistas, termination of Avenida
- Arcade connection back to loop road
- Courtyard with Camino Hall
- Entry plaza and re-thinking of rear facades
- Alignment with Copley Library and Mother Rosalie Hill Hall


Proposed new Parking Structure
+40
+92
West Parking Structure

Focus Area **H**

Alcala Park West

Design Intent

- To maintain and enhance the buildings and grounds at Alcala West in a manner that supports the university's mission and contributes positively to the surrounding community.
- To expand the West Garage with architecture that is compatible with the existing garage and surrounding neighborhood character.
- To locate the expansion of the West Garage on a site that maximizes the best use of existing circulation, access, egress and orientation and considers potential future development opportunities in the Alcala West area.

Design Guidelines

A. Expansion of the West Parking Garage should occur in the level area next to the existing structure and consistent with the following guidelines:
   - The new structure should be separated from the existing structure by a minimum of one full parking bay and drive aisle to maintain access to the rear of the site and existing surface parking lot.
   - The long axis of the new structure should align in the northeast-southwest direction and with the rear facade of the existing West Garage.
   - The new structure shall be a maximum of two enclosed stories above grade, with subterranean levels as necessary and feasible to fulfill the parking needs of the campus.
   - The new structure should step down with the natural slope of the site in the southwest direction. *See Section Diagram on opposite page.*
   - Ingress and egress should be taken from south and east facades of the garage and should be generally coordinated with existing access to the existing West Garage.
   - A dedicated pedestrian path should be provided from the new structure to primary pedestrian paths leading to the tram stop and main campus.
   - The new structure should be set back from Cushman Place and from properties to the northwest of the structure that are not university-owned.
   - The new structure should be visually screened from the surrounding residential and commercial neighborhood with landscape and architectural features consistent with the aesthetic quality of the existing garage and to minimize automobile headlights projecting into neighboring properties.
   - Incorporate trellises or shade elements on the roof of parking structures to provide shade over pavement, screen views of the cars from above and integrate sustainable design features, such as photovoltaic panels.
   - Parking structure exteriors should maintain the same level of architectural design and craftsmanship as all other campus structures. *See General Design Guidelines - Sections 8.3 and 8.7 for parking structures.*

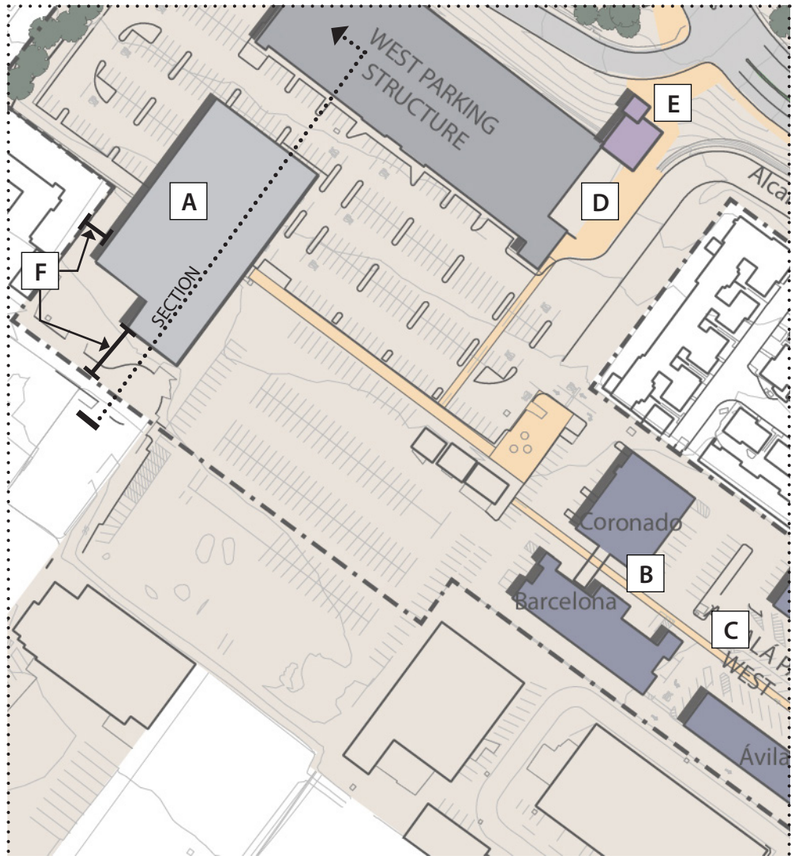
B. Existing academic and office buildings in Alcala Park West (Avila, Barcelona, Coronado and Durango Halls) may be demolished, re-built, and/or renovated as necessary to fulfill the mission of the university.

C. Surface parking lots should be re-designed to add outdoor gathering spaces and provide pedestrian connections to and around buildings and to the existing tram stop at the West Parking Garage.

D. Tram stops in this area should be enhanced with areas provided for shade, seating and signage. *See Section 4.3 Mobility, Connectivity & Parking.*

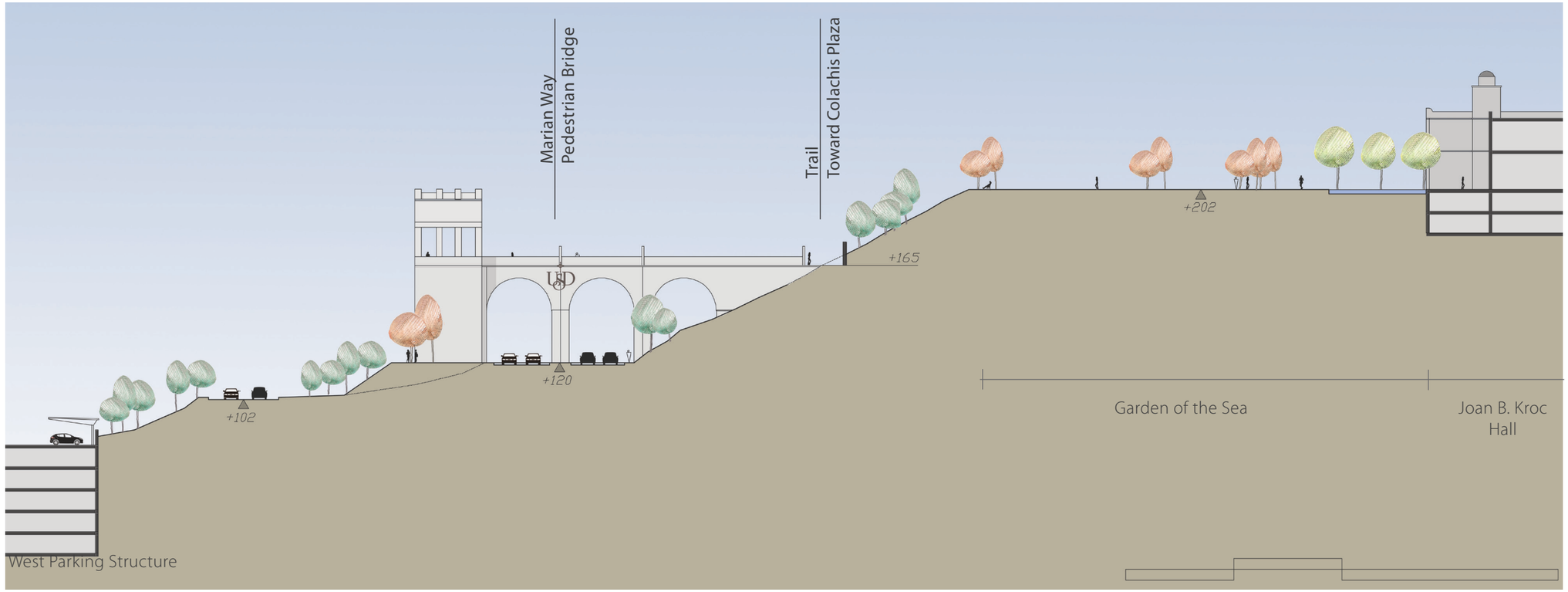
E. A new connection from the West Parking Garage up to a new bridge crossing may be provided.

F. Maintain a minimum setback of 20 feet from proposed buildings and the campus property line.



Key Design Features

- New Parking Structure that is compatible with the existing garage and the area
- Renovation of Avila, Barcelona, Coronado and Durango
- Re-design of surface parking lots for social gathering
- Enhanced Tram connections


Marian Way
Pedestrian Bridge
Trail
Toward Colachis Plaza
+165
+202
+120
+102
Garden of the Sea
Joan B. Kroc
Hall
West Parking Structure

Focus Area I

West Campus Gateway and Arrival at The Paseo

Design Intent

- To emphasize the west entry and gateway from Marian Way to "The Paseo" as a major pedestrian spine at the center of the Campus Core / Academic District. Create a major visual entry to the campus.
- To create and arrival sequence from Linda Vista Road with two important experiences 1) cars make their way up to campus and arrive at top of hill; 2) pedestrians use sidewalks, connect over Marian Way with a new pedestrian bridge and trail up the slope around the Joan Kroc Institute of Peace and Justice.

Design Guidelines

A. Maintain and enhance the existing quality of the West Campus entry decorative walls, monument signs, lighting and landscape. These elements shall not restrict intersection sight distance at entrances to Linda Vista Road.

B. Provide a new pedestrian bridge over Marian Way that will also serve as a campus gateway. Design the pedestrian bridge as a gateway with special signage and the following architectural features:
   - Arches spanning across each lane of Marian Way
   - Pillars with a minimum ample thickness
   - A tower feature with elevator and stair to resemble the aesthetic qualities of the existing West Garage towers and the 16th century Spanish Renaissance architecture of the campus
   - Overlooks at both ends of the bridge

C. Pedestrian access from the West Parking garage to a new pedestrian bridge should be improved with enhanced paving at key crosswalks and stair/elevator landings.

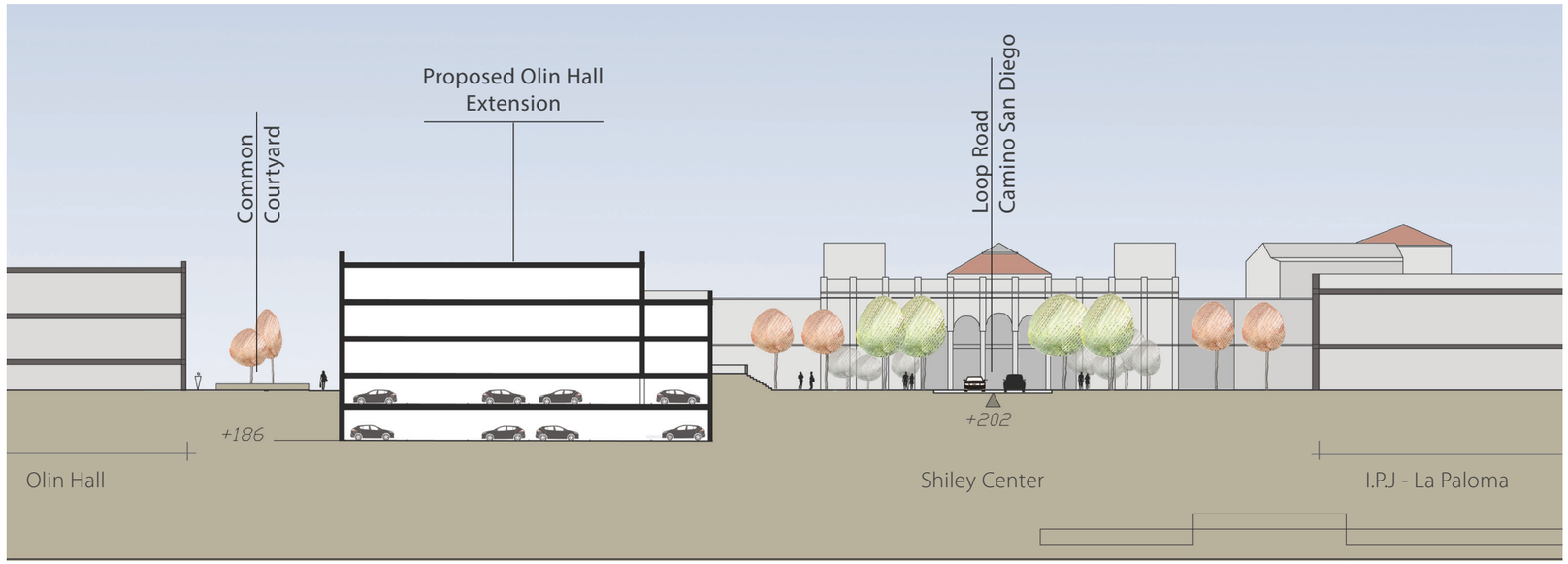
D. Create dedicated pedestrian paths along the slopes adjacent to the Joan Kroc Institute of Peace and Justice to connect the pedestrian bridge to the academic core/ mesa.

E. Create a gateway to 'The Paseo' from Marian Way, with a roundabout, with architectural features, such as gateways and arches, enhanced lighting and paving, and wayfinding, through the use of architectural features, arcades, landscape, signage and lighting and more seating near a new traffic circle for tram riders. Provide shelter at the tram stop for riders.

F. Provide seating and shelter for tram stops

Key Design Features

- Bridge Design
- Path Design
- West Entrance
- Entry gateway/ roundabout
- Median Landscaping


Proposed Olin Hall
Extension
Common
Courtyard
Loop Road
Camino San Diego
+186
+202
Olin Hall
Shiley Center
I.P.J - La Paloma


University

Focus Area **J**

Gateway to Colachis Plaza and West Campus

Design Intent

- To establish a clear sense of arrival to the campus core
- To strengthen the cross-connections at Manion Way with "avenidas" that connect campus destinations and create overlooks to Tecolote Canyon and Mission Valley.
- To make the "Paseo" at Colachis Plaza a more active space, with usable lawn space and improved pedestrian paths to and around buildings

Design Guidelines

A. A new academic building on the Olin lot should create a gateway experience at the corner facing the "Paseo" and roundabout, with distinct architectural features that mark the corner, such as a tower, domed roof and/or arcade. The building should take into account the tram stop and incorporate the design of waiting area for the tram.

B. A major building entrance to the new academic building should face and emphasize the frontage on the "Paseo."

C. Improve pedestrian connections along the Paseo between Olin Hall and a new building.

D. Improve pedestrian connections along Camino San Diego to connect a new building to the entry of Shiley Center for Science and Technology.

E. Create a plaza and implement the adjacent streetscape improvements along Camino San Diego. Create a plaza at the secondary entry to the new building to capture activity from La Paloma.

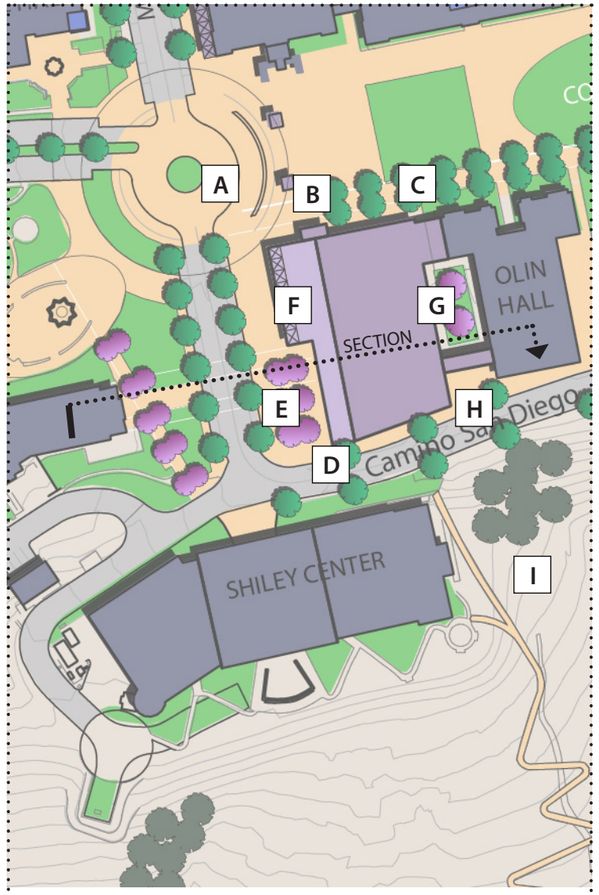
F. Step the building down from east to west with terraces or loggias on the upper levels. Colonnade and arcades are appropriate at the ground level on the west side of the building, across from La Paloma.

G. Create a new courtyard between Olin Hall and the new expansion with a minimum width of 20 feet.

H. Access to parking, where it is incorporated into a new structure, shall be taken off Camino San Diego and the primary ingress and egress to the garage should be limited to one driveway, located at the furthest end possible of the new building

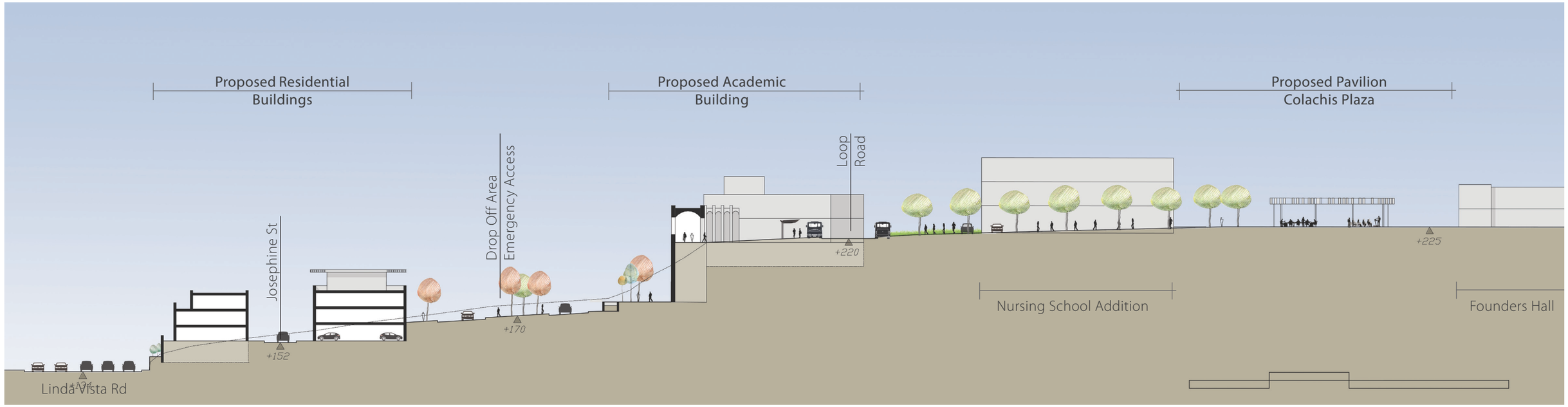
I. The sloping area below Shiley Center for Science and Technology should be enhanced to include the following improvements:

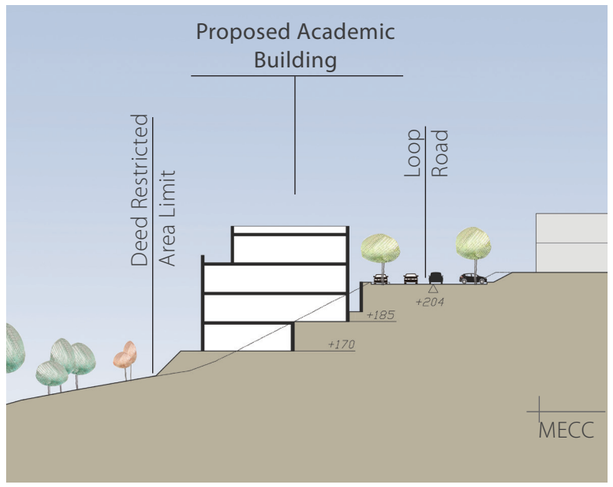
- Potential storm water capture areas
- Slope restoration and re-vegetation
- Scenic overlooks that emphasize views
- Interpretive gardens with information about native landscapes
- Trails that connect Josephine Street and Linda Vista Road to the main campus

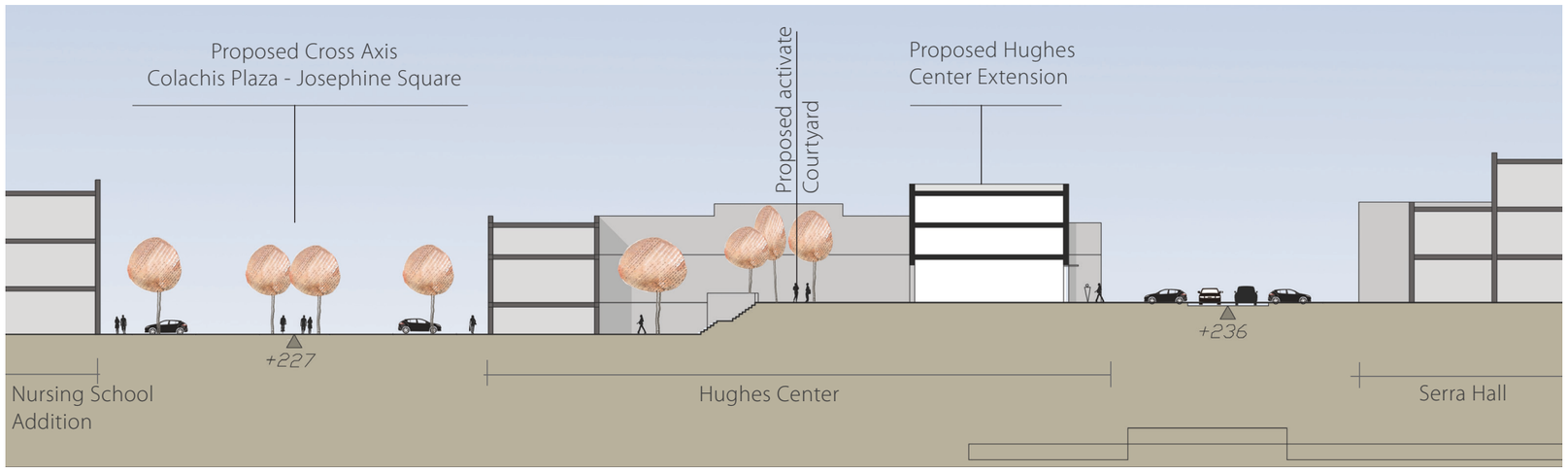


Key Design Features

- Building corners/ gateway
- Arcades / Avenida / Cross-Axis
- Stepbacks / Terrace
- Access to parking & parking design
- Entry Plaza
- Relationship with La Paloma and Shiley
- Connections and courtyard with Olin Hall


Proposed Residential Buildings
Proposed Academic Building
Proposed Pavilion Colachis Plaza
Josephine St
Drop Off Area
Emergency Access
Loop Road
+152
+170
+220
+225
Linda Vista Rd
Nursing School Addition
Founders Hall


Proposed Academic Building
Deed Restricted Area Limit
Loop Road
+185
+204
+170
MECC


Proposed Cross Axis Colachis Plaza - Josephine Square
Proposed activate Courtyard
Proposed Hughes Center Extension
+227
+236
Nursing School Addition
Hughes Center
Serra Hall

Focus Area **K**

South Slope and Josephine Street

Design Intent

- To develop prominent sites with appropriately scaled projects. For example, development sites above Linda Vista Road adjacent to Shiley Center for Science and Technology should be appropriate in size and prominence to create a cluster of buildings at the top of the mesa as well as an identifiable focal point from views to the south.
- To create a visual presence on the mesa with buildings that work together as a complex, not standalone. Create a cluster of buildings that terminate the axial pedestrian connection to create strong visual landmark buildings that flank a plaza and extend buildings down to direct access from Linda Vista Road.
- To create a cluster of new buildings with terraces and outdoor plazas that follow the topography, in order to make connections from the mesa to Josephine Street and down to Linda Vista Road.

Design Guidelines

A. Maintain road access across "The Paseo" but emphasize pedestrian access, connectivity and the cross axial pedestrian connection between Founders Hall expansion across "The Paseo"' to new buildings overlooking Josephine Street.

B. Create a new plaza that connects at the campus level with primary building entries off this plaza. Incorporate a tram stop (pull-out) at this location at the perimeter/loop road.
   - This area needs to be wide enough for seating and gathering space, not a narrow pedestrian bridge.
   - Use a portal, trellis, arcade or other pedestrian-oriented feature to frame views to Mission Valley from the plaza. Maximize views with building orientation, view decks, seating areas and gathering spaces.
   - Connect the plaza with stairs/walkways that descend down a series of terraces to a lower level plaza with pedestrian and vehicular access from Linda Vista Road.
   - Opportunity to create a north/south view corridor that extends from 'The Paseo' south to the cluster of new buildings and beyond to views of Mission Valley and Mission Hills.

C. One to two new academic buildings should be built along Camino San Diego with the following design features:
   - Buildings shall be a total of 4 stories high, with only 2 stories visible from the perimeter/loop road.
   - Create a tower element, domed roof or architectural feature at the canyon to emphasize the buildings relationship to the open space.
   - Buildings step with the slope and build a layered edge, not a hard edge.
   - Consider special paving, seating areas, or sculpture that would be appropriate and not impede the views/sight lines.
   - Set building back from the perimeter/loop road in order to allow daylight into lower level floors.
   - Maintain views over the new building.

D. Create opportunities for terraced decks and balconies that provide exterior gathering spaces with seating areas and places for people to gather.

E. Provide a new lower level plaza with direct pedestrian and vehicular access from Linda Vista Road.
   - Design the plaza to accommodate campus shuttle tram service with pick-up and drop off areas, outdoor seating areas and gathering spaces. Future tram service may connect to the trolley station(s) and other campus shuttle service locations.
   - Locate the plaza to negotiate a significant grade change between the campus perimeter loop road (south portion) and Linda Vista Road. Use ramps, stairs or retaining walls, such as raised planters and seat walls, to create terraced improvements that step up the slope.

F. New residential buildings should be nestled into the slope with the following features:
   - Buildings shall be a total of 3 stories high, with 2-3 stories visible from Linda Vista Road.
   - Step buildings down the slope and create terraces, green roof, dining/café etc to serve residents and take advantage of the views.
   - Reduce building massing and visual prominence from Linda Vista Road.

G. Parking should be provided in a structure and should have open ventilation and treat the building façade similar to the architecture of the Missions Garage. Screen lower parking levels from neighboring uses and Linda Vista Rd.

H. Provide ample/required street frontage and building landscaped setbacks with entry to the parking structure at the west and east ends of the building.

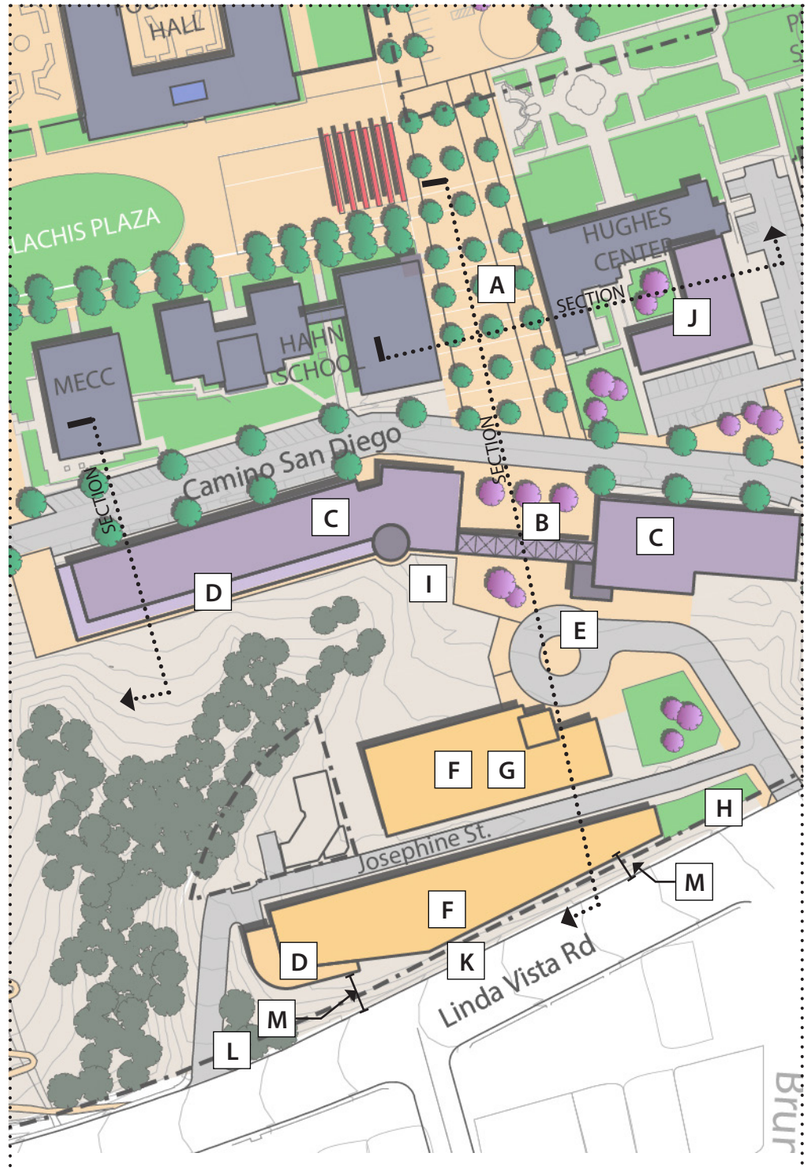
I. Connect plaza to a new trailhead to provide a pedestrian connection to Shiley Center

J. The Hughes Administration Building should be expanded to include the following design features:
   - Set building back from the perimeter/loop road in order to provide a small surface parking lot and/or incorporate a tram stop (pull-out) at this location at the perimeter/loop road.
   - Provide a direct connection between the existing Hughes Center building and the addition through internal corridors
   - Create a garden, courtyard space for outdoor events and connect to the existing courtyard at Hughes Center
   - Retain a small surface parking lot near Hughes Center expansion

K. Street Trees shall be provided per the City Landscape Regulations for development adjacent to Linda Vista Road.

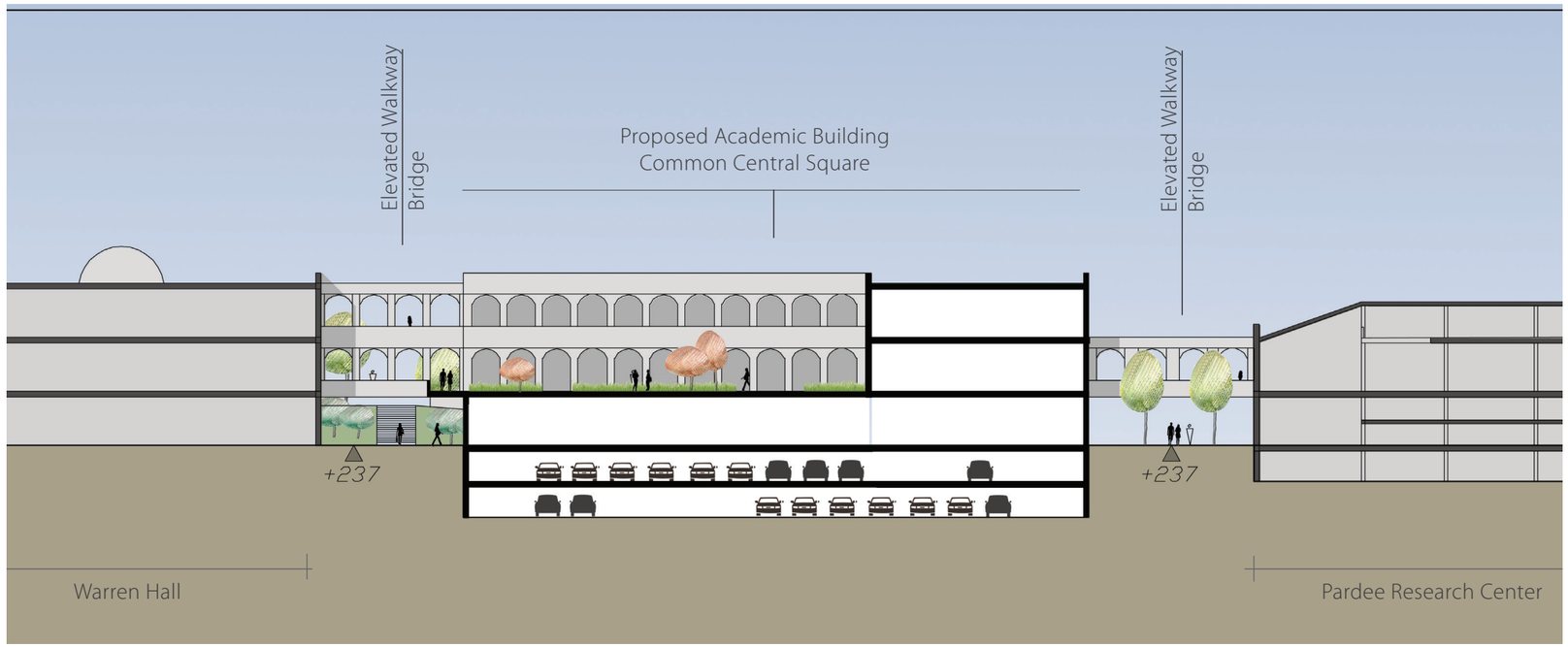
L. Walls, monument signs, lighting and landscaping shall not restrict intersection sight distance at entrances to Linda Vista Road.

M. Maintain a minimum setback of 20 feet from proposed buildings and Linda Vista Road.



Key Design Features

- Topography and views
- Stepping back/ terracing
- Entry plazas and pedestrian access
- Strengthen connection back to campus Avenida/ Cross-axis
- Loop road design


Elevated Walkway
Bridge
Proposed Academic Building
Common Central Square
Elevated Walkway
Bridge
+237
+237
Warren Hall
Pardee Research Center

Focus Area **L**

Learning Commons / Loma Hall Expansion and Serra Hall Expansion

Design Intent

- To complete the academic core buildings on the south side of 'The Paseo' with a strong landmark building directly across from the Hahn University Center (UC) that ties the Pardee Legal Research Center to Warren Hall.
- To emphasize important pedestrian connections from UC and Maher Hall expansion across the Paseo to new academic buildings on the parking lot between Warren Hall and Pardee Legal Research building.

Design Guidelines

A. Plaza design should reinforce the building's relationship to 'The Paseo' and cross-axial pedestrian connections between the Maher Hall Expansion/ University Center buildings to the cluster of new buildings.

B. Site a new building on the surface parking lot to connect Warren Hall to Pardee Legal Research Center with pedestrian connections at the ground level and possible bridges. Consider the site for a Learning Commons and Multi-purpose Academic Building with the following design features:

- Maintain build-to lines along the north building façade that faces 'The Paseo'; but consider the building can pop-in or pop-out certain elements to accentuate the building's relationship to the pedestrian mall *(see Build-to Lines Map, Figure 22)*.
- Emphasize direct pedestrian pathways between buildings and aligned with the UC/SLP. Consider grade changes at the Paseo to reinforce the cross-axis connections.
- Provide an elevated walkway / bridge between Warren Hall and Pardee Legal Research Center building
- Provide an upper level terrace/ courtyard between buildings
- Building shall be a maximum of 3 stories high with potential for subterranean parking below the building. Study options for one large building with parking below or two buildings without parking, including a direct expansion from Loma Hall.
- Parking access should be taken off Camino San Diego in an area that does not conflict with pedestrian circulation.

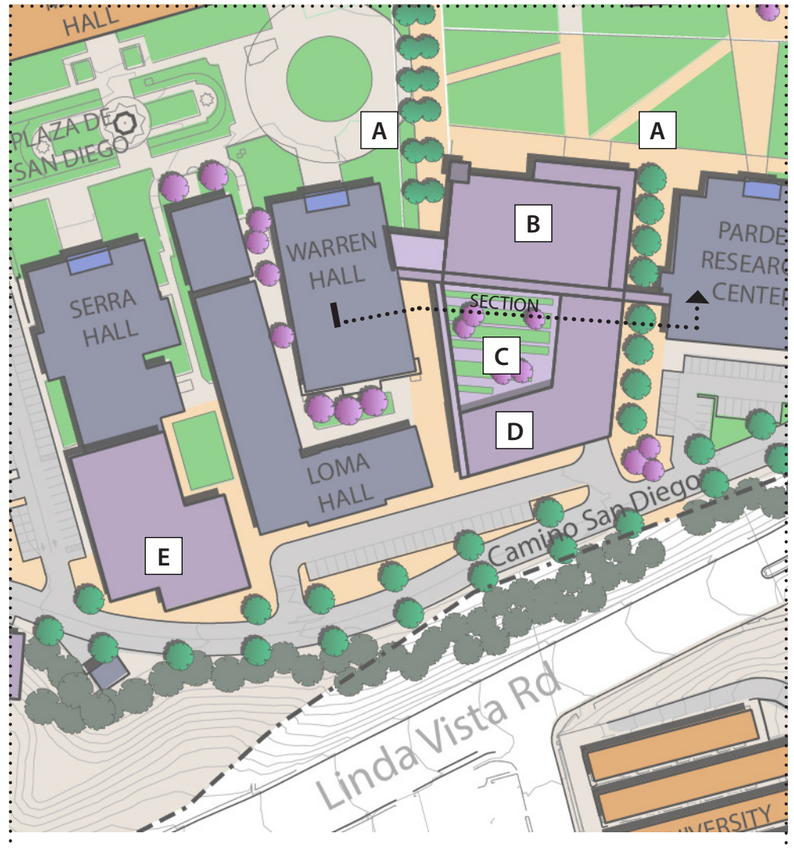
C. Create outdoor spaces and courtyards at future buildings. Provide places for faculty and students to gather, encourage social activities and informal meeting space outdoors.

D. Expand Loma Hall to include the following design features:

- Create direct access between Loma Hall and new building expansion.
- Study options for one large building with parking below or two buildings without subterranean parking, including a direct expansion from Loma Hall.

E. Expand Serra Hall to include the following design features:

- The expansion should align with the existing building and generally follow the floor and rooflines of the existing building
- The expansion should shape an enlarged courtyard between Serra Hall and Loma Hall and provide direct pedestrian access to Serra Hall and Loma Hall



Key Design Features

- Building alignment
- Relationship to the Paseo
- Outdoor courtyards/ spaces
- Loop road
- Connection to Warren and Pardee
- Pedestrian access to Paseo
- Parking structure design features