



Master Plan Update

*Final Draft* December 8, 2016

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"The University of San Diego is a Roman Catholic institution committed to advancing academic excellence, expanding liberal and professional knowledge, creating a diverse and inclusive community, and preparing leaders dedicated to ethical conduct and compassionate service."

Approved by the Board of Trustees on *February 22, 2004* 

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# Introduction

#### 1.1 **Master Plan Purpose and Goals**

The University of San Diego (USD) Master Plan Update (Master Plan) encompasses a comprehensive update of the 1996 Master Plan and Design Guidelines and an amendment to the Conditional Use Permit for the campus. The Master Plan provides a framework to guide campus development over the next fifteen to twenty years. It is a document that records the vision and goals of the physical campus. This vision is updated to reflect the changes in demographics and the economy that affect higher education today and into the future. The Master Plan brings value to the campus to set priorities and policies that are realistic and can be executed and that will help keep USD competitive. The Master Plan also serves as a basis for the university's Conditional Use Permit (CUP) amendment and to ensure USD's fulfillment of current land use and environmental regulations.

The project limits are depicted in figure 1.

### Key Goals of the Master Plan include:

- Prioritize highest and best use of campus land;
- Confirm adequate space is available for projected academic growth and for an on-campus population up to 10,000 full-time equivalent students (FTE);
- Update the living/learning environment to reflect residential life and academic goals;
- Develop a framework and design guidelines for building and landscape improvements;
- Guide the creation of an aesthetically pleasing, well-functioning university campus that respects and contributes positively to the surrounding community; and
- Obtain Substantial Conformance Review (SCR) approval from the City of San Diego (City) for subsequent development projects on campus.



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## 1.2 Master Plan Vision

The quality of the campus environment and the resulting student and faculty campus experience is the primary focus of this Campus Master Plan. It is the key to attracting and retaining students and helping them develop a healthy relationship to their environment and the San Diego region in mind, body and spirit. The premier location of the campus, on a tall mesa overlooking Tecolote Canyon and with fantastic views of Mission Valley, Mission Bay and the Pacific Ocean, defines a distinctive sense of place and a clear campus identity.

Physical campus expansions can take the form of increasing density/intensity, outward expansion and/or satellite locations. By replacing existing buildings that are inefficient and ineffective with new or expanded buildings that maximize the highest and best use of the site and by infilling surface parking lots and underutilized or vacant lands, the campus will expand internally without greatly altering its physical boundary, reducing the need to acquire additional property and reducing potential conflicts with neighbors. A primary goal of this plan is to guide the intensification of the campus as it grows in a way that does not significantly alter the campus character, but contributes to its enhancement and quality.

The core academic campus and student life facilities will be concentrated on the mesa anchored by an extended Marian Way Pedestrian Paseo. The plan builds on the unity of the campus open space and architecture, an expression of Mother Hill's priority for beauty, truth and goodness in the physical landscape.

USD is a Changemaker campus that strives to create an inclusive, educational environment which motivates and supports student learning and personal development, serves the university community, and inspires students to make a positive contribution to society. As the campus matures and infill development takes place, the overall campus vision is to support integrated learning, foster academic excellence, and cultivate an environment that is conducive to collaboration around outdoor and indoor spaces. The design of outdoor and informal gathering spaces will be transformative for students and faculty alike. As a central theme, future design and programming of the campus will focus on activating inside and outside spaces to be places of social interaction, learning, play, informal gathering, passive and active recreation, and fitness.

Living and Learning Communities require first and second year students to reside on campus supporting a living and learning environment and contributing to the student experience. The center of student life on campus will be the Central Paseo, flanked by a new Academic Quad, the Hahn University Center (UC) and the adjacent Student Life Pavilion (SLP). Student uses will be distributed around the campus in the form of dining facilities, lounges and study areas, and library study space. Colachis Plaza will be a central gathering point for student life, acting as the crossroads for pedestrian access. Taken together, these improvements will enhance the student experience, elevate academic excellence on campus, and continue to distinguish USD as an exceptional place for education, scholarship and service.

### 1.3 Master Plan Guiding Principles

The following principles were formulated from campus committee and stakeholder meetings to guide the campus Master Plan:

#### **Campus Vision**

Preserve Mother Hill's vision of beauty, truth and goodness in the physical landscape

#### Academic Excellence

- Prioritize the mesa for highest and best uses of the campus and the academic core
- Focus all traditional degree programs into instructional spaces on the mesa. Serve the community with non-traditional, professional, and community oriented degrees and programs at Alcalá Village.
- Support the use of existing and new spaces for informal gathering, social activity and interactive studying
- Encourage the design of flexible, informal, innovative, and interdisciplinary learning spaces

#### **Campus Community**

- Reinforce and support a strong sense of university community and a clear campus identity
- Successfully integrate administrative, academic, housing, athletic and recreational uses into a cohesive physical campus and campus experience
- Foster a university community that supports mind, body and spirit in the Catholic tradition
- Better integrate the campus into the surrounding community

#### **Campus Sustainability**

- Express a commitment to sustainability in the academic and physical campus environment
- Enhance mobility and access throughout the campus and expand mobility options on campus
- Plan for Alcalá Village to optimize land and financial resources in the context of our mission
- Identify campus development opportunities that balance the university's mission and its financial sustainability

## 1.4 Master Site Plan

The Master Site Plan serves as the overarching framework for new development and enhancement of existing facilities on the campus. The plan illustrates opportunities for building projects, landscape improvements and circulation enhancements across the campus. It establishes a vision of the future of the campus at its full buildout.

See Master Site Plan Figure 2 on Following Page

## 1.5 Key Organizing Elements of the Plan

To comprehend the USD campus and Campus Plan it's best to examine its component parts. These component parts are expressed here as the *Organizing Elements of the Plan*. Focusing on each element separately, the Master Plan proposes improvements that, when taken as a whole, will fit together into a comprehensive plan for the future of USD.

#### **Campus Districts**

The USD campus continues to grow along a Central Paseo, punctuated at key points by a new academic quad, the UC, SLP, and defined cross-axes that anchor the campus to its context and the surrounding natural open space. Three interwoven districts make up a rich and diverse campus, with a new Wellness and Recreation Center bridging the Residential and Recreational Village to the east with the Campus Academic Core.

#### Program Uses

The primary focus of USD remains its exceptional academic programs. By and large, academic programs remain clustered on the mesa to maximize synergies and affinities among disciplines, connected with interdisciplinary, innovative and collaborative shared spaces. Residential uses are primarily located in the Valley with some residential facilities remaining on the mesa. Future planning of the Alcalá Park West area as a university village anchors the university to the surrounding community, with access to regional transportation choices and with a mix of uses, including many shared spaces where practitioners, students and academics can collaborate and innovate. A strong connection to the surrounding community also reinforces the campus' commitment to environmental and social sustainability, so that taken together; the USD campus grows first and foremost, in a way that supports the dignity and fullest development of the whole person.

#### **Residential Life and Dining**

First and second-year students are required to live on-campus and given housing priority in concentrated areas of the mesa, the Valley and the east end of campus. Buildings, amenities, programs and services are designed to support the co-curricular outcomes. Dining remains integrated throughout the campus in strategic locations to serve students and faculty as well as provide an important backbone element to the campus experience and campus life.

#### Mobility, Connectivity and Parking

Increased "walkability" of the campus and its pleasant pedestrian environment is emphasized in the Master Plan in order to enable students to live comfortably on campus, feeling at home and within easy reach of all that the campus has to offer. Vehicular and bicycle traffic is directed to the edges at the periphery of campus, leaving the central core as a pedestrian priority zone. Parking does not interfere in that environment, but is focused in strategic and convenient locations.

#### Open Space, Recreation and Athletics

Campus open space serves as a foundational structure to the campus, both in the way it drives the arrangement and orientation of buildings and in the network of spaces between and across buildings that make USD an exceptional place. Projects proposed in this master plan fulfill the athletic and recreation needs of the campus for the coming decades. (See Figure 9)





- New buildings include unbuilt, previously approved projects and proposed projects. See Section 6.0 for project details.
- 2. This map is shown for illustrative purposes only to represent master plan concepts. See Project Sites Maps, Figures 26 and 27, for Previously Approved Projects and Proposed Projects.



Figure 3 - Vicinity Map

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GREEN LINE TROLLEY



# Plan Summary

## 2.1 Project Location & Setting

The USD campus occupies approximately 180 acres of land devoted to universityrelated uses in the central portion of the City of San Diego (City), in the community of Linda Vista. The campus is located 4 miles north of downtown San Diego, approximately 0.5 mile east of Interstate 5 (I-5) and 0.5 mile north of Interstate 8 (I-8) (Figure 3). The USD campus is located within an unsectioned area of Township 16 South, Range 3 West, on the U.S. Geological Survey (USGS) 7.5-minute La Jolla quadrangle map. Tecolote Canyon Natural Park forms the northern border of the property; Morena Boulevard is located to the west, with Via Las Cumbres bordering the campus on the east, and Linda Vista Road to the south. Elevations on campus range from approximately 50 feet above mean sea level (AMSL) to approximately 260 feet AMSL With the exception of the steep, north-facing slopes along the northern campus border and the slopes on the western end of campus near Marian Way, the majority of the campus is developed and supports university facilities (buildings, parking lots, athletic fields, etc.) and associated landscaping.

Surrounding land uses include commercial/industrial development and residential housing in the Morena Boulevard area to the west of the campus, student and non-student multi-family housing immediately to the south and various types of residential development to the east. Tecolote Canyon Natural Park contains undeveloped regional open space to the north. The City's Multi-habitat Planning Area (MHPA) occurs on approximately 7.6 acres along the northern edge of the campus and extends offsite into Tecolote Canyon. The campus is located within the Airport Influence Area (AIA) for San Diego International Airport and Montgomery Field.

#### What has Changed Since 1996

Since the 1996 Master Plan was adopted, significant positive changes have taken place that strengthen USD's position in the community, the city and the region. First and foremost, USD has and continues to invest in the student experience, with enhancements, programs and buildings that support student activity on campus and encourage students to stay on campus, including a substantial investment in award-winning dining locations on campus.

In the past 20 years, USD has implemented a number of mobility improvements, including a popular shuttle service/ tram that runs on three loops and connects students across all areas of campus and to the LInda Vista Community and the larger San Diego region, with continual service to and from the Old Town Transit Station. The university promotes carpooling, electric vehicles and clean vehicles, and rideshare. In recent years, USD has built four major parking structures with a total capacity that exceeds 2,000 spaces, and the campus is more pedestrian-friendly than ever before, with the closure of Marian Way at the Colachis Plaza, accessible ramps, stairs and pathway improvements throughout campus, and improvements to bicycle facilities on campus.

The Morena/Linda Vista Trolley Station now connects USD to Downtown San Diego and San Diego State University through the green line, and the planned mid-coast trolley extension will connect USD to the UTC/ UCSD area in the lifespan of this plan. This positions USD at the center of an expanded transit network which includes at a minimum one bus line with multiple stops on Linda Vista Road.

Since 1996, USD has enhanced the edges of campus bordering the community and Tecolote Canyon, with improvements to the Main and West Campus entrances as well as landscape restoration along canyon edges and slopes. This includes investments in lighting around athletic facilities to prevent glare and exposure to neighboring uses. Several landmark buildings, such as the Shiley Center for Science and Technology and the Joan B. Kroc Institute for Peace and Justice, contribute positively to the character of the Linda Vista Community and to the city's skyline.

Finally, USD has and continues to expand its many partnerships with the community and its community service programs on and off-campus. For more detail on what USD is doing to help the surrounding community, see Section 3 of this plan.

## 2.2 **Project Description**

In 1996, USD received approval of its existing Master Plan to guide the phased buildout of the campus through the year 2030. The City issued Conditional Use Permit (CUP)/ Resource Protection Ordinance (RPO) Permit No. 92-0568 to allow the campus to construct 23 conceptual projects and expand student population to 7,000 FTE. Two future study areas were also identified in the Master Plan. The sequence of the projects was not determined at that time in order to provide flexibility with regard to economics and academic needs. The 1996 Master Plan EIR was prepared to assess the short- and long-term, as well as cumulative, impacts of implementing the Master Plan and was certified in conjunction with the CUP approvals.

This Master Plan is a document that records the vision and goals of the physical campus. This vision for the campus is updated to reflect the changes in demographics and the economy that affect higher education. Most importantly, the Master Plan is required by the City as the basis for the university's CUP and to ensure the University's fulfillment of current regulations. Over the last several years, USD campus officials have been conducting vision planning and space planning exercises to address the future needs of the university. An update to the existing Master Plan is now proposed.

The proposed USD Master Plan Update provides a comprehensive revision of the 1996 Master Plan and Design Guidelines, as well as the campus' building space and infrastructure needs associated with increasing enrollment from 7,000 full-time equivalent (FTE) students to 10,000 FTE over the next 20+ years. The USD Master Plan Update project would allow for the development of academic core/student service/ support uses and athletics and recreation uses, and additional student housing. Parking supply expansions would also occur under the proposed Master Plan Update.

Among the projects outlined in the Master Plan Update are 14 proposed construction sites, as well as 16 approved projects identified in the 1996 Master Plan EIR that have previous City review/approvals but remain unbuilt (See Figures 4 and 5). The 14 proposed project sites would allow for the construction of academic/ administrative buildings, student housing, student services uses, athletics/athletic support/administrative buildings, parking, pedestrian circulation and landscape improvements not contemplated in the 1996 Master Plan and related EIR.

projects.

### Key Sections of the Master Plan Update Include:

Section 3: Planning Context - Identification of the surrounding context and existing conditions of the campus.

Section 4: Plan Framework - Definition of the key components that make up the overall vision for the physical layout of the campus.

Section 5: Enrollment and Space Analysis - Projection of future enrollment and space needs for the campus.

Section 6: Projects - Identification of the primary projects needed to support growth in the next 15 to 20 years.

the environment.

Section 8: Design Guidelines - Primary implementation of the campus landscape and architectural character

## 2.3 Authority and Approval Process

USD is in the City of San Diego and governed by the City's planning regulations. Development of the USD campus, its buildings and landscape are currently governed by the 1998 Linda Vista Community Plan (LVCP), 1996 Campus Master Plan and Design Guidelines, 1996 CUP, and 1996 Environmental Impact Report (EIR) with associated technical studies and related permits. The previous 1996 CUP and Resource Protection Ordinance Permit were approved by the City Council and govern development of the USD campus.

The following entitlements are requested as part of the Master Plan Update:

- Amended CUP to allow for the continued institutional use
- Lands (ESL)

Please see Section 6: Projects for additional detail on previously approved and proposed

Section 7: Sustainability - Outline of key ways the university will continue to support

• Site Development Permit (SDP) to allow impacts to Environmentally Sensitive

• MHPA Boundary Line Correction to shift developed land out of the Multiple Species Conservation Program (MSCP) preserve.

• Site Development Permit for deviations proposed to the underlying base zone for the campus (See Section 8.2 for deviations proposed)

#### \* See Section 6 for additional project details.



#### Figure 4 - Previously Approved Project Sites\*

- **Project Site No. 1:** Approved under CUP 92-0568 as an upgrade to existing tennis facilities and new parking
- **Project Site No. 2:** Approved under CUP 92-0568 as a classroom and laboratory building
- **Project Site No. 3:** Approved under CUP 92-0568 as an addition to the existing Copley Library
- **Project Site No. 4**: Approved under CUP 92-0568 as a pedestrian mall
- **Project Site No. 5:** Approved under CUP 92-0568 as an addition to the existing School of Business
- **Project Site No. 6**: Approved under CUP 92-0568 as an addition to Hughes Administration Center
- **Project Site No. 7**: Approved under CUP 92-0568 as an addition to Serra Hall
- **Project Site No. 8**: Approved under CUP 92-0568 a pedestrian mall
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- **Project Site No. 9:** Approved under CUP 489856, SDP 585430, PDP 585432 and amendment to CUP 92-0568 as a Recreation, Wellness and Aquatic Center
- **Project Site No. 10:** Approved under CUP 92-0568 as a Public Safety Building
- **Project Site No. 11:** Approved under CUP 92-0568 as Mission Apartments Renovation
- **Project Site No. 12:** Approved under CUP 92-0568 as Stadium Grandstands and Fieldhouse Facility
- **Project Site No. 13:** Approved under CUP 92-0568 and SCR Project No. 140192 as an Intercollegiate Athletic Center and Office Building
- **Project Site No. 14:** Approved under CUP 92-0568 and SCR Project No. 140192 as a Soccer Field and Parking Structure
- **Project Site No. 15:** Approved under CUP 92-0568 as the East Student Housing
- **Project Site No. 16:** Approved under CUP 489856, SDP 585430, PDP 585432 and amendment to CUP 92-0568 as a Softball, Golf and Club Sports Facility



#### Figure 5 - Proposed Project Sites\*

- **Project Site No. 17:** Former Lower Olin Future Study Area;Trails/ Landscape Enhancements
- **Project Site No. 18:** Parking/Administrative/Support. Two stories below grade Parking Garage
- Project Site No. 19: Plaza/Mall/Bridge
- Project Site No. 20: Academic/Administrative/ Support
- Project Site No. 21: Academic/Administrative/ Student
   Services Building
- Project Site No. 22: Academic/Administrative Building
- Project Site No. 23: Student Housing/Parking Structure
- Project Site No. 24: Student Housing/ Student Services/
  Parking
- Project Site No. 25: Academic/ Administrative / Parking
   Building
- **Project Site No. 26:** Former Engineering Expansion of Loma Hall; Academic/Administrative Building

- Project Site No. 27: Student Housing/ Student Services
- Project Site No. 28: Athletics/Administrative Building
- Project Site No. 29: Facilities/ Athletics Support
- **Project Site No. 30:** Student Housing/Student Services/ Parking/Athletics

#### **Conditional Use Permit**

The previous CUP and Resource Protection Ordinance Permit No. 92-0568 were approved by the City Council on October 29, 1996 and govern development of the USD campus. An amendment to the current CUP is required because the previous permit is outdated and does not reflect academic and student needs. It is a requirement of the City that the university keep the CUP up to date with current conditions and regulations.

The City Municipal Code section 126.0301 defines the purpose of the CUP Procedures as:

The purpose of these procedures is to establish a review process for the development of uses that may be desirable under appropriate circumstances, but are not permitted by right in the applicable zone. The intent of these procedures is to review these uses on a case-by-case basis to determine whether and under what conditions the use maybe approved at a given site. Further, the intent is that each use be developed so as to fully protect the public health, safety, and welfare of the community. To provide this protection, conditions may be applied to address potential adverse effects associated with the proposed use.

The CUP provides that the university may submit project plans to City staff for "Substantial Conformance Review" (SCR) in order to make a determination whether the project meets the CUP requirements.

Since 1996, the following CUP Amendments and SCR Approvals have been granted to the university:

- CUP No. 98-1188 Addition of 2.41-acre parcel consisting of office buildings at the Alcala Park West area of campus
- CUP No. 40-0419 Construction of short-term residential for visiting scholars, speakers and professors on sabbatical
- CUP/SDP No. 41-0092 Lower West Parking Complex
- CUP No. 10325 School of Education and Child Development Center
- SCR Project No. 140192 Renovation of Toreros Baseball Park, Construction of Intercollegiate Athletics Center, Soccer Field, and Parking Structure
- CUP No. 489856, SDP 585430, and PDP 585432 Recreation and Wellness Center and Softball, Golf and Club Sports Facility

#### **Declaration of Restrictions**

When the 1996 Master Plan was approved and in accordance with the prior CUP, the Master Plan identified areas with certain sensitive biological, steep slopes and potentially sensitive cultural resources that are subject to City Council approval before development, see "Resource Preservation/Declaration of Restriction" map, Figure 0.7 (1996 Master Plan). In the Declaration, USD specifically reserves the right to seek City Council approval of amendments to modify the scope of or the permitted uses in these areas.

In 2009 the City approved an Amendment to the CUP with a Mitigated Negative Declaration (MND) for 2 projects and a SCR approval for 3 projects proposed in USD's 2007 Athletics and Recreation Master Plan. A MHPA Preservation area was identified to be conveyed or a conservation easement granted to the City's Multiple Species Conservation Program (MSCP) to protect and preserve the area.

#### **City of San Diego Regulations**

Projects proposed in the Master Plan will be regulated by the City's Land Development Code/Municipal Code including the City's Standard Specifications for Historic Review, Public Works Construction, Drainage Design Manual, Storm Water Standards Manual, Sewer Facility Design and Water Facility Design and FAA Notification.

#### Substantial Conformance Review Criteria

The goal of Substantial Conformance Review (SCR) is to determine if the proposed project is consistent and in conformance with the approved CUP and SDP. This includes a review of the project against the approved exhibits, permit conditions, environmental documentation, applicable land use policies and the public record for the prior permit. Staff will recommend approval of the project if the project falls within the parameters of the prior approval. A Substantial Conformance Review decision for the USD Master Plan projects will be at staff-level (Process 1).

The original CUP provides that the university may submit project plans for a staff determination that the project is in "Substantial Conformance Review" (SCR) with the CUP. Per the current CUP, City staff may make one of three determinations:

- Find the proposed project meets the criteria in the Permit, the EIR certified with the Permit, and the Master Plan and Design Guidelines; administrative approval will be granted.
- Find the project is not in substantial conformance with the Permit.
- Require a Site Specific Permit amendment for a project not in conformance with the Permit.

The following criteria shall be applied to projects reviewed under an SCR:

- 1. Whenever USD submits a proposed project for construction, City staff will evaluate the project for consistency with the CUP, the EIR and the Master Plan and Design Guidelines. As long as the impacts of any proposed project were analyzed in the EIR, no further EIR review is required.
- 2. USD may choose to submit for a SCR or include their project changes as part of a complete construction permit application (building permit, grading permit, public improvement permit, etc.). Staff will review the project change for conformance with the prior permit as part of the process of checking the plans against applicable regulations.
- 3. Projects under this Master Plan that may affect a structure with 45 years of age or older will be reviewed by City of San Diego Historic Review staff for a determination of historic significance in accordance with San Diego Historic Resources Regulations, Municipal Code, Chapter 14, Section 3, Division 2.

### 2.4 Consistency with the Linda Vista Community Plan

The Linda Vista Community Plan (LVCP) is part of the City's 2008 General Plan, the highest in the hierarchy of City planning regulatory documents. Linda Vista's community plan was adopted December 1998. The USD Master Plan Update does not trigger an amendment to the Linda Vista Community Plan. The university does not propose a change in its current use and the LVCP contemplates and allows for future expansion and development on the USD campus, provided certain conditions are met. The majority of the campus is designated as "institution," with small portions designated as "open space." Other properties USD purchased since 1998 are identified with residential or commercial land uses and are not made a part of this Master Plan.

The community plan contains several statements and policies regarding future development on the USD campus that are considered in development of this Master Plan. General LVCP language affecting USD include:

The Master Plan and Design Guidelines direct expansion of the university to follow the existing architectural theme of the campus, maintain sensitive hillsides, minimize traffic flow through the community and provide sufficient parking. This will be accomplished through adherence to clear design guidelines provided for all areas of campus, through conformance with the City's Steep Hillside Design Guidelines, adherence to conditions of a Site Development Permit for development on hillsides, and through the traffic and parking improvements noted in the Traffic Impact Analysis for the Master Plan.

Campus growth will be focused internally within CUP boundaries and in a manner that respects the Linda Vista Community and positively affects the community.

The University of San Diego's Conditional Use Permit and Resource Protection Permit as amended by this Master Plan will guide all future use and development of the campus.

Design Guidelines in Section 8 of this plan require all new buildings and landscapes on campus to respect the 16th century Spanish Renaissance architecture of the campus and that all buildings in the academic core of the mesa follow the central tenets of the 16th Century Spanish Renaissance style. The central spine of campus is enhanced with planned extensions of the pedestrian mall / Colachis Plaza.

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• "Expansion of the university should be carefully planned to follow the existing architectural theme, maintain sensitive hillsides, minimize traffic flow through the community, and provide sufficient parking." LVCP, pg. 7

• "Promote expansion of the University of San Diego in a manner that positively affects the community." LVCP, pg. 8

• "The University of San Diego's Conditional Use Permit and Resource Protection Permit (as may be amended by future City Council action) should be used to guide future use and development of the campus." LVCP, pg. 60

• "New development should continue to maintain the simplified 16th Century Spanish renaissance architectural style. Maintain a strong pedestrian access spine through the central portion of the campus" LVCP, pg. 114

Specific Policies regarding USD's development are on LVCP, pages 66 and 67:

• "The university, Linda Vista Community Planning Committee, and the City should continue to work together to ensure that the growth, development, and operation of the university are compatible with surrounding neighborhoods and the City as a whole."

The university maintains a strong working relationship with the Linda Vista Community Planning Committee and City of San Diego staff. The university contributes to and works closely with the Planning Committee on a number of programs in the community.

• "Impacts to the circulation system and on-street parking supply should be minimized. The use of alternative transit, such as buses and bicycles, should be encouraged by the university."

Impacts to circulation and parking are analyzed in the Traffic Impact Analysis for the Master Plan. The university encourages the use of alternative transit through connection to bus on Linda Vista Road, preferred parking and charging stations for electric vehicles, carpool and clean fuel vehicles and bicycle facilities on campus.

• "Future student enrollment beyond 7,000 full-time equivalent students should be limited by the ability of the transportation system to handle the additional student traffic."

The Traffic Impact Analysis for the Master Plan determines impacts and mitigation measures that demonstrate the ability of the transportation system to handle the additional student traffic.

• "Development on the campus should not encroach into designated open space and should respect and maintain scenic hillsides and sensitive vegetation."

Development proposed by the Master Plan does not encroach into designated open space and respects scenic hillsides and sensitive vegetation on campus. One project requires a Site Development Permit for development on a steep slope on the southern edge of campus next to the Shiley Center for Science and Technology. Findings of the SDP determine that the project will have no adverse impact and is consistent with the character and scale of existing development on campus.

• "The university should provide on-campus parking for students, faculty, and employees. Any future expansion should emphasize structured parking rather than surface lots."

The Master Plan and Traffic Impact Analysis call for parking demands based on FTE to be met exclusively through on campus parking and identify a number of locations. Policies of the Master Plan emphasize the use of structured parking over surface lots and future development envisioned in the plan would eliminate several existing surface parking lots on campus. • "The university should, if feasible, operate a shuttle to provide service between the Napa Street trolley station and the campus."

The university operates a shuttle service through campus and to and from the Old Town Transit Station. The Old Town Station is a preferred stop because it connects with the regional transportation system of the Coaster and serves many students coming to campus from North County. Service to the Morena/Linda Vista Trolley Station may be provided in the future and as determined by the unversity's TDM plan.

# **3** Plan Context

## 3.1 Environment and Context

### Zoning

The campus is located in the Linda Vista Community Plan Area and the primary land uses surrounding the university are residential, commercial and open space uses. The project site is located within the OP-2-1, OR-1-1, RS-1-7, RM-1-1, RM-3-7, CC-4-2, CC-4-5 AND CC-5-4 Zones of the City of San Diego Land Development Code. The campus is also located in the Community Plan Implementation Overlay Zone (CPIOZ) Type A and the Parking Impact Overlay Zone (Campus Impact Area). (See Figure 6)

### **Environmental Assets and Constraints**

USD is located in the south coast ecological sub-region, a warm, inviting climate with a variety of native vegetation and moderate average temperatures. University development is limited by several environmental factors. The siting of new buildings must consider sensitive water and habitat areas. It must also preserve steep slopes and unique views. Development of the campus is focused in areas that are previously developed and non-sensitive habitats, as these provide the greatest opportunities for campus expansion without resulting in direct impacts that require environmental mitigation.

The City of San Diego environmental regulations that apply to the USD campus include designations under the Multi-Habitat Planning Area (MHPA) and the Environmentally Sensitive Lands (ESL) ordinance which protect sensitive biology, floodplains, and steep slopes. The MHPA is the city's planned habitat preserve within the Multiple Species Conservation Program. Land use adjacency guidelines limit development within and adjacent to the MHPA. The City defines environmentally sensitive lands (ESA) to the north and south of campus.

Several of the habitats present on the USD campus represent constraints to campus development and are regarded as sensitive under the City Biology Guidelines, ESL Regulations, and MSCP. They include Diegan coastal sage scrub, baccharis scrub (a type of coastal sage scrub), southern mixed chaparral, non-native grassland, southern willow scrub, and Arundo-dominated riparian (a type of disturbed wetland).

Several species of sensitive plants and animals were observed on campus, including the Coastal California Gnatcatcher (Polioptila Californica), Belding's Orange-throated Whiptail (Cnemidorphorus Hyperythrus Beldingi), Coast Barrel Cactus (Ferocactus Viridescens), and Spineshrub (Adolphia Californica). (see figure 7)

Wetland habitats represent, by far, the greatest constraint within the campus study area given the City's requirements that impacts to wetlands be avoided, the cost and time necessary to obtain trustee agency permits and the cost to provide wetland mitigation. The MHPA also represents a significant constraint to future development of the on-campus.



Figure 6 - Existing Zoning Map

Planning	Context	13
••••••		 ••••••

	Master Plan/CUP Boundary	Se
$\bigcirc$	Existing Deed Restriction Area	··
$\bigcirc$	) MHPA	B
	Proposed Project Boundary	C
Veget	ation	C
	Baccharis Scrub	Ľ
	Diegan Coastal Sage Scrub	N
	Diegan Coastal Sage Scrub - Disturbed	0
	Maritime Succulent Scrub	
	Maritime Succulent Scrub - disturbed	
	Southern Willow Scrub	1
	Southern Willow Scrub - Disturbed	1
	Southern Mixed Chaparral	1
	Arundo Dominated Riparian	
	Eucalyptus Woodland	
	Non-native Grassland	
	Non-native Vegetation	
	Disturbed Land	
	Developed	

#### Sensitive Resources

Streambed/Potential Jurisdictional Non-wetland Habitat
BTJRSan Diego Black-tailed Jackrabbit (Lepus californicus bennettii)
CACNCoastal California Gnatcatcher (Polioptila californica californica)
COTIACooper's Hawk (Accipiter cooperii)
LOSH Loggerhead Shrike (Lanius ludovicianus)
NOWONuttall's Woodpecker (Picoides nuttallii)
OTWIEBelding's Orange-throated Whiptail (Aspidoscelis hyperythra beldin
• • • • • • • • • • • • • • • • • • • •

- California Adolphia (Adolphia californica)
- AP San Diego Sagewort (Artemisia palmeri)
- **D** Western Dichondra (*Dichondra occidentalis*)
- Image: Two set of the set of th
- Le California Box-thorn (Lycium californicum)

Ashy Spike-moss (Selaginella cinerascens) was observed throughout the sage scrub and succulent scrub communities (1993/1994).

Fy 20 CAGN

Marian Way

NAP

Yellow Locations = 2014/2015 Surveys Grey Locations = 1998/1994 Surveys

Figure 7 - Environmental Resources Map

![](_page_13_Picture_12.jpeg)

![](_page_13_Picture_13.jpeg)

28

Tecolote Canyon

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lista Roac

#### Topography

USD is sited on a mesa, with steep slopes leading to the Tecolote Canyon Natural Park, north of the campus. The highest elevation point, located at the east side of campus, is 272-feet. The lowest elevation point at Alcalá Park West is 40-feet. Gradations in color in the topography diagram (next page) represent 50-foot differences in elevation. (Figure 8)

The geology of the campus consists of predominantly Linda Vista and Scripps Formation with some areas of significant fill. A seismic Fault runs through the westernmost edge of the campus. (see figure below)

The complex topography on campus poses significant environmental constraints. Steep hillsides exist along the north portion of campus, adjacent to Tecolote Canyon, and are predominant in the western area of campus. Slope instability limits potential development and overlaps with other designated environmentally sensitive areas. All development occurring in steep hillsides must comply with the Environmentally Sensitive Lands (ESL) Regulations in the San Diego Municipal Code. It is further intended the ESL Development Regulations apply to sensitive biological resources.

### 3.2 Existing Conditions of the Campus

#### **Academic Programs**

Chartered in 1949, the University of San Diego has grown from a small regional private institution to a thriving internationally renowned doctoral research university. Today, USD offers 42 different bachelor's degrees, 25 different master's degrees, the JD and five LLM degrees, several dual degree programs, and three doctoral degrees (two in nursing and one in leadership studies). In addition, the university offers several certificate and credential programs, professional and continuing education programs, English language programs and international study abroad programs. USD is home to over 30 academic centers and institutes and several research programs. Governed by a board of trustees, the university's values-based education is delivered through seven schools and colleges and eight academic divisions including:

- College of Arts and Sciences
- School of Business Administration
- Shiley-Marcos School of Engineering
- Hahn School of Nursing and Health Science
- Joan B. Kroc School of Peace Studies
- School of Law
- School of Leadership and Education Sciences
- Professional and Continuing Education

From local community projects to international immersion trips in locations like Mexico, South Africa and Jamaica, USD has a long history of public service. In 2011, the university was named an Ashoka U Changemaker Campus in recognition of and in support of the university's ongoing efforts to promote entrepreneurship, collaboration, and innovation for positive social change. Consistently ranked in the top three universities nationwide for study abroad participation, USD is a leader in its international instruction, research and service activities. USD offers opportunities for its undergraduate and graduate students to study in more than 30 countries around the globe.

![](_page_14_Picture_16.jpeg)

Figure 8 - Topography

#### **Community Service Learning**

Service-learning reflects the mission of USD, which embraces the Catholic moral and social tradition by its commitment to serve with compassion, to foster peace and to work for justice, and prepare leaders dedicated to ethical conduct and compassionate service. The Mulvaney Center for Community, Awareness and Social Action engages USD students, faculty, staff, and alumni to learn in partnership with the community, and make life-long commitments to promote social change and justice. During the 2013-2014 academic year, USD students performed a combined (course-based and co-curricular) total of 463,795 hours of service to the San Diego community. In addition, USD provides its college students as tutors and mentors to local children in several Linda Vista area schools.

#### **Community Partnerships**

Over the years, USD has built programs and partnerships with organizations, institutes and non-profits that serve the San Diego community and enrich the student experience. For example, USD enjoys an affiliation with the Bayside Community Center, which welcomes USD students to participate in and help deliver its 14 programs and services. Another example is the USD Legal Clinics, which provide training to upper-level law students while offering free legal services to lower income individuals in the community. The USD Center for Peace and Commerce (CPC) is a collaborative effort between the School of Business Administration and the Joan B. Kroc School of Peace Studies to create new enterprise paradigms and solutions which foster peace-building and poverty alleviation, through courses, scholarship, enterprise development, active community engagement with multiple stakeholders, and the promotion of good governance.

The USD Parents Association teamed up with the Rebuilding Together organization for local service projects within the local San Diego community, and the Youth to College program informs and encourages local youth about their post-high school opportunities, specifically their college options. Another successful program is the TRiO/Upward Bound program, which helps first generation, low-income students from Kearny High School complete courses and prepare for college through tutoring, intensive advising, counseling, field trips, SAT preparation, and a five-week summer residential program at USD.

In addition to leading many programs and partnerships in the community, USD frequently collaborates with the Linda Vista Town Council (LVTC) on issues of mutual interest and projects to benefit the community at large. The LVTC is dedicated to protecting and enhancing the quality of life in Linda Vista and to promoting the civic, commercial, educational, and cultural interests of our community. Its objectives are to provide a forum to discuss community issues, to act upon those issues, and to promote and inform our government leaders about residents' concerns and needs. Efforts between the LVTC and USD include development of dilapidated commercial properties, a street banner program, graffiti removal, a community garden, candidate forums, economic redevelopment projects, and community entry monuments.

As a key stakeholder in the Linda Vista Community, USD actively participates and works with the Linda Vista Planning Group (LVPG) to address community concerns and utilize campus resources and experienced personnel to assist the community planning process.

Finally, since its inception 30 years ago, USD has been a major sponsor and integral player in the annual Multicultural Fair and Parade, which celebrates the unique diversity of Linda Vista and promotes cultural awareness and understanding within the City of San Diego. Its numerous cultural exhibits include varied ethnic food offerings and delightful artistic performances, as well as a film festival. USD provides volunteers to organize and staff the event, and its student-athletes and campus personnel participate in the parade and provide information booths on free legal services, health screenings and education opportunities.

#### **Campus Environment and Student Experience**

Continued improvements and enhancements to the campus environment and the student experience have been identified as a cornerstone of the university's future development and success. USD's campus environment supports academic excellence, personal development and a collective spirit. The premiere location of the campus and its high visibility in the City defines a distinctive sense of place and a clear campus identity.

In recent years, USD has made a concerted effort to improve campus social life and the student experience through built projects and programs. These include but are not limited to implementing Living/Learning Communities (LLCs) on campus, building the Student Life Pavilion, increasing dining opportunities with a focus on healthy foods and providing more outdoor gathering areas and plazas for informal and social activity. The campus has seen an exponential growth in student organizations and clubs on campus over the past few years, with now over 200 organizations offering students different ways to connect to the university, the surrounding community and San Diego region. A number of additions and improvements also have been made to campus housing, including the Alcalá Vistas, San Buenaventura, and the Missions Café and Fitness Center.

At the same time, the beauty of the campus' physical environment may at times be perceived as too formal, thus inhibiting social interaction and affecting campus life. Topography and distance often make connectivity to and through the campus challenging. Large gathering spaces for student organizations to host major campus events are often hard to come by and students desire more late-night dining and recreation options. In the Fall of 2014, the Associated Students spearheaded a "Get on the Grass" initiative to encourage students to use the lawns, plazas, courtyards and outdoor spaces on campus for social interaction and recreation. There is a sense that by changing the culture and the design of some areas of campus, more students will feel invited to stay on campus and make it their home.

#### **Program Land Uses**

Program land uses on the USD campus are generally defined by zones or clusters. Each zone or cluster may include an array of different uses, however, academic uses are generally concentrated on the west end of campus, with professional programs arranged in a line of buildings that stretches across the south side of Marian Way and the Colachis Plaza and almost to the Main Entrance of campus. The eastern end of campus is predominantly used for residential and athletic purposes, and administrative and support uses are sprinkled throughout. The Student Life Pavilion (SLP) is a hub for student affairs, dining and student organizations. Although the campus follows a clear land use structure (with most buildings containing a single dedicated use), USD is also one of few campuses of its kind that has preserved a few mixed-use buildings. Most notably, Camino Hall, Founders Hall and Maher Hall currently contain academic and/or administrative uses on the ground level and residential on upper floors. (See Program Land Use Framework Plan)

#### Housing and Dining

USD offers a range of housing and dining opportunities for undergraduate, graduate, transfer, exchange and English Language Academy students. The university today owns eleven residential building complexes offering up to 743 total useable units and 2,549 to 2,674 total useable beds (see map). In addition, USD owns several condominiums at the Casa del Pueblo Condominiums across the West entrance of campus, which are used as housing for faculty. (See Housing and Dining Framework Plan)

With the Fall 2014 incoming class, USD implemented a first and second year student housing and meal plan requirement. The second year requirement will commence in the Fall of 2015. The residential student mix may vary from time to time over future years. However, first year students currently are clustered in a first year Living Learning Community centered around Camino Hall, Founders Hall, Maher Hall and Missions A and B. Second year students currently benefit from the Second-Year Experience Program (SYE) at the Alcalá Vista apartments, Manchester Village Apartments, San Antonio de Padua and San Buenaventura apartments. Upper-class and transfer students currently have a choice of Manchester Village, San Antonio de Padua and University Terraces Apartments. Graduate students often live in the Presidio Terraces Apartments. USD offers a range of housing formats, from apartments to suites and multiple-bed residence halls.

The university owns and operates eight award winning dining eateries spread throughout campus. Aromas and Missions Café are integrated within residence hall areas, while others are within academic and student service buildings. Pavilion Dining (Student Life Pavilion) is the largest dining facility and offers all meal periods seven days a week. The quality, range and choice of food options on campus is excellent – from full-service bistro-style dining at La Gran Terraza to casual dining at La Paloma Café. The largest dining facilities are at capacity during peak dining hours (Pavilion Dining and La Paloma) and students have recently expressed a desire for late-night dining options.

#### **Recreation, Intramurals, Club Sports and Intercollegiate Athletics**

Intercollegiate athletics plays an important role at USD. The university has 17 NCAA Division I teams: eight men's and nine women's sports teams. With seven fields and courts, a 6,000 seat stadium, 5100 seat arena, and a newly constructed baseball ballpark, Fowler Park among other facilities, USD offers a range of sports in a compact and limited campus site area. Recreation and Intramural sports often compete for space, with over 400 students participating in club sports and about two-thirds of students participating in intramural sports. Demand for recreation space is high. The weekly average recreation usage exceeds 4,000 students. The Sports Center is heavily used, but outdated and crowded. Perhaps as a result, about 60% of USD students have an off-campus health club membership. Recreation is a top space need for students and also an opportunity to incorporate wellness and health on campus.

The following recreation and athletics developments have occurred since the 1996 Campus Master Plan:

- Expansion of seating at Torero Stadium
- Construction of Jenny Craig Pavilion
- Justice building site
  - Construction of Fowler Park

- Replacement of the Sports Center with a new NCAA regulation soccer field and underground parking structure
- New or renovated Torero baseball ball park (completed in 2013)
- New golf and softball athletic complex
- 100 yard golf practice hole

### Mobility, Connectivity and Parking

Much of the campus is devoted to automobile infrastructure (roads and surface and structured parking). Automobiles access the campus via two controlled entrances on Linda Vista Road, and two secondary entrances. There are two parking structures, off the west and main entrances, as well as a number of surface and underground parking lots dispersed around the campus (a total of 5,384 parking spaces are provided on campus as of Fall 2014). Marian Way is closed to automobiles between Alcalá Park West and Colachis Plaza, with a ring road around the academic core providing primary vehicular access across campus. There is little existing bicycle infrastructure in the way of bike lanes and bike storage.

Pedestrian circulation on the mesa is mostly along Marian Way. Building entrances align with one another along this route, creating definitive axes and direct routes; however, this pattern is lost in newer development. Sidewalks along Marian Way are narrow and pedestrian congestion can be high between classes because there are no alternative routes. Routes to the residential and recreation district east of the mesa are indirect and can require traversing slopes, parking lots and stairways.

- Installation of artificial turf at Manchester Field
- Loss of intramural recreation field at the Joan B. Kroc Institute for Peace and
- In 2007, USD prepared and obtained city approval for a Revised Master Plan for Intramural, Recreation, Club Sports and Intercollegiate Athletics that amends elements of the 1996 Campus Master Plan and CUP and recommends the following:
  - New Wellness and Recreation Center located between the Missions and SLP
  - New Intercollegiate Athletics building to house offices and shared training facilities located on the parking lot in front of the Alcalá Vista Apartments

The topography and Linda Vista Road complicate pedestrian access to campus, both from the University Terrace Apartments, the West Alcalá Parking Garage and other neighborhood points. There is a stoplight and crosswalk at the west entrance along Linda Vista Road and a stoplight and crosswalk at the main entrance to campus along Linda Vista Road at Pacific Ridge housing.

USD operates a daily tram service that serves students, faculty, staff and visitors. The tram routes and schedules may vary throughout the year, and in future years, to meet the needs of the campus. Currently, three on-campus routes are designed to run approximately every 10 minutes: Torero Express on the East side of Campus serving the Alcalá Vistas housing and Athletics/Recreation; Mission Loop serving the East Campus going through the Valley residence halls and Athletics/Recreation; and Barcelona Express serving the West Campus.

Today, the tram service is not a perimeter loop road system; instead it is divided into west and east loops that drop off/pick up passengers at either end of the Colachis Plaza. USD trams serve commuters taking the Light Rail Transit (including a new line to UTC), multiple bus routes, and Coaster train service to North County with tram service to the Old Town Transit Center. The university also offers Zip cars on campus, available to be rented by the hour, and electric vehicle charging stations throughout different parking areas on campus.

#### Open Space

Since its inception, the USD campus was designed with its landscape and open space as a prominent defining feature. The "out of doors" is what gives the campus its image with a range of natural and built open spaces characterized by the steep slopes and canyons on the campus edges and the plazas, courtyards and pedestrian walkways that connect spaces between buildings. The campus open space is defined by the spectacular views made possible by its prominent geographic location. At the same time, the physical layout of buildings on campus with a consistent architectural theme add to the natural beauty with carefully designed plazas, gardens, courtyards, arcades and the Marian Way Mall and Colachis Plaza. The constructed landscape is highly manicured and pristine, resulting in a formality that is appealing but can be inhibiting. In contrast to this, the surrounding landscape is natural and rugged, particularly around the Tecolote Canyon. The City's 2008 General Plan classifies Tecolote Canyon Natural Park as a resource-based park because it contains distinctive natural features and serves the entire city. The park mostly occurs within the Clairemont Mesa Community Plan and comprises 944 acres. Natural features include oak, sycamore, willow and coastal sage scrub along the slopes. The Tecolote Canyon Master Plan defines the guidelines for optimum development and use of Tecolote Canyon Natural Park.

A main defining element of the campus is the campus pedestrian mall, located along Marian Way. The central portion was closed to cars and re-configured as the Colachis Plaza in 2005. USD does not have a central quadrangle or large open green space for gathering or informal recreation. However, many buildings contain interior courtyards, providing a unique continuity of indoor and outdoor spaces and enhancing both built and natural spaces. The result is a hierarchy of open spaces:

- Marian Way
- Informal lawns
- Courtyards
- Gardens (e.g., behind the Joan B. Kroc Institute for Peace and Justice)
- Natural Edges (e.g. Tecolote Canyon)

#### Sustainability

The university's commitment to its motto "Be Blue, Go Green" is evident in the programs and facilities that support sustainability on the USD campus. More than 150 USD students, staff and faculty participated in a global climate change event, "10/10/10" in October 2013, contributing their time, energy, and enthusiasm on such visible local projects as planting an organic garden, beautifying Linda Vista's parks and schools and improving trails in Tecolote Canyon.

USD entered into a Solar Photovoltaic Power Purchase Agreement, supplying nearly 5,000 photovoltaic solar panels on the roof tops of 11 USD buildings (generating 1.23 megawatts of renewable energy and providing up to 15 percent of USD's energy needs). The university is also in a partnership with Siemens Industry, Inc., focused on bringing energy and water conservation projects to the campus that are anticipated to save USD \$1 million annually, reduce energy use by 20 percent and water conservation by 33 percent; a partnership with San Diego Gas and Electric on energy conservation and renewable energy education and outreach; a national award for the Student Life Pavilion's Tu Mercado for incorporating sustainability; and innovative and environmentally friendly features into the design and operation of the SLP, a LEED gold-certified building.

The university opened an E-Waste Collection Center in 2014, available to both the campus community and wider San Diego metropolitan area. In its first few months of operation, the center had already properly disposed of more than 100,000 pounds of computer, telecommunications and miscellaneous electronic hardware and software waste. In addition to electronic waste, mixed-paper, cardboard, plastics, and aluminum are collected for recycling on a routine or daily basis as well as fluorescent lights, antifreeze, cooking oil and grease About 90 percent of cut vegetation from around campus is collected for processing into mulch at the city landfill. Old furniture from USD is donated for rehabilitation and reuse for a school in Mexicali. Also, one of the trams was converted to run on clean natural gas.

#### Utilities and Infrastructure

USD operates most heating and cooling for the campus from a central loop, tying back to a Central Plant that is located at the Facilities Management Complex. Water is provided from a city main line that runs underneath Marian Way and the Colachis

![](_page_16_Picture_19.jpeg)

![](_page_16_Picture_20.jpeg)

Plaza and ties back to Linda Vista Road. Sewer is primarily diverted to a sewer main line in the Tecolote Canyon and another under Linda Vista Road. Storm drain outfalls are generally located along canyon slopes. The campus has ongoing maintenance and infrastructure upgrade needs. Utility lines are cramped for space. As the campus grows, the university may explore decentralizing utilities to serve individual buildings more efficiently.

#### Alcalá Village

Over the years, the university has acquired property at the foot of the mesa, at the area informally referred to by USD as Alcalá Village. With approximately nine acres, the area currently houses academic programs and administrative offices. The E-Waste Recycling Center also is located at Alcalá Village among other warehouse buildings. Although this area is not a part of this Master Plan Update and CUP, the university recognizes that it provides an opportunity to develop an authentic, creative place that anchors the university to the immediate community and the City and contributes positively to the mission and experience of the campus.

## 3.3 Historical Background

The University of San Diego was founded by Bishop Charles F. Buddy, Diocese of San Diego, and chartered in 1949. The university had temporary quarters for thirty-nine students in the College for Men and sixty students in the School of Law. Mother Rosalie Hill, Society of the Sacred Heart, founded the San Diego College for Women in 1952, opening with fifty students. The two institutions merged into the University of San Diego in 1972.

The Diocese of San Diego built The Immaculata Church and Hughes Administration Center; the latter was eventually purchased by the university. The presence of The Immaculata and sculptural and other iconic elements throughout the campus reflect the university's Catholic identity.

The campus site was named Alcalá Park to honor San Diego de Alcalá, a Franciscan lay brother canonized in 1588. The University of Alcalá de Henares was the model for USD's founders, both in architectural style and humanistic philosophy. The main campus has continued to be built in the 16th century Spanish Renaissance architectural style of the Universidad de Alcalá. The consistency of the campus architecture and landscape bestows a remarkable unity to the campus and expresses Mother Hill's vision of beauty, truth and goodness in the physical landscape. The abundance of courtyards and open buildings respond to San Diego's temperate climate.

In December 1949 the first ground was broken for what would become the University of San Diego, located on pueblo land. Catholic Bishop Charles F. Buddy of the Diocese of San Diego and the Mother Superior Vicar Rosalie Hill of the San Francisco College for Women selected the site for two colleges: the College for Men and College for Women. The latter opened with the first class in 1952. In 1967, a process to combine the two schools began and by 1970-1971 the merger had taken place and the University of San Diego has continued as a secular institution based on the Catholic traditions. At that time the University became an independent University-no longer a Diocesan institution-still based on Catholic heritage and

#### Table 1 - Building 45 Years of Age and Older

#### Buildings 45 Years of Age and Older

	Dullalings +5 Teals of Age and Older						
	Building's Name	APN	Architect	Original Contractor	Completed	Past Exterior Modifications	Anticipated Exterior Modifications
A	Camino Hall	436-280-10	Frank L. Hope	Griffith	1951	No known modifications	Proposed projects do not impact existing building
В	Central Utility Plant	436-280-10	Frank L. Hope	Griffith	1951	No known modifications	Proposed projects do not impact existing building
c	Facilities Management Services	436-280-10	Roger Leonard	Renna	1951	No known modifications	Proposed project may replace existing building
D	Founders Hall	436-280-10	Frank L. Hope	Griffith	1951	No known modifications	Proposed project may require a connection to existing building
E	Hughes Center	436-280-13	C.J. Paderewki- Leonard/Schoell & Paul	Sinner Brother- USSD as General Contractor	1952	No known modifications	Previously approved project may require a connection to existing building
F	Maher Hall	436-280-13	Edgar V. Ulrich	Ninteman	1954	No known modifications	Proposed project may require a connection to existing building
G	Pardee Legal Research Center	436-280-13	Edgar V. Ulrich / Simpson Gerber & Schulnik	Ninteman	1953	No known modifications	Proposed projects do not impact existing building
н	Presidio Terrace Apartments	436-390-19	Robert J. Graham		1969	No known modifications	Proposed project may replace existing building
I	Print Shop / Purchasing	436-280-13	Edgar V. Ulrich	Ninteman	1960	No known modifications	Proposed projects do not impact existing building
ſ	Sacred Heart Hall	436-280-10	Frank L. Hope	Griffith	1951	No known modifications	Proposed projects do not impact existing building
К	San Antonio de Padua	437-640-33	Arevalo & Deardorff	King Capital Corp.	1965	No known modifications	Previously approved project may replace existing building
L	Serra Hall	436-280-13	Edgar V. Ulrich	Ninteman	1956	1-story addition to rear of building	Previously approved project may require a connection to existing building
М	Sports Center	437-010-22	James G. Armstrong	Ninteman	1964	No known modifications	Previously approved project may replace existing building
N	Torero Stadium Field House	437-010-06	James G. Armstrong	Ninteman	1963	No known modifications	Previously approved project does not impact existing building
0	Warren Hall	436-280-13	Edgar V. Ulrich	Ninteman	1953	No known modifications	Proposed project may require a connection to existing building

#### Buildings 45 Years of Age and older in the 20-year Horizon of this Master Plan (2017 to 2037)

Ρ	Alcala Park West Complex	436-340-02	Joseph M. Pisciotta	Unknown	1982	No known modifications	Master Plan projects do not impact existing buildings
Q	Alcala Vista Apartments	437-010-19	Schoell & Paul	Menefee/ Larson	1987	Addition of Borrego Hall in 1998	Master Plan projects do not impact existing buildings
R	Casa de Alcala - President's Home	436-280-10	Frank L. Hope Jr.	Ninteman	1972	No known modifications	Master Plan projects do not impact existing buildings
S	Copley Library	436-280-10	Mosher, Drew, Watson & Ferguson	Dunphy	1984	No known modifications	Master Plan projects may require a connection to existing building
т	Guadalupe Hall	436-280-13	Engineering Alliance	Dunphy	1982	No known modifications	Master Plan projects do not impact existing buildings
U	Hahn School of Nursing (excluding recent addition)	436-280-10	Tucker/ Sadler & Associates	C.E. Wylie	1978	Addition in 2014	Master Plan projects do not impact existing buildings
v	Loma Hall	436-280-13	Schoell & Paul	Menefee/ Larson	1992	No known modifications	Master Plan projects may require a connection to existing building
w	Manchester Child Development Center	437-010-21; 437- 010-22	Brown Leary	Unknown	1989	No known modifications	Master Plan project may replace existing building
х	Manchester Conference Center	436-280-10	Tucker/ Sadler & Associates	M.H. Golden	1984	No known modifications	Master Plan projects do not impact existing buildings
Y	Missions A and B Complex	437-640-27; 437- 640-28	Schoell & Paul	M.H. Golden	1979/ 1981	No known modifications	Master Plan project may replace existing building
z	Olin Hall	436-280-10	Tucker/ Sadler & Associates	M.H. Golden	1984	No known modifications	Master Plan projects may require a connection to existing building
AA	University Center	436-280-09	Mosher, Drew, Watson & Ferguson	Trepte	1986	Addition of Torero Store in 2015	Master Plan projects do not impact existing buildings

![](_page_18_Picture_0.jpeg)

Figure 9 - Buildings on Campus with 45 years of Age and Older

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$\bigcirc$	Building's Designation
#	Prominent Landscape
	Existing Building to Remain
	Existing Building to be Demolished
	Building with 45 years of Age and Older
	Building with 45 years of Age in 20-year Horizon of Master Plan
	C.U.P. Boundary
$\bigcirc$	0′ 200′ 500′

tradition. Since 1952, the University has added new structures, roads, and made improvements within the 180 acres. The school continues to carry on the traditions of a four year undergraduate liberal arts college, with a wide selection of graduate programs. In 1978 the Muriel Marsh Hahn Pavilion opened as the University's School of Nursing, now offering master's and doctoral programs.

During his tenure, Vice President for Financial Affairs Mr. Jack Boyce helped to negotiate landfill contracts to increase the University's usable acreage and make it possible to construct athletic and recreational fields on the open land. During his first 14 years, all the University's original buildings were renovated and new structures including a co-generation plant were built.

A period of major construction began during the 1980s with the dedication of the Douglas F. Manchester Executive Conference Center. This building was dedicated on February 26, 1984.

The two-story addition to the Helen K. and James S. Copley Library was dedicated on April 8, 1984. The 46,000 square foot Olin Hall, housing the School of Business Administration, was dedicated on October 19, 1984. Other new buildings were designed to enhance campus life.

The Mission apartments, dorms, and Mission Crossroads buildings totaled 146,000 square feet. Constructed in 1979 and 1981, they accommodate 250 and 350 students respectively. In 1987 a 156-unit apartment complex named Alcala Vista was built near the Sports Center to house an additional 400 graduate and undergraduate students.

The bookstore/mail center complex opened in 1980 and began service to students, faculty and staff. The Torero Store has since been relocated to a new addition to the University Center that opened in 2015. Guadalupe Hall, an adjacent office building was erected in 1982. Perhaps the most spectacular-a 75,000 square foot Ernest Hahn University Center opened its doors in January 1987, followed by a dedication ceremony in March 1987. The facility included student lounges, study areas, a marketplace, and faculty and student dining, meeting and activity spaces.

Between 1988 and 1990, several major improvements were made on campus. An addition to the Law Library was completed in late 1988 which doubled the library's space and housed offices of the Center for Public Interest Law and legal research institutes. In 1989 formerly private houses and apartments in the Silver Terrace addition alongside the south side of the University property and on Linda Vista Road were acquired by the University.

The site work for a 5,000 square foot Manchester Family Child Development Center began in the Spring of 1988 and was completed in 1989. An addition above the bookstore/mail center was completed in 1990, with two stories added for classrooms and faculty offices. Called Loma Hall it houses some of the Social Science disciplines of study. In 1993, a residence in the Silver Terrace addition, alongside Linda Vista Road, on the south rim of the University of San Diego Property was acquired completing acquisition of the property along Linda Vista road.

Since the writing of the 1996 Master Plan, the following major structures have been constructed on campus:

- Mission Parking Structure (1997) parking garage
- Jenny Craig Pavilion (2000) basketball arena
- Kroc Institute for Peace and Justice (2001) academic building
- West Parking Structure (2002) parking garage
- Shiley Center for Science & Technology (2003) academic building
- Manchester Village Apartments (2003) student housing
- Degheri Alumni Center (2004) Alumni Center
- Bosley Mission Café and Fitness Center (2007) Fitness center and café
- San Buenaventura (2007) student housing
- Mother Rosalie Hill Hall (2009) academic building
- Student Life Pavilion (2010) student services and dining
- Fowler Park (2013) baseball stadium redevelopment
- Beyster Institute for Nursing Research (2015) academic building

The Immaculata Parish Church and The Diocesan Seminary Buildings are not a part of the Master Plan and C.U.P. Both properties are owned by the Catholic Diocese of San Diego and, therefore, are exempt from National Register nomination.

#### **Anticipated Building Modifications**

The 1996 Master Plan and CUP approved additions and renovations to the Hughes Center, Serra Hall and San Antonio de Padua (all which remain unbuilt).

The Master Plan is designed to guide long-term development for the next 15 to 20 years; thus, details of specific projects under the Master Plan Update have not yet been developed in many cases. Buildings constructed as late as the early 1990s may reach the 45-year threshold under the life of this Master Plan. As such, Historic evaluation will be undertaken on a project-specific basis as individual projects are proposed under the Master Plan Update and CUP. Projects under this Master Plan that may affect a structure with 45 years of age or older will be reviewed by City of San Diego Historic Review staff for a determination of historic significance in accordance with San Diego Historic Resources Regulations, Municipal Code, Chapter 14, Section 3, Division 2. This review will take place at the time that the project comes forth for a Substantial Conformance Review and/or building permit approval.

#### **Prominent Landscapes**

Since its inception, the USD campus has maintained and built campus open spaces to fulfill Mother Hill's vision of beauty, truth and goodness in the physical landscape of the campus. The following are prominent landscape on the USD campus:

1. Garden of the Sea

One of the most spectacular locations on campus, the Garden of the Sea is located behind the Joan B. Kroc Institute for Peace and Justice. It features a reflecting pool, sculptures and beautifully landscaped gardens overlooking Mission Bay and the Pacific Ocean.

Designer: Carrier Johnson Date of Construction: 1998

- 2. Garden of the Sky
- 3. Camino-Founders Patio

Camino/Founders Patio is located between Camino Hall and Founders Hall. It is a large, picturesque courtyard framed by a rose garden and Spanish Renaissance architecture.

- Designer: Frank Hope
- 4. Colachis Plaza
- campus.

Designer: Roger Leonard Date of Construction: 1995

- 5. Plaza Mayor

- 6. Eagan Plaza

Designer: Mosher Drew Date of Construction: 2000

See previous page, Table 1 and Figure 9 for buildings with 45 years of age and older and for a description of potential impacts. See Appendix 'A' of the Master Plan for a photo inventory of buildings 45 years of age and older.

The Garden of the Sky is located outside the main entrance of the Joan B. Kroc Institute for Peace and Justice building and features a beautiful plaza surrounded by gardens. Just to the north of the building is the 9/11 Memorial. The 3,000 glass plagues surround a fountain in the center, and etched in the plagues are the names and home towns of those who died on September 11, 2001.

Designer: Carrier Johnson Date of Construction: 1998

Date of Construction: 1951

Colachis Plaza is located in the center of campus, directly between the Immaculata Church and Hughes Administration building. The plaza was built in 1995, creating the first part of a planned pedestrian mall through the heart of

Plaza Mayor is located on the east side of the Student Life Pavilion. It includes a terraced seating area with views to the Main Entrance.

Designer: Kevin Hom Date of Construction: 1998

Monsignor I. Brent Eagen Memorial Plaza is located outside the Jenny Craig Pavilion, providing an outdoor venue for a variety of events. Eagen Plaza is a popular gathering area on game days in Torero Stadium, creating a link to the Jenny Craig Pavilion, where guests can utilize restrooms and concession stands.

# 4 Plan Framework

Framework plans are a set of plans that, when combined, help define the overall vision of the physical layout of the campus as it develops in the future. Each plan highlights one element of that vision. While a vision can be composed of many parts and concepts, framework plans are concerned primarily with the physical layout (e.g., buildings, spaces, circulation) and form (e.g., natural features, landmarks, entries) of the campus.

List of Framework Plans:

- Campus Districts
- Program Uses
- Residential Life and Dining
- Mobility, Connectivity and Parking
- Open Space and Recreation

This Section 4 identifies a number of conceptual strategies for future campus planning based on a current analysis. These conceptual strategies should be interpreted to provide maximum flexibility as the specific needs of the university continue to evolve.

![](_page_20_Picture_9.jpeg)

*Figure 10 - Open Space Connections Drive the Physical Layout and Design of the Campus* 

## 4.1 Campus Districts

#### **Campus Districts Overview**

The USD campus is composed of three distinct districts defined generally by topography and program uses *(see figure 10)*. Each district has a recognizable character that is respected and enhanced so that, taken together, the university provides a diversity and richness of experiences across multiple areas of campus. At the same time, the districts are connected and mutually dependent, each complementing the other and making the campus whole.

- **Campus Core/Academic District** the campus academic core is situated on the mesa, overlooking Alcalá Village with the majority of academic buildings lining Marian Way and several mixed-use buildings that share academic, housing and student life programs.
- *East Campus/Residential and Recreation District* the east campus consists almost entirely of recreational, housing and student life uses.
- *Alcalá Village District* located off Morena Boulevard and Linda Vista Road, the area contains offices, classrooms, parking and campus support.

#### **Campus Districts Strategies**

- Connect the three districts of campus, softening physical and perceived barriers between them and making them more accessible.
- Provide building and landscape enhancements at the transitions between the three districts.
- Reserve the Campus Core/Academic District primarily for academic uses and buildings and preserve the formal, Spanish Renaissance architectural style in the heart of the campus.
- Recognize the East Campus/Residential and Recreational District as the heart of student life on campus with less formal, Spanish Mission architectural style, state-of-the-art athletic facilities and a strong residential village core with a direct connection to open space and the Tecolote Canyon.
- Plan for the future development of the Alcalá Village District as an anchor to the community, a space for collaboration and interface with Linda Vista and the larger San Diego community, and a vibrant area aligned with the institutional mission of the University.
- Integrate elements of academic, student and community life in each district so that together they promote a healthy mind, body and spirit and activate areas throughout campus.

- Allow clusters of activity or "sub-districts" to form throughout campus by virtue of a concentration of programs, support services or uses (such as the Law School, Business School or Student Life Pavilion), so that the campus becomes a constellation of special places and activity hubs.
- Consider every area of campus as an integral part of the whole campus experience and consider mixed uses in each district to implement this strategy.

![](_page_22_Figure_0.jpeg)

## LEGEND

![](_page_22_Picture_3.jpeg)

----- Proposed C.U.P. Boundary

![](_page_22_Picture_5.jpeg)

\* Mixed uses may be allowed in each district

## 4.2 Program Uses

#### Program Uses Overview

Academic programs, student services, athletics and other uses on campus are generally focused in clusters *(see figure 11)*. Although a mix of uses may occur in each cluster, each area offers an emphasis on certain types of uses. This clustering facilitates interaction among program uses with synergistic goals and affinities and results in a campus that is clearly structured and organized. It may also inhibit collaboration among different programs and contribute to a "silo" effect throughout campus, where each program feels it has ownership of the spaces and facilities around it. As a result, the campus is envisioned to grow from the cluster model to a hybrid model that builds in more flexible, collaborative and shared spaces, while maintaining the benefits and virtues of dedicated space.

#### **Program Uses Strategies**

- Focus growth in academic programs toward the expansion of existing buildings and programs first, and the construction of new buildings and programs second. Build on the synergies and affinities that are natural to existing locations.
- Prioritize infrastructure in a way that supports planned enrollment growth and provides 'revenue-producing projects (e.g., business, faculty offices at Camino Hall, housing, dining, etc.). The revenue earned from such investments may be a funding source for other projects that advance the university's mission (e.g., wellness center, library, learning commons, etc.).
- Link program clusters with shared, collaborative and innovative learning hubs: spaces where interdisciplinary work and cross-interaction and engagement can occur throughout campus.
- Encourage programs that support the student experience on campus to spread from their current concentration on the eastern side of campus to other parts of campus, forming a constellation or network of programs and spaces, anchored by the Student Life Pavilion and Wellness and Recreation Center.
- Encourage a greater intersection between professional, specialized and graduate programs and the College of Arts and Sciences through the physical extension and overlap of new buildings and spaces into each cluster. (see figure 11)
- Locate collaborative, shared and interdisciplinary learning and study spaces (e.g., in a new Learning Commons building) across from the Student Life Pavilion so that academic uses can be a part of the social core, and extend the Colachis Plaza west of The Immaculata so that a more intense social gathering space can activate and enliven the academic core.

- Recognize Marian Way and the Colachis Plaza as a central open space spine that connects the various program clusters and informs the distribution of uses and spaces on campus.
- Build on the traditional concept of the "quad" or "commons" as a convening space for scholarly interaction, social activity and community identity. At least two are identified in the plan at key intersections of the Colachis Plaza. (see figure 12)
- Recognize The Immaculata (owned by the Diocese of San Diego) as a distinct program in its own right; it is not only a building, but also a public space, parking, circulation and a gathering space used by the general public.
- Expand the learning environment to include informal and outdoor spaces between buildings, seeing these as opportunities for scholarly interaction, social activity and a healthy connection to the natural environment.
- Establish "swing space" on campus to accommodate program transitions, temporary relocations and displacements of space on campus.
- Locate student-related administrative functions in central areas that are easily
   accessible to students
- \* Additional program use strategies are provided in Section 5– Space Analysis.

![](_page_24_Picture_0.jpeg)

Plan Framework	2	5	
•••••••••••••••••••••••••••••••••••••••	• • • •	•••	•

\* Each cluster represents an emphasis area that may contain a mix of uses

## 4.3 Residential Life and Dining

#### **Residential Life and Dining Overview**

Residential life and dining are cornerstones of the student experience on campus, and as such, deserve special attention. The plan improves residential life by clustering first and second year students, providing more dining experience on campus and strengthening the sense of a campus-centered university community (*see figure 13*). The university currently requires first and second-year students to live on campus and to have a meal plan. The first and second year experience integrates living learning communities with the amenities and support necessary to meet the needs of first and second year students. Upper division undergraduate, graduate and law housing currently is maintained in the Valley and on the periphery of campus. Upper division undergraduates, graduate and law students also may chose to live off campus in private housing. Dining services are expanded and enhanced to serve the growing demands of students, faculty and staff. The dining experience is regularly re-imagined and reconfigured to meet the changing demands of the campus as it grows and dining preferences change. This allows the dining program to continue to foster a healthy relationship between students and the campus.

#### **Residential Life and Dining Strategies**

- Where possible, cluster first year student housing at Maher Hall, in an expansion to Maher Hall, and in the Valley.
- Where possible, cluster second year student housing in the Valley and at the Alcalá Vistas.
- Create a commons with gathering spaces for first and second year students to socialize and provide a range of services for healthy mind, body, spirit.
- Preserve mixed-use residential at Maher Hall, with improvements and renovation to the building to better suit it for incoming students.
- Convert the second floor of Camino Hall and Founders Hall from residential to faculty offices and classrooms.
- Locate upper division and graduate student housing at the Presidio Terrace Apartments, the University Terrace Apartments, and potentially off-campus.
- Consider the Josephine Street housing site as an opportunity for more efficient housing, a new parking structure, new academic uses or other uses as identified in the space analysis. Build an open space connection from the Josephine Street site to the center of campus and across Marian Way.
- Integrate learning spaces, amenities and gathering spaces into existing and new student housing areas. (see figure 13)
- Redevelop the San Antonio de Padua Apartments (SAP) to yield a higher quality of residential units.

- Consider the renovation, expansion and/or re-construction of existing residential buildings where appropriate and in conformance with this master plan.
- Convert the cul-de-sac on San Dimas Avenue and in front of the Missions Crossroads to a pedestrian use space and communal area/ hub, with enhanced paving, landscape and gathering space. Create a turn-around or drop-off for trams, cars, service to this area (see figure 13)
- Remodel and build new dining facilities to support and satisfy the needs of the growing campus population.
- The Diocese owns property in the East Campus/Residential District. In the future, consider acquiring the Seminary property from the Diocese for student housing, student support spaces, and services. There is the potential to develop housing around the San Antonio de Padua (SAP), to include a central commons and amenity space for the Missions and San Buenaventura with a potential extension of Eagan Plaza across Torero Way and to Missions Crossroads.
- \* Additional housing strategies are provided in Section 5 Space Analysis.

![](_page_26_Picture_0.jpeg)

## 4.4 Mobility, Connectivity and Parking

#### Mobility, Connectivity and Parking Overview

USD's campus is compact, allowing people to reach most of the mesa within a 5 to 10-minute walk from the center of campus (Colachis Plaza). Courtyards and arcades provide a pleasant pedestrian environment and enhance pedestrian circulation between buildings. USD is envisioned to become a multi-modal campus, with access to regional transportation at the Morena/ Linda Vista Trolley Station, a safe and enjoyable pedestrian environment, and bicycle facilities and parking *(see figure 13)*. Shuttle service will continue to be provided to and across campus and Alcalá Village with frequent and reliable service. Topography and steep slopes are overcome with a network of trails, paths, terraces and stairs, as well as buildings that are designed to bridge elevation changes across campus.

#### Mobility and Connectivity Strategies

- Establish the academic core as a Pedestrian Priority Zone on campus to make the pedestrian experience safer and more pleasant. (see figure 14)
- Make Marian Way and Torero Way (from Copley Library to the Student Life Pavilion) a Pedestrian Zone.
- Shift vehicular and bicycle circulation to the periphery of campus, with expansion and improvement of the right-of-way to accommodate multiple modes of circulation. (see figure 14)
- Manage congestion points and access points with clearly marked crossings, enhanced paving, and building design that acknowledges these areas as significant gateways and activity nodes on campus. (see figure 14)
- Engage the edges of campus with trails, paths, stairs and connecting walkways. (see figure 14)
- Provide bicycle parking on campus with parking hubs at the edge of campus, Vistas, Missions, Manchester Village, SLP and KIPJ. (see figure 14)
- Limit primary vehicular circulation on the mesa to the main access points and entry drives (Alcalá West and Main Entrance) leading to parking structures. Secondary vehicular circulation should be along the perimeter of campus and limited to special use, emergency, and service vehicles and for access to special use parking.
- Enhance three cross-axial pedestrian connections that anchor the campus to its edges and context: (see figure 14)
  - 1. College Connection: From the Shiley Center for Science and Technology to the Facilities Management complex, framed by new buildings for the College of Arts and Sciences and School of Business Administration

- 2. Open Space Connection: From the Josephine Street site to The Immaculata and a canyon overlook, crossing a new Academic Quad at the center of campus
- 3. Student Life Connection: From the University Terrace Apartments to a new Academic and Student Support Space, the Colachis Plaza and the Student Life Pavilion
- Connect the residential village at the Missions with the Student Life Pavilion and Hahn University Center through a new Wellness and Recreation Center that bridges across the topography and links academic, recreation and student life in one building complex.
- Strengthen positive connections between buildings, particularly across the Colachis Plaza, Torero Way and Marian Way. (see figure 14)
- Support positive tram connections to and across campus, including connections to regional transportation, such as the Old Town Transit Station (see figure 14 and figure 16)
- Consider strengthening connections to the Morena/Linda Vista Transit Station through enhancements in the pedestrian environment, potential expanded tram service in the neighborhood, enhanced signage and pedestrian scaled lighting where appropriate.
- \* Additional parking strategies are provided in Section 5 Space Analysis.

![](_page_28_Picture_0.jpeg)

#### Loop Road and Campus Perimeter Strategy

The Loop Road can accommodate two way vehicular traffic, 2 bike lanes, and pedestrian walkway and or trail on both sides. The new loop road realignment where feasible, can also incorporate storm water management potentially utilizing combination of permeable pavement, planted bioswales and filtration devices.

#### Loop Road and Campus Perimeter Recommendations

- Where Loop Road widens and is a minimum width of 60', install 45 degree diagonal parking. Trees shall be installed at intervals between parking spaces. Install permeable pavement in parking stalls. See Loop Road Type A for road section and axonometric view.
- Where Loop Road width is a minimum width of 50', parallel parking may be incorporated on one or both sides of the street. Trees shall be installed at intervals between parking stalls. Stalls may be paved with permeable materials as recommended in design guidelines. See Loop Road Type B for road section and axonometric view.
- Where existing or new road is too narrow, width of 42', no parking shall occur along the roadway. 5' minimum walkway and 2, 6' wide bike lanes shall be incorporated. Loop Road Type C for road section and axonometric view.
- All other roads shall be re-striped to include 'Sharrow' striping and signage indicating bicycle travel lanes.
- ADA parking spaces are incorporated to both diagonal and parallel parking spaces, and are located near corresponding building entries.
- Loop Road incorporates permanent loading/unloading zones, fire and emergency access.

## A VARIES PLANTING SIDEWAL ANGI ED PARKING

![](_page_29_Picture_11.jpeg)

![](_page_29_Picture_13.jpeg)

![](_page_29_Figure_14.jpeg)

#### Vegetated Parking Vignette

• All surface parking areas shall comply with current City of San Diego parking design standards. Trees are provided at intervals at the rate of one shade tree within 30' of each parking space.

![](_page_29_Picture_17.jpeg)

![](_page_29_Picture_18.jpeg)

![](_page_29_Picture_19.jpeg)

![](_page_29_Figure_20.jpeg)

![](_page_30_Figure_0.jpeg)

#### **Planted Islands**

Incorporate planting and storm water infiltration at roads and parking islands. Flush curbs or breaks in curbs allow water to flow naturally, trees to shade pavement.

![](_page_30_Picture_3.jpeg)

#### **Bike Lanes**

Pavers integrate storm water infiltration and color visually separates bike lane from vehicular traffic. Change in material reinforces separation.

![](_page_30_Picture_6.jpeg)

#### Sharrow

"Sharrow" can be used where existing road width is constrained. Stripping road with Sharrow symbol increases vehicular awareness of bicyclists.

![](_page_30_Picture_9.jpeg)

#### **Parking Overview**

Parking requirements may be met using a variety of methods (see figure 15). As new academic and support buildings are developed, some surface lots may be displaced. Many proposed new buildings will incorporate underground parking. Other existing parking lots may be reconfigured to allow for better circulation, safer bicycle paths and areas for storm water infiltration and landscaping. Parking lots will incorporate trees for screening and to provide shade and prevent an increase of heat island effect. New parallel and diagonal parking spaces may be redesigned primarily along the loop roads and in small lots around the perimeter of the housing units.

#### Parking Strategies

- Accommodate additional parking spaces through a combination of strategies to include: the construction of new parking structures, the expansion of the existing West Alcalá Parking Structure, and small lots and structures interspersed throughout the campus periphery.
- Direct a majority of parking to the West Alcalá and Missions Parking Structures and potential new structures at the edges of campus. Connect these structures with frequent and reliable shuttle service to the center of campus.
- Accommodate convenient, disabled and special use parking, with small lots and structures interspersed throughout the campus periphery. Americans with Disabilities Act (ADA) parking spaces shall be incorporated throughout campus, with consideration given to existing building entries and proposed new building sites.

#### **Ride & Car Share**

- Incorporate special parking areas for existing ride & car sharing programs. Car share programs are well-suited for college campuses and incoming students, as they reduce the need for each student to bring their own car. Car sharing allows for flexibility in both destination and hours of use, and is an affordable alternative to public transportation.
- Electric car sharing programs may require a charging station(s) or dedicated parking areas. Residence Hall parking lots or garages should incorporate sufficient charging stations to encourage personal and shared electric or hybrid vehicles.

#### **Electric Vehicle Parking**

• Electric Vehicle or "Clean Air" parking spaces should be incorporated throughout campus. Provide areas for electric vehicle charging with stand alone plug-in stations, solar powered charging stations, or designated charging areas around campus.

#### **Car Sharing**

Utilize Car Share & Ride Share programs to decrease need for personal automobile - increases flexibility.

![](_page_31_Picture_14.jpeg)

#### Electric & Hybrid Vehicles

Incorporate charging stations at new garages and lots.

![](_page_31_Picture_17.jpeg)

#### Permeable Paving

Install permeable pavers or porous concrete at parking stalls, where feasible.

![](_page_31_Picture_20.jpeg)

![](_page_31_Picture_22.jpeg)

![](_page_32_Figure_0.jpeg)

 Proposed C.U.P. Boundary

#### **Tram Overview**

USD operates a shuttle/ tram that runs throughout the entire campus as well as short loops to accommodate heavier traffic from Manchester Village and the West Parking Structure (*see figure 16*). The Tram Service also provides service to and from the Old Town Trolley Station. The university will consider expanding the tram service in the future to meet student demand, including adding new tram stops to accommodate future growth and for added convenience.

#### **Tram Stops & Shelters Strategies**

- Provide enhanced tram signage at all existing and proposed tram stops. New signage can be designed to include other wayfinding assistance, such as QR Codes linking the user to campus information. Signage should be simple and easy to understand and fit within the campus aesthetic.
- Consider new smart phone apps that can provide up to the minute information on the trams' actual location.
- Incorporate custom designed shelters or tram stops to provide seating for all users and ample covered space for wheel chairs and strollers.
- Custom designed tram stop should incorporate sustainable features such as integrated photovoltaics, rain water harvesting, recycled/renewable materials and wifi hubs and outlets.
- Tram stops should incorporate materials and a design aesthetic that matches the campus architectural style. Tram stops shall not dominate the views nor existing campus and surroundings. Designs shall be open, safe and well lit.

#### **Tram Routes & Stops**

Tram stops increased around Loop Road and new buildings. Convenient tram stops reduces necessity of on-campus parking and a frustration free ride.

![](_page_33_Picture_11.jpeg)

#### Technology & Wayfinding

Maps and Apps can assist visitors and incoming students with class locations, campus information and pertinent Tram and transportation information.

![](_page_33_Picture_14.jpeg)

Tram Stop Design

Custom designed tram stops will fit with the campus aesthetic and assist in wayfinding with a unified look.

![](_page_33_Picture_17.jpeg)

![](_page_33_Picture_19.jpeg)

![](_page_34_Picture_0.jpeg)

LEGEND

![](_page_34_Figure_5.jpeg)

\* Tram routes and stops may vary throughout the year, and in future years

#### **Bicycle and Multi-Modal Lane Overview**

USD has the opportunity to enhance bicycle and multi-modal travel and to create a beneficial transportation alternative for the students (*see figure 17*). This can be accomplished by creating three main route types for the campus: loop road, inner-campus slow zones, and a sharrow (shared lane) within the residential area. The campus can be circumnavigated by a two-way bike loop that is designed as part of the proposed road condition. By removing vehicular access to the campus core, bicycle "slow zones" can be created, allowing for cross-campus flow. Pathways created for this can serve a dual purpose as fire-access routes.

#### **Bicycle and Multi-Modal Lane Strategies**

#### Loop Road

- Create safe conditions for bicycle and vehicular traffic on the loop road. This can be accomplished by placing two 6' bike lanes near the shoulders of the road. If space allows, parallel parking can serve as a protective barrier for bicyclists, however, other methods may be used such as small traffic "bumps" as separators. Where space is not available for a bicycle lane, make the loop road a "sharrow," or shared bicycle and vehicular space.
- Place bicycle parking areas near the loop road. This decreases the amount of bike traffic throughout the center of campus, as students are able to park near the main route and walk to class.

#### Slow Zones

• Utilize the required fire-lane routes as a day-to-day bike slow zone. This allows the campus to meet its requirement for fire access but maintain a higher campus aesthetic through a combination of uses and a higher quality of material choice.

#### Sharrow

• By re-striping existing roads, the loop road bike lanes can be connected to the residential areas of campus. While there is not enough space for a formalized bike lane, slowing traffic and including signage and sharrow striping will allow for a complete bicycle network for the campus

#### **Bike-Share**

The option of bike-share is a possible solution to not only allowing more students access to bikes, but it would promote a more active campus lifestyle. Bike-share is a system which is gaining popularity throughout many cities such as New York, Washington DC, San Fransisco, as well as many other California college campuses. Four locations are proposed for this in order to allow students living on campus as well as visitors immediate access to use the system.

#### **Decorative Hardscape**

Integral color concrete or pavers may be used to seamlessly integrate the fire lane into the campus landscape.

![](_page_35_Picture_15.jpeg)

#### **Bike Parking**

Bike racks shall be located in convenient locations throughout campus. Larger 'Bike Corrals' may be dedicated to the residential areas of campus.

![](_page_35_Picture_18.jpeg)

**Bike Share** 

Bike share programs can give flexibility to students who may not own a bike.

![](_page_35_Picture_21.jpeg)

![](_page_36_Picture_0.jpeg)

#### LEGEND

	CITY BIKE LANE
	BIKE LOOP
	WALK BIKE/ CARRY SKATEBOARD
	SHARROW (ROAD AND BIKE SHARE)
<del>67</del> 0	BIKE CORRALS
0	BIKE RACKS
676	BIKE SHARE
$\bigcirc$	

0'

150'

300′

![](_page_36_Picture_5.jpeg)

#### Fire and Emergency Access Overview

Existing fire truck access and emergency vehicle routes on campus have been retained and modified to work with proposed development sites. Where proposed buildings and building sites affect existing routes, the access has been delineated (*see Figure 18 Fire Access*). All fire lanes will include required signage, stamped curbs and/or red striping per code. All proposed hardscape materials for use in Fire Lanes will receive approval from the Fire Marshal.

#### **Fire Lane Strategies**

- Fire & Emergency access should utilize the vehicular Loop Road whenever possible. The Loop Road has full access to almost all buildings on campus.
- Alternative paving surfaces should be utilized in non-traffic applications such as the central campus spine, and residential courtyard areas. A combination of pavers and permeable plantable pavements systems may be utilized to integrate the fire lane in to the landscape, while still meeting all City Fire Department requirements for access, strength and turn-around spaces.
- Permeable planted pavement systems can be planted with traditional turf in some areas, but to reduce water use in other areas, pavers, decomposed granite or lower water ornamental grass varieties will be utilized.
- Fire & Emergency access should meet San Diego Fire-Rescue Department's fire apparatus access roadway requirements as outlined in CFC 503 and California Vehicle Code Section 22500.1 and turnaround areas per City of San Diego Standard Drawing FDDS-101.

#### Integrated Fire Lane

Blend access road with landscaping and hardscape.

![](_page_37_Picture_10.jpeg)

## Permeable Planted Pavement Systems

Fire lanes where feasible shall incorporate different types of lower water use alternatives such as native grasses, decomposed granite or gravel.

![](_page_37_Picture_13.jpeg)

#### Hardscape

Integral color concrete or concrete pavers may be used to seamlessly integrate the fire lane into the campus landscape.

![](_page_37_Picture_16.jpeg)

![](_page_37_Picture_18.jpeg)

![](_page_37_Picture_19.jpeg)

![](_page_38_Picture_0.jpeg)

LEGEND	
	Fire Access Road
mm	Fire Lane
2	Hammerhead
0	100' Diameter Turnaround
	Existing Building
	Previously Approved Building site
	Proposed Building Site
	Proposed C.U.P. Boundary
$\bigcirc$	0' 200' 500'

## 4.5 Open Space and Recreation

#### **Open Space and Recreation Overview**

The Master Plan seeks to preserve and enhance the existing landscape design character and respects the university's architectural heritage within the context of the site and surrounding community. The strategy includes a commitment to site sustainability, activating and refreshing underused exterior open space, facilitating student and staff interaction in the academic core, creating stronger visual axes and pedestrian linkages, physical separation of pedestrian and vehicular traffic, and reinforcing an environment of academic success and a focus on health, wellness and spirituality. (see figure 19)

#### **Open Space and Recreation Strategies**

- 'The Paseo' An expansive pedestrian promenade traversing the mesa. The large, central Paseo connects west and east ends of campus through the academic core and provides a safe, direct and social corridor. Vehicular drop-off will be located at west and east entrances and traffic routed to the perimeter roads, the Paseo will accommodate fire/emergency access vehicles.
- · 'Las Avenidas' Main cross-axial avenues that intersect the Paseo and extend to significant perimeter views or spaces. Strengthen the significance and visual presence of the main north/south avenues. Cross axes will reinforce the architectural site design by celebrating views and activate the center of the Paseo. Use consistent paving materials and accessories and a unifying plant palette with strong vertical accents.
- 'The Quad'- Activity hub and social center. Establish a traditional university "guad" at the heart of the campus at the intersection of Founders, The Immaculata, Hahn School of Nursing and Health Science, and Hughes Administration Center.
- The Vistas Expansive Bay and City views at key lookout points on the campus. Replace vehicular use areas with pedestrian oriented spaces that link views to iconic buildings and future development to existing sight-lines and axes. Consider views of the campus from the surrounding community.
- Enhance the campus periphery, including the arrival experience, with safe and direct pedestrian connections, improved community interface, and preservation of views and existing open spaces. Develop over time a recreation circuit or network of fitness opportunities across campus.
- Activate existing underutilized gardens, patios, plazas, and terraces creating spaces for students and staff to interact, play or relax. Reinvigorate formal landscapes with flexible seating, food and drink, places to plug-in or un-plug, and creative spaces for pop-up events.
- Increase sustainability within the landscape through storm water infiltration and retention, reduction in potable water use, reduction in turf area, drought tolerant landscaping, habitat restoration/preservation, use of materials with recycled content, and alternative/permeable pavement.

- Highlight historic California Spanish and Mission style landscape design: formal landscapes set amongst a rich backdrop of California native plants. Re-imagining the "lawn" as an area to explore rich planting.
- Address the recreation needs of the campus with a new Wellness and Recreation Center located between the Missions Housing and Student Life Pavilion. The new building should be designed to bridge a strong connection between the student housing areas and the Student Life Pavilion and main campus.
- Support Intercollegiate Athletics, Recreation and Club Sports with a new Intercollegiate Athletics building to house offices and shared training facilities, a new NCAA regulation soccer field, a golf and softball athletic complex, and a 100-yard golf practice facility.
- Continue to improve and enhance existing facilities and take advantage of existing open spaces on campus to support athletics, recreation and exercise on campus.

![](_page_39_Figure_16.jpeg)

**Campus Defined by Axial Connections** 

Loop Road Creates Connected System

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**Residual Spaces Defined by Uses** 

\* The terms and names used to note spaces and features of this plan are intended for descriptive purposes only and may not represent the final given project names of those spaces and features of the plan

![](_page_40_Picture_0.jpeg)

Plan	Framework

![](_page_40_Figure_4.jpeg)

\* The terms and names used to note spaces and features of this plan are intended for descriptive purposes only and may not represent the final given project names of those spaces and features of the plan

#### Landscape Master Plan Overview

The landscape master plan is an opportunity for USD to create a unifying campus character and enhance its identity through the selection of plants, creation of types of spaces, and accentuating of visual site lines (*see figure 20*). This master plan is also an opportunity to use low-water use landscapes to address drought conditions and water shortages while maintaining a comfortable campus environment and a high aesthetic.

#### Landscape Master Plan Strategies

#### Campus Character

• Maintain existing campus character by use of plant material and placement. Using allées creates a more consistent campus character and can help in differentiating path types, as well as creating an architectural form in defining space. Shrubs and accent plants have the potential to create breaks in the landscape as well as soften edges of buildings.

#### The Paseo

 Through specific dimensions and attention to planting / building proportions, a campus "Paseo" can unify the campus' axis. This Paseo includes an assembly of programmatic uses that range from active to passive in their nature. More active spaces lend themselves to event plazas and lawns, while the more passive areas provide niches and flowing walkways. North/south axial connections tie into the Paseo, allowing for visual opportunities and the potential for "borrowed landscape" (views of Tecolote Canyon and Mission Bay).

#### Student Life

Another important guiding principle behind the master plan, is the emphasis
on student life. New residential areas and an update of existing residential
courtyards provide the ideal opportunity to program spaces appropriately to
meet the changing needs of student populations. By allowing outdoor space
to become a student life amenity, student health and well-being is significantly
improved. Through the use of recreational spaces, outdoor study niches, social
gathering plazas, hiking trails along the canyon, and event lawns, the student
population can benefit from the unique setting and environment of USD.

#### **Campus Character**

Maintain existing campus character, celebrate a rich history and respect tradition and heritage.

![](_page_41_Picture_12.jpeg)

#### Library Green

Large open lawn space allows for both organized campus events such as graduation ceremonies and daily use for Frisbee and sunbathing.

![](_page_41_Picture_15.jpeg)

#### Student Life

Extending the classroom and the dorm room outdoors. Landscaped spaces can serve many functions.

![](_page_41_Picture_18.jpeg)

#### **RESIDENTIAL VILLAGE**

Re-imagined residential village, including individual neighborhood courtyards, patios and study lounges, sport court and new dining facility with large outdoor sunset terrace

#### **PEDESTRIAN CROSS-AXIS**

Main pedestrian cross-axis through the campus core. Connects The Immaculata with proposed development at existing ./ Presidio Apartment Site. Intersects with proposed quad area. Overlooks at north & south ends enliven the edges.

### PLAZA

Enhanced west entry with a new vehicular drop off, campus entry monument and plaza. Arcades frame north & south ends of the Avenida, setting the stage for the grand Paseo.

**OPEN SPACE** 

Central event lawn and open space with student pavilion and adjacent amphitheater. Landscaped areas will

feature casual seating terraces, food

truck parking, area for large events/ ceremonies and daily student activities.

#### **PLAZA**

Entry Plaza Court and vehicular dropoff area, extend pedestrian plaza at the SLP, unify School of Law and Hahn Center with large event lawn, seating terraces and campus kiosk.

### TRAIL NETWORK

- Encourage health & wellness with trail extensions, access to Tecolote Trail System and connections to
- campus center, Alcalá West and the Morena District.

#### **RESIDENTIAL VILLAGE**

Residential neighborhood extension, new parking structure and soccer field. Housing units connected and unified with new food venue and landscape interventions.

![](_page_43_Picture_1.jpeg)

Figure 21 - Existing Campus Landscape Areas

![](_page_44_Picture_0.jpeg)

![](_page_44_Figure_3.jpeg)

#### LEGEND

	PROPOSED NEW PROJECT
	PREVIOUSLY APPROVED PROJECT
	MODIFIED APPROVED PROJECT
LAND	SCAPE TYPOLOGIES
à	EXISTING LANDSCAPE TO REMAIN
	AVENIDA
	COURTYARD
ha	PASEO
	CAMPUS QUAD (COMMONS)
	SPORTS / RECREATION

TREE TYPES (SEE GUIDELINES)

- LOOP ROAD TREES
- AVENIDA TREES
- NATIVE TREES
- STREET TREES
- ACCENT TREES
- ALLEE TREES
- **EVERGREEN TREES**
- EXISTING TREES
- (#) PROJECT NUMBER

![](_page_44_Picture_16.jpeg)

#### **Tree Canopy Overview**

The campus is filled with a stunning collection of mature specimen trees, of almost every variety imaginable (*see figure 23*). Beautiful Southern Magnolias, Stone Pines, California Sycamores and Palm Trees dominate the skyline. Proposed trees and new landscaping will respect current design and campus aesthetics, but also take into account water restrictions, storm water requirements, adjacent native habitats, and heat island effect. A planting palette will specify some existing species which are thriving on campus and suggest a few new species that are improvements on older, disease prone varieties.

#### **Tree Species Strategies**

- Trees adjacent to the MHPA and Tecolote Canyon area should be California Native Tree species.
- Trees planted in any Brush Management Zones should adhere to the restrictions of that zone and should be planted away from buildings and structures.
- Trees with invasive or large roots should be given ample space to grow without affecting adjacent hardscape or utilities.
- California native trees are preferred to increase habitat value.
- Trees with lower water needs are preferred.
- Trees specified for storm water and bioretention areas, should be adapted to periodic inundation per City of San Diego LID manual.
- Tree installation sizes should be per individual project and meet City of San Diego planting guidelines for size and point calculations.

#### Platanus racemosa

The existing predominant street tree along the entry road at Marian Way and northern perimeter, the continuation of the Sycamore will reinforce the existing streetscape.

![](_page_45_Picture_13.jpeg)

#### Phoenix dactylifera

The Date Palm shall replace the existing Canary Island Date Palm as the predominant vertical accent tree.

![](_page_45_Picture_16.jpeg)

#### Lagerstroemia indica

The Crape Myrtle will be used as a smaller scale accent tree for the main 'Avenidas' through out campus. Year round beauties.

![](_page_45_Picture_19.jpeg)

![](_page_46_Picture_0.jpeg)

#### LEGEND

![](_page_46_Figure_4.jpeg)

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#### Trail and Pedestrian Circuit Overview

An accessible, convenient and functional trail network reinforces USD's commitment to health and wellness for all students, staff and visitors to campus (*see figure 24*). Establishing and increasing pedestrian pathways, trails and connections encourages pedestrian travel while also reducing vehicular dependence. The new Master Plan focuses on introducing alternative pathways both around and through the campus heart, which reinforces student hubs and activity centers. A more natural "trail" system is designed around the exterior of the campus, capturing amazing off-site views, connecting to Tecolote Canyon, Morena Boulevard and surrounding neighborhoods.

#### **Trail Strategies**

- Replace shortcut from Linda Vista Road with a new, accessible nature/science trail ending at the elevator core of the Shiley Science Building. Follow guidelines for slope and Coastal Sage Scrub habitat restoration.
- Extend existing Peace Trail and continue to campus circuit trail.
- Enhance trail connection to Manchester Village Apartments.
- Include wayfinding and new trail signage to Tecolote Canyon.
- Create a trail from the west entrance to La Paloma and the Shiley Center for Science & Technology.
- Consider adding a trail kiosk and benches to the trail heads along Tecolote Canyon, to educate students on the natural history, flora and fauna of Tecolote Canyon and to provide a location for passive recreation

#### **Pedestrian Connections Strategies**

- Enhance safe pedestrian crossing at SLP and new Health & Wellness Center. Heavily used student connection between residential villages and academic core.
- Create accessible pedestrian path connection between new parking garage at Soccer Field and Alcalá Vista Village.
- Restore stair and pathway connection from Linda Vista Road and off-campus student housing.
- New pedestrian bridge and accessible pathway from Alcalá West Parking Garage to the Kroc Center for Peace & Justice.

#### **Circuit Strategies**

- An interconnected system of trails and paths, creating a safe route around (and through) campus. Include wayfinding signage and lighting to create a safe circuit for exercising, jogging and walking.
- Connect pedestrian circuit to off campus amenities and Alcalá West. Encourage interaction between the surrounding community and the campus.
- Include integrated site furnishings along the pedestrian circuit, including mile markers, historical signage, overlooks, benches, hydration stations, and trash and recycling receptacles.

#### Circuit

Connect communities, buildings, trails, paths and people.

![](_page_47_Picture_21.jpeg)

#### Trail

A natural connection to and from campus. Reinforces campus commitment to health & wellness.

![](_page_47_Picture_24.jpeg)

**Connect** Pedestrian oriented campus experience.

![](_page_47_Picture_26.jpeg)

![](_page_47_Picture_28.jpeg)

![](_page_47_Picture_29.jpeg)

![](_page_48_Picture_0.jpeg)

![](_page_48_Figure_3.jpeg)

![](_page_48_Figure_4.jpeg)

#### **Exterior Social Spaces Overview**

USD's climate is perfect for year round use and enjoyment of outdoor spaces (see figure 25). The landscape can be an extension of the academic space, of the student union, of the spiritual center. Current exterior spaces are underused, lawn areas are decorative, courtyards seem off limits and residences lack functionality. Small interventions can spruce up a staid space, increase in student focused activities and spaces could boost enrollment and reductions in turf and traditional landscaping will lower campus water use.

#### **Exterior Social Spaces Strategies**

#### Academic Courtyards

- Prioritize existing courtyards renovation projects by necessity for improvements in accessibility/compliance and safety. Increase sustainability, lower water use and improved acoustics.
- Improve usability, include flexible site furnishings, moveable chairs and tables to accommodate all types of groups and users, outdoor meetings or outdoor classes associated with the adjacent space. Update electrical to include WiFi connection, exterior outlets and audio visual equipment compatibility.

#### Social Courtyards

- Individualize exterior courtyard spaces by residential building or neighborhood. Inject personality and unique features at each courtyard space to create a dynamic residential environment.
- Allow for future growth and flexibility of student creativity, interaction and involvement in their community: organic vegetable gardens and edible landscaping, exterior art and display space, outdoor music venue, outdoor group study lounge, outdoor cooking & dining space, outdoor TV/Movie lounge, flexible use yoga or exercise lawn, sport court and/or game area.
- Integrate sustainability through a range of options, such as rainwater harvesting, low water landscapes, recycled materials, and composting.
- Provide for outdoor living: moveable furniture, fire pits, lounge chairs, study areas with space to plug in, shade canopies, BBQ.

#### Event Space and Plaza

• Usable lawn areas and large, open expanses of paving allow flexibility for all types of campus events such as graduations, alumni events, concerts, shows and festivals. Allow for moveable chairs, tent set up, hookups for AV equipment, and allow for adjacent loading and unloading of equipment.

#### Academic Courtyard

Flexible, comfortable seating, designed for building users needs.

![](_page_49_Picture_16.jpeg)

#### Social Courtyard

Spaces to promote social interaction, school spirit and cohesion.

![](_page_49_Picture_19.jpeg)

#### **Event Space**

Large flexible spaces to accommodate all types of events and uses.

![](_page_49_Picture_22.jpeg)

![](_page_50_Picture_0.jpeg)

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# Enrollment & Space Analysis

#### 5.1 **Enrollment Growth Projections & Rationale**

Enrollment growth projections on the USD campus are calculated based on an annual average of on-campus full-time equivalent student population (FTE). On-campus student FTE at USD excludes study abroad, online courses, and offcampus programs. USD has a robust study abroad program with students living and studying in over 30 countries, successful internship programs (with students in Sacramento and Washington, DC) as well as distance learning programs that are not counted toward the on-campus FTE.

### **Changing Demographics**

National trends and studies of comparable institutions demonstrate a change in demographics that will affect enrollment and revenues in the next decade. An increasing focus is placed on direct outcomes and career development. It has also resulted in a spike in growth in the fields of Engineering, Business and Nursing as well as graduate and online programs, as students seek to further their careers with masters and certificate programs, as well as job training and skill development opportunities. USD has shown growth in its graduate enrollment as well as its on-line programs.

The unstable economy has provided a new set of dynamics that makes it more difficult to predict student FTE (such as the number of applicants who are accepted and those who will commit to enroll). At the same time, growing student applications at institutions with fixed capacities have generated higher academic thresholds for admittance and increased competition between institutions for the "best" students. The result is a very competitive environment where the quality of the academic course offerings is not the only enticement to attract prospective students. More pressure is placed on the character and quality of the campus environment including extensive open space, high-quality housing, sports, recreation, and cultural facilities.

Over the years, USD's enrollment has become more reflective of the ethnic, income and social diversity of the greater San Diego region, California and the country. The university serves the needs of a diverse population, and it is anticipated these needs will continue to expand in the coming decades.

### Rationale for USD Growth to 10.000 FTE

USD's total current enrollment is lower than Loyola Marymount University and Santa Clara University (two comparable institutions to USD). The 10,000 FTE target is chosen because it is a realistic goal given USD's market position and the associated costs of growth, namely housing, new academic facilities, and additional faculty and staff. Also, for each of the past three ten-year periods (1984-1994, 1994-2004 and 2004-2014), USD has grown approximately 1,000 FTE in each period. Thus extrapolating 20 years into the future, USD will grow by approximately 2,000 FTE by 2035 if current trends continue. Since the Master Plan is meant to cover all of this time period, increasing the FTE in USD's Conditional Use Permit by at least this amount is prudent.

#### **Enrollment Projections**

For reasons stated above, USD is projecting a possible increase in FTE up to 10,000 over the next several decades. While it is impossible to predict if the campus ever reaches 10,000 FTE in the lifespan of this plan, this number is used as a target for planning purposes. On-campus student FTE enrollment is used for long-range planning in order to evaluate student enrollment projections against space requirements and subsequently compare the space needs against the physical capacity of the campus. The need to provide additional facilities for the anticipated increase in enrollment is based on projected academic growth.

Three enrollment scenarios were evaluated to project campus enrollment up to 10,000 student FTE. The first scenario used the Fall 2014 percentage of students by academic program and used a linear projection based on the current distribution to calculate up to 10,000 FTE. The second scenario used a 7-year average (Fall 2008-2014) distribution by academic program to calculate up to 10,000 FTE. And the third scenario was based on input from the provost and deans by academic program up to nearly 10,000 FTE. Undergraduate FTE continues to represent a majority of student FTE, remaining at about 73% of the total FTE, with graduate student enrollment representing 27% of total FTE. Given current national trends in enrollment, an undergraduate to graduate student split of 65/35 is more sustainable in the long-term. Therefore, future enrollment is projected at 65% undergraduate students and 35% graduate student population.

Based on the scenarios analyzed, the College of Arts and Sciences has the greatest proportionate enrollment and is expected to continue to grow at its current rate (although it is worth mentioning that up to 40% of students in the College of Arts and Sciences declare business as a major). The Shiley-Marcos School of Engineering is expected to have the greatest total increase in enrollment due to the addition of a master's program. The School of Business Administration will also see an increase in enrollment. The Hahn School of Nursing and Health Sciences will continue to grow at its current rate whereas the School of Law is not expected to grow more than it has historically.

## 5.2 Campus Population - Enrollment, Staff and Faculty Projected Growth

#### **Campus Population**

Commensurate with an increase in student enrollment is an increase in full-time and part-time faculty and staff on the USD campus. The on-campus population, or the number of individuals either enrolled or employed on campus, consists of students, faculty, and non-faculty (staff) employees. Students make up the largest group, followed by staff and faculty. Projected to 10,000 student FTE, the total on-campus population is anticipated per Table 2.

#### Table 2 - Campus Population

**Projected Studer Projected Facul Projected Staff** 

SOURCE: IRP: Students by Class

![](_page_52_Picture_19.jpeg)

![](_page_52_Picture_20.jpeg)

nt FTE		10,000
y FTE		667
TE		1,724
	Total:	12,391

\*All figures are estimates for planning purposes only and are subject to change

## 5.3 Summary of Space Needs

#### **Existing Space Needs**

Campus space needs are measured in assignable square feet (ASF), which is space within a room that can be designated for a particular use. It differs from gross square feet (GSF), which is the total space within the exterior walls of a building.

An analysis of USD's space needs shows there are significant physical space needs that the campus will need to address to accommodate both its current capacity as well as future growth scenarios. The campus is at capacity and there are not enough classrooms, labs, and office space for the current student enrollment and campus population.

*Three primary factors are driving the growth of the physical campus:* 

- 1. The need to provide upgraded facilities for those uses which are currently overcrowded or housed in temporary or antiquated facilities;
- 2. The need to increase the amount of classrooms, teaching laboratory space and offices in response to current general classroom space being at capacity, the changing academic learning environment, as well as expanded and new courses of study requiring specialized spaces such as teaching and research labs, computer labs, and seminar rooms outside of the traditional classroom environment; and
- 3. The need to provide additional facilities for the anticipated increase in enrollment.

#### **Future Space Needs**

The Master Plan shows existing and anticipated facilities that may be necessary to accommodate up to 10,000 student FTE. It is estimated that a future enrollment of up to 10,000 FTE may increase space needs on campus by approximately 600,000 ASF. These space needs may be met through a combination of re-purposed existing spaces, previously approved projects and proposed projects. The plan tests the physical capacity of the campus compared against the long-term enrollment growth projections based on academic divisions and non-academic growth.

The assessment process included:

- Interviews with academic and administrative leaders, and the heads of academic support, student life and administrative programs
- Comparing building space types by use against historical USD data, projected needs, and peer institutions space planning standards
- Professional judgment and experience

Analysis of USD's space needs examined the existing, projected and target supply of academic, student life and support space at the current level of student enrollment and campus employment and growing up to 10,000 student FTE. In addition, existing space deficits and target space needs were confirmed with faculty, staff and administrators through a campus outreach process and in a series of interviews with campus leadership. From this analysis, it is anticipated the greatest space needs may be in classroom space, teaching lab space, and office space.

The top five on-campus space needs, in no specific order, are:

- 1. Classrooms and Labs
- 2. Offices
- 3. Student Lounge and Study Space
- 4. Multi-purpose Meeting Space
- 5. Housing / Dining

Implementation of the space program and design framework will require a combination of new construction, renovation and reorganization of space. The top academic growth programs, such as the College of Arts and Sciences, the Shiley-Marcos School of Engineering and the School of Business Administration are anticipated to need more classroom and teaching lab space to accommodate their programs. More office space may also be needed for commensurate increases in faculty and staff across campus for academic and administrative uses.

#### Recreation, Intramurals, Club Sports and Intercollegiate Athletics

It is anticipated that the recommendations of the 2007 Revised Master Plan for Intramurals, Recreation, Club Sports and Intercollegiate Athletics will fulfill the needs of Athletics Programs at USD for up to 10,000 FTE. However, USD is a healthconscious campus with an equal need for recreation and exercise space. Compared to peer institutions, USD has significantly higher participation rates in recreation and club sports. Students need exercise and recreation to create a balanced life. Today's students expect these facilities, and recreation and exercise space score high in student satisfaction and retention surveys. In addition to indoor facilities, the campus should provide outdoor space for social gathering, fitness, passive and active use. Often times, the campus can fulfill these needs by simply modifying existing outdoor spaces to be used as walking and jogging trails.

Recreation on campus currently competes with Intercollegiate Athletics for space and this will be exacerbated with future enrollment growth. The Mission Fitness Center is too small based on current campus enrollment and student use and the Sports Center is outdated and equally impacted. The greatest need is for a new Recreation and Wellness Center (with Aquatics facility) near the Student Life Pavilion, behind the Mission Garage at the heart of campus. The 2007 Athletics Master Plan identifies the following projects:

![](_page_53_Picture_27.jpeg)

![](_page_53_Picture_28.jpeg)

- New Wellness and Recreation Center located between the Missions and SLP
- New Intercollegiate Athletics building to house offices and shared training facilities located on the parking lot in front of the Alcalá Vista Apartments
- Replacement of the Sports Center with a new NCAA regulation soccer field and underground parking structure
- New or renovated Torero baseball ball park (completed in 2013)
- New golf and softball athletic complex
- 100 yard golf practice hole

Implementation of the Athletics Master Plan would result in a net gain in athletic and recreation space of approximately 55,000 ASF. Based on a review of peer institutions and a high demand for recreation space on the USD campus, it is anticipated that 10 ASF/FTE or up to a total of 100,000 ASF of recreation only space will be needed to accommodate future growth up to 10,000 FTE. Adding the projected building recommendations of the Athletics Master Plan with the additional space needed for a Wellness and Recreation Center of approximately 100,000 ASF, the campus is projected to need a net of 80,000 to 90,000 ASF of additional building space for Recreation and Athletics to fulfill needs up to 10,000 FTE.

This need will be met by implementation of the projects identified in the 2007 Revised Master Plan for Intramurals, Recreation, Club Sports and Intercollegiate Athletics, with additional square footage built into the site of the Wellness and Recreation Center to accommodate the additional growth to 10,000 FTE.

#### Housing

USD has a first and second year housing requirement, with support services to create a first and second year living-learning environment that fosters academic, social and personal growth. The campus also provides housing for upper division students, exchange and English Language Academy students, graduate and law students. The campus is projected to have a significant demand in first and second year housing (potentially more than 50% of beds are anticipated to be dedicated to the 1st and 2nd year experience). Based on desired occupancy rates and projected growth up to 10,000 FTE, USD may need to provide an approximate 1500 additional beds over time. Added to this is a deficit of approximately 300 beds that may be vacated by the conversion of Camino and Founders Residence Halls to faculty offices and classrooms, bringing the total number of additional beds to approximately 1800 new beds. This estimate factors in ideal occupancy rates and configurations (with a decrease in the number of multiple beds at Maher Hall). It also assumes the undergraduate to graduate split will be around 65% to 35% respectively, resulting in a slight increase in graduate beds. These numbers may change over time as university policies change to meet student needs.

Student housing needs may be accommodated on campus by giving priority to construction of new buildings that serve the 1st and 2nd year experience, locating living learning communities in clusters.

#### Parking

Parking on campus is currently operating at a peak occupancy rate of approximately 70%. Based on a parking assessment conducted in the Fall of 2014, the campus has a calculated parking demand per FTE of 0.539 parking spaces. Using this ratio, USD would need to provide a minimum of 5,390 parking spaces to accommodate 10,000 FTE. This calculation assumes that the student to staff and student to faculty ratios will remain constant, and would theoretically result in a parking occupancy of 100%. The standard of practice in traffic engineering is to consider a parking area "full" when it reaches 85% of its capacity. Parking occupancy over 85% results in parking conflicts, with available parking spaces being difficult to locate during peak times. Therefore, it is recommended that the campus provide 6,199 total parking spaces to accommodate 10,000 FTE. This would translate to an approximate 85% parking occupancy.

In addition to the additional parking spaces that may be required to accommodate an increase in FTE to 10,000 students, USD would be required to replace in kind the parking spaces on the mesa that may be displaced by new development on existing parking lots and the anticipated closure of Marian Way and Torero Way.

This increased demand may be met with any number and combination of parking strategies:

- 1. Expansion of the West Alcalá Structure to provide an approximate 400 to 600 spaces
- 2. A new structure under a new soccer field (per 2007 Athletics MP) to provide an approximate 519 spaces
- 3. A new structure under new tennis courts to provide approximately 200 to 300 spaces
- 4. A new structure at Josephine Street to provide an approximate 150 to 300 spaces
- 5. A new structure at the Olin lot to provide an approximate 130 to 200 spaces
- 6. A new structure at the Law lot to provide an approximate 150 to 300 spaces
- 7. A new structure at the UC lot to provide an approximate 50 spaces

Parking in all formats will be required to meet the needs of disabled, specialty and convenience parking and parking outside of the campus will need to address the City of San Diego Parking Impact Overlay Zone requirements.

![](_page_54_Picture_24.jpeg)

# Projects

## 6.1 **Project Sites**

Project sites are illustrated in the accompanying maps titled "Previously Approved Project Sites" and "Proposed Project Sites." The campus was analyzed to determine a full range of potential sites for new facilities to meet future program needs and accommodate the planned growth up to 10,000 FTE. Based on this analysis, the campus is estimated to have a capacity of close to 1 million of additional assignable square feet (ASF). Of these, 16 projects are currently approved under the current Conditional Use Permit, C.U.P. Amendments and the 1996 Master Plan for the campus. The remaining 14 are proposed new projects.

#### **Prior Approvals**

Project sites 1 through 16 in the "Previously Approved Project Sites Map" and Table are currently approved by the 1996 Master Plan, CUP and Resource Protection Ordinance Permit No. 92-0568, subsequent SCR and CUP Amendments and remain unbuilt.

- Project Site No. 1: Approved as Project No. 11 in the 1996 Master Plan and CUP 92-0568 as an upgrade to existing tennis facilities and new parking
- Project Site No. 2: Approved as Project No. 5 in the 1996 Master Plan and CUP 92-0568 as a new 16,500 square foot office, classroom and laboratory building
- Project Site No. 3: Approved as Project No. 17 in the 1996 Master Plan and CUP 92-0568 as a new 20,000 square foot addition to the existing Copley Library
- Project Site No. 4: Approved as Project No. 7 in the 1996 Master Plan and CUP 92-0568 as a pedestrian mall
- Project Site No. 5: Approved as Project No. 4 in the 1996 Master Plan and CUP 92-0568 as a 34,251 square foot addition to the existing School of Business
- Project Site No. 6: Approved as Project No. 6 in the 1996 Master Plan and CUP 92-0568 as a 22,959 square foot addition to Hughes Administration Center
- Project Site No. 7: Approved as Project No. 18 in the 1996 Master Plan and CUP 92-0568 as a 76,780 square foot addition to Serra Hall
- Project Site No. 8: Approved as Project No. 7 in the 1996 Master Plan and CUP 92-0568 as a pedestrian mall
- Project Site No. 9: Approved as a new 113,507 square foot Recreation, Wellness and Aquatic Center under as CUP 489856, SDP 585430, PDP 585432 and amendment to CUP 92-0568
- Project Site No. 10: Approved as Project No. 22 in the 1996 Master Plan and CUP 92-0568 as a new 10,000 square foot Public Safety Building
- Project Site No. 11: Approved as Project No. 15 in the 1996 Master Plan and CUP 92-0568 as Mission Apartments Renovation

- Project Site No. 12: Approved as Project No. 12 in the 1996 Master Plan and CUP 92-0568 as the Stadium Grandstands and Fieldhouse Facility
- Project Site No. 13: Approved as a new 67,642 square foot Intercollegiate Athletic Center and Office Building under SCR Project No. 140192
- Project Site No. 14: Approved as a new 183,235 square foot Soccer Field and Parking Structure under SCR Project No. 140192
- Project Site No. 15: Approved as Project No. 24 in the 1996 Master Plan and CUP 92-0568 as the East Student Housing
- Project Site No. 16: Approved as a new Softball, Golf and Club Sports Facility under CUP 489856, SDP 585430, PDP 585432 and amendment to CUP 92-0568

Modifications to three of the above referenced projects are proposed and described in the Projects Matrix. The remaining projects 17 through 30 in the Project Sites Map and Matrix are new proposed projects, as noted on the matrix.

#### **Key Sites**

Up to approximately 600,000 ASF may be made available to meet space needs through a combination of existing space, previously approved projects and proposed projects (see Table 3). Ten key sites were selected for academic, administrative and support uses based on feedback received from workshops, feasibility of development, and proximity to the campus core, with an estimated total area of approximately 346,000 ASF of space on the mesa. Addional Athletics and Recreation space adds approximately 137,000 ASF and re-purposed and recently built space includes approximately 115,000 ASF. This is within the range of space needs projected for the campus at an enrollment of 10,000 FTE.

This exercise considered the current pattern of buildings and open space as well as the potential for major alterations to existing facilities. Large open space areas and surface parking lots are clear candidates for future development, yet smaller, strategically placed sites were also considered as the campus grows in a more "infill" nature.

#### **Key Site Development Assumptions**

A number of assumptions have been made about development opportunities on campus:

1. To the extent possible, accommodate a majority of traditional academic and support uses on the mesa/academic core, leaving Alcalá Village open for non-traditional academic uses (e.g. Professional and Continuing Education and English Language Academy), non-academic uses and potentially for administrative functions.

Collegiate Athletics, R

Camino

(1) All square footage n (2)SOURCE: TMA: Project accommodated at Alco

\* All figures are estimates for planning purposes only and are subject to change

Proposed	Projects	57	7
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#### Table 3 - Summary of Key Sites

	Acader	nic Core Space	
	2	9,900	
	3	20,250	
	5	43,950	
	6	13,776	
	7	46,068	
	10	15,000	
	21	8,100	
	22	105,000	
	25	42,660	
	26	41,700	
	Total	346,404	ASF
	Athletics & Red	creation Space	
Wellness & Recreation Center	9	80,104	
Recreation & Club Sports Building	13	40,585	
Golf and Softball Practice Facility	16	9,010	
Sports Lounge	28	7,440	
	Total	137,139	ASF
	Existing, Re-Pu	urposed Space	
Torero Store		3,000	
School of Nursing Addition		30,000	
& Founders 2nd Floor Conversion		40,000	
Alcalá Park West		42,840	(2)
	Total	115,840	ASF
	Grand Total	599,383	ASF
umbers are approximate estimates c cted Space Needs include PACE and F	and do not represent : English Lanauaae Acc	surveyed areas ademy which are to h	е
alá West.	5 5. 5. 6	,	

- 2. To the extent possible, move traditional academic uses at Alcalá Village up to the mesa (excluding Professional and Continuing Education and English Language Academy)
- 3. Follow the recommendations of the 2007 Revised Master Plan for Intramural, Recreation, Club Sports and Intercollegiate Athletics
- 4. Factor in the Beyster Institute addition to the Hahn School of Nursing and Health Sciences for an approximate 30,000 ASF of additional space on the mesa dedicated to that use
- 5. Convert Camino Hall and Founders Hall to offices and classrooms, for an approximate additional 40,000 ASF available on the mesa for academic uses
- 6. Prioritize and 1st and 2nd year student housing, in Living Learning Communities that are clustered on the Mesa, in the Valley and at the Vistas
- 7. Where possible, limit the addition of new parking on the academic core

Project Sites and square footage calculations are approximate estimates, and as such, subject to change as the program needs are verified and future projects are developed.

## 6.2 Projects Matrix

Accompanying each map is a Projects Matrix (Tables 4 and 5) that identifies potential program uses and space types at each site. The campus was analyzed to determine the optimal location of future programs and space needs to accommodate planned growth up to 10,000 FTE. The matrix indicates site capacities and program uses that would be suitable for each site, recognizing over time the projected programs may change, funding sources may be available, and that flexibility will be required.

The matrix lists each development site and indicates the most appropriate program/space needs at each location. Generally these determinations have been made based on site size, program expansion near the same program's existing site, desirable adjacencies, and most suitable site to accommodate specific programs (e.g., create residential neighborhoods, optimal service and loading area configuration, requires large building footprint). In all cases the assignment of program/space needs to a site has been analyzed to maximize the efficient use of limited land or site resources.

In addition to identifying the proposed project sites, the USD Master Plan allows for the renovation, enhancement, expansion and potential replacement of existing structures as may be required in the future and consistent with the design guidelines of the campus.

## PREVIOUSLY APPROVED PROJECTS

![](_page_57_Picture_13.jpeg)

![](_page_57_Picture_14.jpeg)

## PREVIOUSLY APPROVED PROJECTS

Site #	Lot Area	Building	Lot	Building Gross	Building	# Beds	Building Height		Building Height		Building Height			
	(approx. sq. ft.) (1)	(approx. sq. ft.)	(2)	Sq. Ft. (3)	Sq. Ft. (4)		(Stories/Levels) Above Grade (5)	Maximum Height (ft) (6)	Project Description	Design Guideline Reference				
1	144,660	75,000	52%	75,000	2,500	n/a	1.0	20.0	Approved as Sports Park; Tennis Center; Renamed as Athletics/ Administrative/ Underground Parking. Two stories below grade Parking Garage	Focus Area G Section 8.16				
2	16,540	6,250	38%	16,500	9,900	n/a	3.0	45.0	Approved as Environmental Studies Building; Renamed as Academic/ Administrative Building	Focus Area G Section 8.16				
3	53,180	13,500	25%	33,750	20,250	n/a	2.0	30.0	Approved as Library Expansion; Renamed as Academic/Administrative Building	Focus Area G Section 8.16				
4	167,000	5,400	3%	5,400	3,240	n/a	1.0	15.0	Approved as Landscaped Pedestrian Mall; Renamed as Plaza					
5	59,820	29,300	49%	73,250	43,950	n/a	4.0	45.0	Approved as Olin Hall Expansion; Renamed as Academic/Administrative Building with Structured Parking. One storey below grade Parking Garage	Focus Area J Section 8.16				
6	45,400	8,500	19%	22,960	13,776	n/a	3.0	35.0	Approved as Hughes Expansion; Renamed as Administrative/ Academic Building	Focus Area K Section 8.16				
7	40,620	19,200	47%	76,780	46,068	n/a	3.0	45.0	Approved as Serra Hall Addition with partial demolition of existing building; Renamed as Academic/Administrative Building with Basement	Focus Area L Section 8.16				
8	157,260	1,500	1%	1,500	n/a	n/a	1.0	15.0	Approved as Pedestrian Mall; Renamed as Plaza with enhanced connection across buildings and enhanced entry gateway and tram drop-off	Focus Area E and L Section 8.16				
9	164,800	65,970	40%	133,507	80,104	n/a	3.0	85.0	Approved as Recreation, Wellness & Aquatic Center	Focus Area A Section 8.16				
10	34,400	12,500	36%	25,000	15,000	n/a	2.0	30.0	Approved as Public Safety Building; Renamed as Administrative/Parking	Focus Area A Section 8.16				
11	34,320	8,000	23%	24,000	14,400	80	3.0	30.0	Approved as Renovation to Missions; Renamed as Student Housing/Student Services	Focus Area D Section 8.16				
12	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Approved as Stadium Grandstands and Fieldhouse Facility; Renamed as Stadium Grandstands					
13	103,250	26,540	26%	67,642	40,585	n/a	3.0	53.0	Approved as InterCollegiate Athletic Center and Office Building; Renamed as Athletics/Administrative/ Student Housing/Parking	Focus Area B Section 8.16				
14	209,110	93,000	44%	183,235	n/a	n/a	1.0	15.0	Approved as parking and soccer field; Renamed as parking and soccer field. One storey below grade Parking Garage.	Focus Area B Section 8.16				
15	51,720	20,150	39%	80,600	48,360	179	4.0	40.0	Approved as East Campus Student Housing; Renamed as Student Housing/Student Services/Administrative/Parking. Two stories below grade Parking Garage.	Focus Area C Section 8.16				
16	61,340	5,000	8%	9,010	9,010	n/a	2.0	20.0	Approved as softball, golf and club sports building					
Totals	1,343,420	389,810	29%	828,134	347,143	259								

## PROPOSED PROJECTS

![](_page_59_Figure_2.jpeg)

![](_page_59_Picture_4.jpeg)

### **PROPOSED PROJECTS**

Site #	Lot Area	Building	Lot	Building Gross	Building	# Beds	Building Height (5)		Building Height (5)		eds Building Height (5)		
	(approx. sq. ft.) (1)	(approx. sq. ft.)	(2)	Sq. Fl. (3)	Sq. Ft. (4)		(Stories/Levels) Above Grade (5)	Maximum Height (ft) (6)	Project Description	Design Guideline Reference			
17	36,500	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Former Lower Olin Future Study Area; Trails/ Landscape Enhancements	Focus Area I Section 8.16			
18	61,850	27,200	44%	136,000	n/a	n/a	3.0	40.0	Parking/Administrative/Support. Two stories below grade Parking Garage	Focus Area H Section 8.16			
19	36,800	5,000	14%	n/a	n/a	n/a	1.0	45.0	Plaza/Mall/Bridge	Focus Area H and I Section 8.16			
20	55,940	25,000	45%	32,000	19,200	n/a	2.0	24.0	Academic/Administrative/ Support				
21	22,520	9,000	40%	13,500	8,100	n/a	2.0	30.0	Academic/Administrative/ Student Services Building	Focus Area F Section 8.16			
22	152,120	50,000	33%	175,000	105,000	n/a	4.0	65.0	Academic/Administrative Building (step down with grade)	Focus Area K Section 8.16			
23	74,540	49,000	66%	148,240	88,944	329	4.0	55.0	Student Housing/Parking Structure (step down with grade)	Focus Area K Section 8.16			
24	41,650	22,000	53%	65,000	39,000	186	5.0	60.0	Student Housing/ Student Services/ Parking.	Focus Area E Section 8.16			
25	34,910	23,700	68%	71,100	42,660	n/a	3.0	45.0	Academic/ Administrative / Parking Building	Focus Area L Section 8.16			
26	43,980	26,000	59%	69,500	41,700	n/a	3.0	45.0	Former Engineering Expansion of Loma Hall; Academic/Administrative Building	Focus Area L Section 8.16			
27	89,690	28,570	32%	85,710	51,426	245	3.0	40.0	Student Housing/ Student Services	Focus Area D Section 8.16			
28	22,790	6,200	27%	12,400	7,440	n/a	2.0	30.0	Athletics/Administrative Building				
29	22,580	4,280	19%	4,280	2,568	n/a	1.0	15.0	Facilities/ Athletics Support	Focus Area B Section 8.16			
30	131,780	36,500	28%	109,500	65,700	243	3.0	40.0	Student Housing/Student Services/ Parking/Athletics	Focus Area B Section 8.16			
Totals	827,650	312,450	38%	922,230	471,738	1,003	· · · · · · · · · · · · · · · · · · ·		·				

#### FOOTNOTES:

(1) All square footage numbers are approximate estimates and do not represent surveyed areas

(2) Lot Coverage is the percentage of the site that can be feasibly developed given classification of site as least, moderately or highly constrained

(3) Gross Square Footage (GSF) is the total developable building area to exterior walls, including each floor of the building (also known as the building envelope)

(4) Assignable Square Footage (ASF) is space within a building that can be designated for a particular use; ASF if calculated as 60% of GSF

(5) Building Height Level is the number of occupied, enclosed and above grade stories of a building at the lowest Adjacent Ground Elevation; Building Height may be subject to FAA notification (6) The maximum Height is defined according to the lowest Adjacent Ground Elevation and does not include ornemental or architectural elements as parapet, mansard, equipment, turret

# 7 Sustainability

## 7.1 Introduction

The University of San Diego's Catholic identity, with its grounding in Catholic Social Thought and its emphasis on educating ethical citizens, provides unique opportunities for exploring the social, economic, and environmental aspects of sustainability. USD is committed to promoting sustainable lifestyles; expanding curricular and scholarship development on sustainability and climate change; and creating a green campus through facilities, operations, and business practices. The university is building environmental consciousness on the USD campus, its extended family, and the community through on-campus energy, water, waste and transportation management initiatives, in its community outreach, and through extensive research and co-curricular activities.

Through its Office of Sustainability, the campus implements a number of initiatives that build a culture of sustainability on campus and within the greater San Diego community. The university is a nationally recognized leader in climate change research. Through its work with EPIC (Energy and Policy Initiatives Center), the Climate Education Partners: San Diego Region, and the San Diego Climate Change Collaborative, USD works to study energy policy issues, conduct a range of educational activities, and share resources to facilitate climate action planning. USD also has a highly popular and successful Living Learning Community (LLC) dedicated to sustainability. This LLC ties sustainable practices on campus and beyond to university curriculum.

The university also has a successful track record of implementing several sustainability initiatives on campus. USD is home to the third largest rooftop solar installation on a college campus in the nation with a 1.23 megawatt system atop 11 buildings across campus. All new buildings and additions on campus are now required to meet minimum energy saving and sustainable design standards of U.S. Green Building Council LEED Silver (or equivalent). The university's E-Waste Center, along with its BioHiTech Food Digester on campus has helped divert more than 1 million pounds of e-waste from landfills and created a single-stream recycling program, encouraging all members of the USD community to recycle or compost. As a result of these initiatives, the university saved 6 million kWh of energy and 15 million gallons of water in 2010-2011. The Office of Sustainability also has a community garden and composting available for students to grow their favorite produce. These are among many initiatives that currently make USD a sustainable campus.

## 7.2 Campus Sustainability

The Campus Master Plan promotes institution-wide sustainability initiatives and principles that direct the growth of a more sustainable campus with respect to land use decisions, development density, transportation management and building and landscape design practices.

#### Land Use

The plan reclaims inefficient sites, parking lots, and under-utilized areas for new buildings that make better use of space and site. Where possible, the plan re-purposes existing structures to meet growing and changing space needs. Open spaces are preserved and the extension of the Colachis Plaza along Marian Way and Torero Way converts pavement to permeable surface, allowing better rainwater management and reducing the number of heat islands (hot spots created by dark materials in sunlight, such as asphalt, which increase discomfort and cooling costs). Synergies among uses are exploited, so that space on campus is shared and programs are allowed to collaborate and make the highest and best use of space.

#### **Development Density**

Growth of the campus takes on an "infill" approach with greater intensity at the campus core and a clustering of living-learning environments. Programs are not interspersed on the mesa, but interconnected. Additional housing on campus, particularly on and around the mesa, promotes community building, connectivity, and social and learning goals. Additional on-campus housing and the first and second-year housing requirement reduces the number of daily automobile trips to and from the campus and supports a more vibrant campus environment.

#### **Transportation Management**

By removing cars from the center of campus and developing within the mesa, the campus becomes more pedestrian and bicycle oriented. Vehicle emissions are reduced as drivers are discouraged to circle the campus to look for street parking. This strategy, along with the implementation of a transportation demand management plan, improved shuttle connections and service, increased on campus housing, and parking policies and fees, can reduce growth in parking demand and vehicle trips. The result is reduced growth in greenhouse gas emissions from personal vehicles associated with USD.

#### Building and Landscape Design Strategies

The temperate southern California climate is a campus asset. Including courtyards, gardens, and through-ventilation in new construction reduces the need for air conditioning and improves the indoor-outdoor environment. The expansion and design of open space on the mesa permits better space for outdoor teaching and recreation, reducing indoor energy demand. The Campus Master Plan encourages USD to continue its ongoing sustainability initiatives and to pursue new efforts to bolster conservation of natural resources, improve energy efficiency of the campus, and contribute to quality indoor and outdoor environments.

See Sustainability Design Guidelines, Section 8.14 for additional Sustainability Concepts proposed by this plan.

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