

University of San Diego®

Master Plan Update

Final Draft

December 8, 2016

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Appendix A ..... Photo Inventory of Buildings with Potential Historic Significance

"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

1 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.

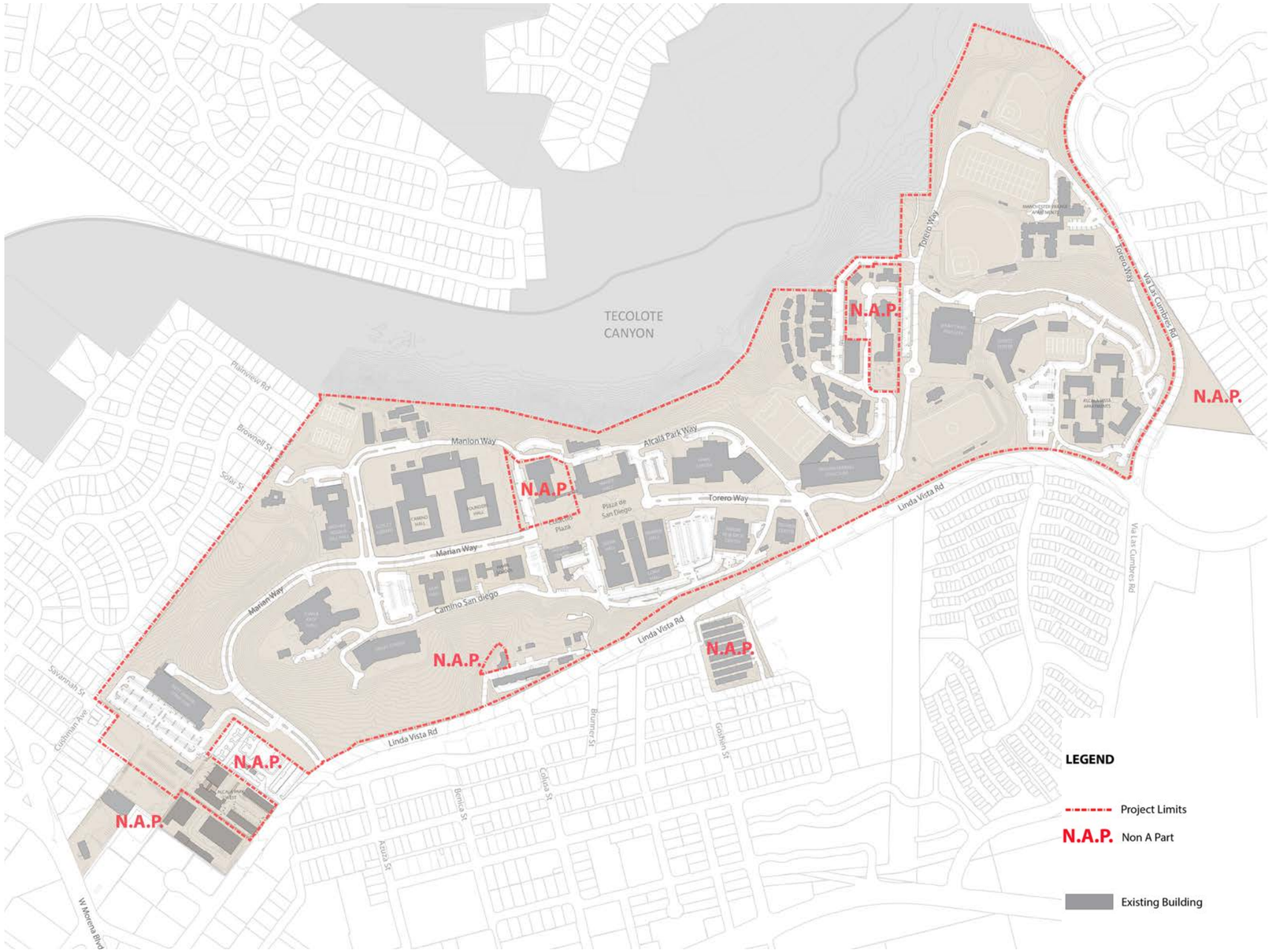


Figure 1 - Project Limits / Existing Conditions Map

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)



LEGEND

- Existing Academic/Admin and Support Building
- New[1] Academic/Admin and Support Building
- Existing Residential Building
- New[1] Residential Building
- Existing Student Life/Dining Building
- New[1] Student Life/Dining Building
- Existing Parking Structure
- New[1] Parking Structure
- Background Trees
- Accent Trees
- Alignment Trees
- Proposed CUP Boundary

0′ 200′ 500′

1. 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 2 - Master Site Plan[2]

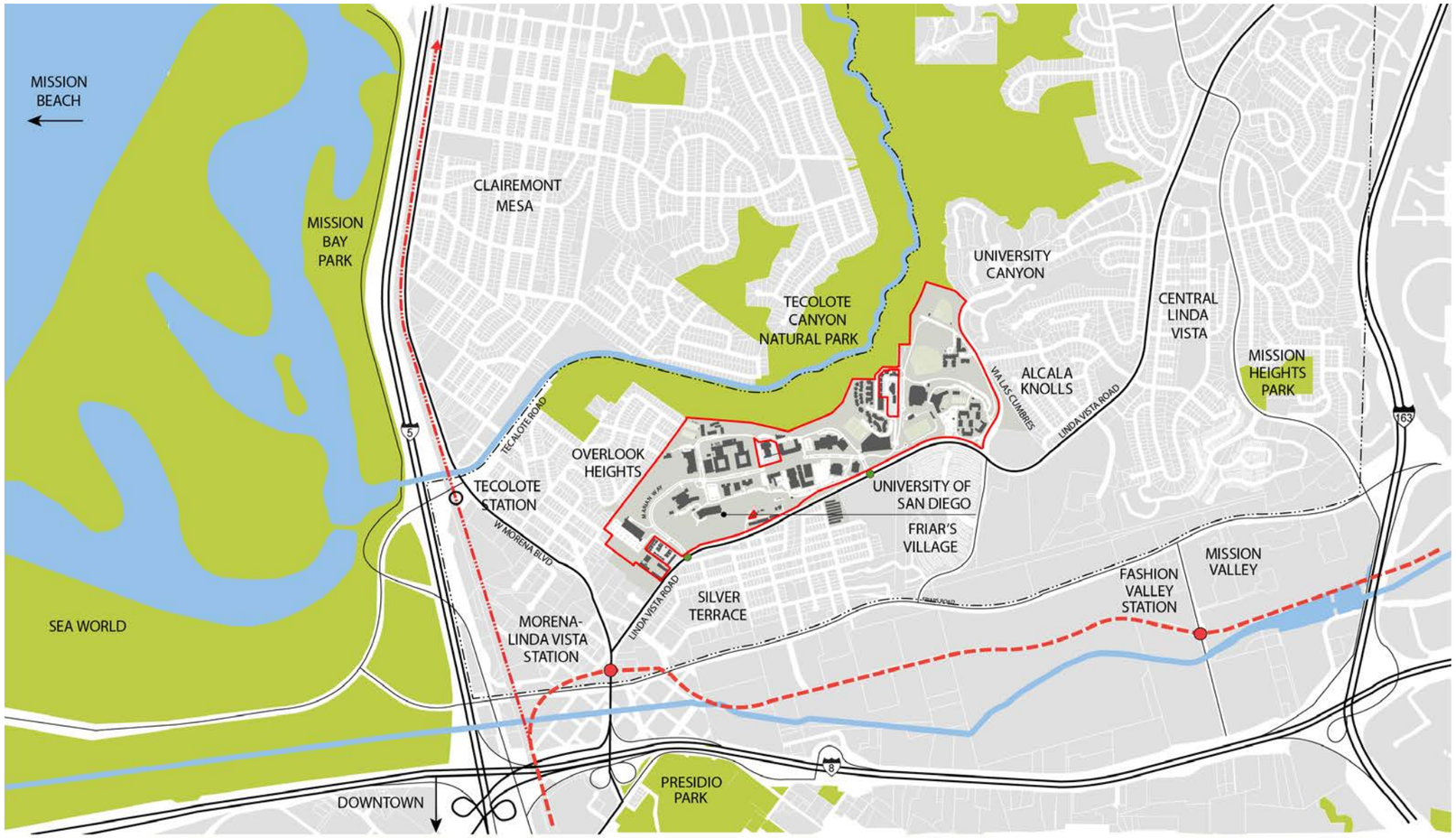


Figure 3 - Vicinity Map

2 Plan Summary

2.1 Project Location & Setting

The USD campus occupies approximately 180 acres of land devoted to university-related 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.

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

Section 7: Sustainability - Outline of key ways the university will continue to support 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
- Site Development Permit (SDP) to allow impacts to Environmentally Sensitive Lands (ESL)
- 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.*

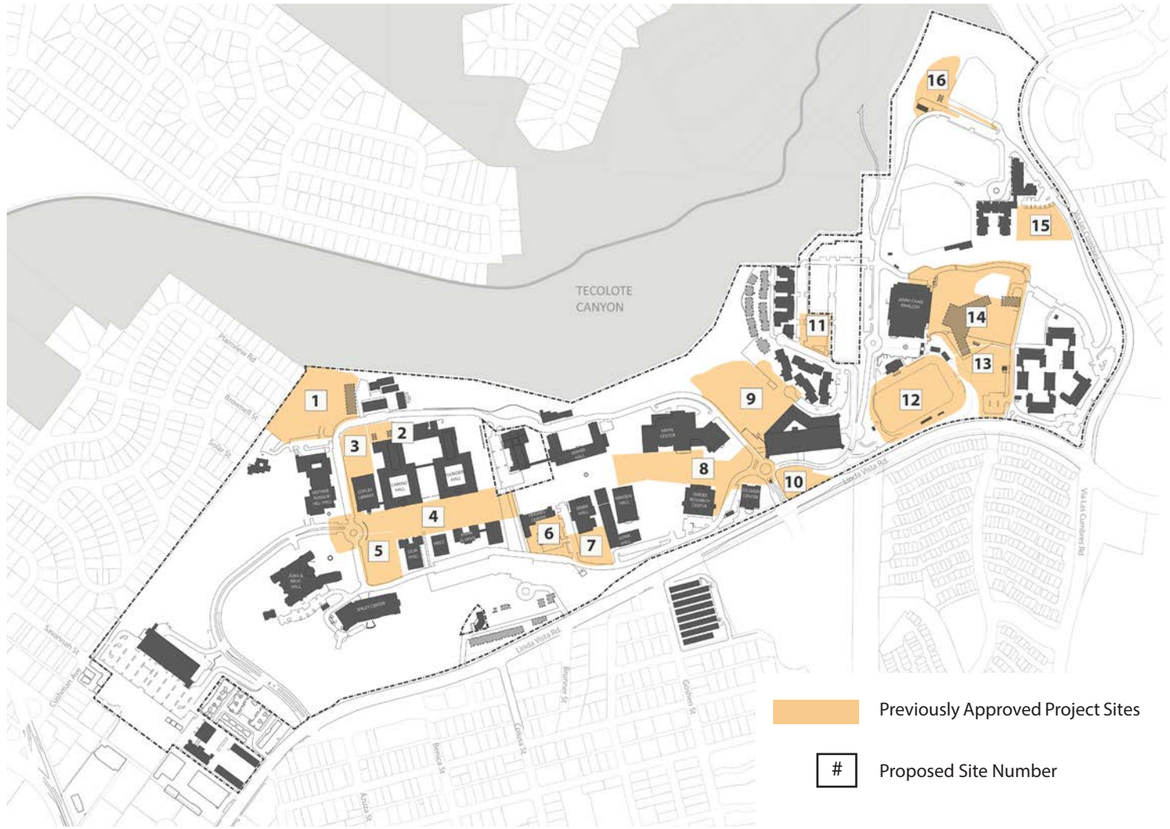


*Figure 4 - Previously Approved Project Sites**

- **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
- **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

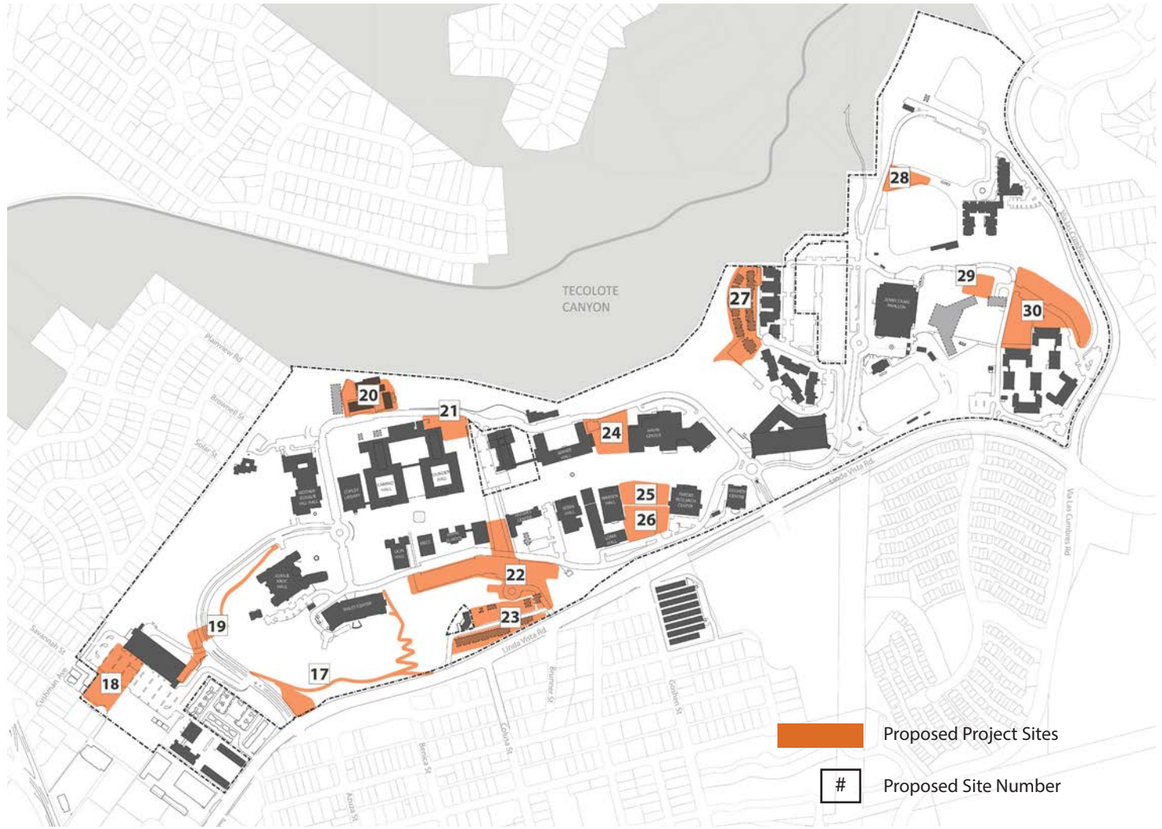


*Figure 5 - Proposed Project Sites**

- **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:

- "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

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

  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 may be amended by future City Council action) should be used to guide future use and development of the campus." LVCP, pg. 60

  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.
- "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

  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.

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 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.

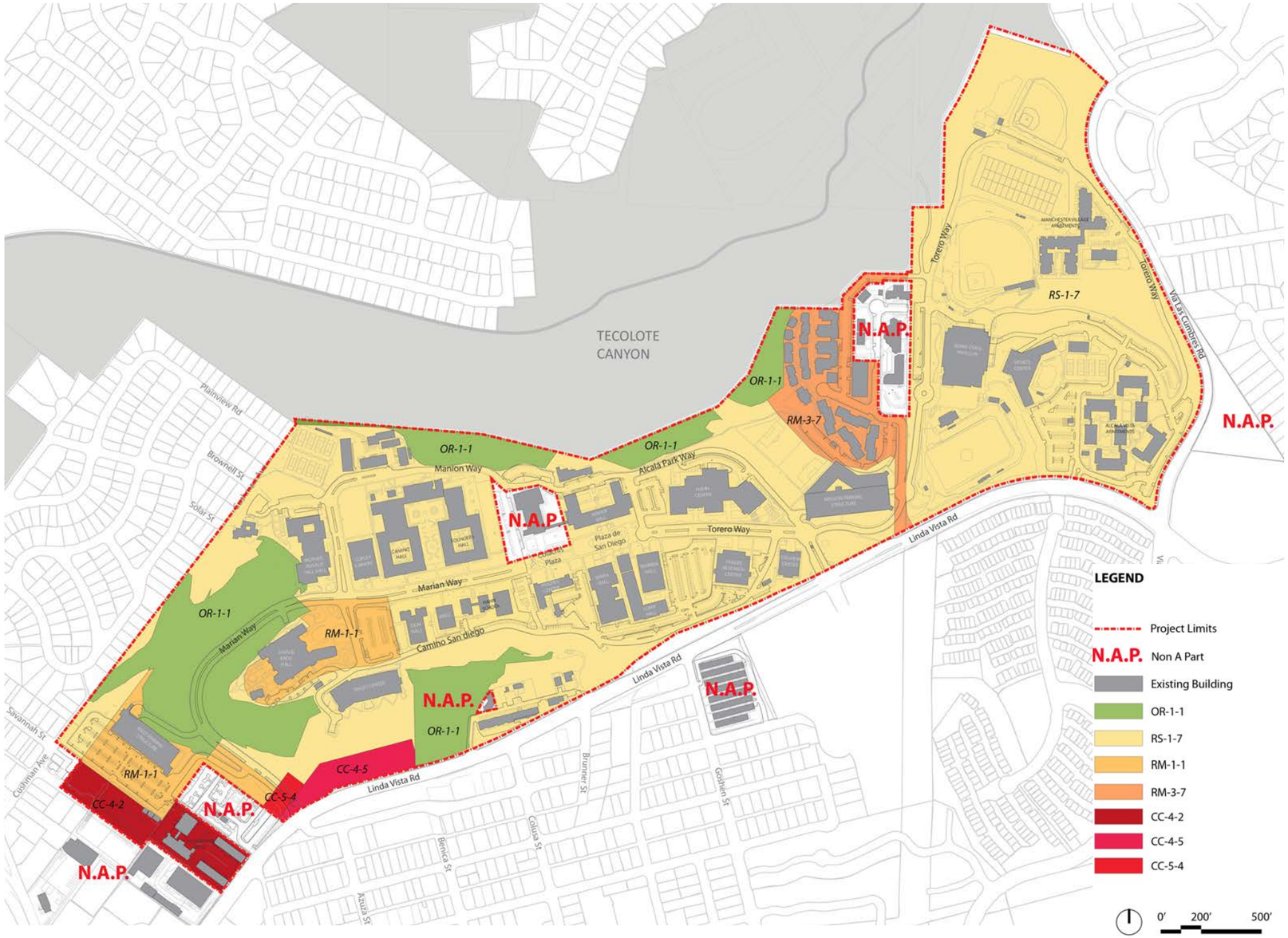


Figure 6 - Existing Zoning Map

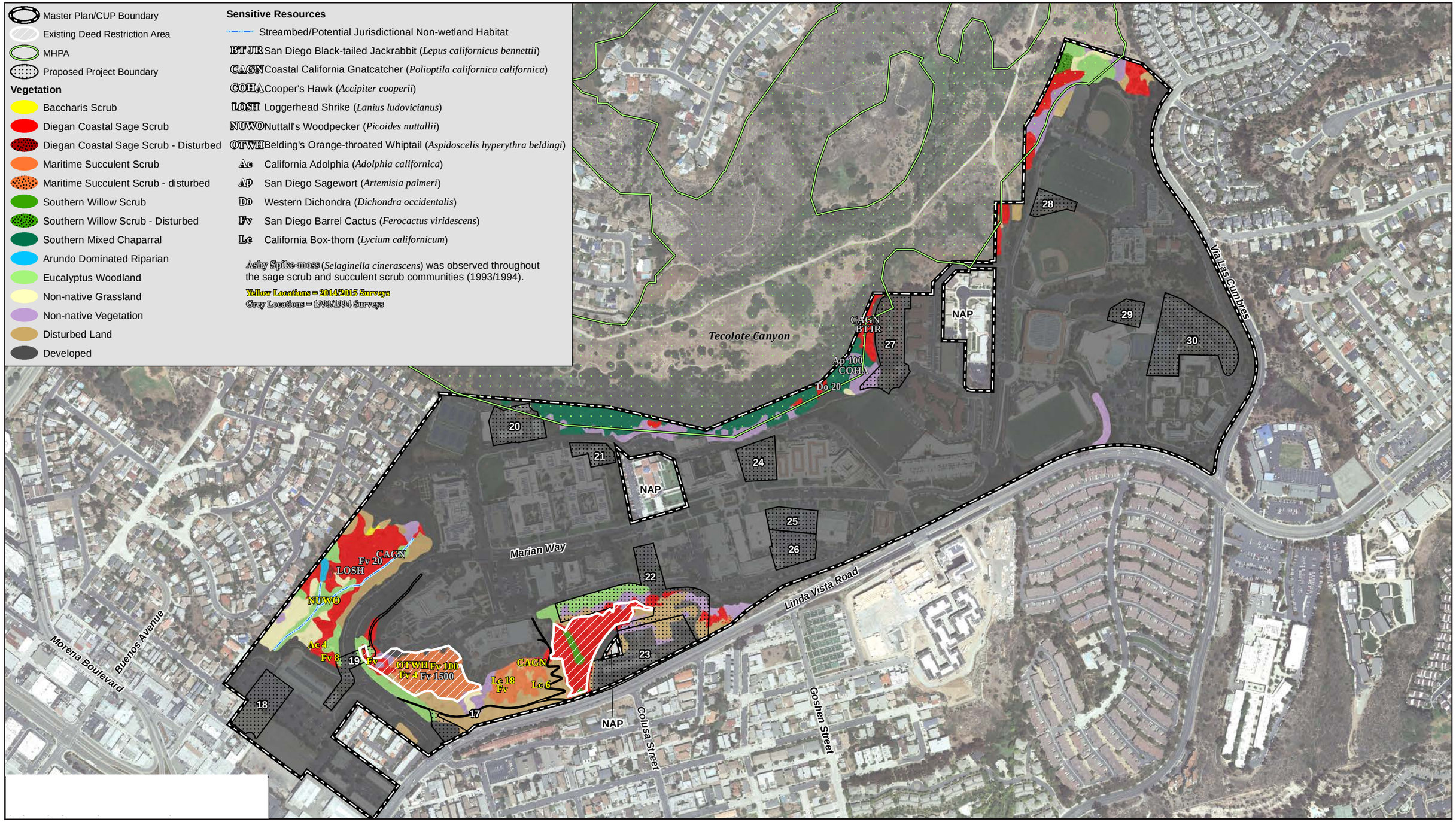


Figure 7 - Environmental Resources Map

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.



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
- Installation of artificial turf at Manchester Field
- Loss of intramural recreation field at the Joan B. Kroc Institute for Peace and Justice building site
- Construction of Fowler Park

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
- 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.

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

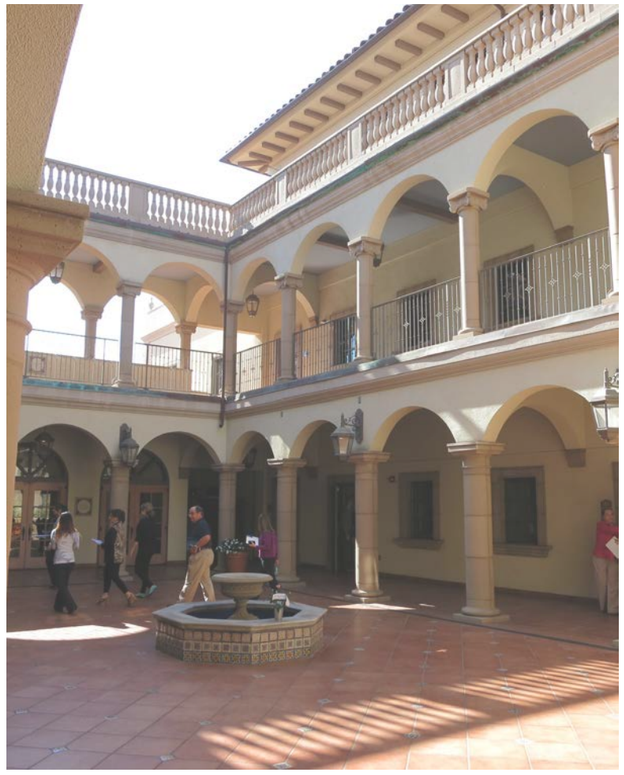
The university's commitment to its motto "Be Blue, Go Green" is evident in the programs and facilities that support sustainability on the USD campus. More than 150 USD students, staff and faculty participated in a global climate change event, "10/10/10" in October 2013, contributing their time, energy, 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 consumption 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





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

	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
B	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
H	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
J	Sacred Heart Hall	436-280-10	Frank L. Hope	Griffith	1951	No known modifications	Proposed projects do not impact existing building
K	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
M	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
O	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)

P	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
T	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
X	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



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

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

   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 plaques surround a fountain in the center, and etched in the plaques are the names and home towns of those who died on September 11, 2001.

   Designer: Carrier Johnson Date of Construction: 1998

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 Date of Construction: 1951

4. Colachis Plaza

   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 campus.

   Designer: Roger Leonard Date of Construction: 1995

5. Plaza Mayor

   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

6. Eagan Plaza

   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.

   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.

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.



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.



Figure 11 - Campus Districts Map

4.2 Program Uses

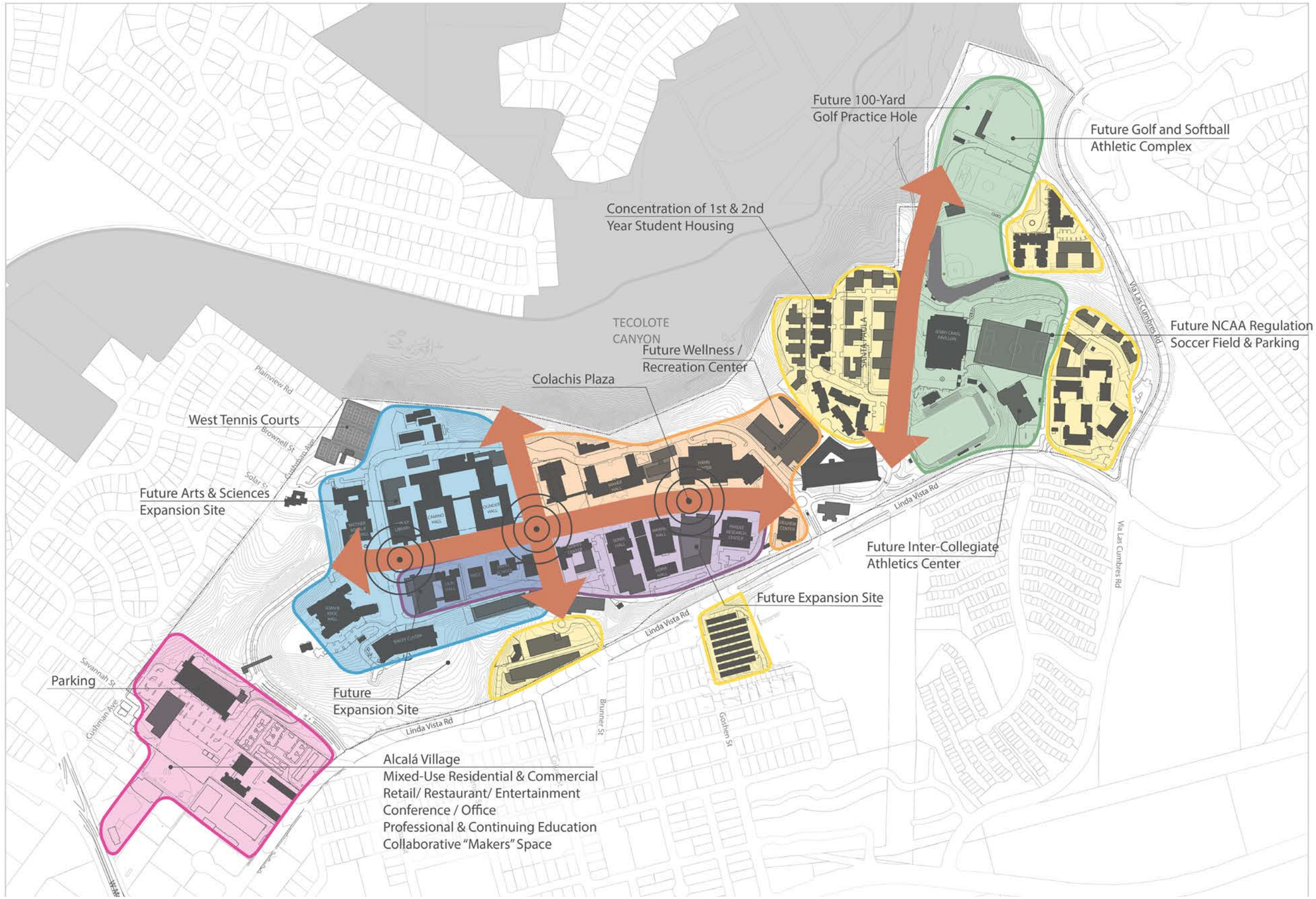
Program Uses Overview

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.*



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

Figure 12 - Program 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.*



LEGEND

- Proposed Residential Buildings
- Proposed Housing Cluster
- Potential Alcalá Village
- Proposed New Dining
- Existing Dining
- Quad - Common
- 100 # Beds (Net Increase) Approx.
- 100 # Beds (Total) Approx.
- Proposed C.U.P. Boundary

0′ 200′ 500′

** Resident student mix and location may change in future years*

Figure 13 - Student Housing Opportunities

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.*

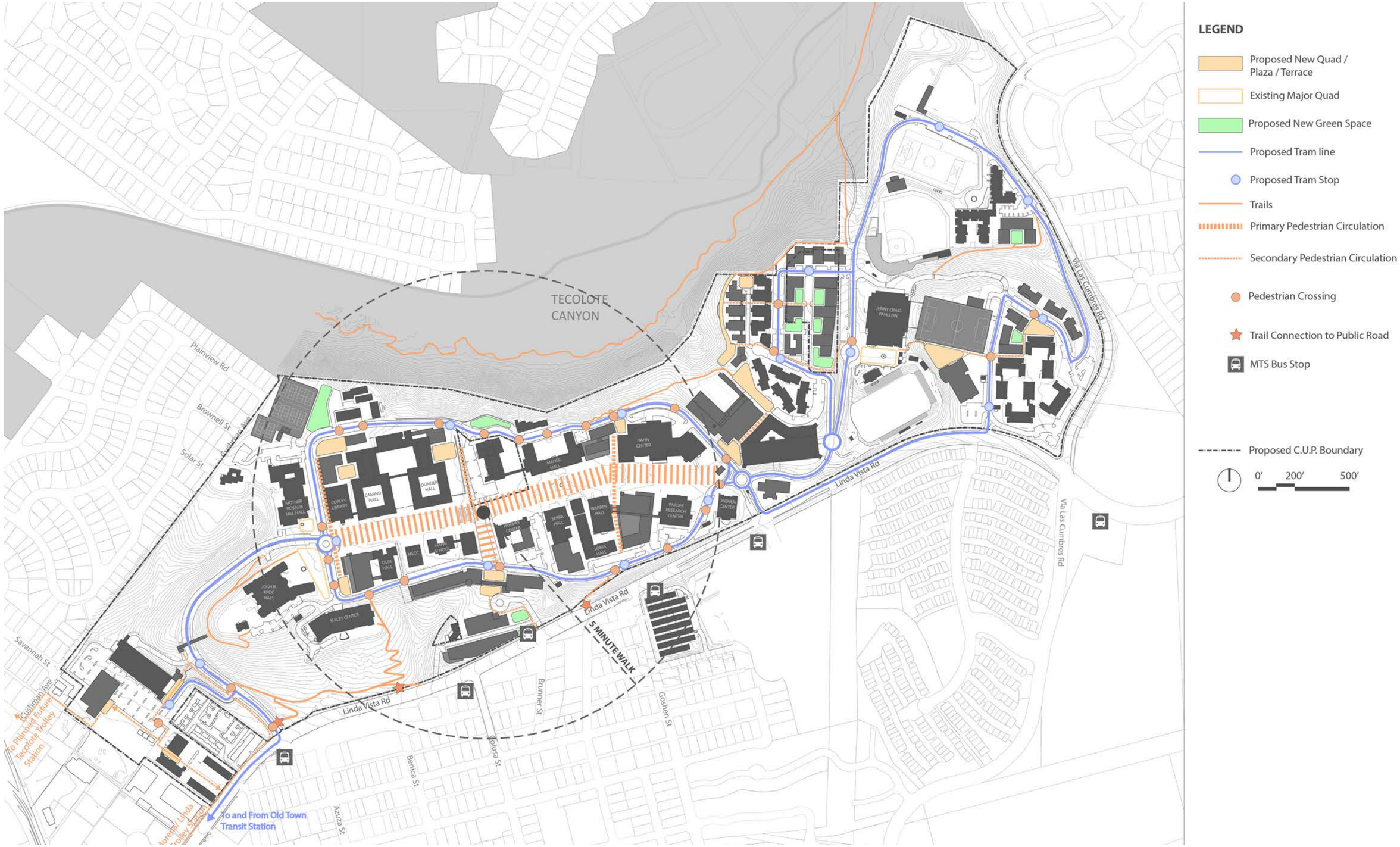


Figure 14 - Pedestrian & Tram Circulation and Connectivity

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.

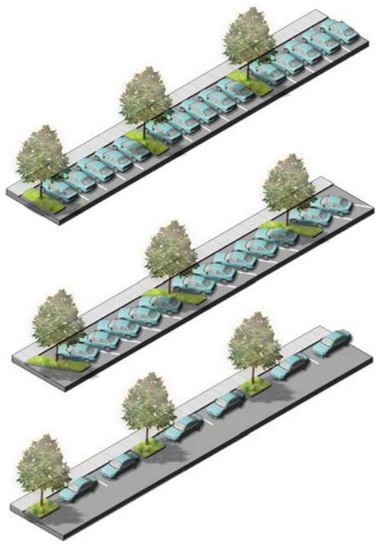
Loop Road and Campus Perimeter Recommendations

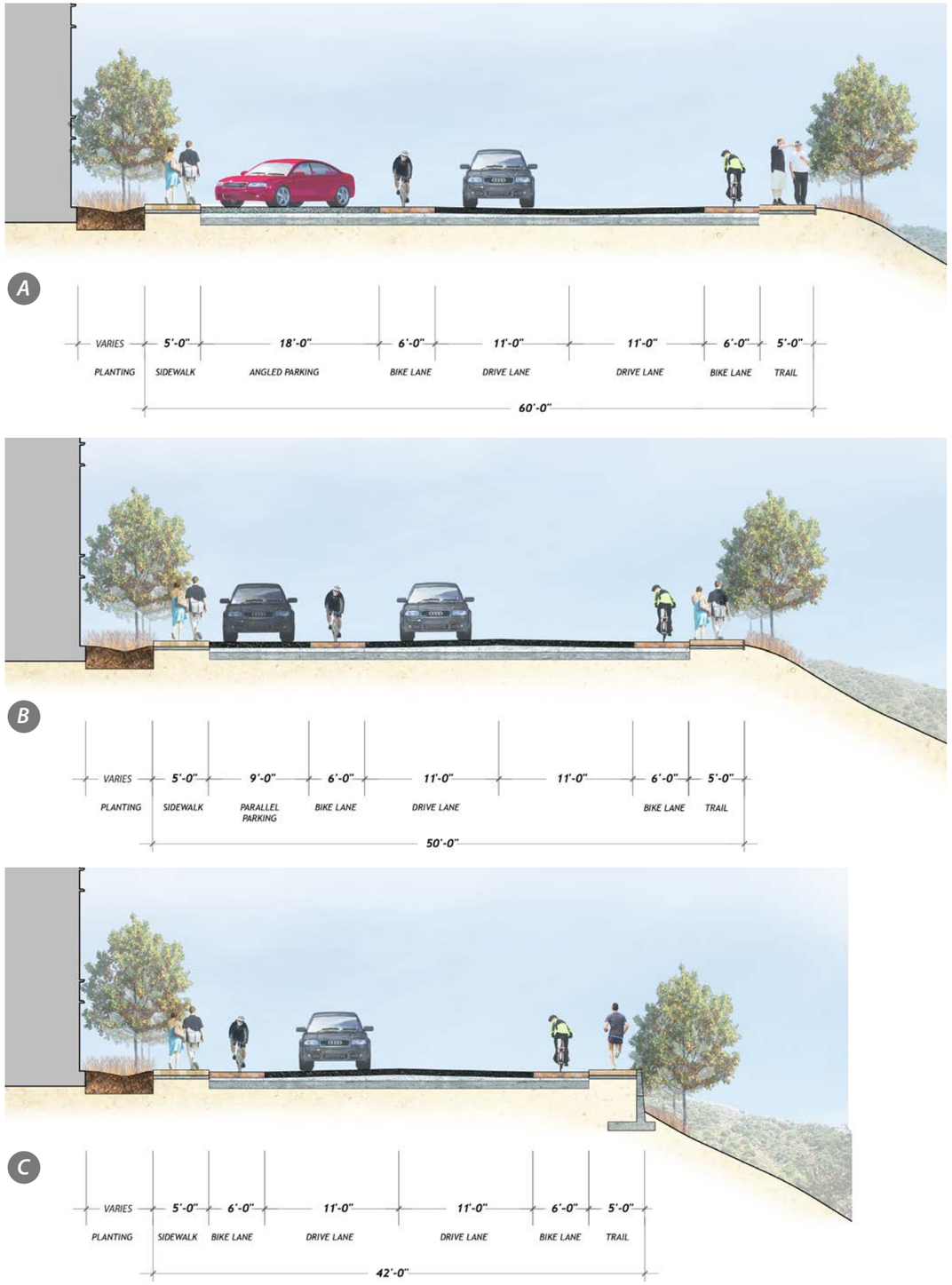
- Where Loop Road widens and is a minimum width of 60', install 45 degree diagonal parking. Trees shall be installed at intervals between parking spaces. Install permeable pavement in parking stalls. See Loop Road Type A for road section and axonometric view.
- Where Loop Road width is a minimum width 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.

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.















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.



Bike Lanes

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



Sharrow

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



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.



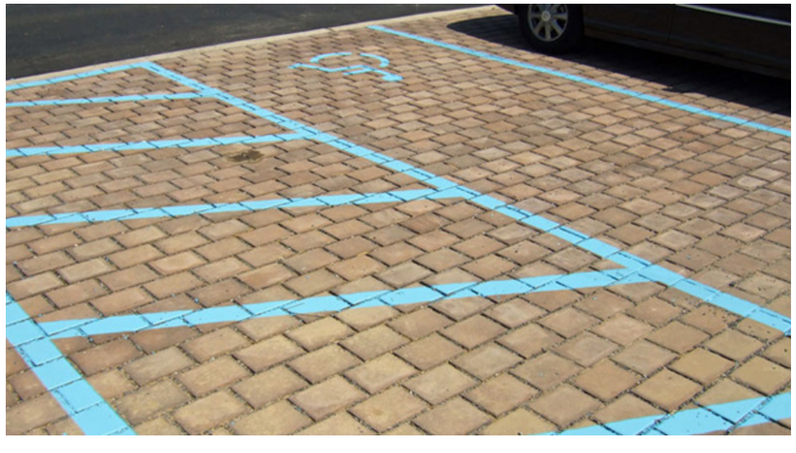
Electric & Hybrid Vehicles

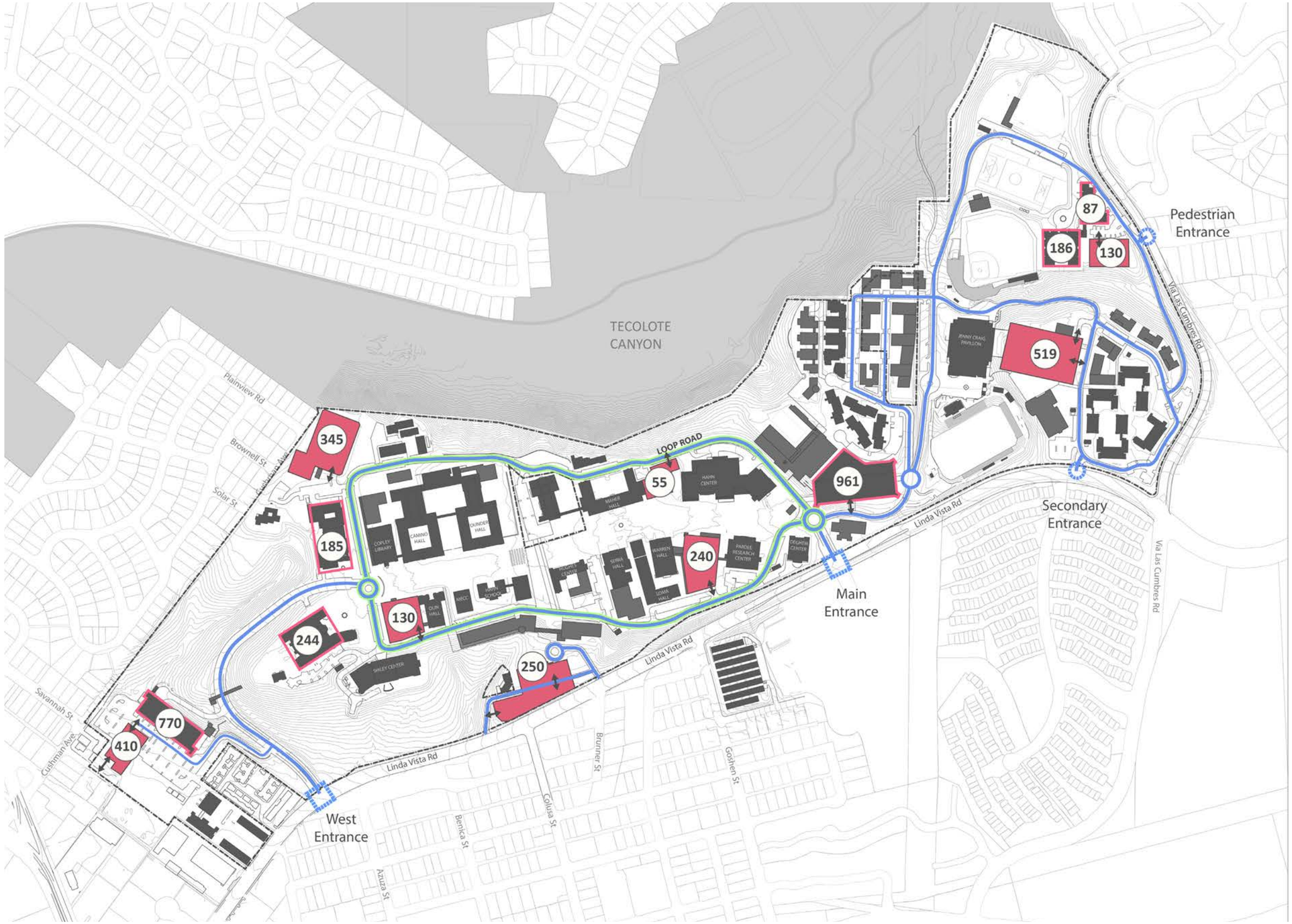
Incorporate charging stations at new garages and lots.



Permeable Paving

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





Parking Supply

Existing Parking Structures:
2,433 Spaces

Proposed New Parking Structures:
2,079 Spaces

Total Surface Parking:
1,687 to 1,790 Spaces

Figure 15 - Vehicular Circulation and Parking Structures

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.



Technology & Wayfinding

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

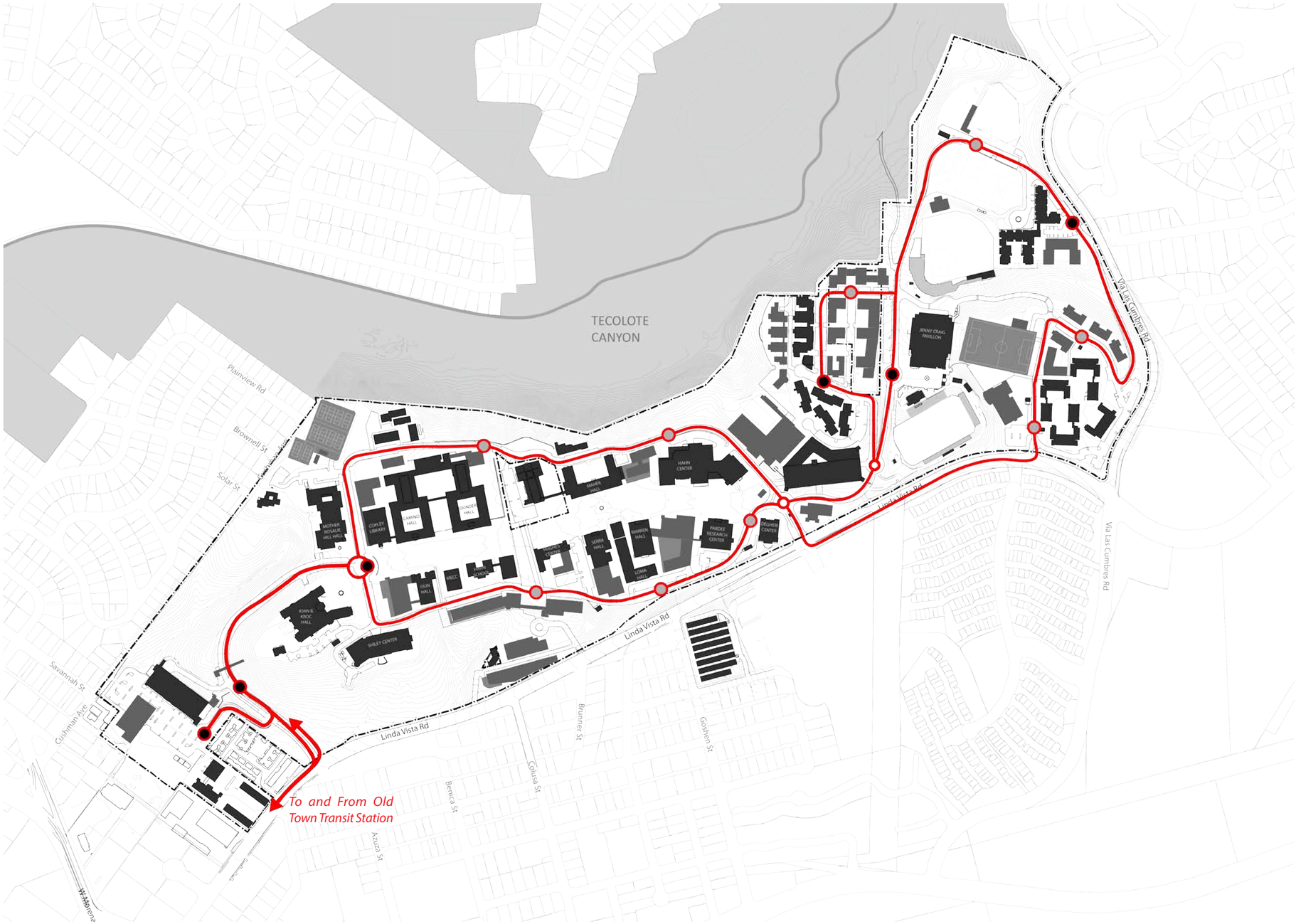




Tram Stop Design

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





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

Figure 16 - Trams

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.



Bike Parking

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



Bike Share

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





Figure 17 - Bicycle and Multi-Modal Circulation

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.



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.



Hardscape

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



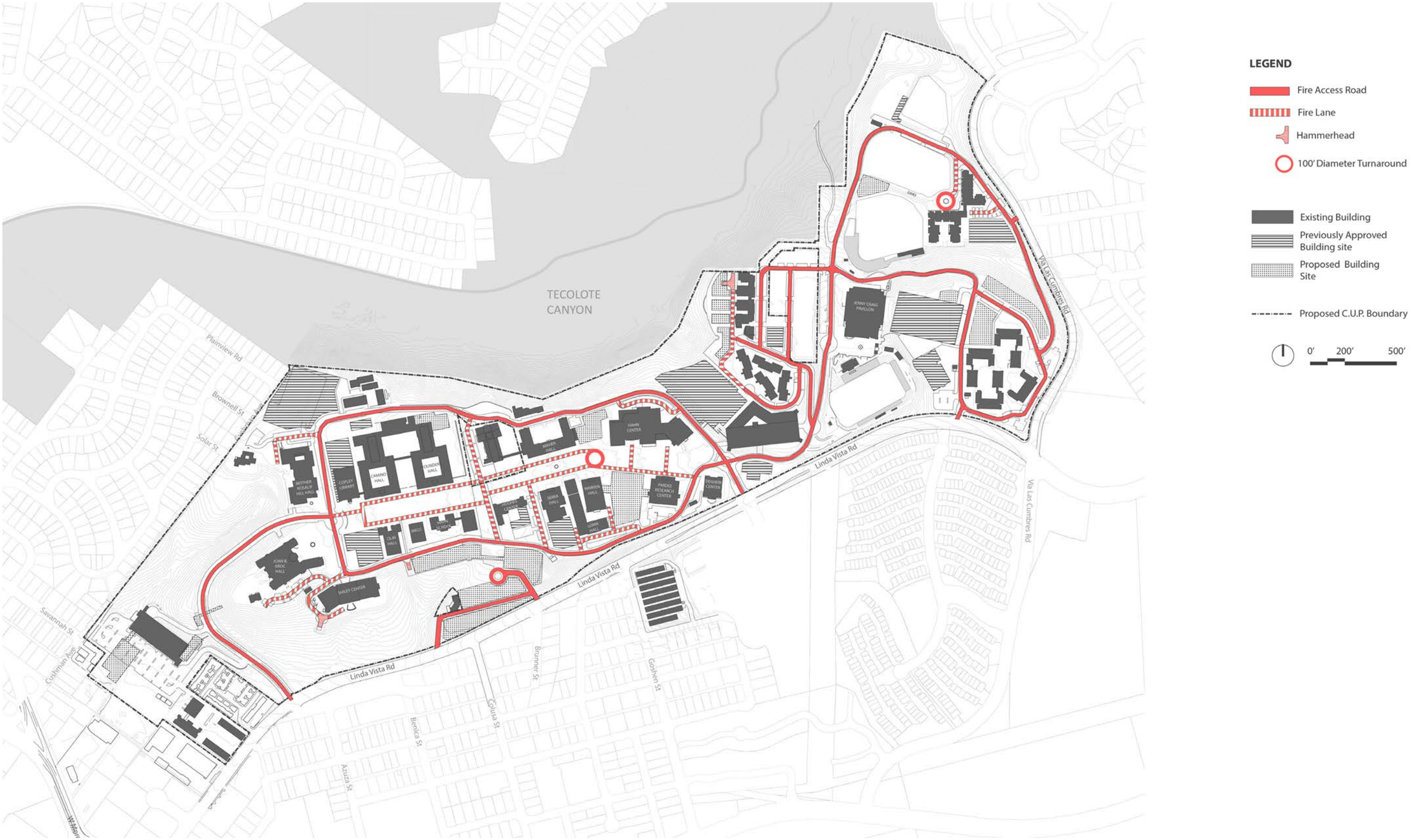


Figure 18 - Emergency Access

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 "quad" 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.



Campus Defined by Axial Connections ***Loop Road Creates Connected System*** ***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*


TECOLOTE
CANYON
Plainview Rd
Brownell St
Solar St
Linda Vista Rd
Via Las Cumbres Rd
Savannah St
Cushman Ave
Brunner St
Goshen St
Celusa St
Benica St
Azuza St
Alcalá Park
Alcalá Park
Alcalá Park

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.



Library Green

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



Student Life

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





Figure 20 - Conceptual Landscape Master Plan



Figure 21 - Existing Campus Landscape Areas



Figure 22 - Proposed Campus Landscape Areas

Tree Canopy Overview

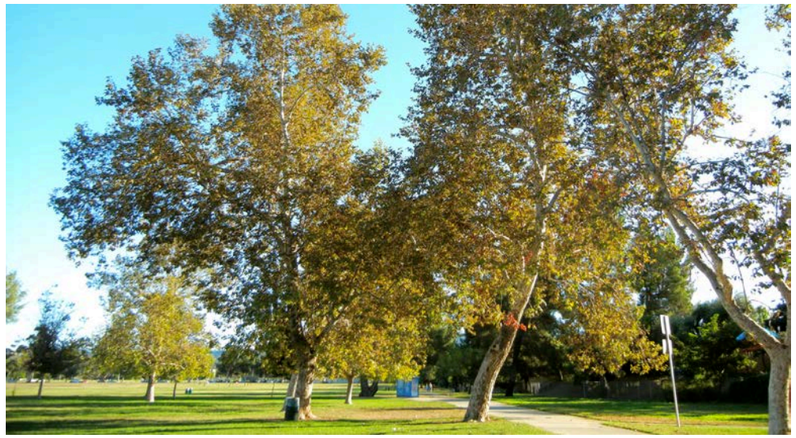
The campus is filled with a stunning collection of mature specimen trees, of almost every variety imaginable *(see figure 23)*. Beautiful Southern Magnolias, Stone Pines, California Sycamores and Palm Trees dominate the skyline. Proposed trees and new landscaping will respect current design and campus 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.



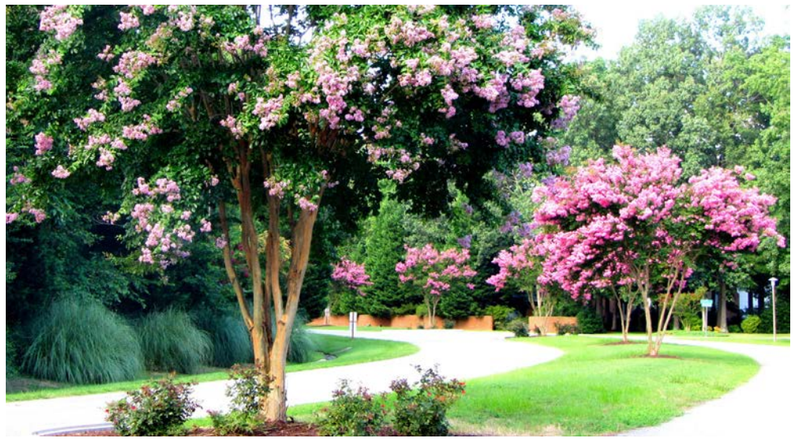
Phoenix dactylifera

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



Lagerstroemia indica

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





LEGEND

- LOOP ROAD TREES
- AVENIDA TREES
- STREET TREES
- NATIVE SLOPE TREES
- ACCENT TREES
- ALLEE TREES
- EVERGREEN TREES
- EXISTING TREES TO REMAIN

0′ 150′ 300′

Tree Canopy & Screening

Mature street trees, grand allees and clusters of palms and flowering specimen trees provide a lush and elegant backdrop for the campus architecture. Mature trees and landscape shall be maintained wherever feasible to retain the campus character. New buildings, parking structures and landscaped spaces shall be designed to provide a similar level of screening, shade and landscape vernacular.

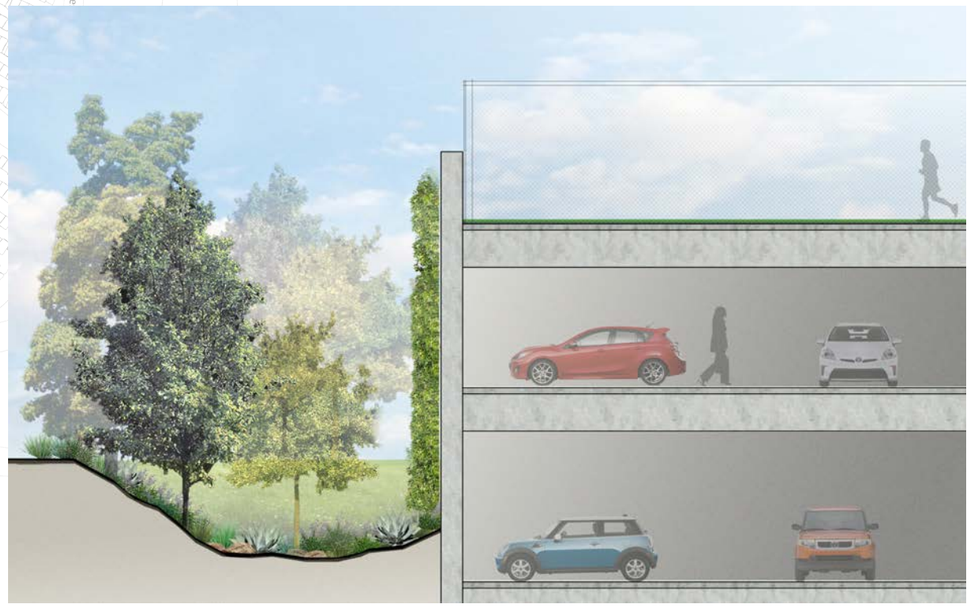


Figure 23 - Tree and Planting Strategies

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.



Trail

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





Connect

Pedestrian oriented campus experience.





Figure 24 - Trails, Circuit, Paths, and Promenades

LEGEND

- TRAIL
- CIRCUIT
- ARCADE
- PATH
- PROMENADE

0′ 150′ 300′

Nature Trail Vignette

- Proposed trails are envisioned as decomposed granite to visually blend with the existing landscape. Adjacent landscaping shall restore and enhance slopes with appropriate, endemic plant species. Trails shall be designed to fit within the existing slopes and sites to minimize grading and impact to existing landscapes and views on and off site.



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.



Social Courtyard

Spaces to promote social interaction, school spirit and cohesion.



Event Space

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





LEGEND

- EVENT LAWN / PLAZA
- ACTIVITY HUB AND QUAD
- EXISTING PLAZA
- ACADEMIC COURTYARD
- SOCIAL COURTYARD
- ACTIVITY HUB

0' 150' 300'

Event Lawn & Open Space

Closing Marian Way Road and establishing the central Paseo, activates and links the 'string of pearls': the network of plazas, open spaces, courtyards, event lawns and vistas. The expansive pedestrian paseo encourages campus connectivity, social interaction, pride of place and will be a majestic backdrop for USD's unique and historic architecture and enforce its commitment to excellence.



Figure 25 - Plazas, Courtyards, and Event Space

5 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 off-campus 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 Student FTE	**10,000**
Projected Faculty FTE	**667**
Projected Staff FTE	**1,724**
Total:	**12,391**

SOURCE: IRP: Students by Class
**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 health-conscious 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:





- 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.

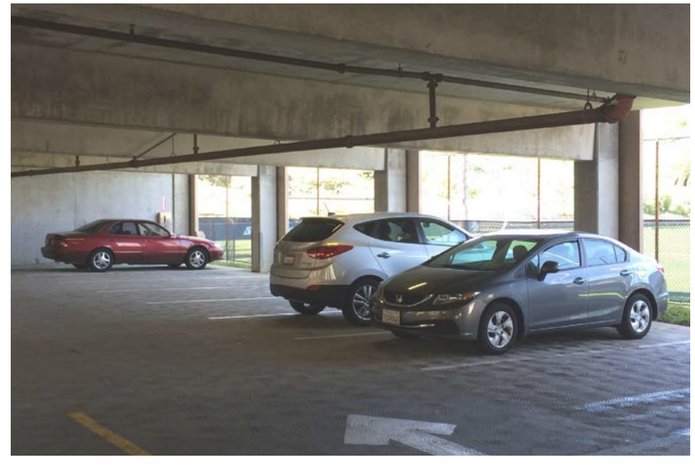
In addition to the additional parking spaces that may be required to accommodate an increase in FTE to 10,000 students, USD would be required to replace in kind the parking spaces on the mesa that may be displaced by new development on existing parking lots and the anticipated closure of Marian Way and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





6 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.

Table 3 - Summary of Key Sites

Academic 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 & Recreation Space			
Wellness & Recreation Center	9	80,104	
Collegiate Athletics, 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-Purposed Space			
Torero Store		3,000	
School of Nursing Addition		30,000	
Camino & Founders 2nd Floor Conversion		40,000	
Alcalá Park West		42,840	(2)
	Total	**115,840**	**ASF**
	Grand Total	**599,383**	**ASF**

(1) All square footage numbers are approximate estimates and do not represent surveyed areas
(2)SOURCE: TMA; Projected Space Needs include PACE and English Language Academy which are to be accommodated at Alcalá West.

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

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

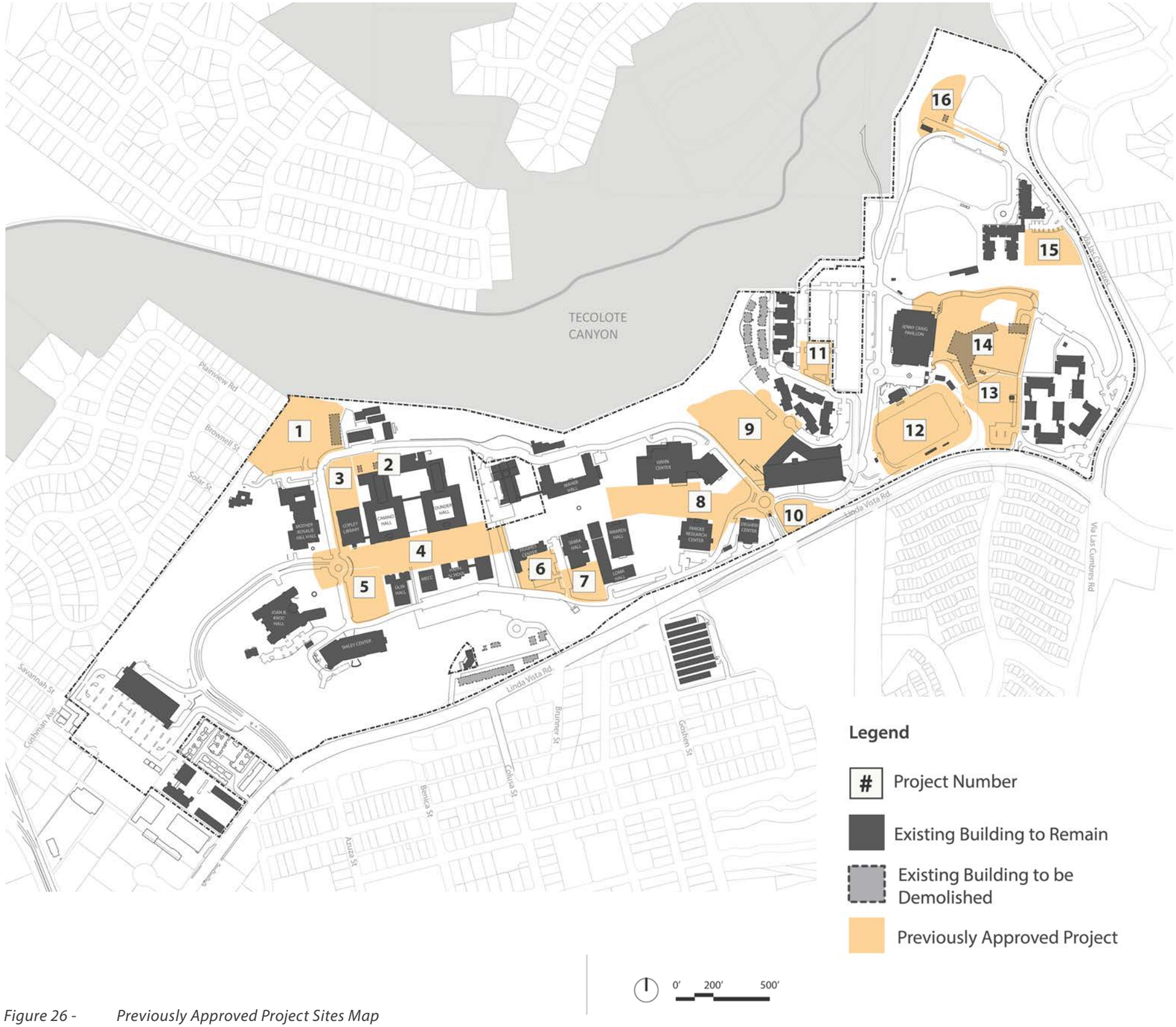


Figure 26 - Previously Approved Project Sites Map

PREVIOUSLY APPROVED PROJECTS

Site #	Lot Area (approx. sq. ft.) (1)	Building Footprint (approx. sq. ft.)	Lot Coverage (2)	Building Gross Sq. Ft. (3)	Building Assignable Sq. Ft. (4)	# Beds	Building Height		Project Description	Design Guideline Reference
							(Stories/Levels) Above Grade (5)	Maximum Height (ft) (6)		
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**				

Table 4 - Previously Approved Projects Matrix

PROPOSED PROJECTS

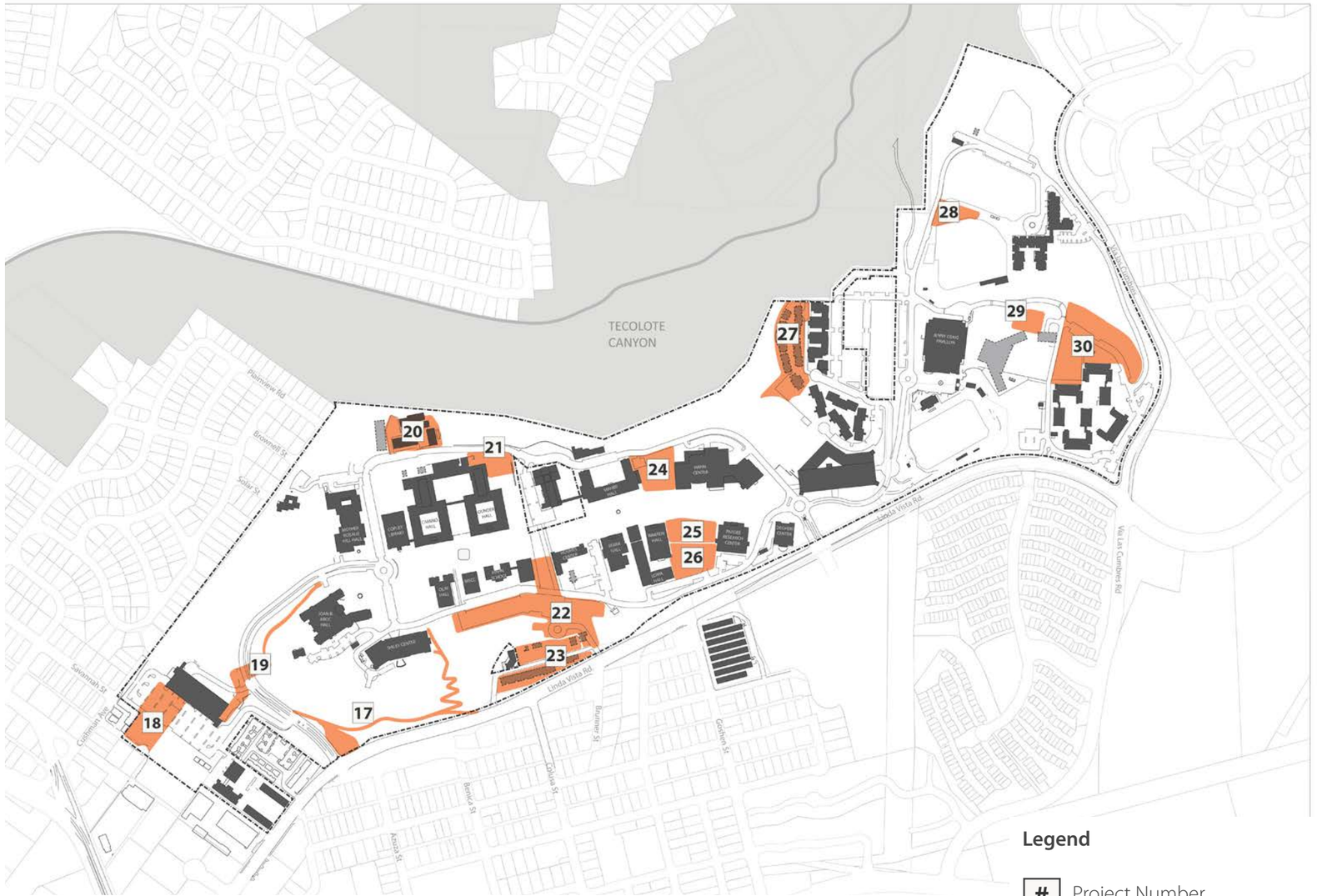


Figure 27 - Proposed Project Sites Map

PROPOSED PROJECTS

Site #	Lot Area (approx. sq. ft.) (1)	Building Footprint (approx. sq. ft.)	Lot Coverage (2)	Building Gross Sq. Ft. (3)	Building Assignable Sq. Ft. (4)	# Beds	Building Height (5)		Project Description	Design Guideline Reference
							(Stories/Levels) Above Grade (5)	Maximum Height (ft) (6)		
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

Table 5 - Proposed Projects Matrix

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.

8 Design Guidelines

8.1 Introduction

Purpose of the Design Guidelines

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

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

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

How to Use this Document

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

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

8.2 Site Planning

Site Planning Guidelines

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

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

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

Project Sites Map

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

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

Deviations to Base Residential Zones on Campus

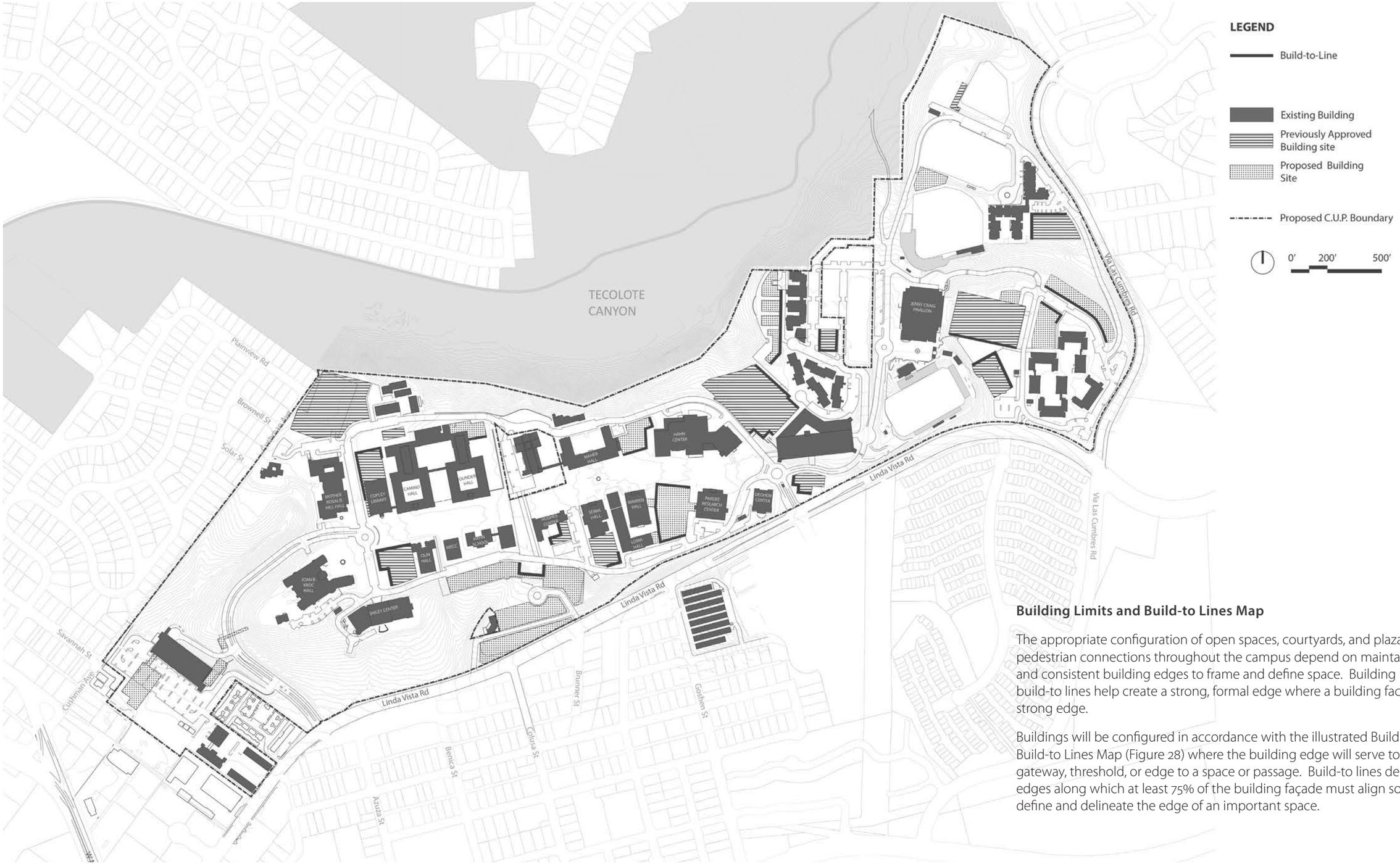
The following deviations to the base residential zoning on campus are proposed:

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

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

Historic Resources on Campus

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



Building Limits and Build-to Lines Map

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

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

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

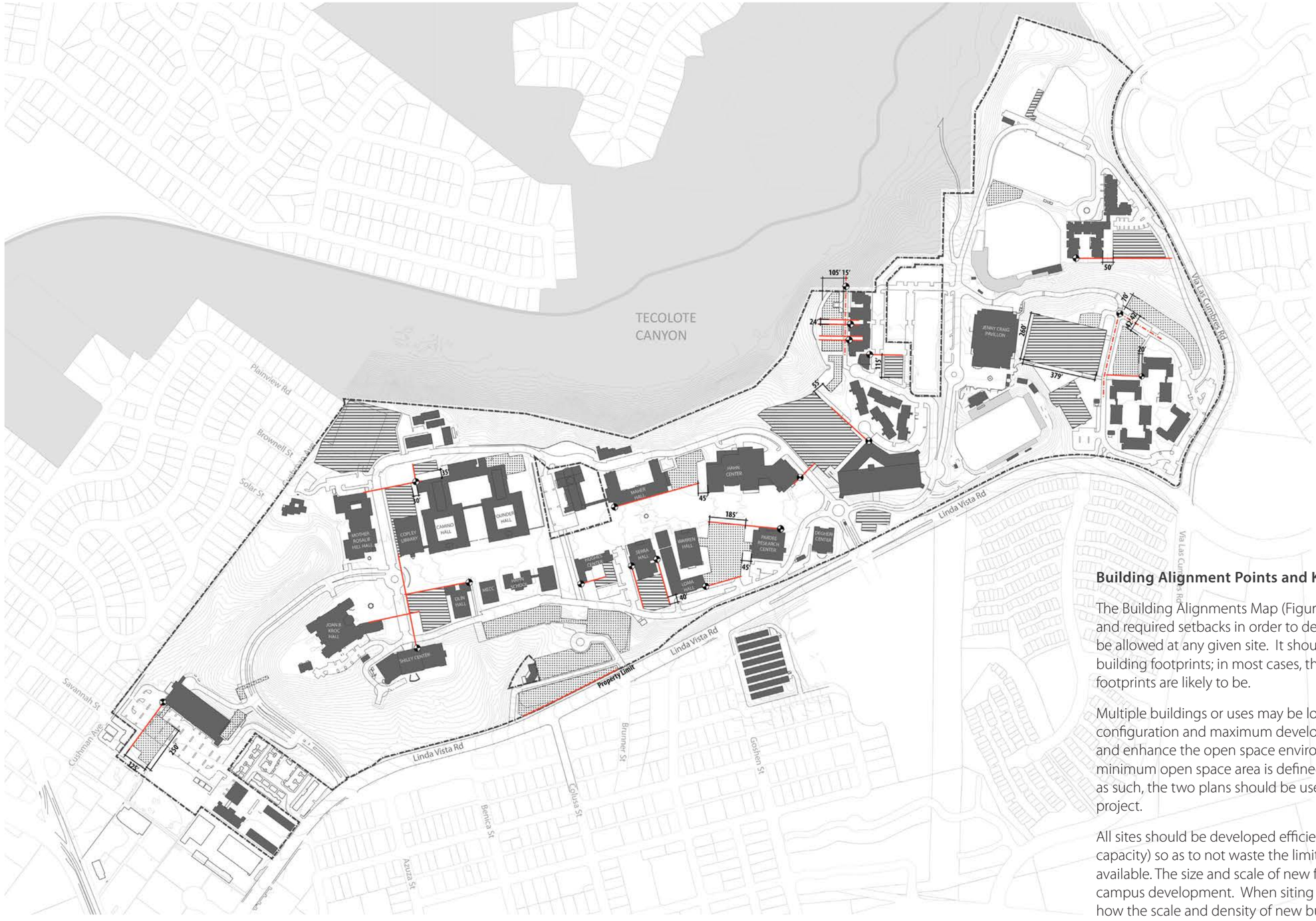


Figure 29 - Building Alignments Map

Building Alignment Points and Key Dimensions

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

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

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

Building Entries Map

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

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

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

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

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

Grading

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

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

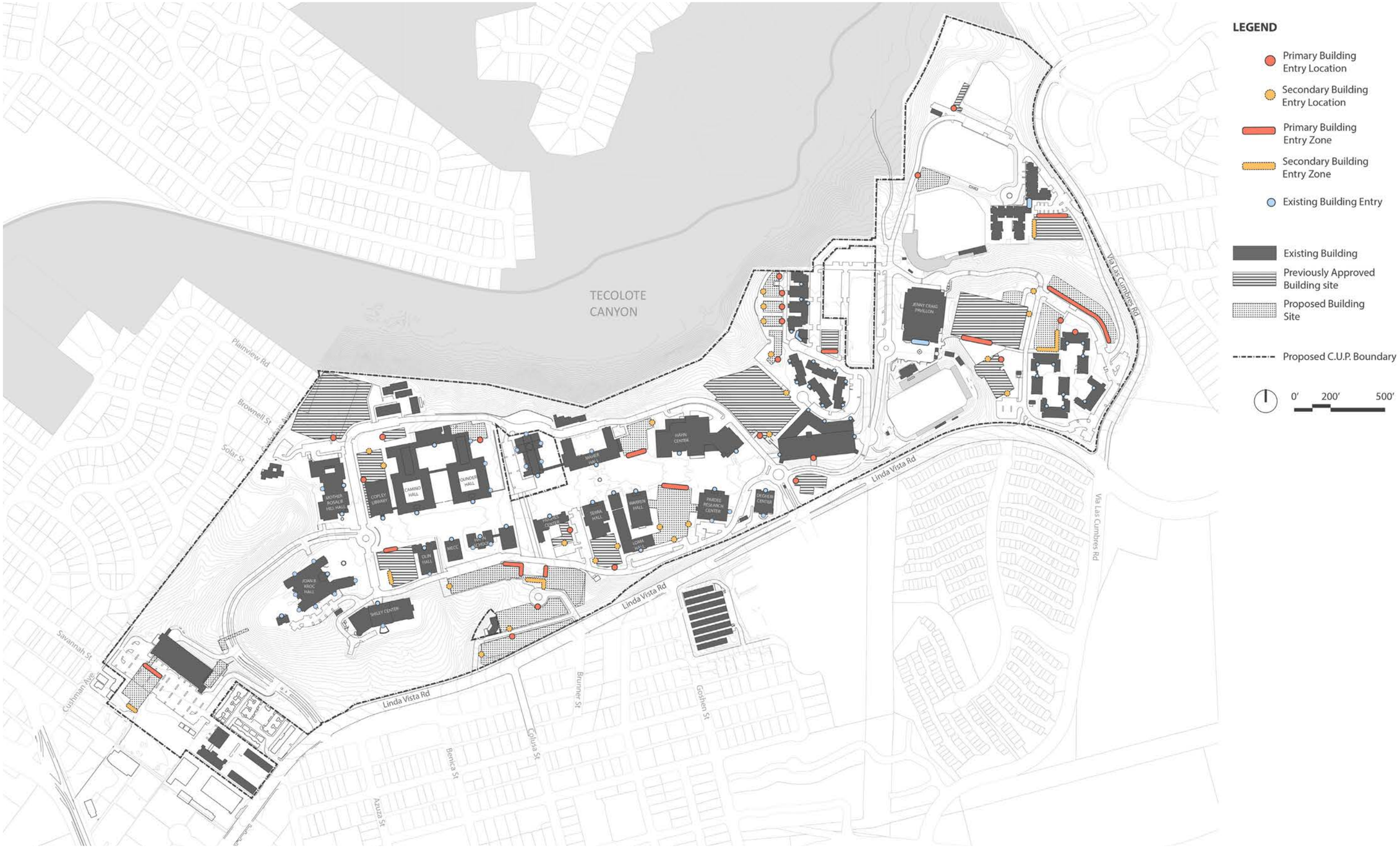


Figure 30 - Building Entries Map

8.3 Circulation Design

TRANSIT SYSTEM / MULTI-MODAL CAMPUS

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

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

VEHICULAR CIRCULATION

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

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

PEDESTRIAN CIRCULATION

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

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

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

BICYCLE CIRCULATION

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







SURFACE PARKING LOTS

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

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

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

PARKING STRUCTURES

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

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





8.4 Architectural Design

ARCHITECTURAL CHARACTER

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

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

CAMPUS CORE/ACADEMIC AREAS

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

VALLEY RESIDENTIAL AREAS, WELLNESS AND RECREATION FACILITIES

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

EAST CAMPUS RESIDENTIAL AREAS, COLLEGIATE ATHLETICS AND RECREATION FACILITIES

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

ALCALA PARK WEST

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



8.5 Architectural Elements

BUILDING ORIENTATION AND FAÇADE TREATMENT

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

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

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

ROOFS, GROUND FLOORS AND INDOOR/ OUTDOOR SPACES

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

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

BUILDING BASE

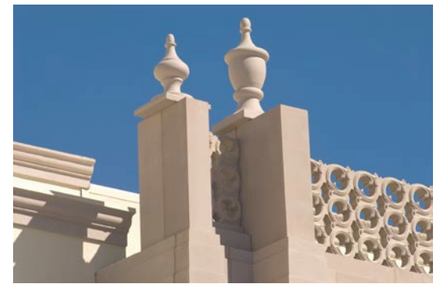
Building design should consider the building base, which is the lower portion of a building located immediately above grade. The building base should be visually enhanced with creative use of entries, materials, glazing, projecting or recessed forms and architectural details. At the building base, entries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

BUILDING HEIGHTS

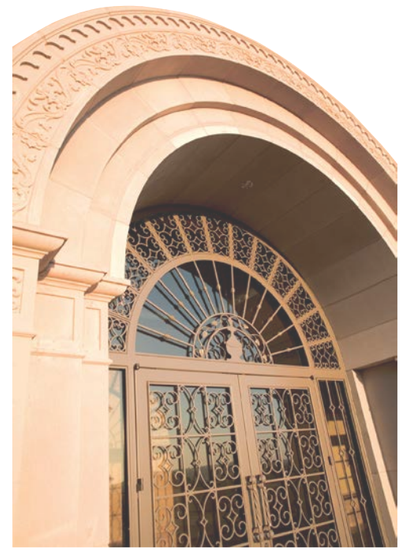
Future building heights (see the Projects Matrix, Table 4) are anticipated to maximize each project site based on building type and location, while respecting the tower of The Immaculata as the tallest elevation point on the Mesa. Campus buildings are intended to support the school's sense of place and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

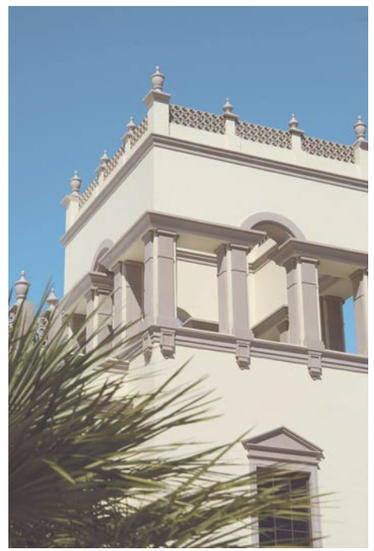












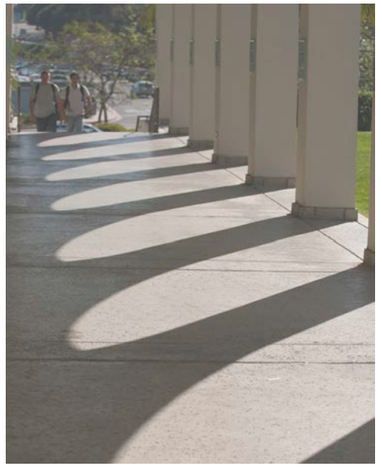
ARCADES, LOGGIAS, COLONNADES, OVERHEAD STRUCTURES, AND TRELLISES

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

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

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







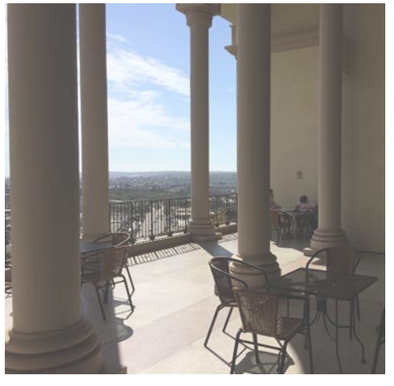












8.6 Landscape Design

LANDSCAPE CHARACTER

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

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

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

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

LANDSCAPE MASTER PLAN

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

Landscape use areas are categorized into six types:

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

STREETSCAPE AREAS

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

<u>Entry Landscapes</u>

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





Access Road Landscapes

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

Via Las Cumbres Road

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

Linda Vista Road

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

CAMPUS CORE / ACADEMIC AREAS

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

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

ATHLETIC FIELDS AND RECREATION AREAS

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



RESIDENTIAL AREAS

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

UNDEVELOPED / TRANSITIONAL AREAS

(includes Canyon Areas, Naturalized Areas and Steep Slopes)

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







8.7 Landscape Elements

INFORMAL PATHS

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

HARDSCAPE

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

PLAZAS AND FOUNTAINS

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

STAIRS, WALLS, FENCES AND GATES

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

CAMPUS PERIMETER FENCING

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

PARKING STRUCTURES

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









BICYCLE RACKS

BICYCLE RACKS

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

BICYCLE CORRALS

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



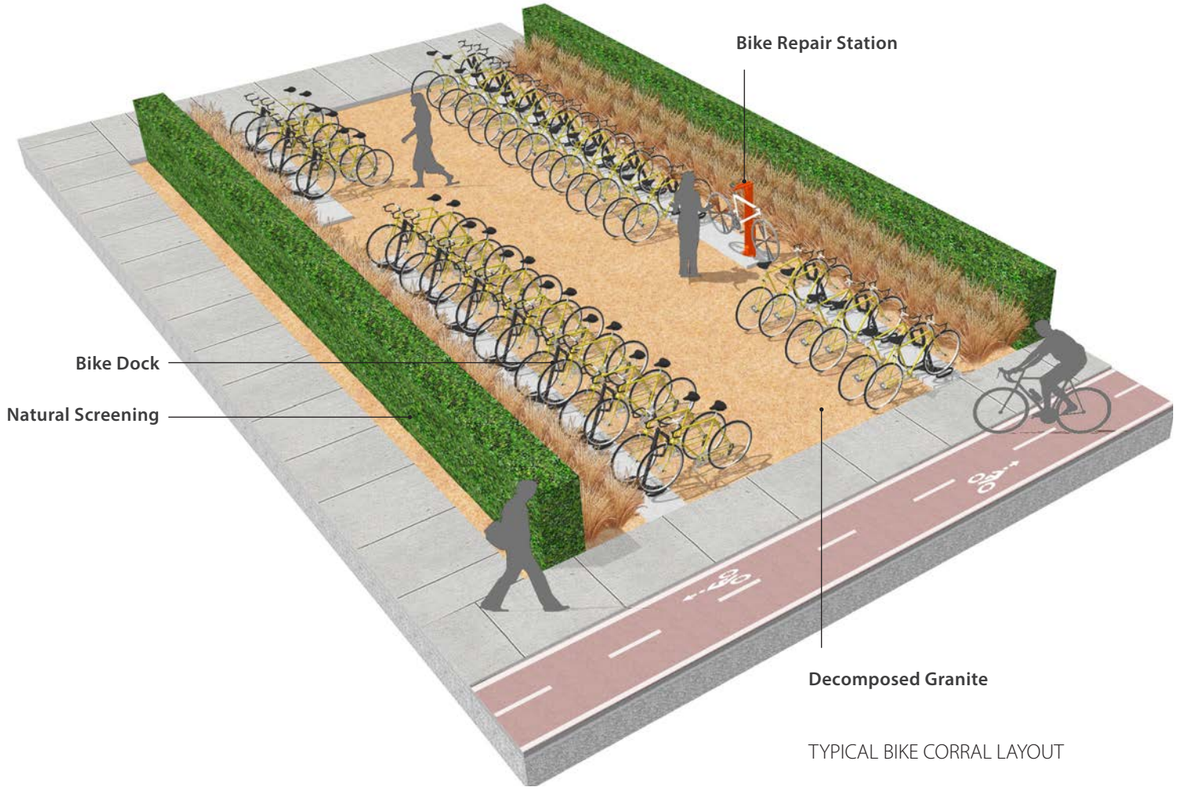
VARSITY RACK BLACK POWDER-COAT, SURFACE MOUNT BIKE PARKING (EXISTING)



BIKE REPAIR STATION - DERO



DECO BIKE - BIKE SHARE



TYPICAL BIKE CORRAL LAYOUT

8.8 Plant Palette

PLANT PALETTE INVENTORY

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

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

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

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

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

GRASSES & GROUNDCOVERS

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

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

VINES

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

CLASSICS	COMMON NAME	WATER USE	NATIVE
Agapanthus africanus	Lily-of-the-Nile	M	NO
Buxus sepmervirens	Boxwood	M	NO
Cotoneaster dammeri	Groundcover Cotoneaster	L	NO
Ligustrum japonicum	Japanese Privet	M	NO
Myrtus communis	Myrtle	L	NO
Nerium oleander	Oleander	L	NO
Podocarpus macrophyllus	Yew Pine	M	NO
Rhaphiolepis indica	Indian Hawthorn	L	NO
Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorne	L	NO
Rosa hybrids	Rose	M	NO
Rosmarinus officinalis	Upright Rosemary	VL	NO
Rosmarinus prostratus	Prostrate Rosemary	L	NO
Strelitzia nicholai	Giant Bird of Paradise	M	NO
Strelitzia reginae	Bird of Paradise	M	NO

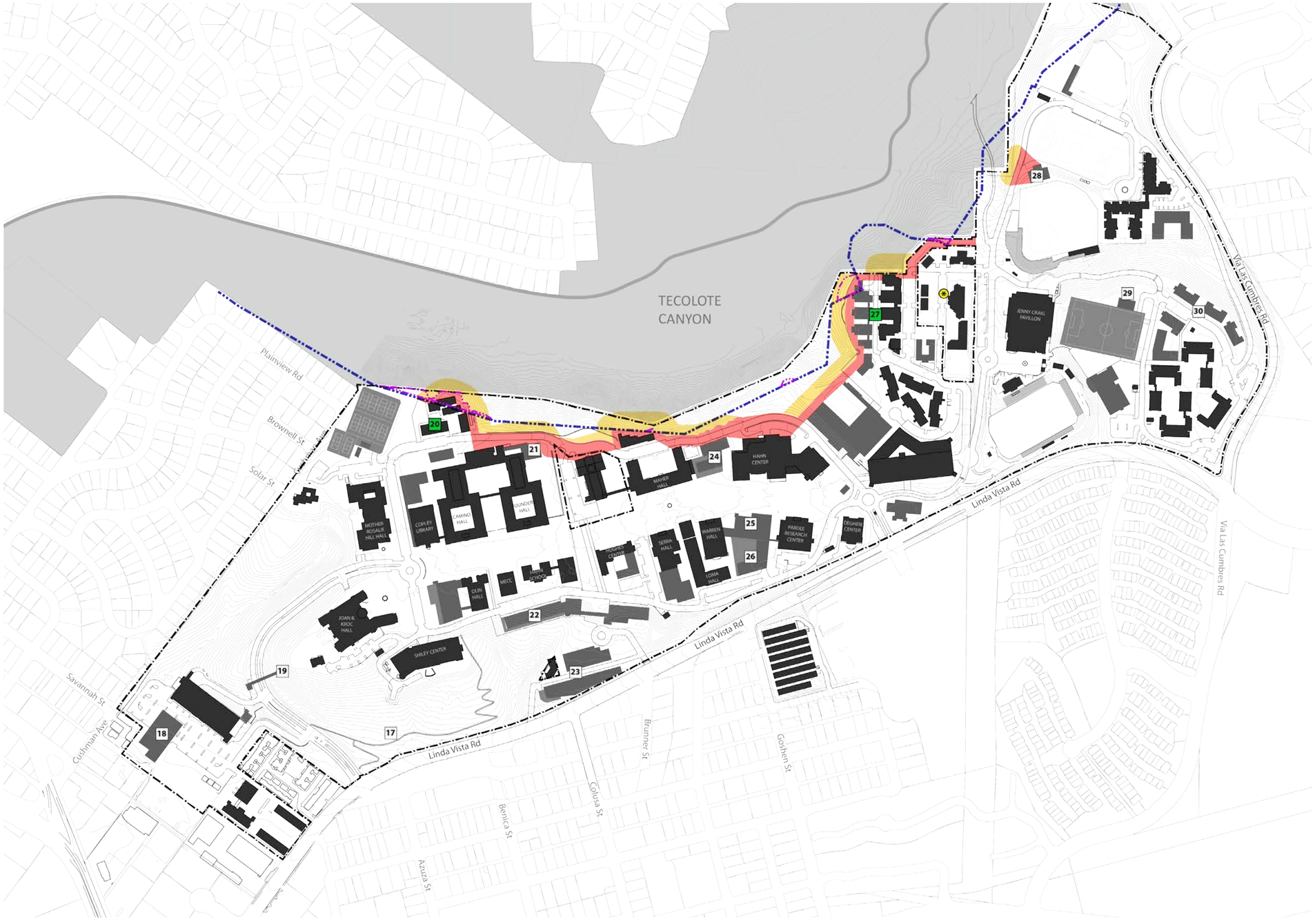
SHADE AREAS			
Acanthus mollis	Bear's Breech	M	NO
Asparagus myeri	Foxtail Fern	M	NO
Astelia 'Silver Shadow'	Silver Shadow Astelia	M	NO
Clivia miniata	Clivia	L	NO
Dianella tasmanica	Tasman Flax Lily	M	NO
Heuchera maxima	Island Alum Root	L	YES
Nephrolepsis cordifolia	Sword Fern	M	NO
Ribes spp.	Fuschia Flowering Gooseberry	L	YES
Symphoricarpos mollis	Creeping Snowberry	L	YES
Trachelospermum jasminoides	Star Jasmine	M	NO
Woodwardia fimbriata	Giant Chain Fern	M	YES

NEW INTRODUCTIONS	COMMON NAME	WATER USE	NATIVE
Bulbine frutescens	Bulbine	L	NO
Convovulus mauritanicus	Ground Morning Glory	L	NO
Cordyline australis	New Zealand Cabbage Tree	L	NO
Dietes bicolor	Fortnight Lily	L	NO
Erigeron karvinskianus	Santa Barbara Daisy	L	NO
Gaura lindehimeri	Gaura	L	NO
Lavandula stoechas	Lavender	L	NO
Leptospermum scoparium	Tea Tree	L	NO
Leucadendron hybrids	Conebush	L	NO
Phormium tenax	New Zealand Flax	L	NO
Pittosporum 'Silver Sheen'	Silver Sheen Pittosporum	M	NO
Podocarpus 'Icee Blue'	Icee Blue Yellow Wood	M	NO
Salvia gregii	Autumn Sage	L	NO
Salvia leucantha	Mexican Sage	L	NO
Tagetes lemonii	Mexican Marigold	L	NO
Teucrium chamaedrys	Germander	L	NO

SUCCULENTS			
Aeonium spp.	Aeonium	L	NO
Agave spp.	Agave	VL	NO
Aloe spp.	Aloe	L	NO
Calindrinia spectabilis	Calindrinia	L	NO
Cotyledon spp.	Cotyledon	L	NO
Crassula ovata	Jade Plant	L	NO
Dracaena draco	Dragon Tree	VL	NO
Echeveria	Hens & Chicks	L	NO
Euphorbia spp.	Euphorbia	L	NO
Furcraea foetida variegata	Mauritius Hemp	L	NO
Graptopetalum paraguyense	Ghost Plant	L	NO
Hesperaloe parviflora	Red Yucca	VL	NO
Sansevieria spp.	Mother-In-Law's Tongue	L	NO
Senecio mandraliscae	Klenia	L	NO

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

8.9 Brush Management



LEGEND

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

0′ 200′ 500′

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

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

Figure 31 - Brush Management Overlay

Brush Management Strategy

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

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

(g) Zone One Requirements

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

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

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

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

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

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

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

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

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

(h) Zone Two Requirements

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

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

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

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

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

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

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

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

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

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

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

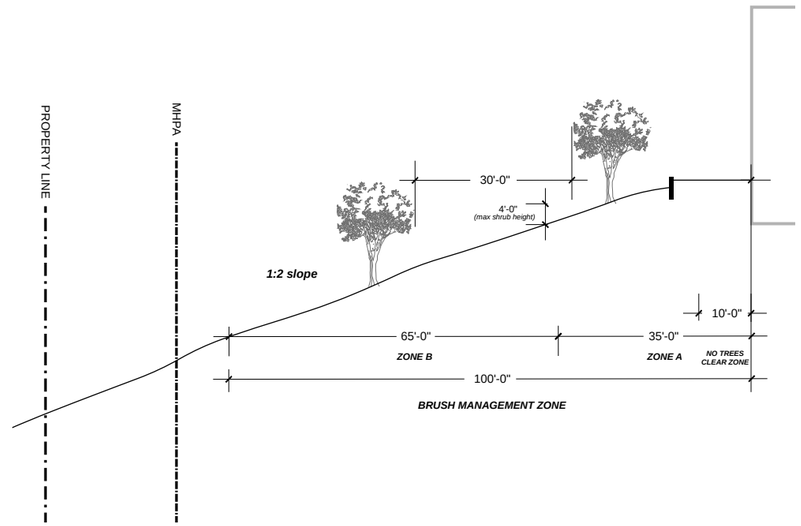


Figure 32 - Brush Management Zones and Boundaries

8.10 Storm Water Management

Integrate Stormwater Design Strategies

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

Design Recommendations

Design

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

Demonstrate

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

Planting

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

Design

Integrate stormwater management solutions into the landscape site design.



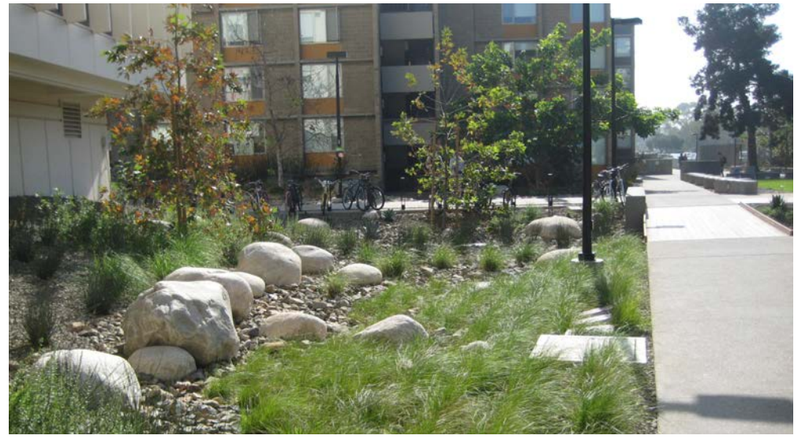
Demonstrate

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



Planting

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



8.11 Lighting

GENERAL LIGHTING DESIGN GUIDELINES

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

CAMPUS LIGHTING

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

COLLEGIATE ATHLETIC AND RECREATIONAL FACILITY LIGHTING

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

STREET AND PARKING LOT LIGHTING

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

PEDESTRIAN LIGHTING

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

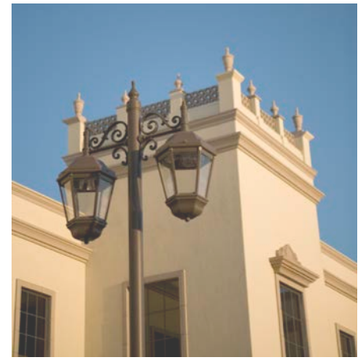
BUILDING, LANDSCAPE AND FEATURE LIGHTING

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

SERVICE AND UTILITY LIGHTING

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







8.12 Signs

GENERAL SIGN DESIGN GUIDELINES

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

ENTRY MONUMENT SIGNS

Entry Monument Signs are located at three primary campus entries.

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

BUILDING MONUMENT SIGNS

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

INFORMATION KIOSKS AND BULLETIN BOARDS

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

DIRECTIONAL SIGNS

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

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

COMMEMORATIVE SIGNS

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

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

BANNERS AND TEMPORARY SIGNS

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

8.13 Art

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











8.14 Sustainability

DESIGN INTENT

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

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

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

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

BUILDING DESIGN

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

LANDSCAPE DESIGN

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

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

TRANSPORTATION

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

ENERGY

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

RENEWABLE SYSTEMS / NATURAL RESOURCES

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

WATER CONSERVATION

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

MAINTENANCE / WASTE REDUCTION

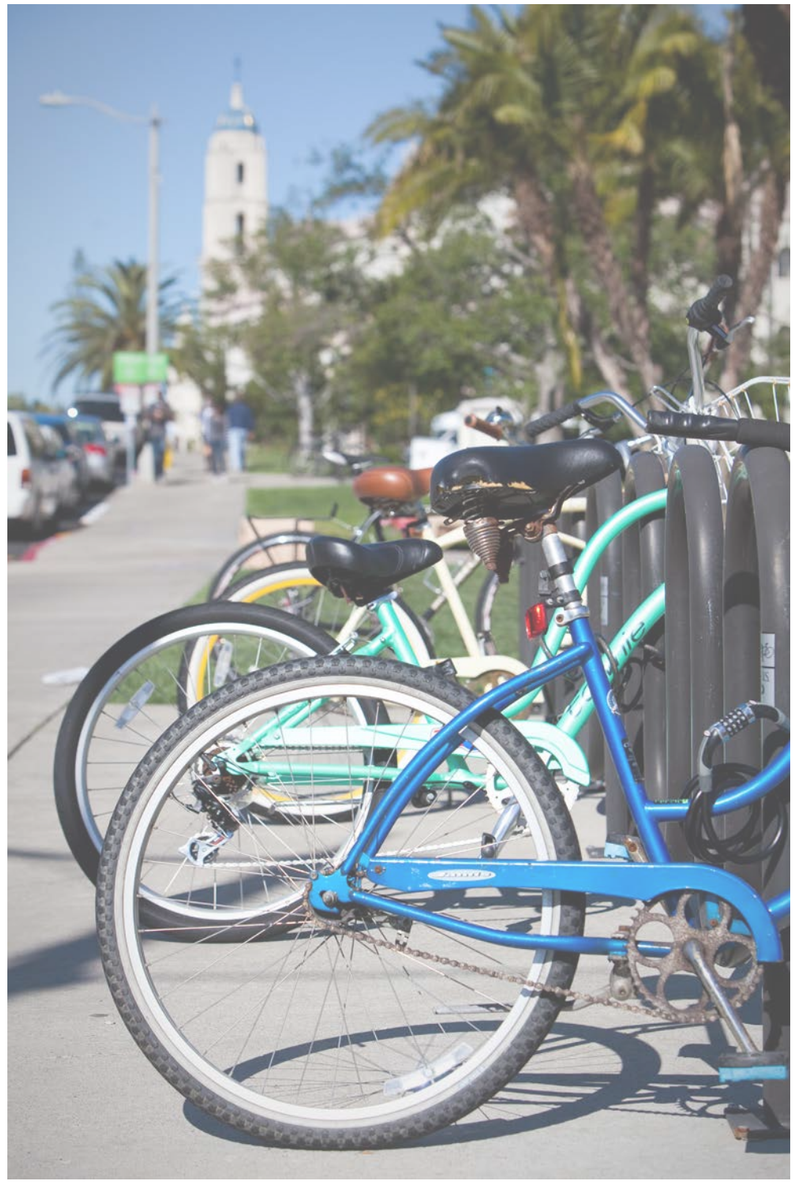
- Thoughtful planting design is key to reducing maintenance needs (e.g. setbacks from hardscape, allowing plants to grow naturally without need to over prune), and keeping replacement planting costs low.
- Maintain a campus recycling program to provide a dedicated area for the collection and sorting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



NATIVE LANDSCAPE REDUCES THE USE OF WATER FOR IRRIGATION



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



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

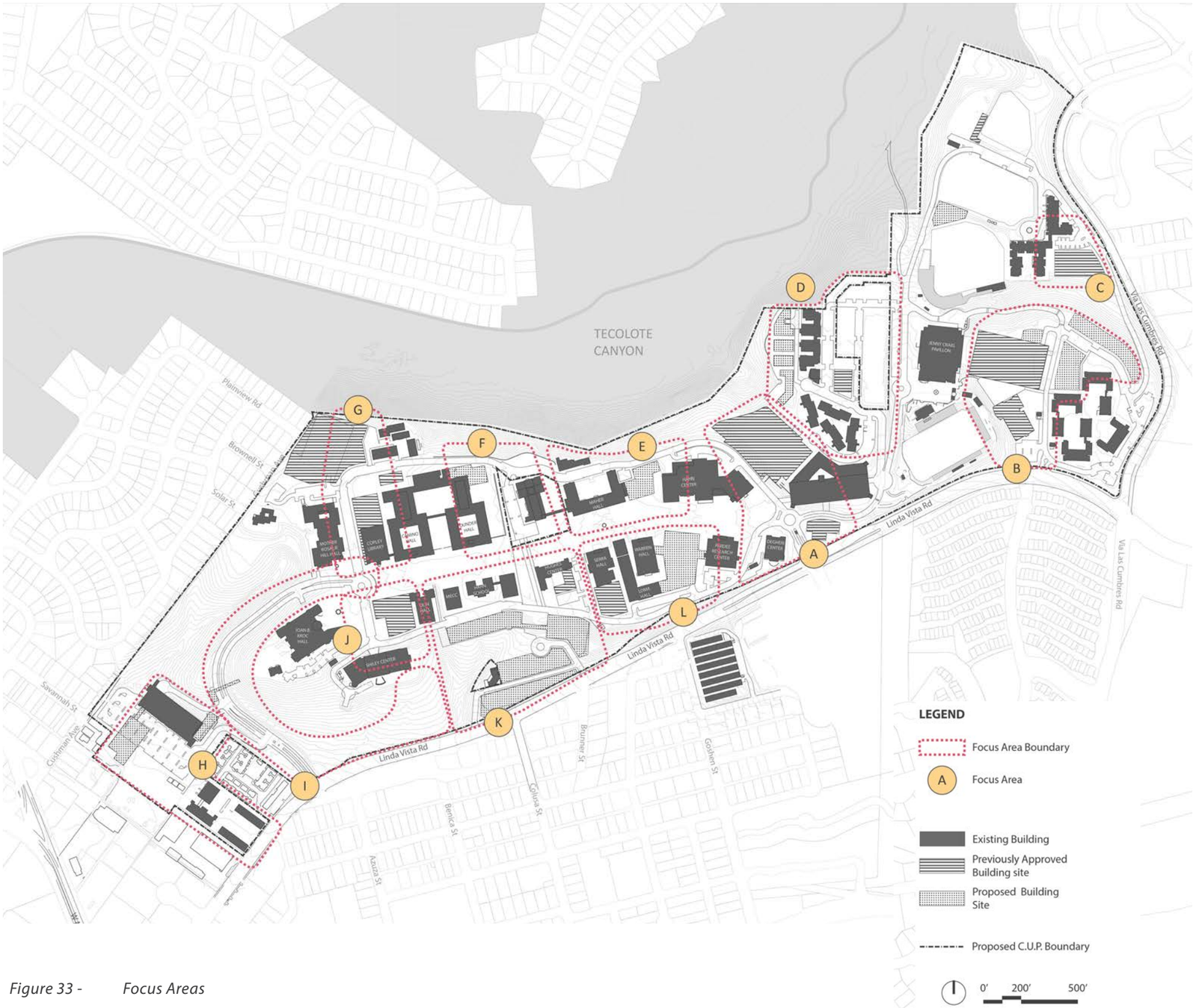


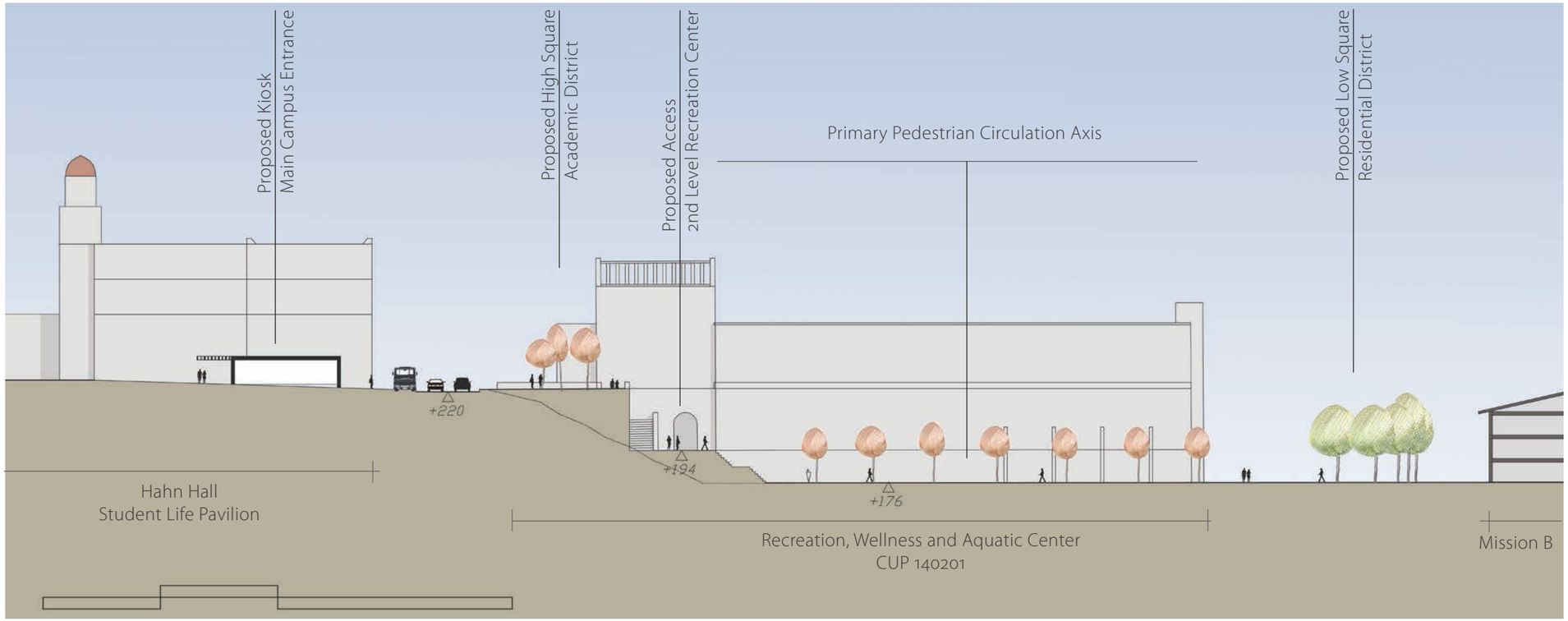
Figure 33 - Focus Areas

8.15 Focused Areas

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

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

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


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



Focus Area **A**

Recreation / Wellness Center and Main Entrance Gateway

Design Intent

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

Design Guidelines

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

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

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

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

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

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

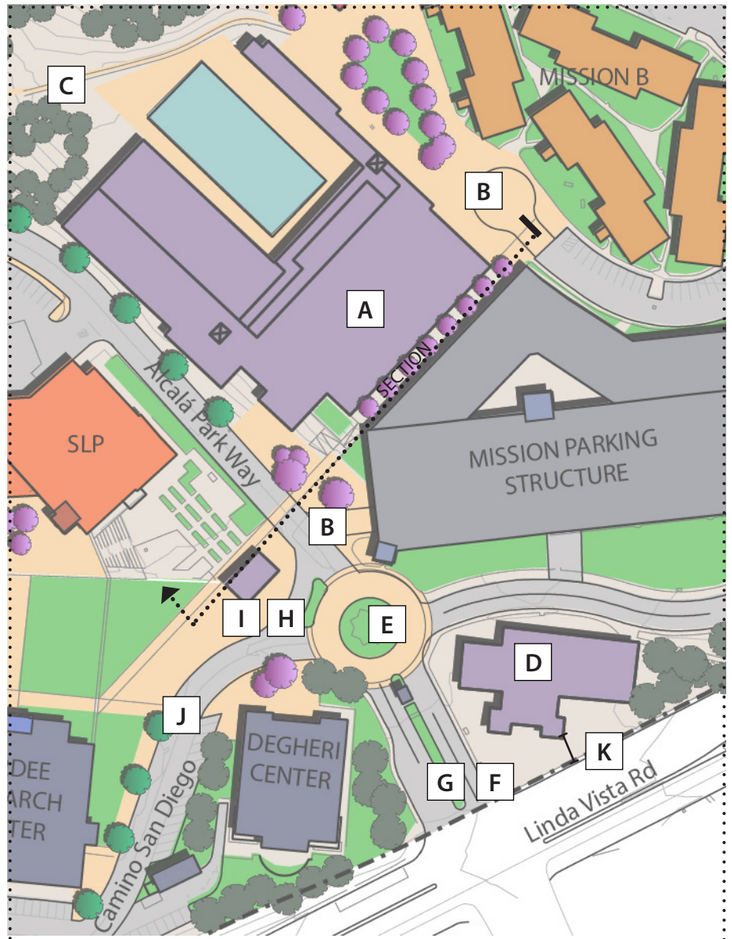
G. Entry medians should be planted with flowering low-water use shrubs and groundcovers to create a colorful and inviting entry. Planting should not restrict vehicular line of sight.

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

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

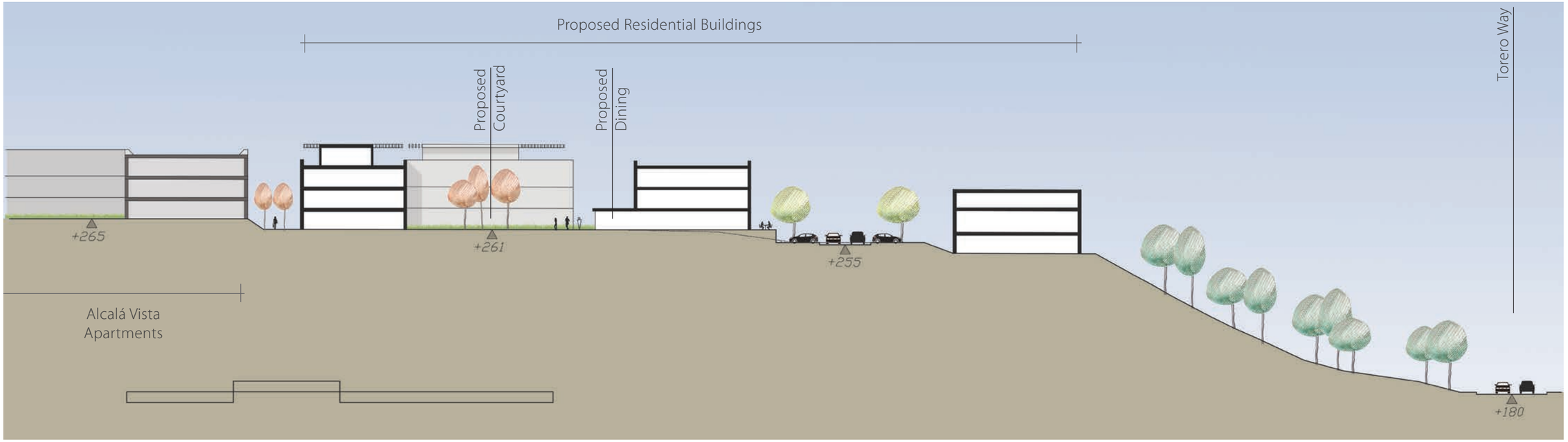
J. Retain small surface parking and study use of this area for a future tram turnaround/ stop.

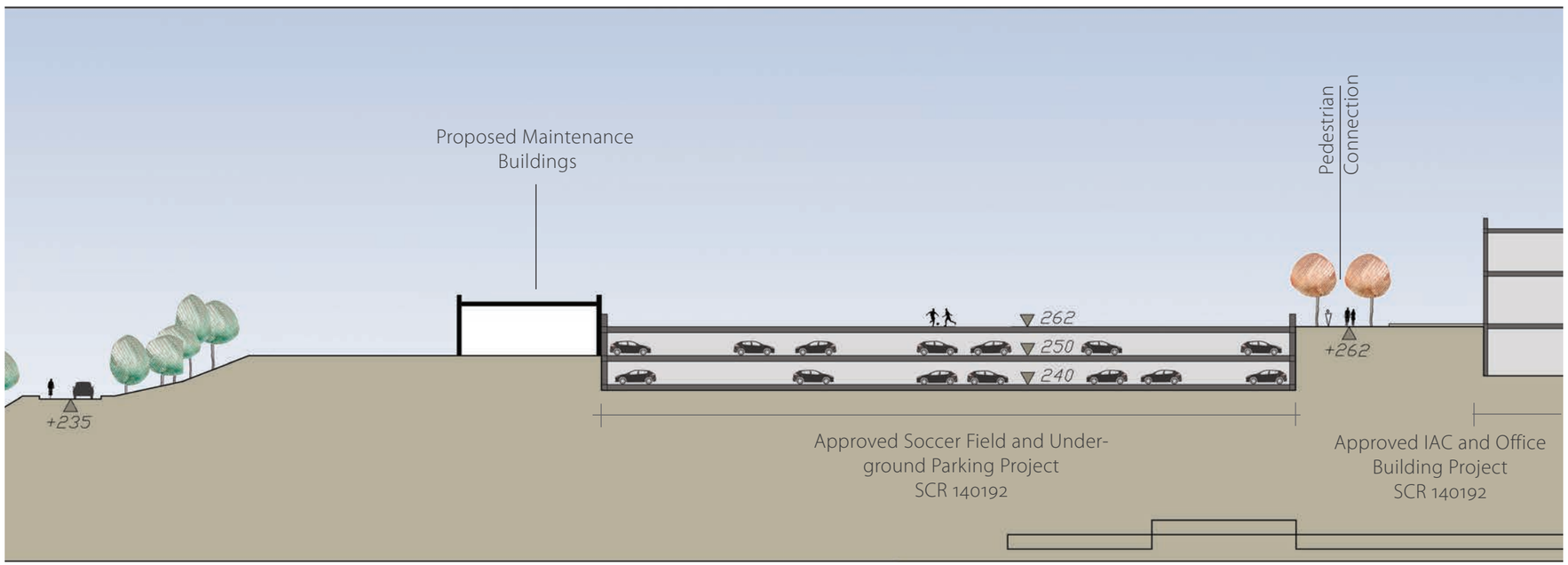
K. Maintain a minimum setback distance of 20 feet from Linda Vista Road and proposed buildings.



Key Design Features

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


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


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

Focus Area **B**

Vistas Housing and Inter-Collegiate Athletics Area

Design Intent

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

Design Guidelines

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

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

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

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

Key Design Features

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



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

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

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

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

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

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

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


Trail
Access
Proposed Residential Buildings
+150
Manchester Village Apartments

Focus Area **C**

East Campus Housing Expansion

Design Intent

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

Design Guidelines

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

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

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

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

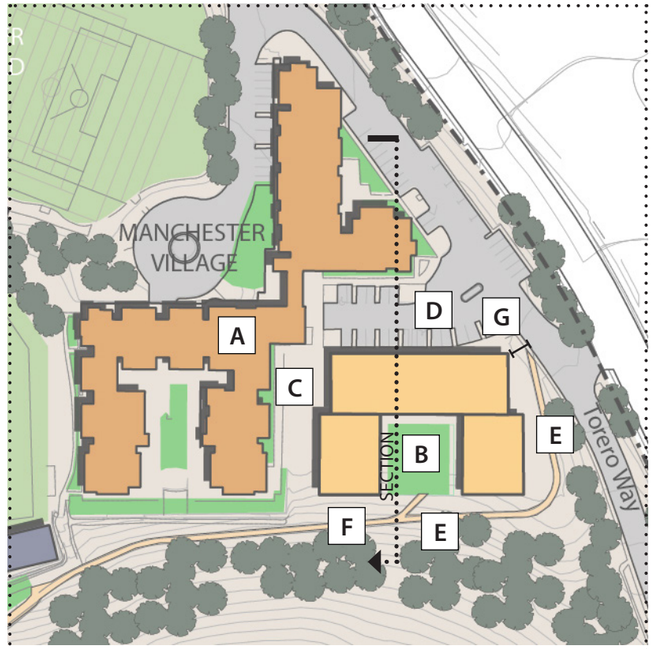
D. A surface parking lot should be preserved on the north end of the building for convenience, move-in, drop-off and disabled parking

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

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

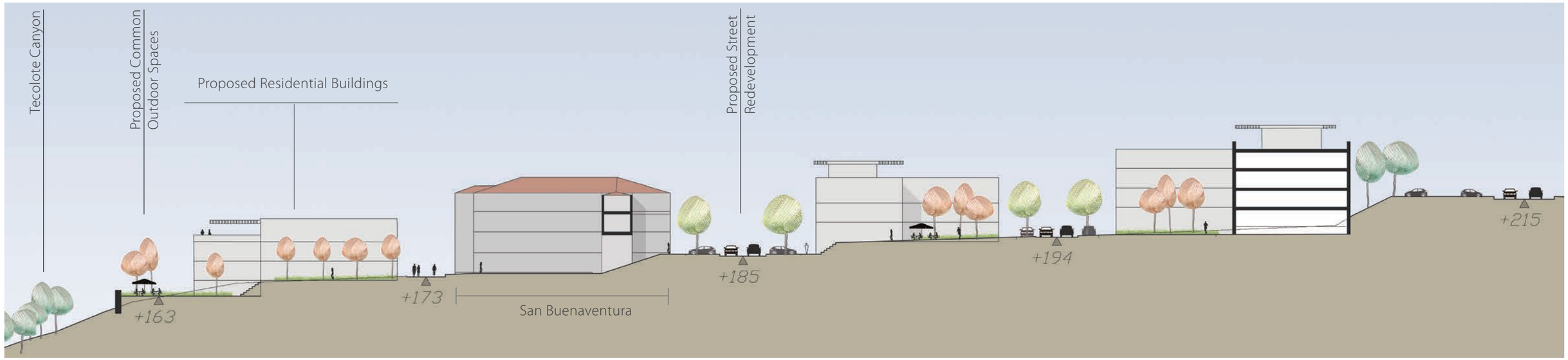
G. Maintain a minimum setback of 20 feet from proposed buildings and Torero Way.

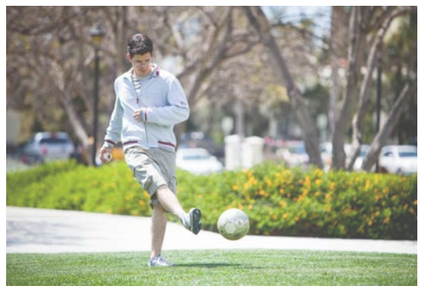
H. The design should consider incorporating a new Child Development Center within the footprint of the new building and with its own outdoor play area



Key Design Features

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


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











Focus Area **D**

Student Housing Village in the Valley

Design Intent

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

Design Guidelines

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

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

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

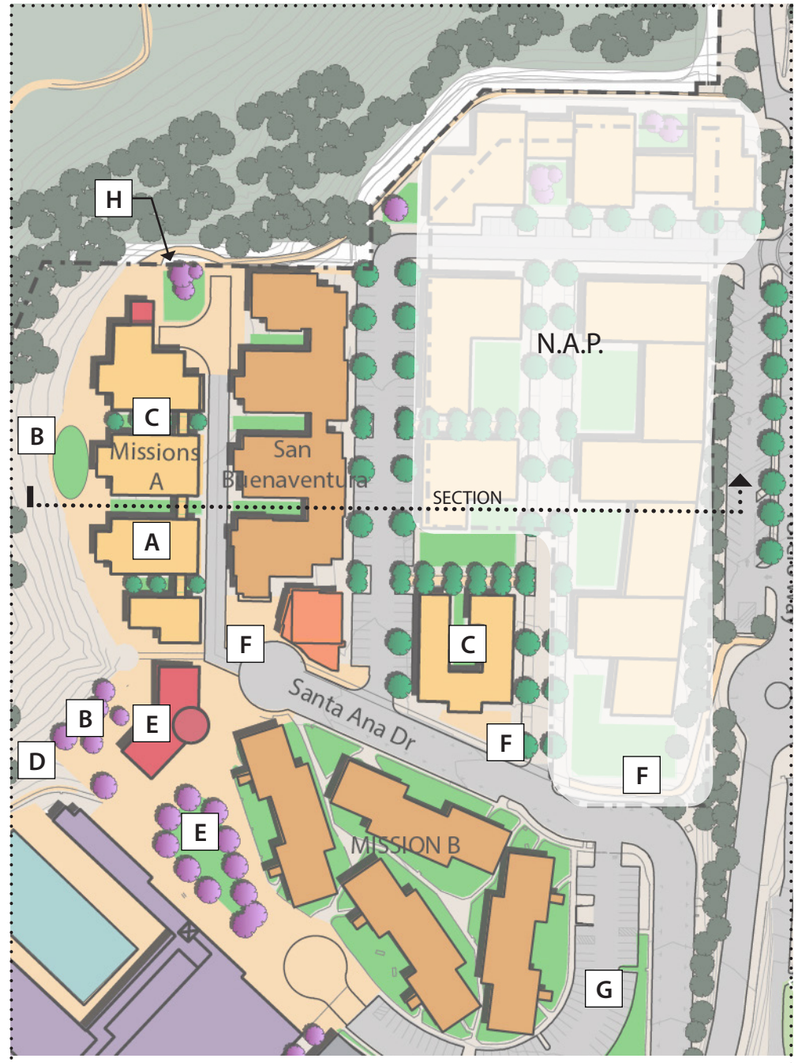
D. Create a trail system along Tecolote Canyon (improving and expanding existing pedestrian walks) to better connect the Valley to the Mesa.

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

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

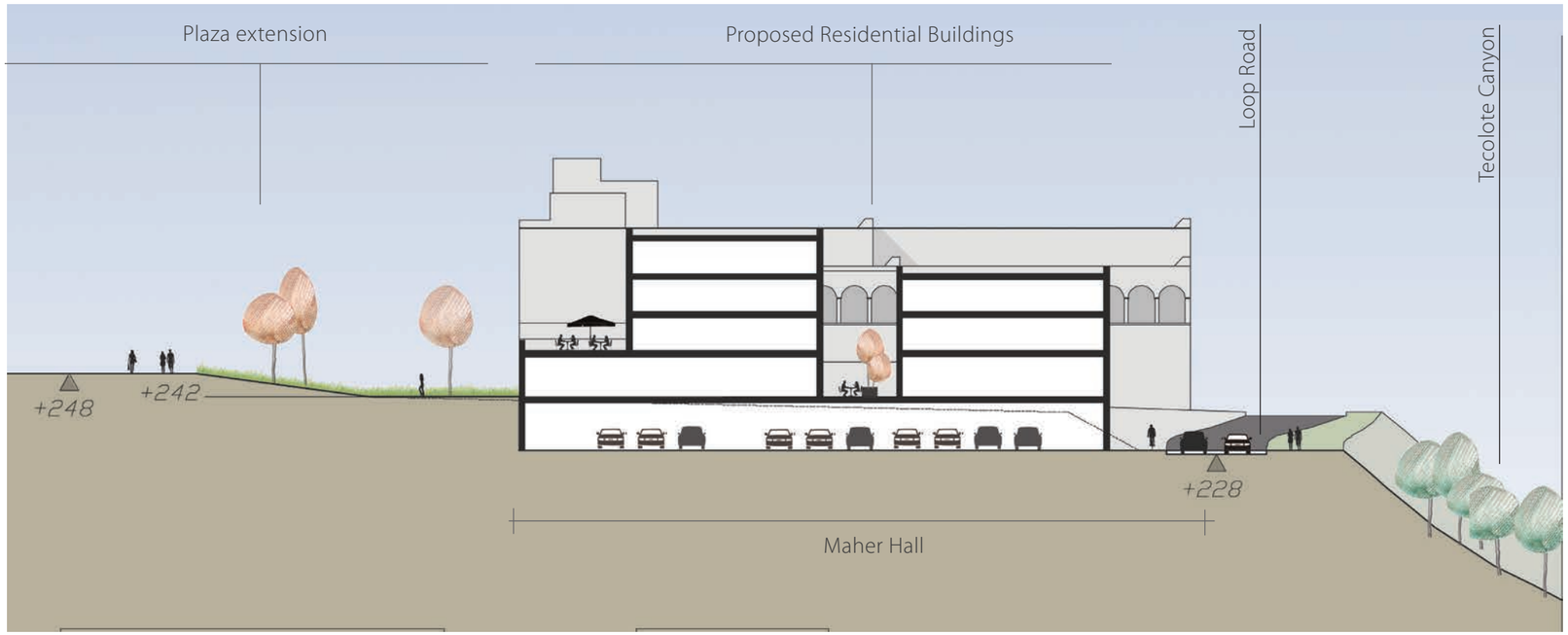
G. Maintain and enhance existing parking for convenience, move-in, drop-off and disabled access.

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



Key Design Features

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


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

Focus Area **E**

Maher Hall Expansion

Design Intent

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

Design Guidelines

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

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

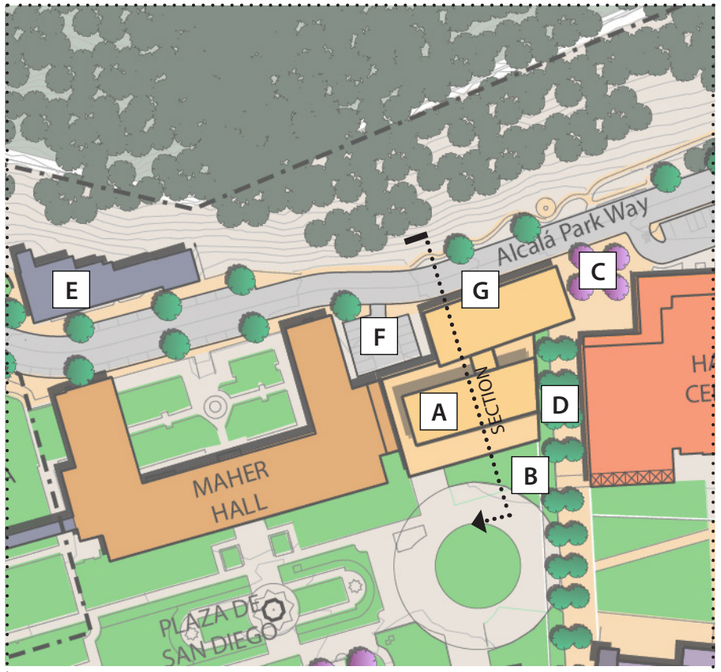
C. A private plaza should be provided between the residential and University Center for use by residents, faculty and staff.

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

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

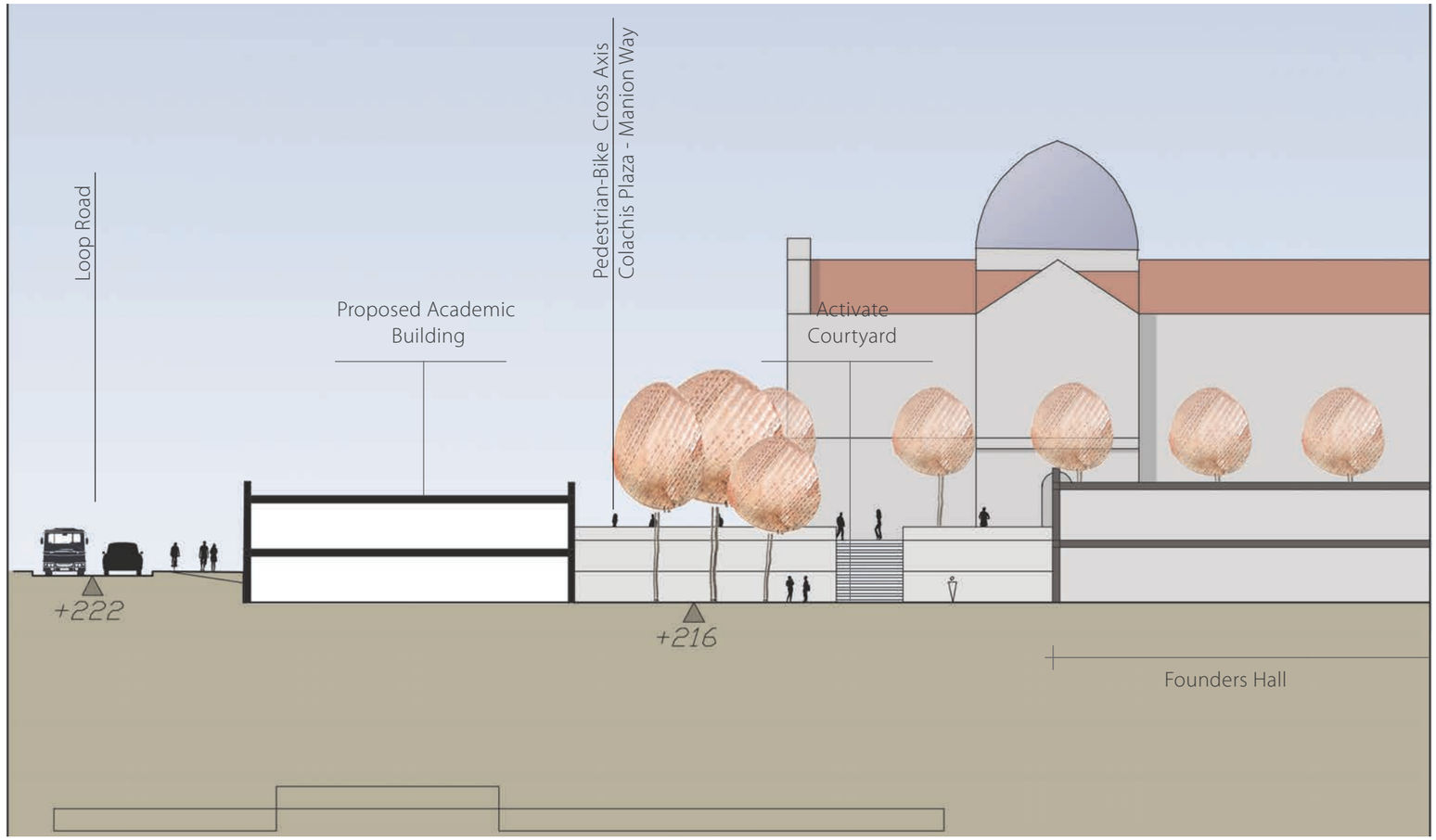
F. A drop-off, move-in and loading service area should be designed for the rear of the building off the loop road

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



Key Design Features

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


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





Focus Area **F**

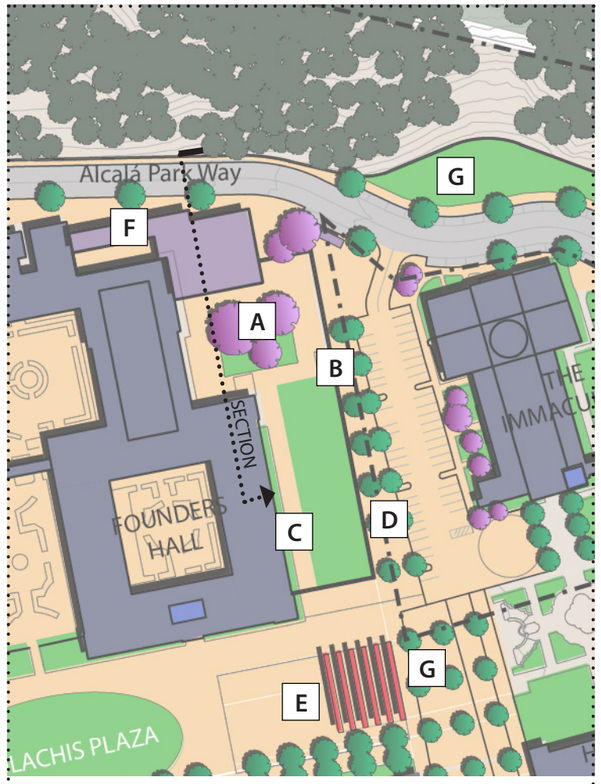
Founders Hall Expansion and the Avenida

Design Intent

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

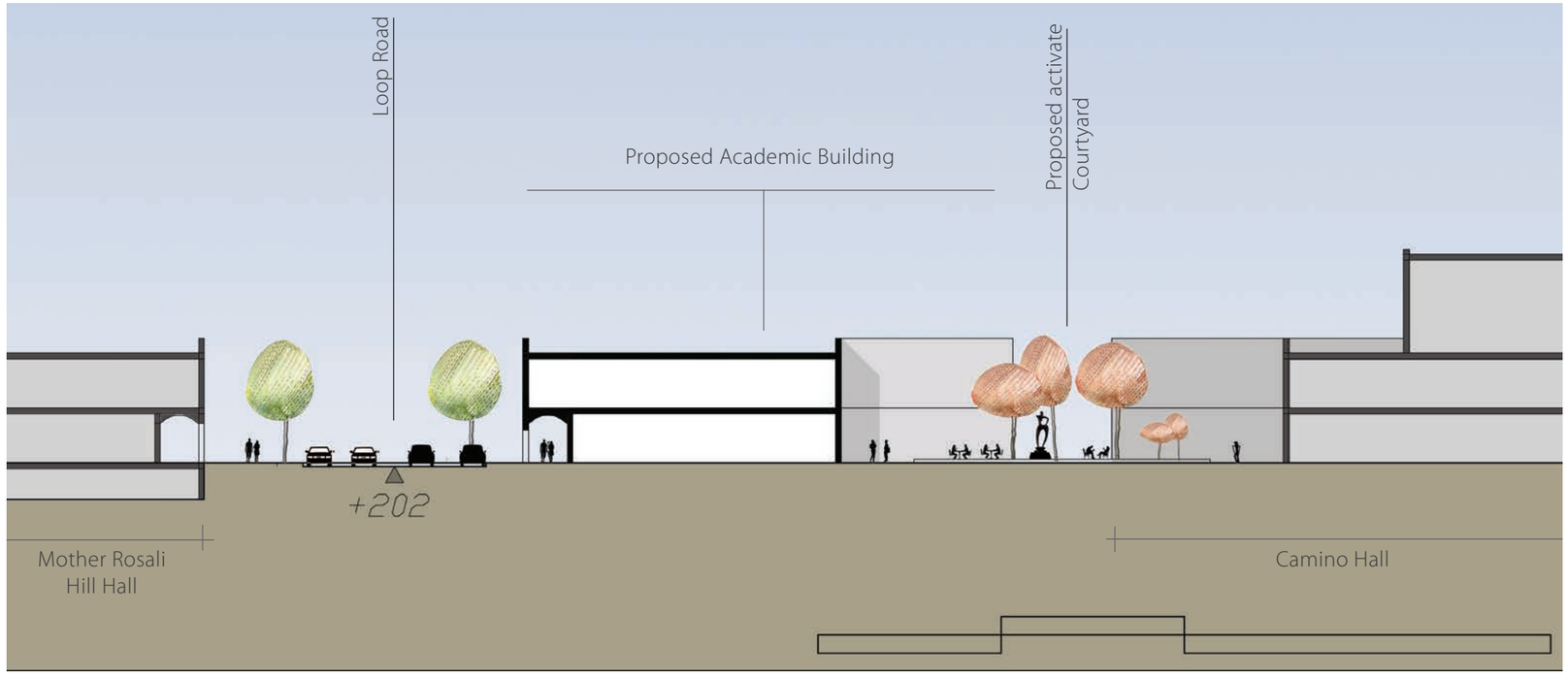
Design Guidelines

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



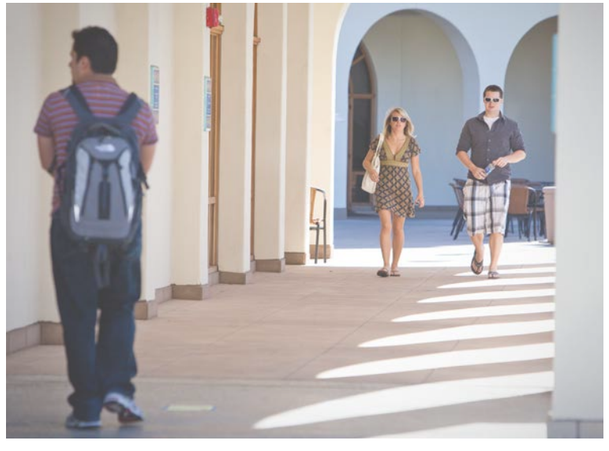
Key Design Features

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


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







Focus Area **G**

Copley Library Expansion and Manion Way Area

Design Intent

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

Design Guidelines

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

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

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

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

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

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

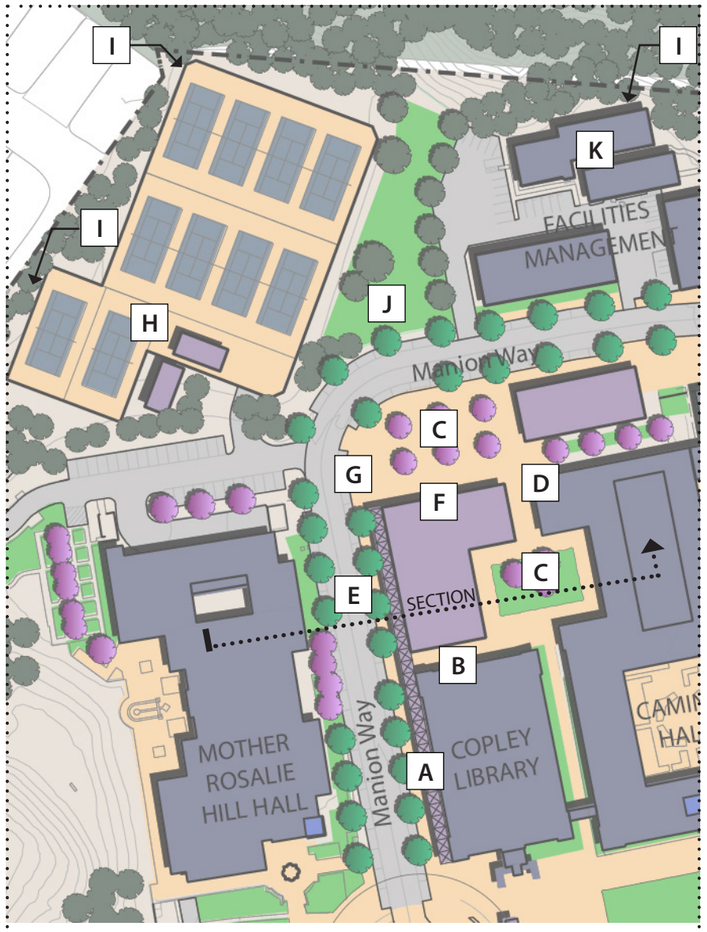
G. Pedestrian connections should be improved along Manion Way and the loop road.

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

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

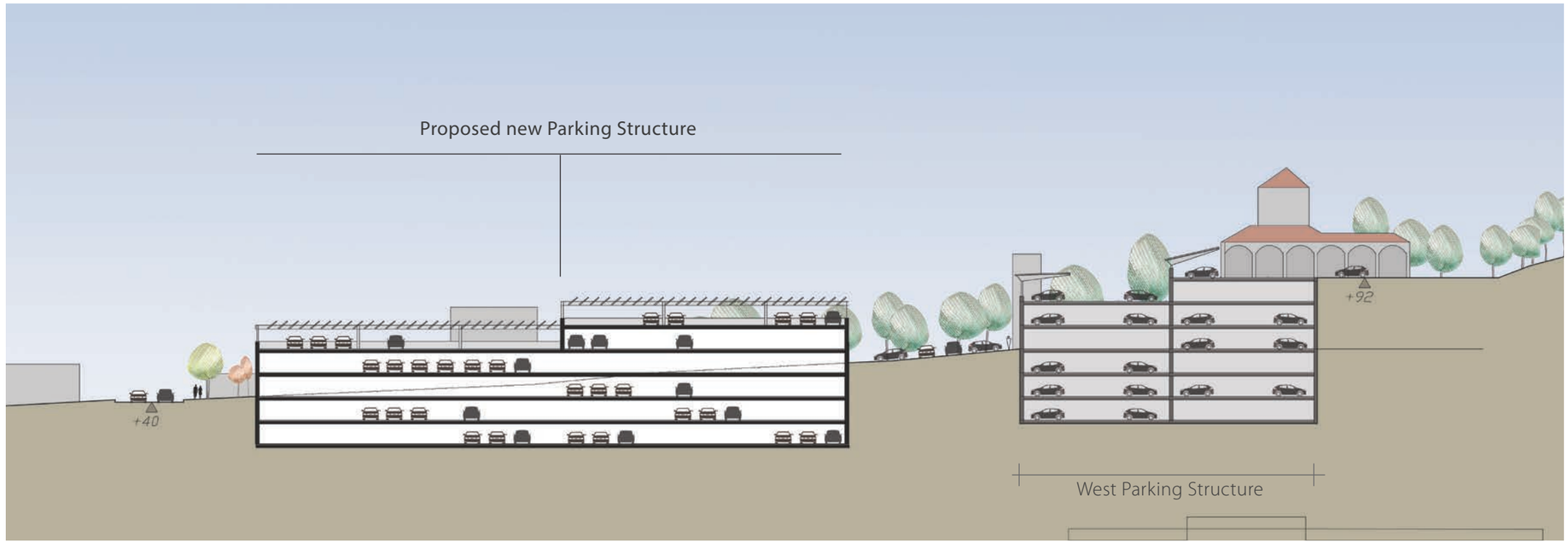
J. The shops and offices at the Facilities Management Complex may be relocated, freeing-up that area for a lawn/ open space area that connects the mesa to the canyon views and serves as a terminus to Manion Way.

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



Key Design Features

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


Proposed new Parking Structure
+40
+92
West Parking Structure

Focus Area **H**

Alcala Park West

Design Intent

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

Design Guidelines

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

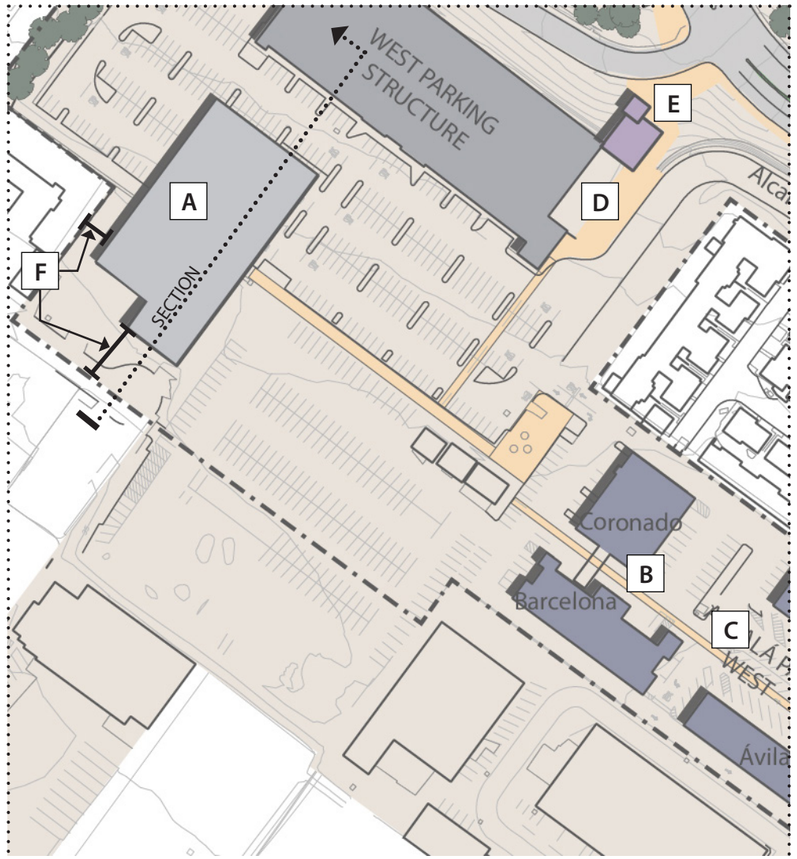
B. Existing academic and office buildings in Alcala Park West (Avila, Barcelona, Coronado and Durango Halls) may be demolished, re-built, and/or renovated as necessary to fulfill the mission of the university.

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

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

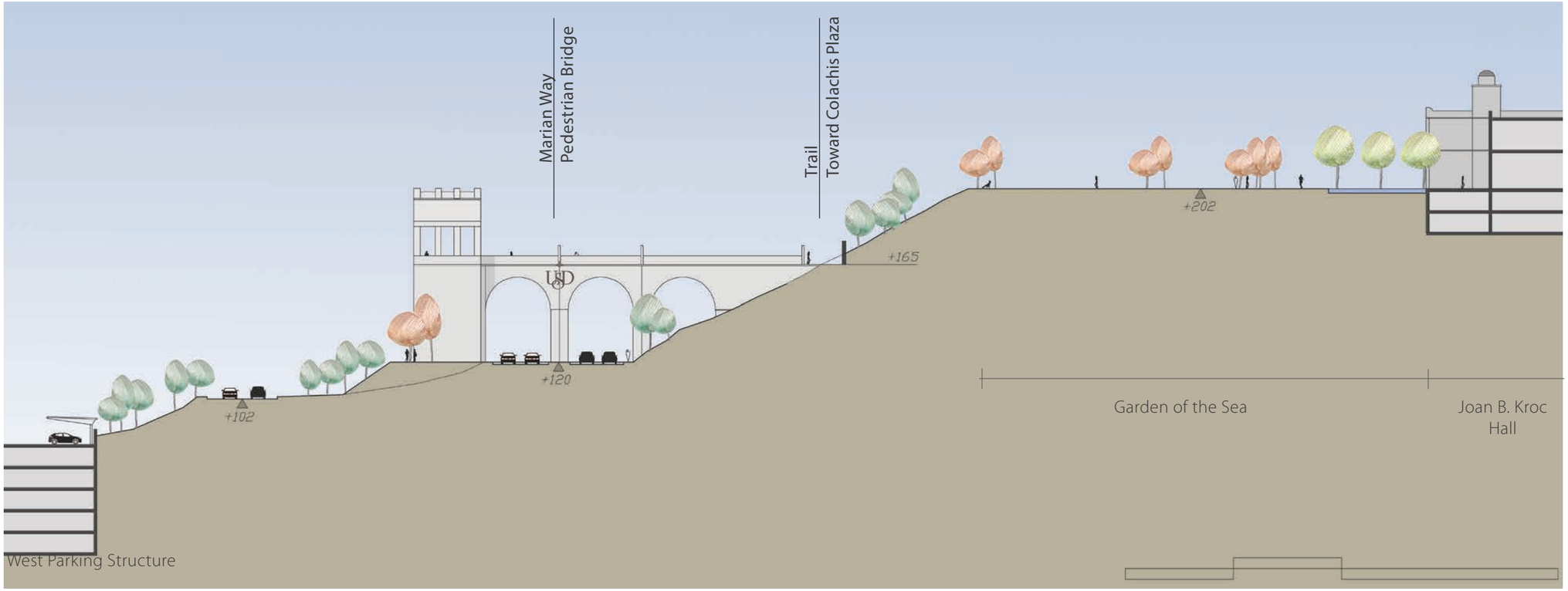
E. A new connection from the West Parking Garage up to a new bridge crossing may be provided.

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



Key Design Features

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


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

Focus Area I

West Campus Gateway and Arrival at The Paseo

Design Intent

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

Design Guidelines

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

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

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

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

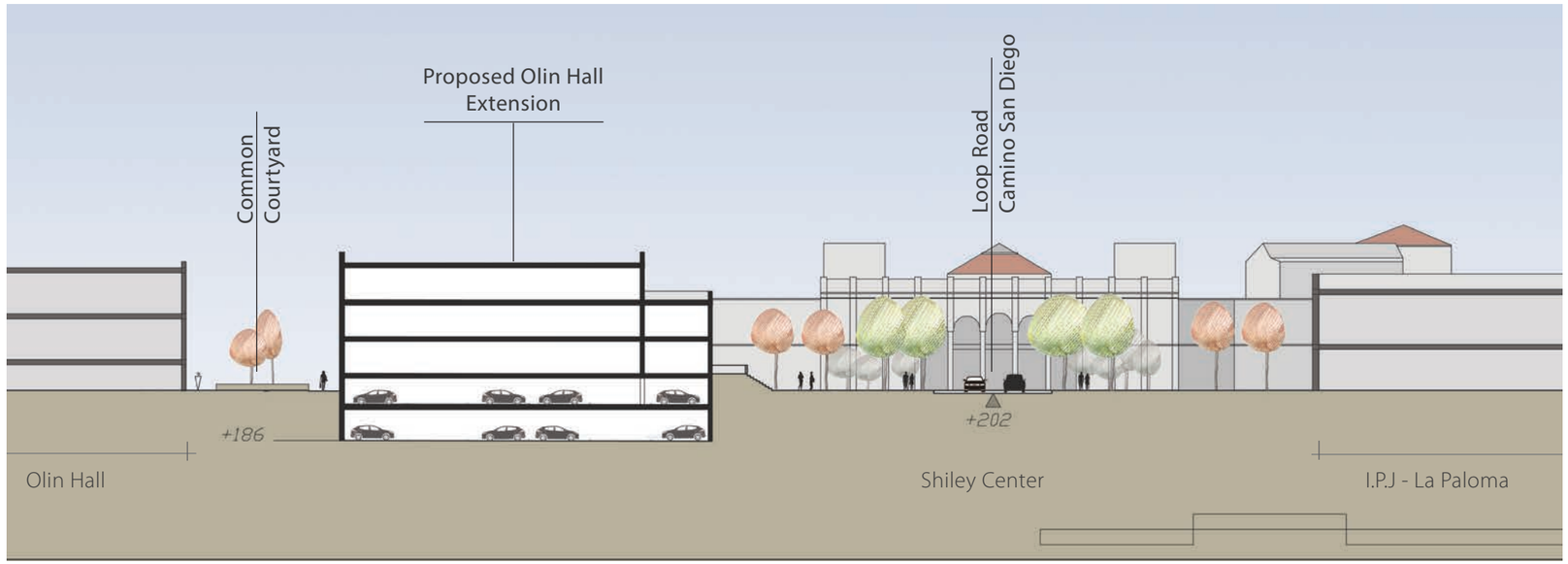
E. Create a gateway to 'The Paseo' from Marian Way, with a roundabout, with architectural features, such as gateways and arches, enhanced lighting and paving, and wayfinding, through the use of architectural features, arcades, landscape, signage and lighting and more seating near a new traffic circle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

F. Provide seating and shelter for tram stops

Key Design Features

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




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


University

Focus Area **J**

Gateway to Colachis Plaza and West Campus

Design Intent

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

Design Guidelines

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

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

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

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

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

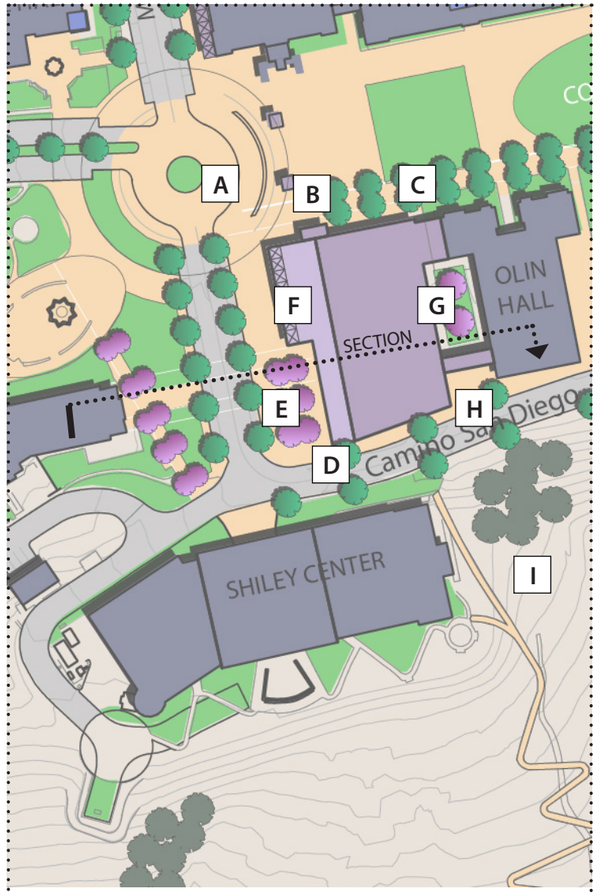
F. Step the building down from east to west with terraces or loggias on the upper levels. Colonnade and arcades are appropriate at the ground level on the west side of the building, across from La Paloma.

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

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

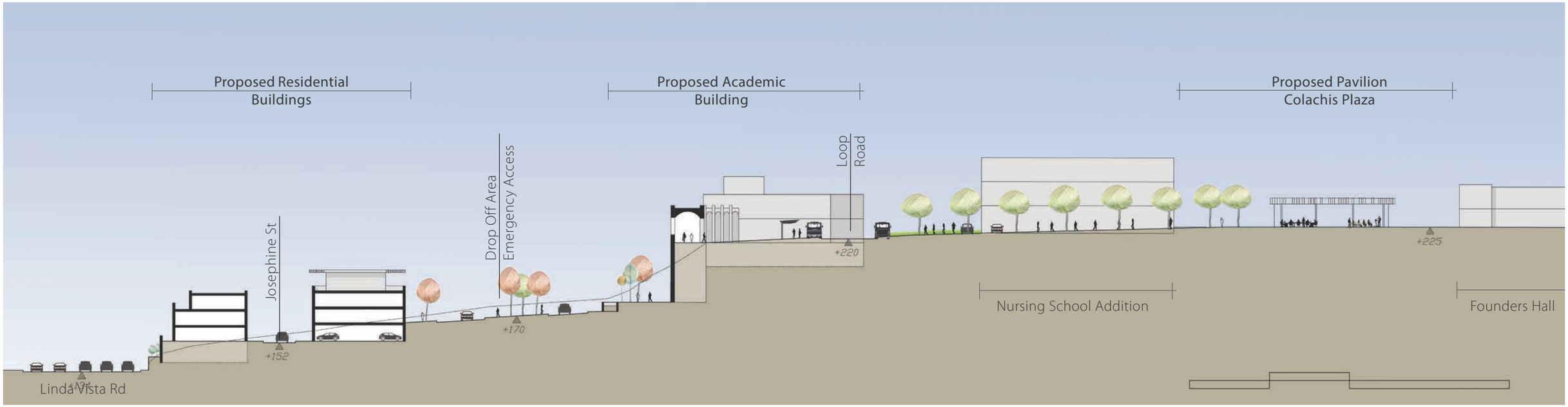
I. The sloping area below Shiley Center for Science and Technology should be enhanced to include the following improvements:

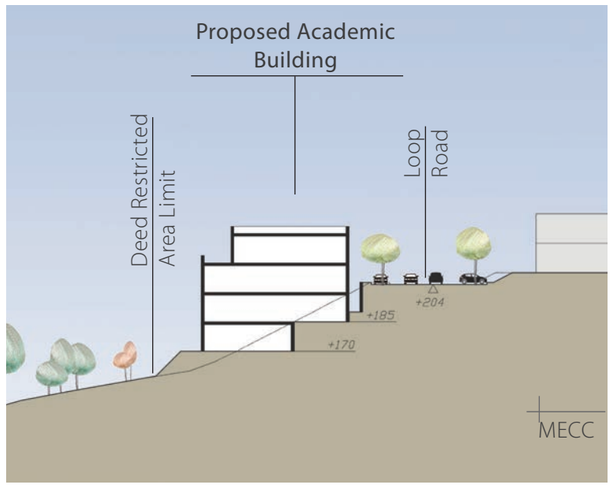
- Potential storm water capture areas
- Slope restoration and re-vegetation
- Scenic overlooks that emphasize views
- Interpretive gardens with information about native landscapes
- Trails that connect Josephine Street and Linda Vista Road to the main campus

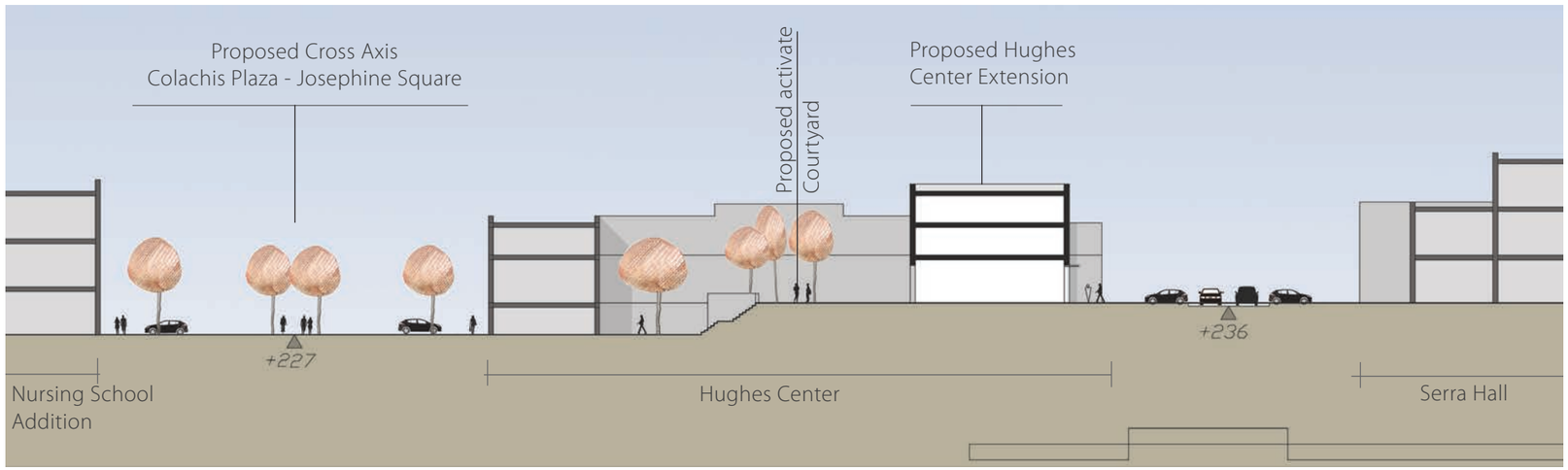


Key Design Features

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


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


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


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

Focus Area **K**

South Slope and Josephine Street

Design Intent

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

Design Guidelines

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

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

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

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

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

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

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

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

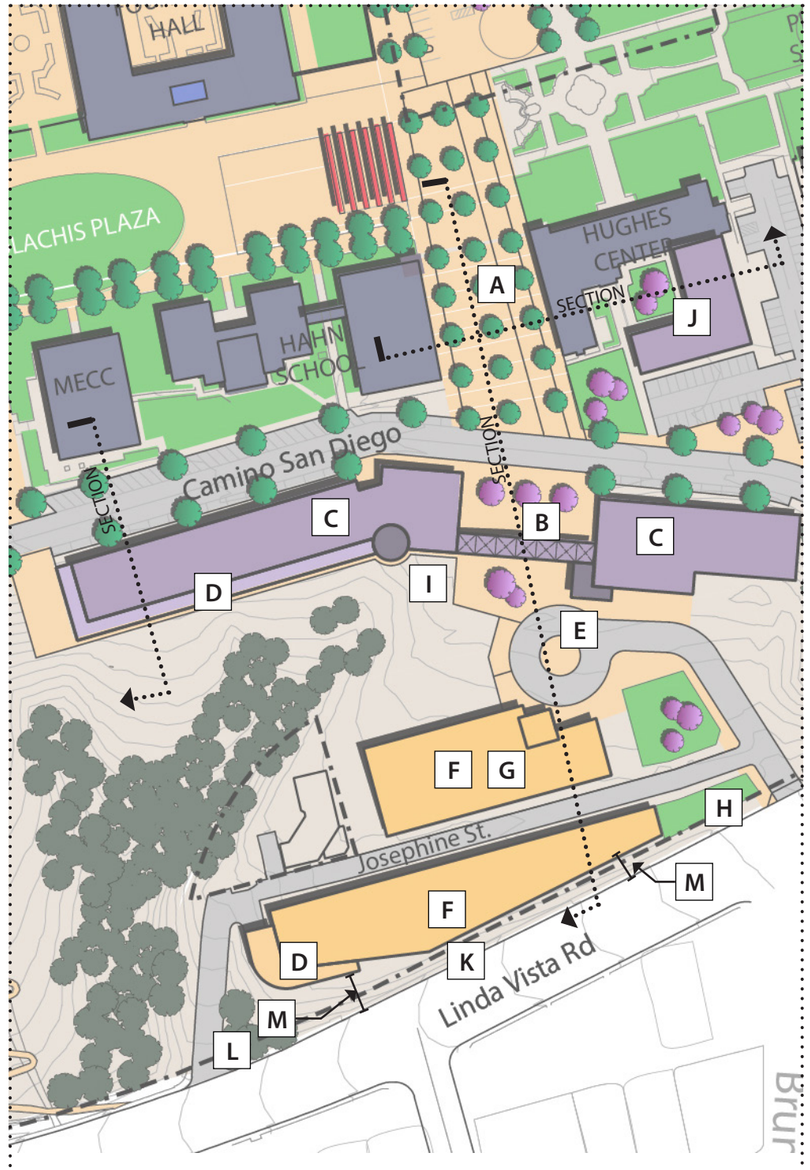
I. Connect plaza to a new trailhead to provide a pedestrian connection to Shiley Center

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

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

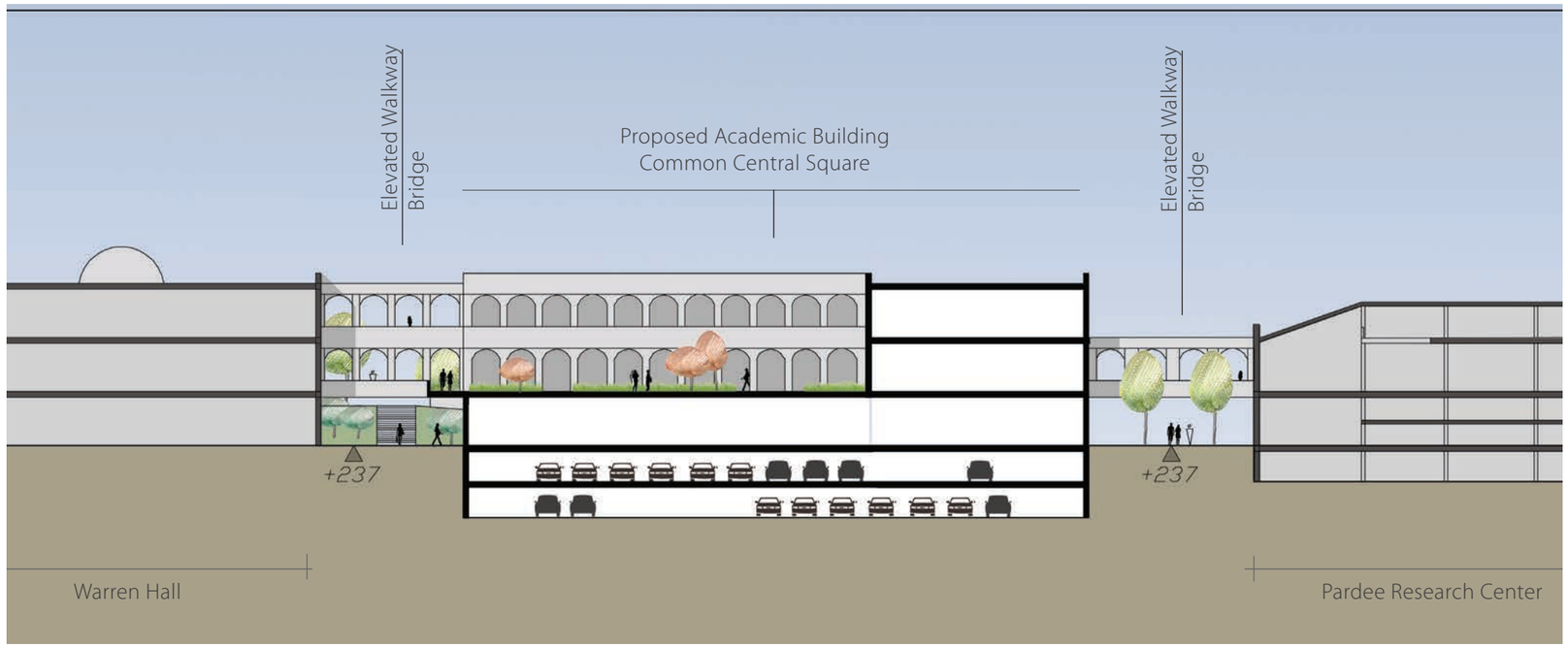
L. Walls, monument signs, lighting and landscaping shall not restrict intersection sight distance at entrances to Linda Vista Road.

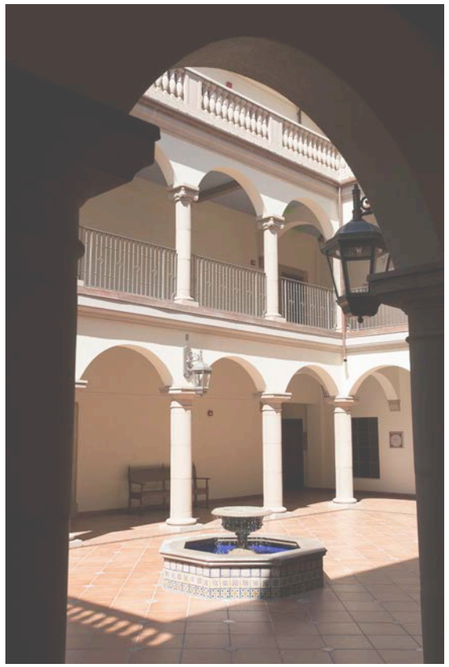
M. Maintain a minimum setback of 20 feet from proposed buildings and Linda Vista Road.



Key Design Features

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


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



Focus Area **L**

Learning Commons / Loma Hall Expansion and Serra Hall Expansion

Design Intent

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

Design Guidelines

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

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

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

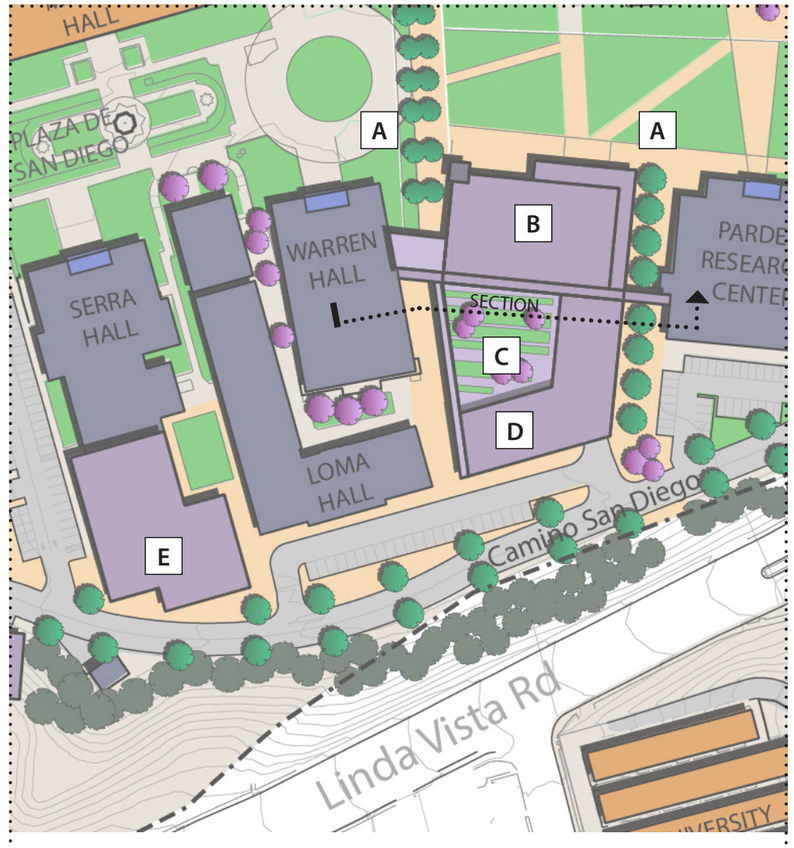
C. Create outdoor spaces and courtyards at future buildings. Provide places for faculty and students to gather, encourage social activities and informal meeting space outdoors.

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

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

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

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



Key Design Features

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