LA JOLLA INNOVATION CENTER

PROJECT INFORMATION - JANUARY 2021
Catalyst

- Location is essential for campus programs
- Seismic non-compliance of existing Villa La Jolla office buildings

Proposed Project and Opportunity

- State-of-the-art facility with office and educational uses
- Programs from UC San Diego Health, School of Medicine, Academic Affairs and Extension

Programs will include:

- Research related to children's health, cognitive impairment in seniors, smoking cessation, and other health/support related programs
- Programs for veterans
- UC San Diego Extension classes available to the larger community
PROJECT CONTEXT

- Existing property south of the UC San Diego La Jolla Campus
- 0.9-acre parcel sold to UC Regents
- Unique redevelopment opportunity due to closure of Rock Bottom Brewery
- Strategic location given proximity to:
  - Main Campus
  - Pedestrian/bicycle bridge connection to the campus
  - Two Light Rail Trolley Stations within 1/3 mile of site
- Efficient, Sustainable and Compliant with UC Seismic Safety Policy
COMMUNITY CONTEXT

- Project site is within a 7-acre developed commercial center
- Surrounding land uses:
  - UC San Diego campus
  - Medical office buildings
  - Commercial center with shops and eateries
  - Hotel
  - Residences
  - Gas station
  - Pedestrian bridge
PRIMARY PROJECT OBJECTIVES

• Consolidate UC San Diego programs
• Provide space for Health Sciences programs and UC San Diego Extension
• Redevelop an underutilized site within a Transit Priority Area that provides alternative transportation options
• Provide an active connection between UC San Diego Extension and the surrounding community
• Incorporate sustainable design features to achieve Leadership in Energy and Environmental Design (LEED) Silver rating.
PROJECT DETAILS

• 1.2-acre limits of work
• Seven story building above grade (maximum 100 feet in height):
  • Five levels of office and educational uses above-grade (105,000 GSF)
  • Two levels of parking above grade
  • Two levels of parking below grade
  • Ground floor retail/café (1,420 GSF)
  • 0.3-acre of surface parking, landscaping, and hardscape improvements
  • Sustainability measures (mechanical, energy and water use, building and site design)
  • Bike lockers in the parking garage
EXISTING SITE CONTEXT - LOOKING SOUTH

- Approximate heights of existing development from low-point at La Jolla Village Drive and Villa La Jolla Drive
- Varied topography that generally slopes upward to a high-point at the Torrey Pines “Ridge”
- No coastal or other sensitive views from the project site
- A Visual Analysis will be prepared as part of the EIR
EXISTING VIEW OF THE PROJECT SITE

View looking southeast from the pedestrian bridge
View looking west from the intersection of La Jolla Village Drive and Villa La Jolla Drive
EXISTING VIEW OF THE PROJECT SITE

View looking northwest from Holiday Court
Scoping Review Period Recently Completed

- Currently preparing Draft EIR
  - February to March 2021: Draft EIR released for 45-day public review period
  - Mid-February 2021: Public hearing
- April-May 2021: Final EIR
- May 2021: Board of Regents Meeting
- Mid-2021: Construction begins (18-months)
- Fall 2023: Building occupancy
HOW TO KEEP INFORMED

Project Website: https://blink.ucsd.edu/facilities/real-estate/ljic.html
UC San Diego