

# LA JOLLA INNOVATION CENTER

**PROJECT INFORMATION - JANUARY 2021**

# PROJECT CONTEXT

## 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

UC San Diego  
Extension

ACADEMIC AFFAIRS

Supporting excellence in the campus' research, education and service mission

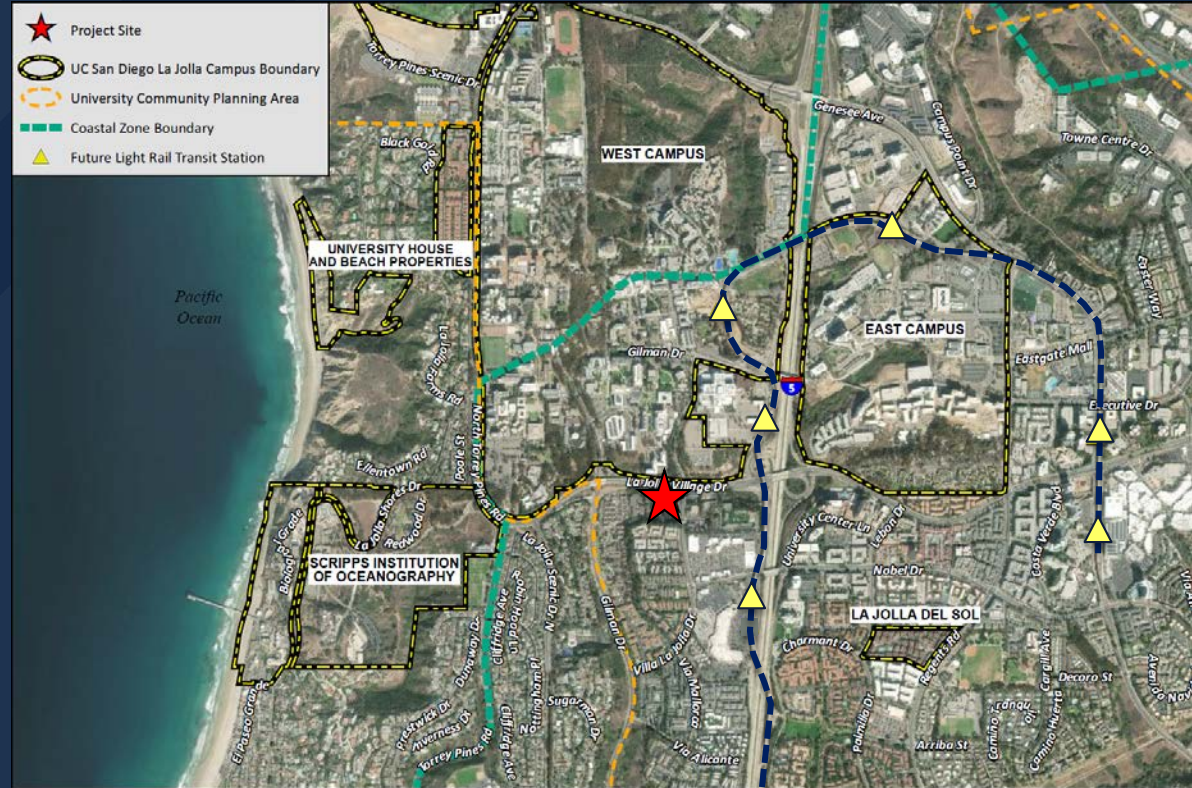
UC San Diego Health



UC San Diego  
SCHOOL OF MEDICINE

# 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



# EXISTING VIEW OF THE PROJECT SITE



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

# PROJECT SCHEDULE & OPPORTUNITIES FOR PUBLIC INPUT

- ✓ 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>

The screenshot displays the Blink website interface. At the top, the 'blink' logo is on the left, and the system status 'System Status: All Services are operating normally.' is on the right. Below the logo is a search bar with options for 'Search Blink' and 'Search Faculty/Staff'. A navigation menu includes categories like 'BUDGET & FINANCE', 'FACILITIES & SERVICES', 'FACULTY & INSTRUCTION', 'HUMAN RESOURCES', 'IT SERVICES', 'RESEARCH', 'SAFETY', and 'BLINK RESOURCES'. The main content area shows the breadcrumb 'Faculty & Staff Home / Facilities / Real Estate / La Jolla Innovation Center'. A sidebar on the left lists various real estate topics, with 'La Jolla Innovation Center' selected. The main heading is 'La Jolla Innovation Center', with a 'Last Updated' date of December 9, 2020, and a 'Give feedback' link. The introductory text states: 'The La Jolla Innovation Center (LJIC) is planned as a new, state-of-the-art facility that will house several programs from UC San Diego Health, UC San Diego School of Medicine, UC San Diego Academic Affairs and UC San Diego Extension serving students, patients and the larger community. It will include approximately 110,000 square feet of office and educational space, a ground-floor café accessible to the public and 275 parking spaces.' Below this, there are links to 'Notice of Preparation (PDF)', 'Frequently Asked Questions - November 2020 (PDF)', and 'Environmental Impact Report Public Scoping Meeting Presentation - December 7, 2020', which includes sub-links for 'Meeting Presentation (PDF)' and 'Meeting Presentation Video'. A 'Project Details' section lists: 'Project Manager: Julie Kilpatrick - Director: Real Estate, PS Development', 'Phase: Planning', 'Executive Design Professional: Genster', 'Contractor: TBD', 'Anticipated Commencement: Summer 2021', 'Location: La Jolla Village Drive and Villa La Jolla Drive', and 'LEED Certification Goal: Silver rating'. The footer contains contact information for UC San Diego, copyright notice for 2021, and links for 'Terms & Conditions' and 'Feedback'.

blink

System Status: All Services are operating normally.

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BUDGET & FINANCE FACILITIES & SERVICES FACULTY & INSTRUCTION HUMAN RESOURCES IT SERVICES RESEARCH SAFETY BLINK RESOURCES

Faculty & Staff Home / Facilities / Real Estate / La Jolla Innovation Center

Real Estate

Real Estate

Asset Management

Acquisitions & Dispositions

Leasing

Licensing

Request for Proposals

Staff Directory

Retail Committee

FAQ

Related Links

Potential Target Campus Store

La Jolla Innovation Center

## La Jolla Innovation Center

Last Updated: December 9, 2020 10:41:14 AM PST [Give feedback](#)

The La Jolla Innovation Center (LJIC) is planned as a new, state-of-the-art facility that will house several programs from UC San Diego Health, UC San Diego School of Medicine, UC San Diego Academic Affairs and UC San Diego Extension serving students, patients and the larger community. It will include approximately 110,000 square feet of office and educational space, a ground-floor café accessible to the public and 275 parking spaces.

- [Notice of Preparation \(PDF\)](#)
- [Frequently Asked Questions - November 2020 \(PDF\)](#)
- [Environmental Impact Report Public Scoping Meeting Presentation - December 7, 2020](#)
  - [Meeting Presentation \(PDF\)](#)
  - [Meeting Presentation Video](#)

### Project Details

- **Project Manager:** Julie Kilpatrick - Director: Real Estate, PS Development
- **Phase:** Planning
- **Executive Design Professional:** Genster
- **Contractor:** TBD
- **Anticipated Commencement:** Summer 2021
- **Location:** La Jolla Village Drive and Villa La Jolla Drive
- **LEED Certification Goal:** Silver rating

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