I. **INTRODUCTION**

This Study will provide a development plan and associated design guidelines for the redevelopment of the Mesa Housing Neighborhood on UC San Diego’s East Campus (see Exhibit 1). In addition to achieving development objectives as defined in the 2004 Long Range Development Plan (“LRDP” see [http://physicalplanning.ucsd.edu/plans/lrdp.html](http://physicalplanning.ucsd.edu/plans/lrdp.html)), this Study will expand on the 1989 UCSD Master Plan Study (“Master Plan” see [http://physicalplanning.ucsd.edu/plans/masterplan.html](http://physicalplanning.ucsd.edu/plans/masterplan.html)), a comprehensive urban planning analysis which identified key physical planning principles that are guiding the evolution of UC San Diego’s built environment. The Master Plan recommends that future planning for the campus include more detailed urban design studies to guide development. It states that “the campus should develop plans for each neighborhood to address patterns of building and development, buildable sites, program capacity for suggested sites, open space, building massing, and phasing strategy.” Over the past 20+ years, neighborhood planning studies have been developed for the majority of the campus (see here: [http://physicalplanning.ucsd.edu/plans/nplans.html](http://physicalplanning.ucsd.edu/plans/nplans.html)). However the Mesa Housing Neighborhood is one of the few areas of campus without such a study. In addition, the Study would inform an upcoming update to the campus’ 2004 Long Range Development Plan (LRDP) and associated Environmental Impact Report (EIR).

II. **BACKGROUND**

As defined in the Master Plan, neighborhoods are smaller clusters of common academic or other functions that are intended to create a more human scale environment within the larger campus setting. The Mesa Housing Neighborhood Planning Study Area (“Study Area”) comprises approximately 86 acres (Exhibit 2). It is bordered by Interstate 5 on the west, La Jolla Village Drive (and La Jolla Tennis Club Apartments) on the south, Regents Road on the east, and UC San Diego’s Science Research Park (SRP) to the north (Exhibit 1). The canyon that runs along the northwest border of neighborhood is part of the Park Ecological Reserve and serves as a wetland mitigation area.

The Mesa Housing Neighborhood primarily consists of housing for single graduate and professional students, student couples and students with children. The future program will continue to serve the same population as well as faculty, staff and potentially upper division single undergraduates. In recent years, as campus enrollment has increased the demand for housing has continuously exceeded the available on-campus housing supply. Given the projected graduate and professional student population increase at UC San Diego and the LRDP goal of housing 50% of the student population on campus, the strategic accommodation of future housing is necessary. The campus envisions transforming the existing low density neighborhood into a more urban, dense, mixed-use neighborhood that would help meet future housing goals and create a better sense of community. Providing retail and recreational amenities will be essential to achieving this vision. Adequate parking is also necessary to support the anticipated demographic. The first redevelopment project in this neighborhood, the Graduate and Professional Student Housing Project, encompasses approximately 10 acres and is currently in design. It will replace twelve North Mesa Housing Apartment buildings (96 beds) with five new midrise apartment buildings (approximately 1,350 beds) and a parking structure (approximately 900 spaces). This project is anticipated to begin construction in fall of
2015. Although there is no timeline identified, it is anticipated that the rest of the North Mesa Apartments and the West Mesa Apartments could be the next area redeveloped and would therefore be a primary focus of the Study. It will be important to identify how the entire neighborhood could strategically redevelop to increase housing stock while minimizing housing displacements. One Miramar Street Apartments were constructed in 2007 and would not be identified as a redevelopment site in this Study. The Early Childhood Education Center, a daycare and preschool facility operated by UC San Diego, is also likely to remain in the neighborhood but could perhaps be relocated to a more strategic location if determined to be feasible. A pedestrian/bicycle bridge connecting the neighborhood to the future Gilman Bridge is highly desired by residents and should be included in this Study, as well as a vehicular connection between Miramar Street and Athena Way.

III. PROJECT DESCRIPTION

UC San Diego will be selecting an urban planning, landscape architecture or architecture firm to prepare a Neighborhood Planning Study for the Mesa Housing Neighborhood.

IV. SCOPE OF SERVICES

OBJECTIVES

- Define and analyze potential development/ redevelopment parcels to determine the development capacity of the neighborhood. Define the amount, location and desired adjacencies of future housing, recreation, permanent open space, retail/commercial, and structured and surface parking areas to meet future programmatic needs.

- Guidelines for future building heights and setbacks should be developed to allow the neighborhood to meet programmatic goals while ensuring that the proposed massing is appropriate for the neighborhood given its context along the campus edge.

- Define the neighborhoods’ open space network of greens, plazas, courtyards and interconnecting pathways.

- Identify key characteristics and design features to enable the neighborhood to develop as a vibrant community for residents and visitors.

- Identify pedestrian, bicycle, and vehicular circulation routes within the study area that will connect buildings within the neighborhoods, provide routes to other adjoining campus neighborhoods, and strengthen connections to the off-campus community.

- Identify service and fire access to all existing and proposed buildings.
• Develop a conceptual phasing plan for the Study Area to guide the implementation of future redevelopment. The concept should adopt an urban design approach that promotes sustainability and creates a unique neighborhood identity with a distinct sense of place.

SCOPE OF WORK

The Mesa Housing Neighborhood Planning Study (“Study”) will consist of the following tasks:

A. Assess existing conditions of the Study Area and identify features that may pose opportunities or constraints to design and development. Features to evaluate should include, but not be limited to, the area topography, view corridors, vegetation, circulation patterns, shuttle stop locations, parking locations and capacity, utility corridors, environmental and sustainability considerations, and the character of the existing or planned development within and adjacent to the Study Area (including off-campus areas). Evaluate existing land uses and buildings with respect to density and access.

B. Prepare a comprehensive development plan, after consideration of alternative concept options, along with associated design guidelines and criteria. The Study should address the following elements:

1) Land Use Concepts - Establish land uses based on appropriate adjacencies for housing, amenities and other supporting program elements.

2) Development Potential - Identify and define capacity of infrastructure, building sites and open spaces. The plan should accommodate the forecasted programmatic need identified by the University.

3) Development Guidelines - Prepare development guidelines including, where necessary, parcel boundaries, building orientation (with respect to pedestrian and service access, views, daylighting, open spaces, and other buildings and activity areas); location, size and function of entries; service areas; utilities and infrastructure.

4) Open Space Framework – Develop a network of open spaces of adequate scale and design to provide relief from the built environment while providing human-scaled places for socialization, contemplation, and circulation. These include quads, plazas, courtyards, recreational spaces, and transitional spaces.

5) Development Phasing - Establish a phased develop and delivery plan to allow for future development to meet identified programmatic need in a systematic way paying specific attention to the displacement of existing units/tenants and delivery of new units so as to minimize impacts to the community and the fiscal stability of the housing program. Phasing options should consider
the advantages and disadvantages of necessary displacements (open space, parking, housing, roadways, etc.). Consider financial matters germane to auxiliary housing and parking operations to ensure feasibility of implementation.

6) Circulation - Determine the circulation and access routes for pedestrians (conformance with The Americans with Disabilities Act), bicyclists, and vehicles (public, service, transit, and emergency). The circulation framework should encourage alternative transportation, walking and biking.

7) Parking - Identify locations, initial design and capacity of parking facilities (surface and structured) necessary to accommodate future program needs. Locate parking to minimize impacts to adjacent housing/community (massing, visual impact, noise and glare).

8) Neighborhood Identity - Develop an urban design approach that would create a distinct neighborhood identity and sense of community for the Mesa Housing Neighborhood. Architecture and landscape architecture guidelines should be developed to reinforce this identity.

9) Architecture - Prepare design guidelines to address: a) building height and mass, b) exterior building materials and colors (the exterior color palette to be developed in coordination with the campus color consultant), c) character of fenestration, especially at the pedestrian level, and d) treatment of accessory structures.

10) Landscape Guidelines - Develop a landscape concept for the Study area with associated design guidelines regarding the plant materials palette, hardscape, and site furniture (i.e. seating, bicycle racks, locations of outdoor lighting fixtures, signage, etc.) for various types of open spaces. The landscape framework should provide a cohesive plant palette for the neighborhood with high attention being given to maximizing low water use planting, use of recycled water and drought resistant design. Coordinate with all applicable, approved UC San Diego planning studies including the landscape, lighting, bicycle and signage studies.

11) Utility Corridors - Incorporate requirements for the relocation or expansion of existing utility systems, and new utility corridors as identified by the UC San Diego offices of Facilities Design and Construction and/or Facilities Management.

12) Sustainability – Provide feasible approaches that promote sustainable site, building orientation, materials, alternative energy opportunities and building and circulation designs consistent with University of California policy. Identify all potential opportunities for achieving a minimum of LEED Gold ratings on all new buildings.

C. Prepare a report describing the plan concepts and design guidelines with text, tables, images and illustrations in sufficient detail to provide clear guidance to future consultants involved in the development
of individual projects within the neighborhoods. It is anticipated that future projects will be delivered via the Design/Build/Fixed Price via Competition procurement process.

**SCHEDULE**

Consultant’s work will be directed by the UC San Diego's Physical and Community Planning staff. Throughout the course of the Study, the consultant will work closely with a Planning Advisory Committee (PAC) consisting of campus staff and stakeholders.

In addition to regular interaction with the Physical and Community Planning staff and the Planning Advisory Committee (PAC), the Campus/Community Planning Committee (C/CPC), the Open Space Committee (OSC) and the Design Review Board (DRB) will formally review the Study, at appropriate intervals. As required, meetings with the campus color/material consultant, Fire Marshal, campus engineers, and, as needed, others will be coordinated to occur during regularly scheduled staff and/or PAC meetings. Meetings with Senior Administrators and Leadership may also be required. Following review and comment by these campus groups, design concepts and guidelines will be revised as necessary.

The consultant should expect 2 presentation meetings with C/CPC, 2 meetings with DRB, 12 meetings with the PAC, in addition to meetings with Planning Staff and others as necessary. Whenever possible, meetings with different groups will be scheduled on the same day. The C/CPC will be responsible for final endorsement of the Development Plan; the DRB will be responsible for final endorsement of design guidelines and color and materials palette associated with the Development Plan.

The University, under separate contract, will contract for services with Celia Conover the campus color consultant and be responsible for coordinating development, review and approval of a color and materials palette for the Study.

The tentative Study schedule anticipates that the project will begin in July 2015 and conclude with receipt of the consultant’s final submittal NO LATER THAN December 1, 2015.

The consultant's final submittal will include:

- AutoCAD (or other native electronic format) files of development plan graphics/maps.

- Report originals (electronic PDF and native format (e.g. InDesign or Illustrator), 25 paper and 25 CD copies of the final report. The paper report may include folded maps of the neighborhood planning study.
V. CONSULTANTS

The University is selecting a firm that specializes in urban design, physical planning, landscape architecture and/or architecture.

Although timing and funding of a future project is unknown, implementation of the Study may include Design-Build project delivery. Please be aware that the selected firm will not be eligible to compete in subsequent Design/Build selection process that seeks to implement the plan.

VI. SUBMITTAL REQUIREMENTS AND SELECTION CRITERIA

The University of California, San Diego, requests the following submittal material for use in the selection of a planning or architectural firm to perform the Scope of Services described in Section IV.

A. Demonstrated experience and excellence in master planning and urban design for universities; including familiarity with campus housing development.

B. Demonstrated relevant qualifications of the Principals and Project Team Members, including a clear definition of the primary responsibility of each.

C. Outline of the basic work plan to accomplish the work.

D. Ability to provide Professional Liability Insurance in the amount of $1,000,000 Each Occurrence and $2,000,000 per Project Aggregate.

VII. STATEMENT OF UNDERSTANDING

All Short-listed firms will be required to sign a Statement of Understanding. By signing the document it is acknowledged that a draft copy of the standard Professional Services Agreement (PSA) has been read, and with reservation of rights, the terms and conditions are generally agreed upon. Additionally, notwithstanding this is a qualification based selection process, it is understood that fees for basic services are expected to fall within a limited and commercially reasonable range for work.

VIII. PROCEDURES FOR SUBMISSION

Consulting firms wishing to be considered should submit electronic materials, under a coversheet, indicating their past experience preparing urban planning studies including references, using University Statement of Qualifications form (Attachment B). (Attachment A is not a part of this RFQ.) One electronic copy on CD or flash drive, in pdf format, should be submitted, with any graphic images, spreadsheets or pages larger than 8.5” x 11” submitted in landscape view. No paper copies requested. Proposals are due no later than 4:00 p.m. July 24, 2015.
Forward material **by mail, messenger and/or overnight express** to:

University of California, San Diego  
Robert Clossin  
Physical & Community Planning  
10280 No. Torrey Pines Rd., Suite 355  
La Jolla, CA 92030-0074

Hours of business: Monday through Friday, 8:00 a.m. to 4:30 p.m. Technical questions or questions regarding the scope of the project should be directed to Project Manager Raeanon Hartigan at rhartigan@ucsd.edu. UC San Diego requests that interested firms refrain from contacting any other party regarding this project.

UC San Diego encourages the participation of Small, Disadvantaged, Minority-owned, Women-owned and Service/Disabled Veteran-owned Business Enterprises (S/D/M/W/DVBE’s) and is committed to promote a diverse pool of firms for our building programs.

Every effort will be made to ensure that all persons have equal access to contracts and other business opportunities with the University within the limits imposed by law or University policy. Each candidate firm may be required to show evidence of its equal employment opportunity policy.

The University of California is an Equal Opportunity Employer – minorities and women are encouraged to apply for consideration.