



# Salk ETPSTC

July 13 2021

salk. | WRNSSTUDIO 

# Agenda

## **1** Project Information

## **2** Proposed Revisions

Building Square Footage

Building Elevations

East Entry

Roof

Passenger Drop Offs

Underground Parking Modifications

Landscaping

## **3** Next Steps

# **1 Project Information**

# Project Information

East Torrey Pines Science and Technology Center

**Applicant:** Salk Institute of Biological Studies

**Location:** 10010 North Torrey Pines Road  
La Jolla, CA 92037

**Project Scope:** Substantial conformance review to evaluate minor design modifications made to the plans for the ETPSTC that were originally approved in 2008.

**Process 2:** Staff level decision. Public noticing is required due to the project being within the coastal zone.

**Sustainable Building Expedite Program:** Building incorporates the mandatory and voluntary Tier 1 and Tier 2 measures of the California Green Building Code Standards.

# Project Parameters

## East Torrey Pines Science and Technology Center

- Conforms to:**
- Vesting Tentative Map (VTM 369518)
  - Master Planned Development Permit (MPDP 561577)
  - Coastal Development Permit (CDP 126996)
  - Site Development Permit (SDP 127002)
  - Amendment to CDP/HRP/CUP 90-1140
  - Easement Abandonment 130269
  - Multiple Habitat Planning Area (MHPA) Boundary Line Adjustment
  - Certified Environmental Impact Report (EIR) No. 44675

**Program:** Laboratories, Studies, Collaboration Zones, Central Hall, Amenities, Below-grade parking, Site Improvements

**The approvals represented a phased expansion of the Institute consistent with the design intent and vision of Louis Kahn and Jonas Salk.**

# Campus Experience

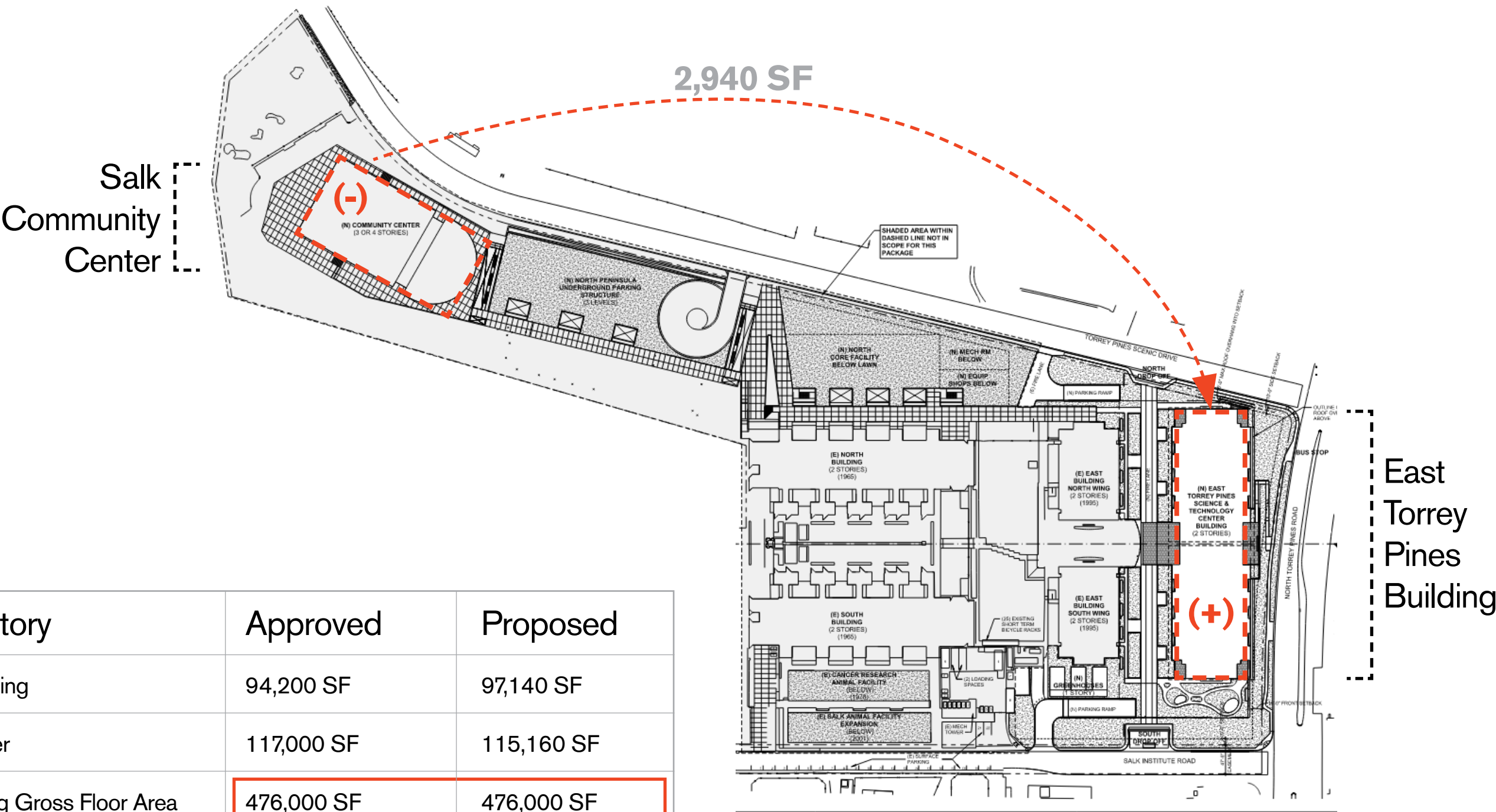
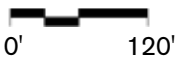
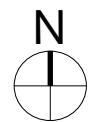
Salk Institute for Biological Studies



## **2 Proposed Revisions**

# Building Square Footage

Net Zero Change In Total Gross Area

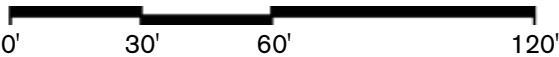


Gross SF Inventory	Approved	Proposed
East Torrey Pines Building	94,200 SF	97,140 SF
Salk Community Center	117,000 SF	115,160 SF
Total Proposed Building Gross Floor Area	476,000 SF	476,000 SF

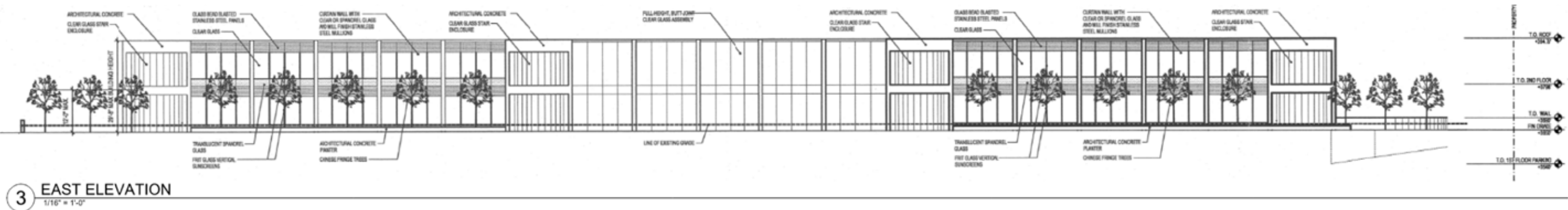
1 SITE PLAN  
1" = 60'-0"

# Building Elevations

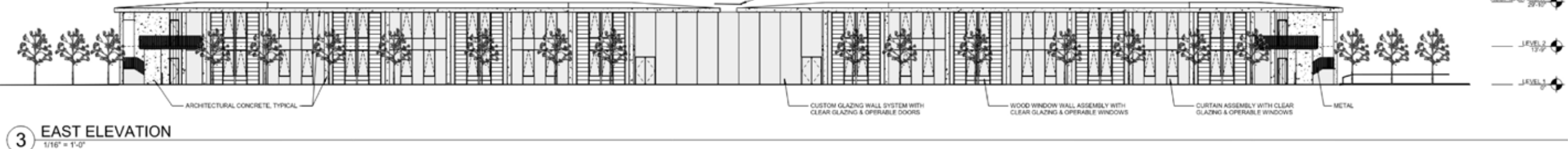
## The New Front Door from North Torrey Pines Road



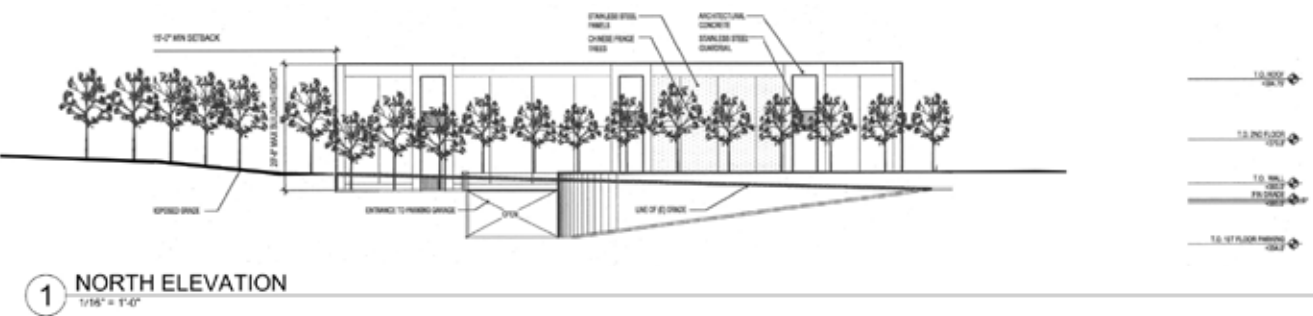
Approved



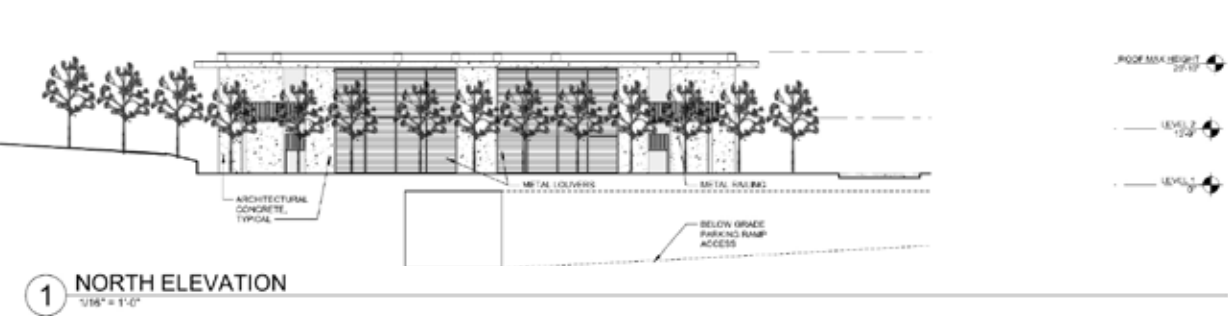
Proposed



Approved



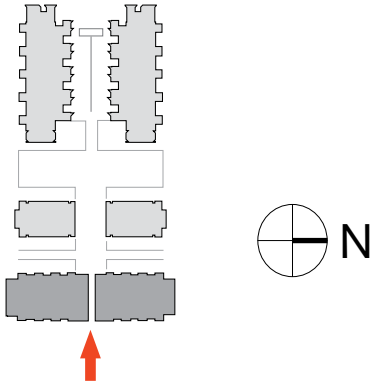
Proposed



The building elevations contain less glazing and more wood and better mimic the materials palette of the original Institute building.

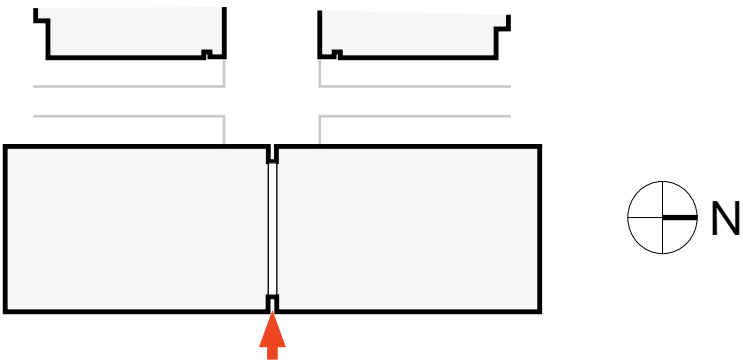
# Building Elevations

The New Front Door from North Torrey Pines Road



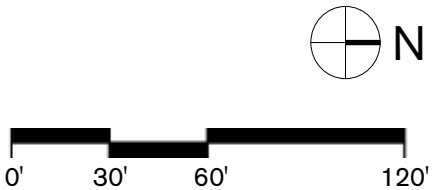
# East Entry With Water Feature

An Entrance That Maintains An Iconic View

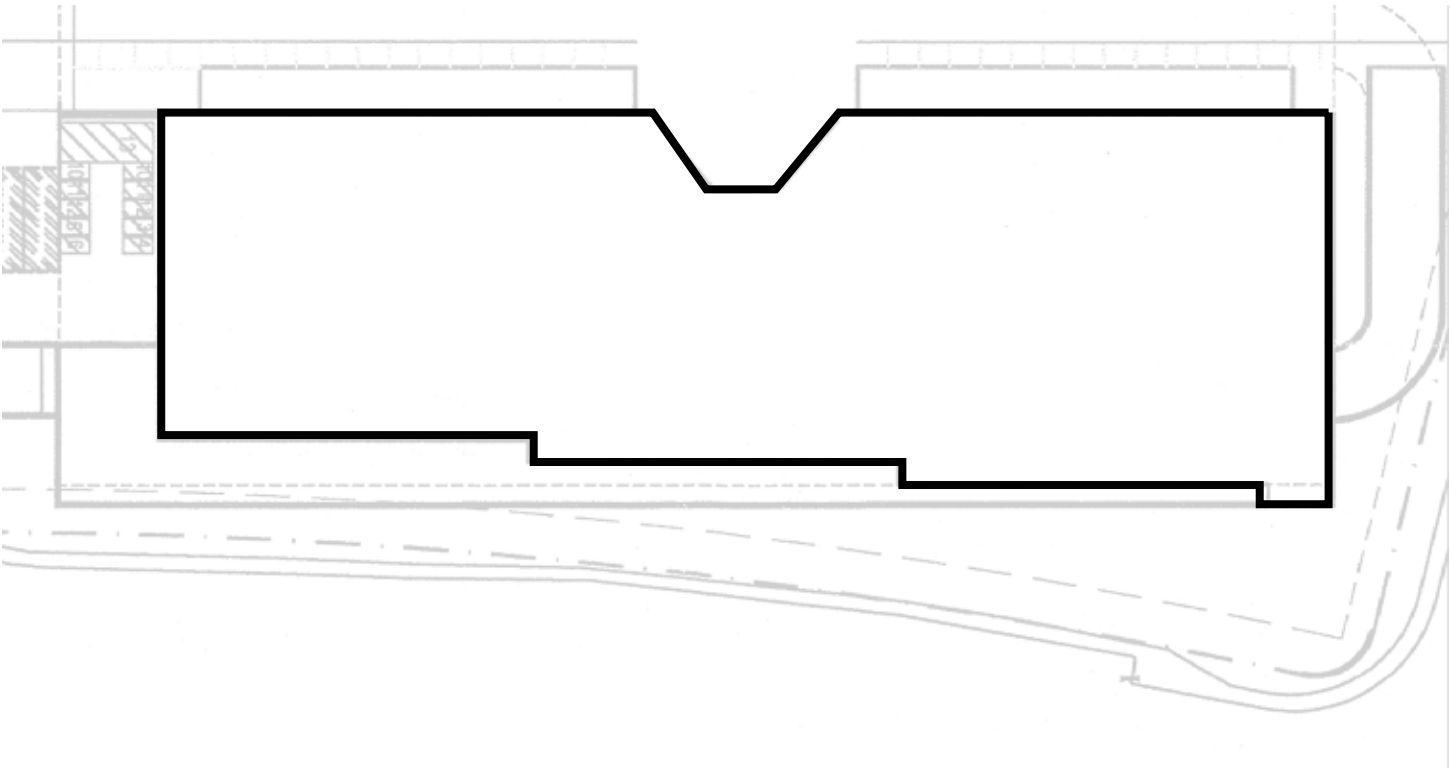


# Roof

A Sustainable Roof Defined As Vegetated Roof With Solar Panels

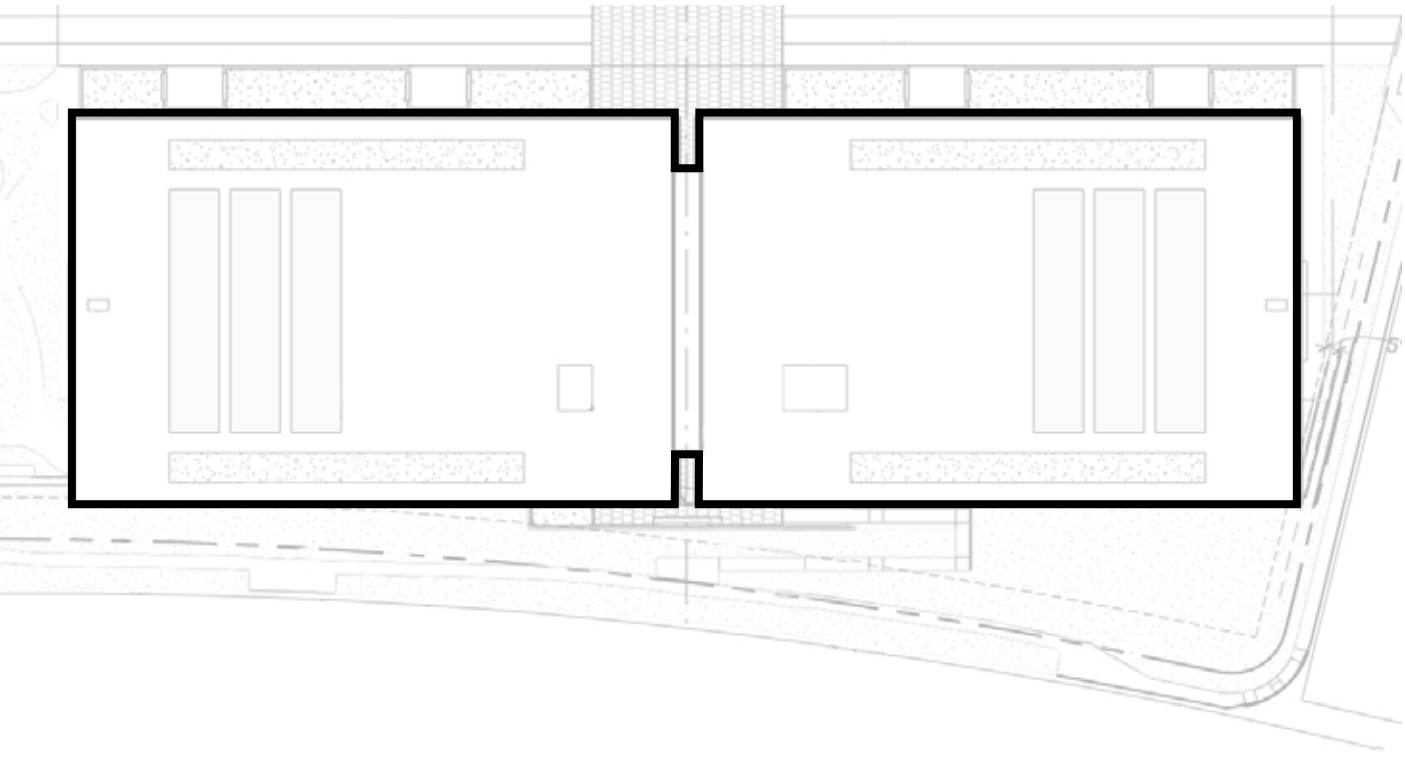


Approved



1 ROOF PLAN  
1" = 60'-0"

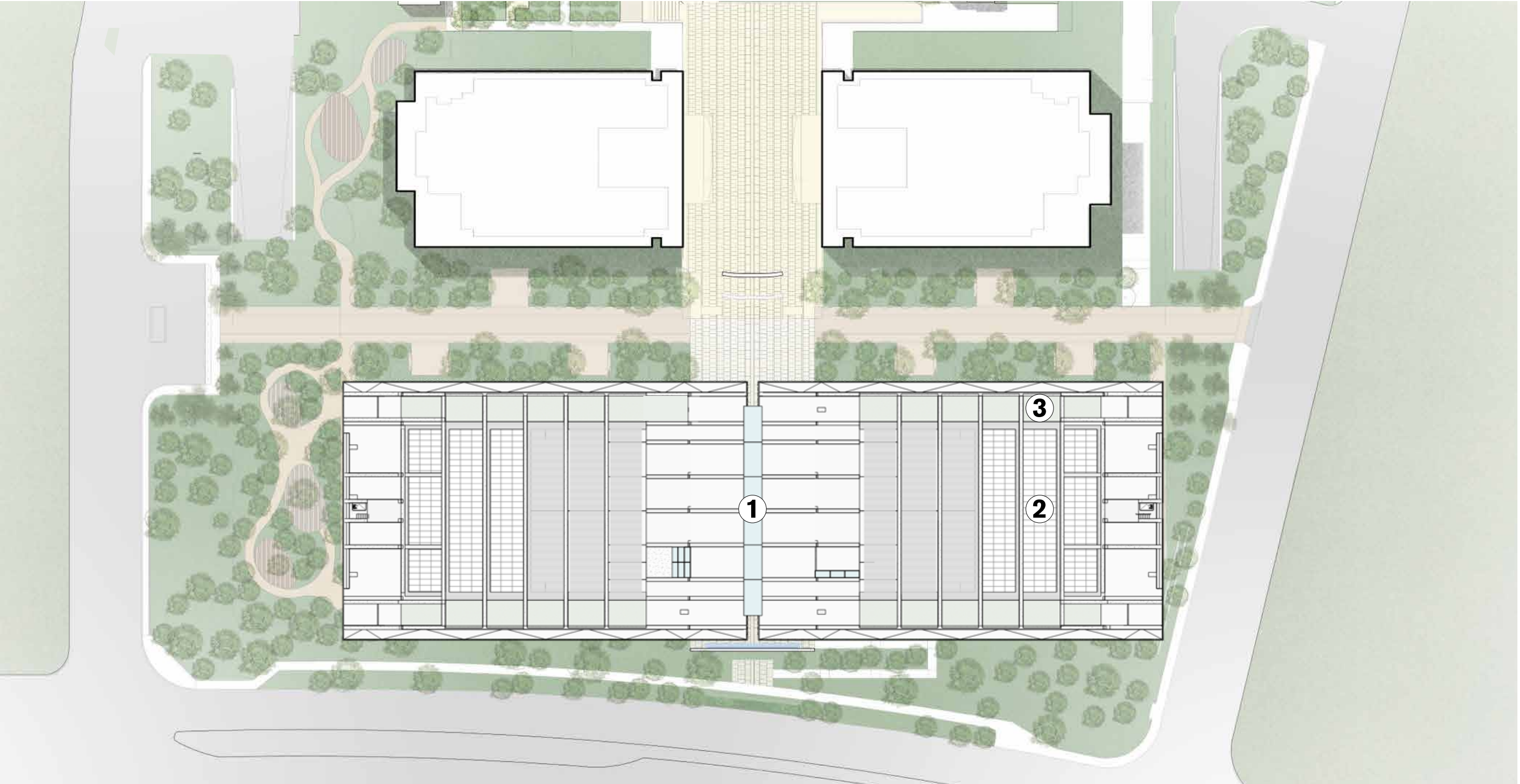
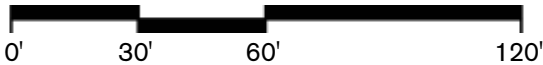
Proposed



1 ROOF PLAN  
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# Roof

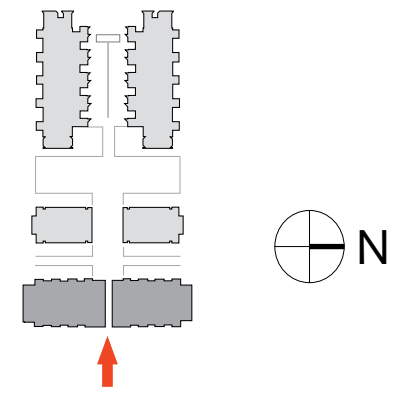
A Sustainable Roof Defined As Vegetated Roof With Solar Panels



① Skylight    ② PV Panels    ③ Vegetated Roof

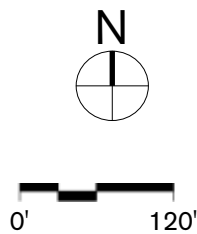
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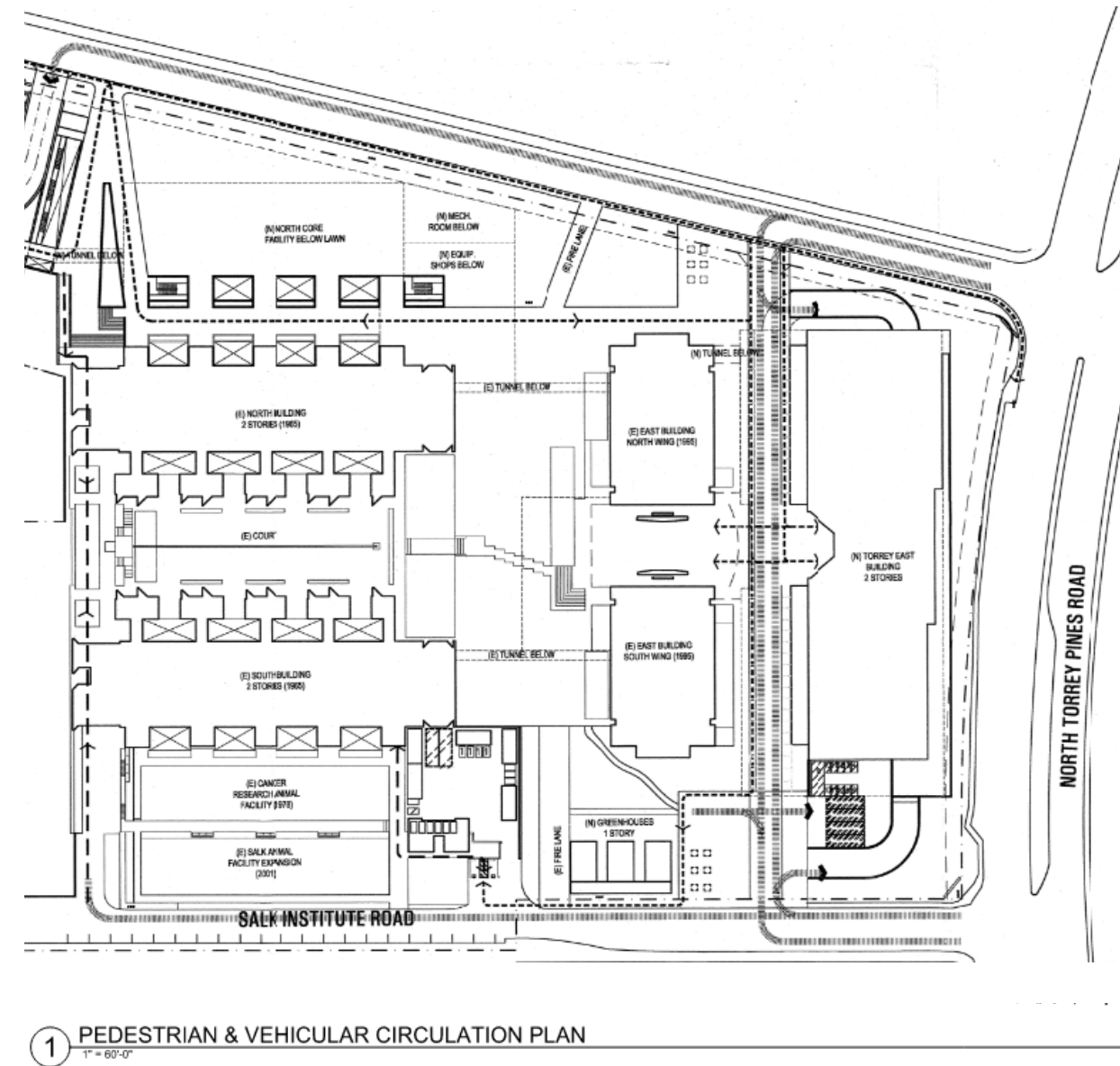


# Passenger Drop Offs

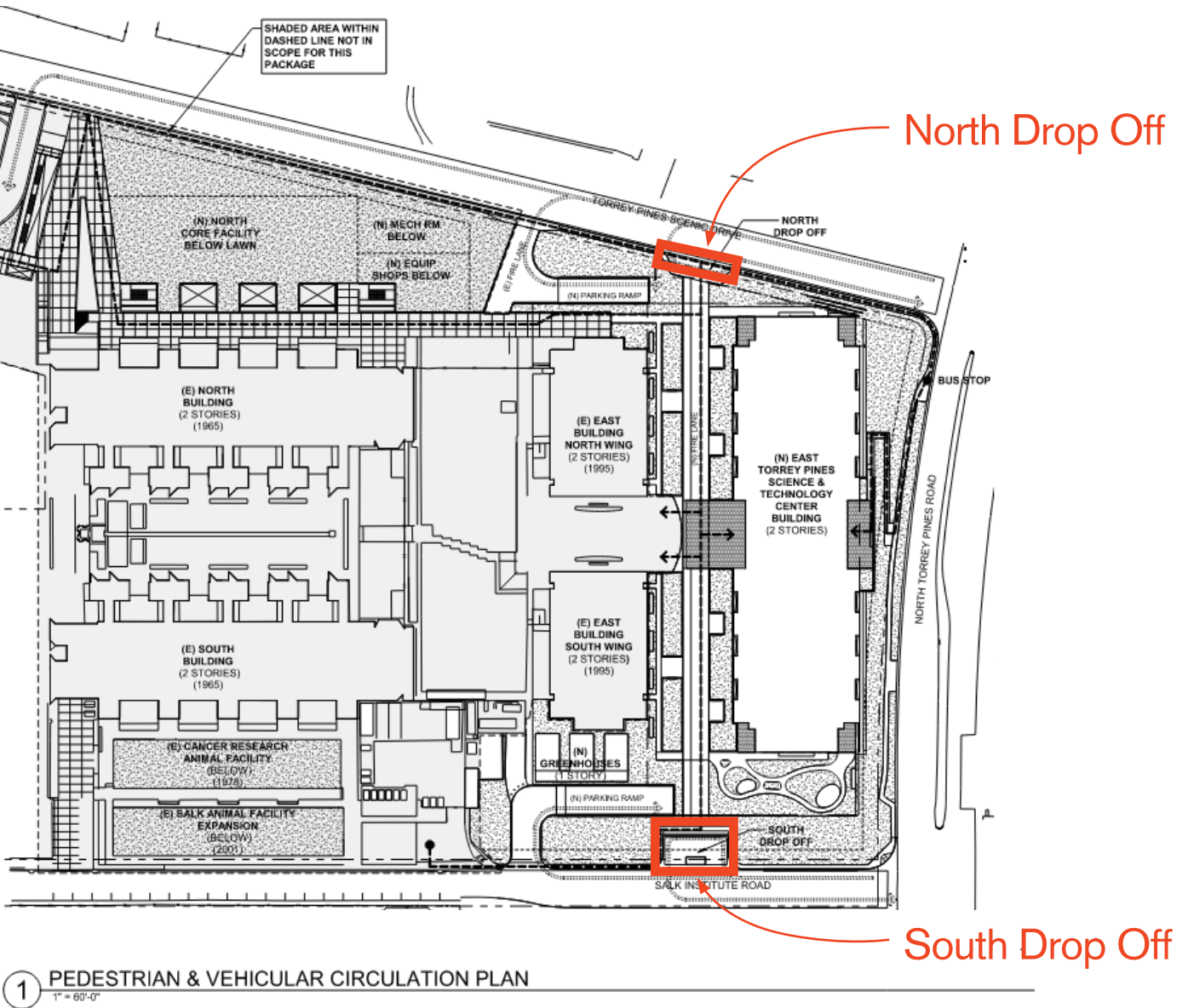
## Two Additional Passenger Drop Off Zones



Approved

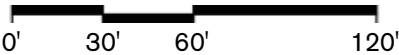
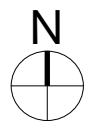


Proposed

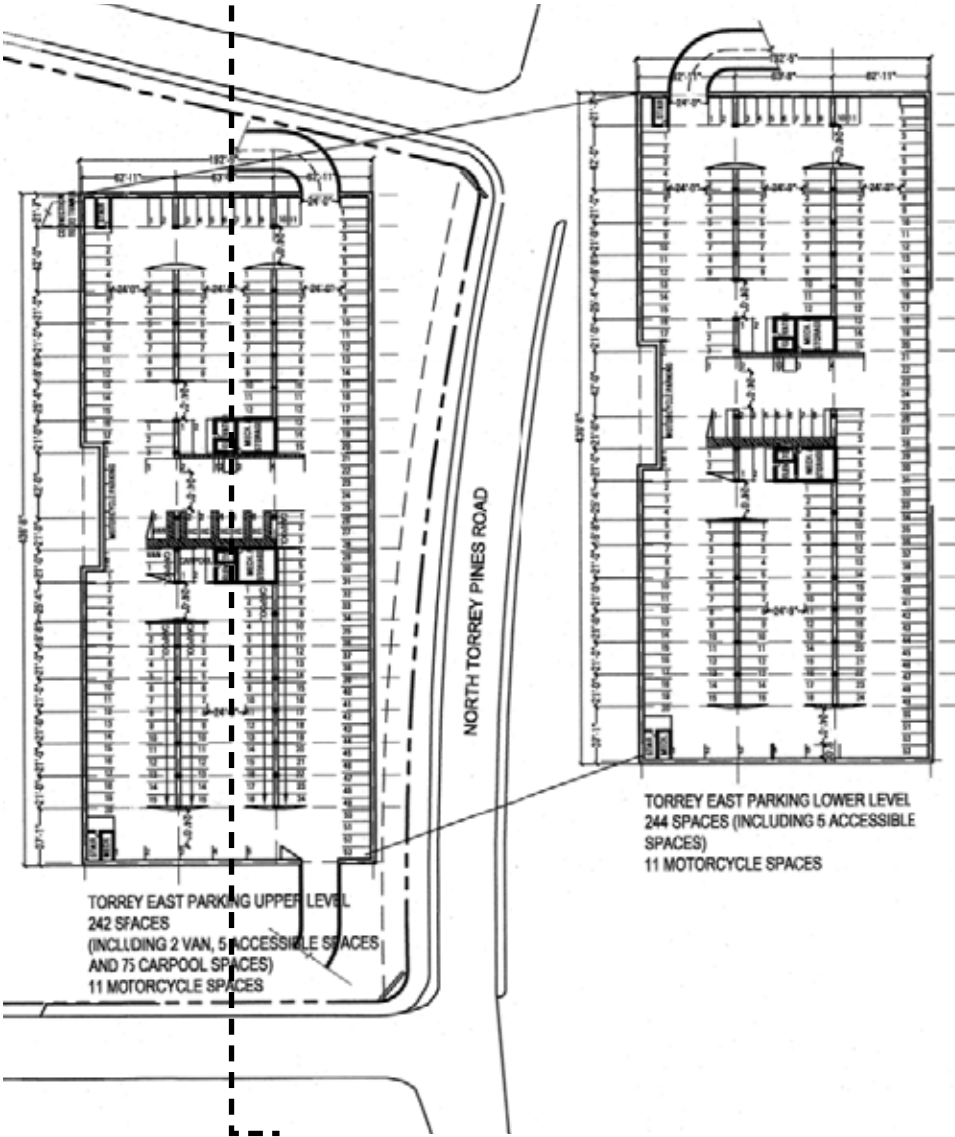


# Underground Parking Modifications

Loading + Mechanical Equipment Moved Below Grade Inside the Underground Parking Structure

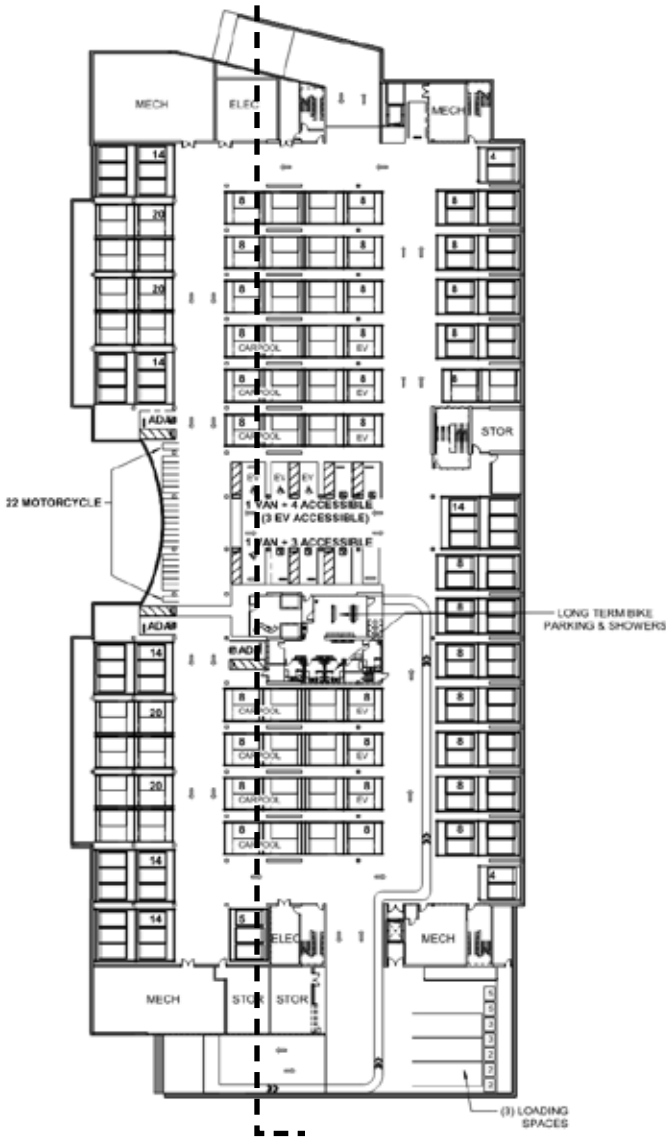


Approved



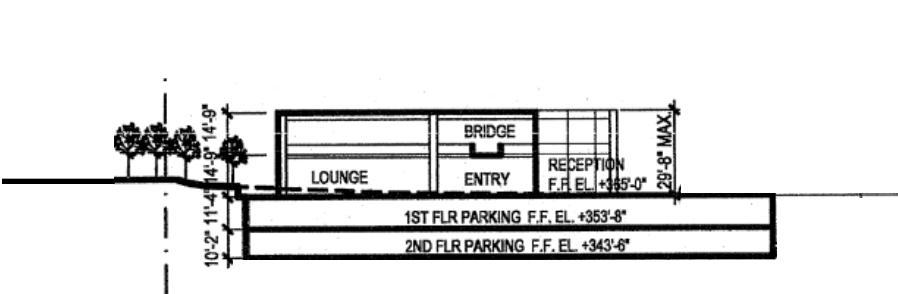
Torrey East Building Underground Parking

Proposed



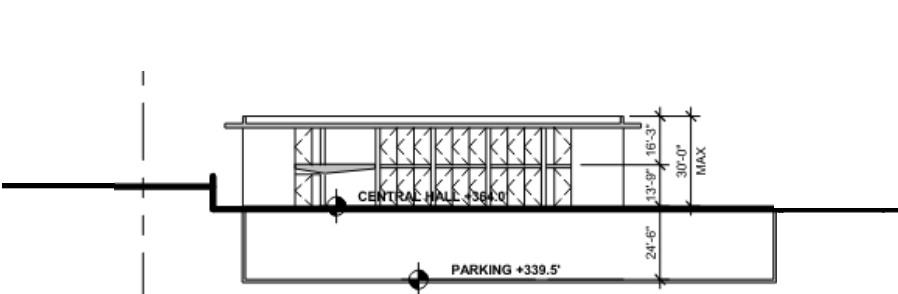
East Torrey Pines Science And Technology Center Underground Parking

Approved



E-W Section - Looking South

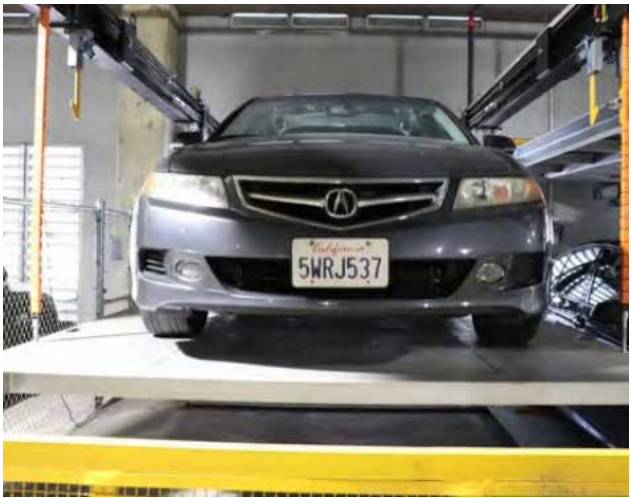
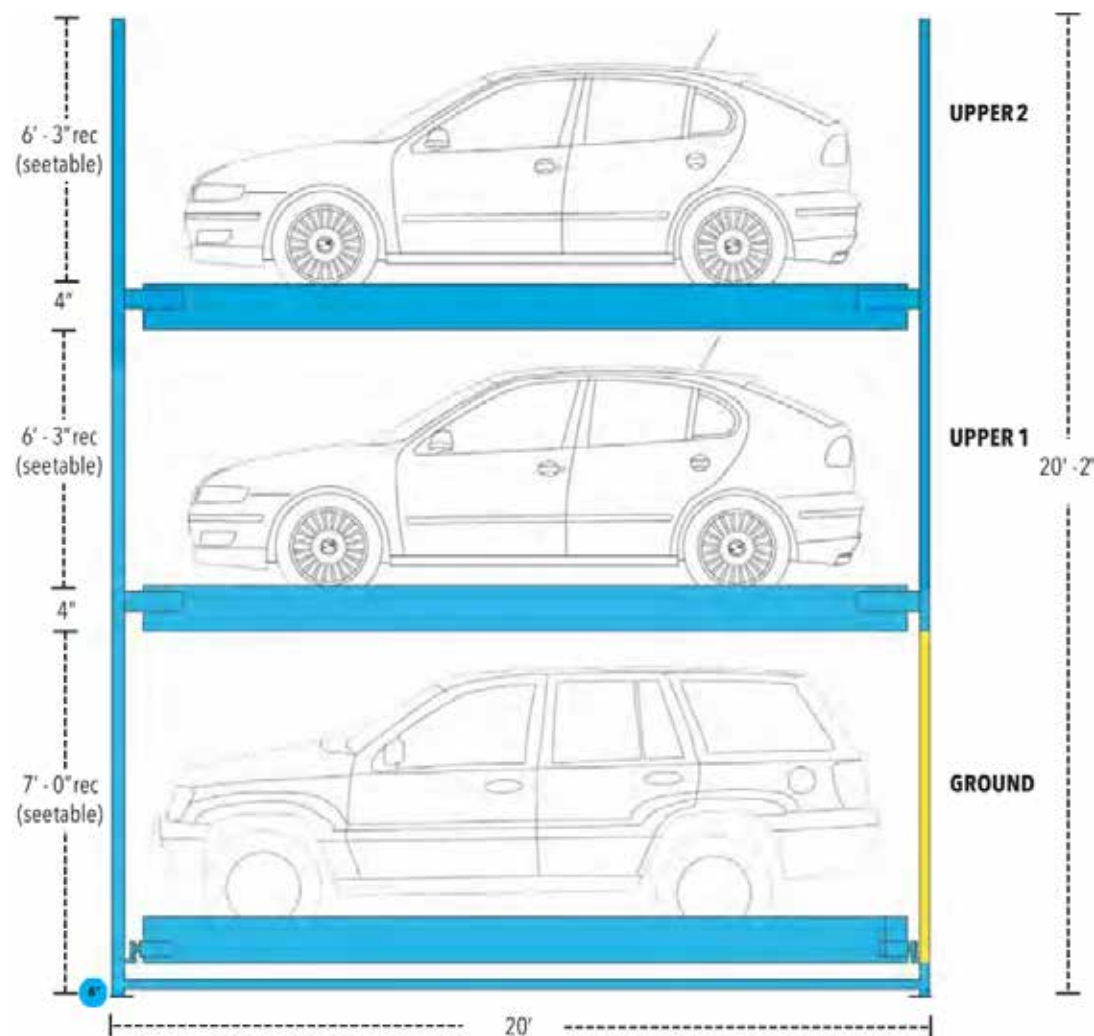
Proposed



E-W Section - Looking South

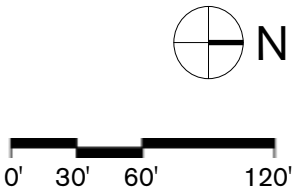
# Underground Parking Modifications

## Mechanized + Automated Parking

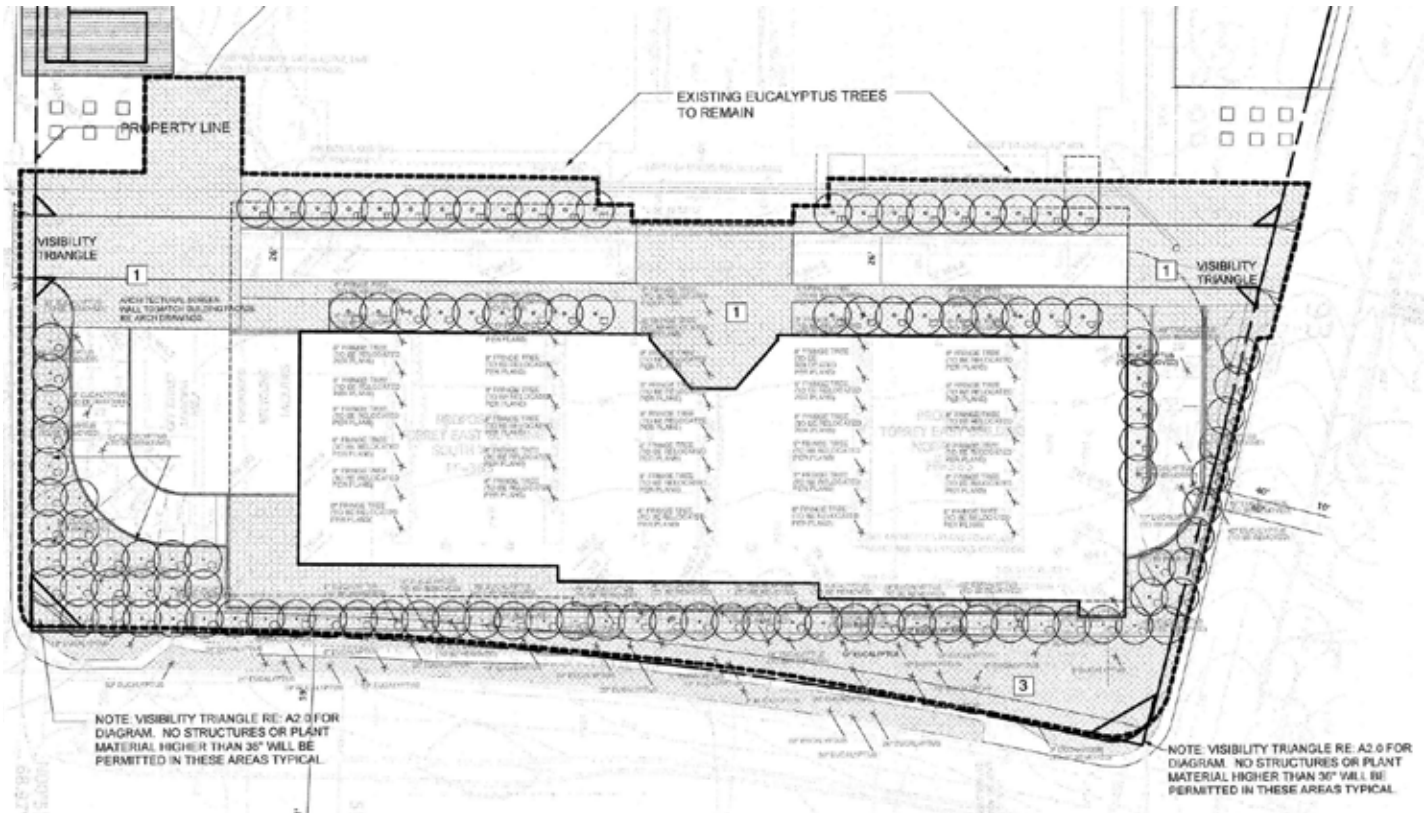


# Landscaping

## Drought Tolerant Species + Chinese Fringe Trees

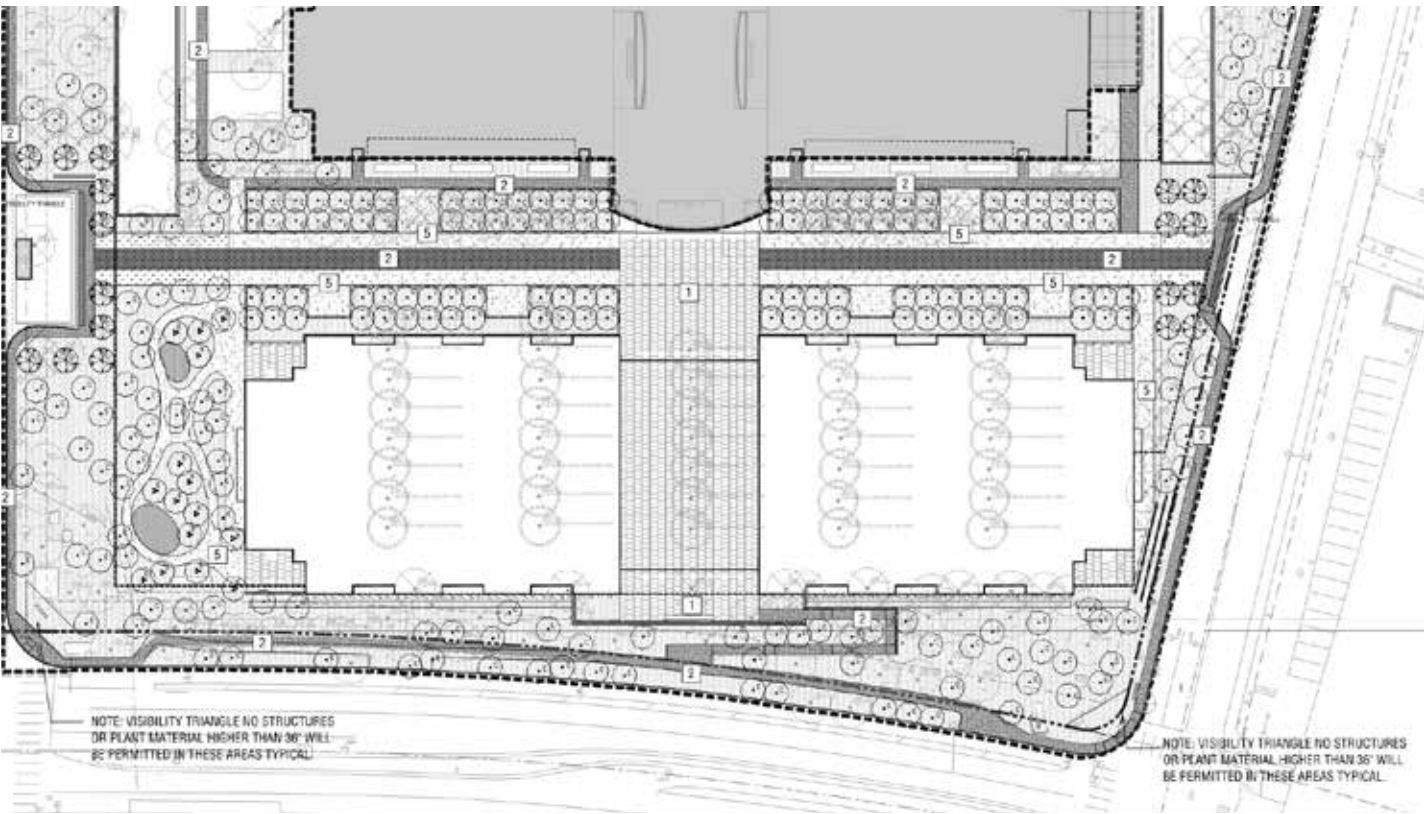


Approved



Landscaping Plan

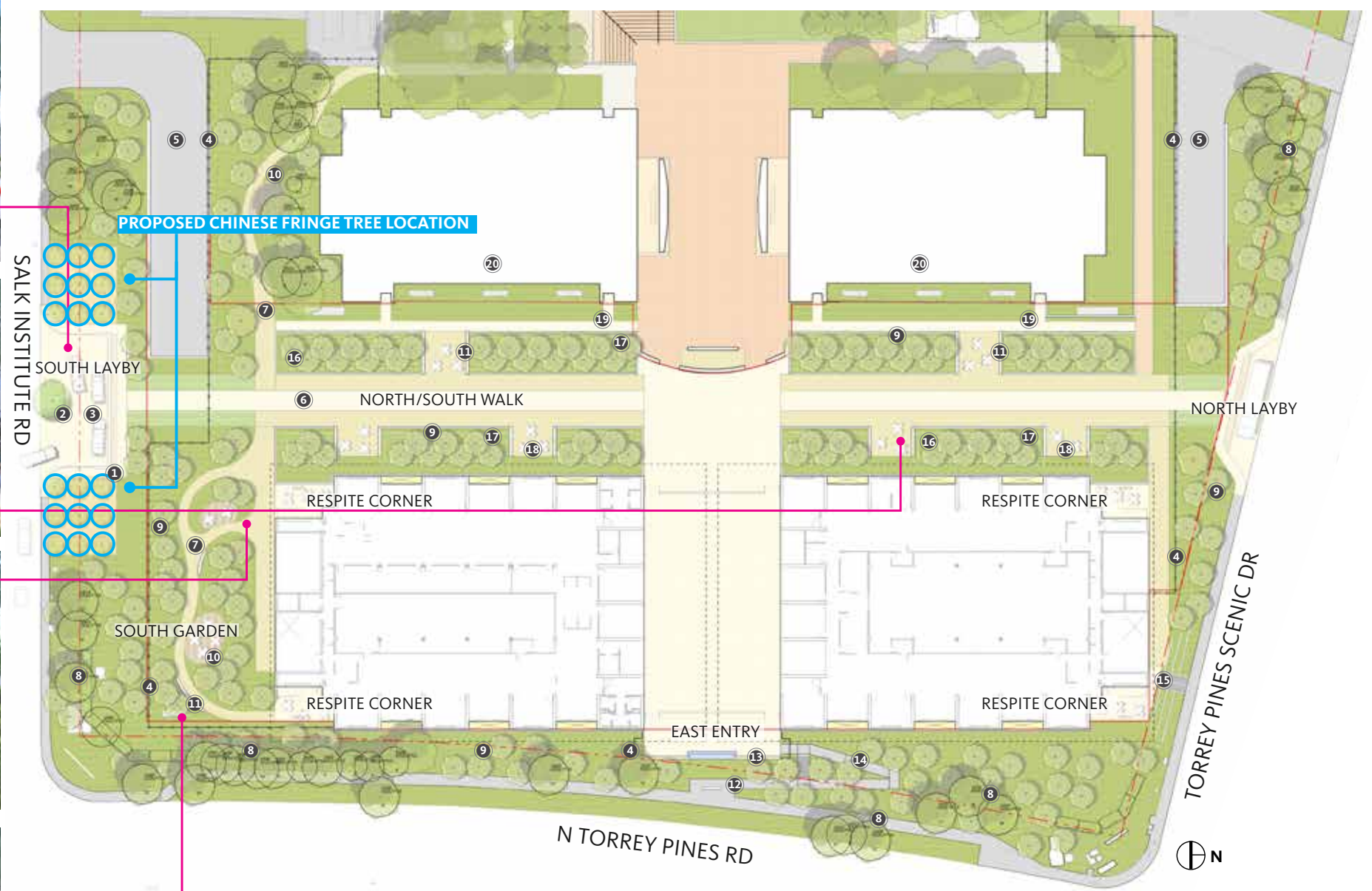
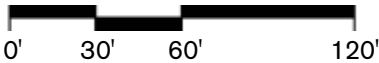
Proposed



Landscaping Plan

# Landscaping

## Drought Tolerant Species + Chinese Fringe Trees



- |                           |                        |                             |                      |
|---------------------------|------------------------|-----------------------------|----------------------|
| ① FRINGE TREES IN DG      | ⑥ N/S WALK / FIRE LANE | ⑪ BUILT IN BENCH            | ⑮ BERMED PLANTING    |
| ② TREE IN PLANTING ISLAND | ⑦ DG PATHWAY           | ⑫ OVERLOOK WITH BENCH       | ⑯ EUCALYPTUS GROVE   |
| ③ DROP OFF ZONE           | ⑧ EXISTING EUCALYPTUS  | ⑬ WATER FEATURE WALL        | ⑰ DG COURT           |
| ④ SECURITY FENCE          | ⑨ PROPOSED EUCALYPTUS  | ⑭ STAIRS/RAMP TO EAST ENTRY | ⑱ CONCRETE WALKWAY   |
| ⑤ RAMP TO GARAGE          | ⑩ WOOD DECKING         | ⑮ EGRESS                    | ⑳ EXISTING BUILDINGS |

SITE PLAN

# 3 Next Steps

# Next Steps

Design

**January - December 2021**

Substantial Conformance Review

**May - August 2021**

Construction

**January 2022 - March 2024**